

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

Seven families have built homes on an unsubdivided 36 acre parcel of land approx 40 years ago. This is a fee-simple arrangement. Motherwell did a survey and a subdivision plan, so the owners knew where their property lines were. The owners built a private road and accessed the highway through TFL 37. In 1975 this piece of access land 396' long x 80' wide was taken out of TFL for "A Right-of-way 80 feet in width and crossing lot 913 Rupert land District" Eventually the right-of-way will be used for permanent access. Document signed by J.S. Stokes, Deputy Minister. We are applying for a strata subdivision. Ministry of Transportation is requiring us to purchase this piece of access from crown for legal access from Springhill Road to highway 19. Without this legal access, we won't be able to subdivide. Highways requests we leave enough road allowance for a two lane road in our survey plan, although they may allow us to use the road the width it is. We already have all seven lots have upgraded their septic systems and filed them with VIHA. We each have a licensed spring for our water supply. We have always maintained our own road and have a road fund that each of us pays into monthly for any road work. We have a secretary/treasurer and a president. We have meetings when we feel one is needed. When we Strata this property, the road will be the only common area. We will continue to maintain the road ourselves like we've been doing all this time. We can only currently claim one home owner grant at tax time, because we are not legally subdivided. The dynamic of our group of people is changing. Some have passed away, some have sold. We need to get this strata subdivision done. In 1999 we had some safety issues with our bus driver. She was picking our children up across from Springhill Road on highway 19. She wanted to pull our stop. We applied for the use of crown land File#19400-01 located on the access we are applying for. We were granted permission to build a bus turn around on a portion of DL 913 not to exceed 150'. We built the turn around and the bus could drive onto our road, back into the bus turnaround and safely pick up the children. We maintain the turn around as well as the road. In 1978, the regional district of Mount Waddington rezoned this property from A-1 to RA-1 small holdings, 2 acre minimum. This allows for a 66' wide road allowance to be taken out of each property for the road.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
survey	survey done for application	survey complete	

Add Row

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.



On June 8th 2017 I e-mailed our Kuterra liason Josephine Mrozewski and told her about our plans to apply for strata subdivision and were applying to purchase the crown land for the piece of access road off of Springhill road that connects us to highway 19 for a permanent road access. She responded by saying she is still the Kuterra liason. The farm, while owned by 'Namgis (NFN), is a separate entity and NFN does try to keep a firewall between them. So, she can't speak for NFN, but could suggest a contact there.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



Springhill Road is located South of the Nimpkish River bridge, 10 km from the town of port McNeill. It is between the Nimpkish bridge and the Beaver Cove cut off. Legal description The North East 1/4 of Section 3, Township 1. The crown land we are applying for is lot 913, the end of Springhill Road

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:



This crown land is needed to provide us with legal access from Springhill Road to highway 19. The purchase of the crown land for road access is a requirement by Department of highways for our Strata Subdivision.

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference reduced risk fish windows as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
road access already in use may remain as is.	road access already in use by 6 families	12 months of the year access to residential.

Add Row

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
There is no construction scheduled on any of the residences or road.	N/A	N/A
Add Field		

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
Springhill Road to highway 19 via crown land	Springhill Road to highway 19 via crown land/purchased formed into a strata road	private road / using crown land to access highway	a 1975 Forest Service agreement to use this crown piece of road as access file TFL37 0332185	There might not be any construction. We may be allowed to use the road the way it is	N/A	6 families living in this residential area. If there was construction at a later date, it would be minimal upset.
Add Field						

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.



We have hydro supplied to each resident by B.C Hydro as well as B.C. tel. The hydro/telephone lines run down the edge of Springhill road, on our land but they are a B.C. hydro right of way. B.C. hydro just replaced the poles on the road last winter. The hydro lines are accessible from Springhill road. Our Internet is satellite connected.

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3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
already exists/in use	Surface water..spring	Pimlott Spring/lot 1	1000 gallons a day	Conditional water licence domestic purpose	lic. #CL59394
already exists/in use	Surface water..spring	Golobar Spring/lot 2	1000gallons a day	Conditional water licence domestic purpose	lic. # CL59395
already exists/in use	Surface water..spring	Bendall Spring/lot 3	1000gallons a day	Conditional water licence domestic purpose	lic. #CL59396
already exists/in use	Surface water..spring	Kirker Spring/lot 4	1000gallons a day	Conditional water licence domestic purpose	lic. # CL59397
already exists/in use	Surface water..spring	Auty Spring/lot 5	1000gallons a day	Conditional water licence domestic purpose	lic # CL59398
already exists	Surface water..spring	Bertson Spring/lot 6	1000gallons a day	Conditional water licence domestic purpose	lic#CL59399
already exists/in use	Surface water..spring	Dobbie Spring/lot 7	1000 gallons a day	Conditional water licence domestic purpose	lic# CL59400

Add Field

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Sept.14,2015/professional	Septic tank type1	lot 1/Latitude 50.560852 Longitude -126.997705	less than or equal to 9100 litres	filing with VIHA #PH-15-001	Giff la Rose,P.ENG registration # 11870
Sept. 9/2015/professional	Septic tank, sewage treatment tank. type 2	lot 2/Latitude 50.561032 Longitude--126.995913	Less than or equal to 9 100 litres	filing with VIHA #PH-15-002	Giff la Rose,P.ENG registration #11870
Sept 9/2015/professional	Septic tank type 1	lot 3/Latitude 50.5602 Longitude -126.9945	Less than or equal to 9 100 litres	filing with VIHA #PH-15-007	Giff la Rose, P. ENG registration # 11870
Sept 14 /2015/professional	Septic tank type 1	lot 4/Latitude 50.560411 Longitude -126.992552	less than or equal to 9 100 litres	filing with VIHA #PH-15-003	Giff la Rose,P.ENG registration #11870
Sept 14,2015/professional	Septic tank type 1	lot 5/Latitude 50.560411 Longitude -126.992552	less than or equal to 9 100 litres	filing with VIHA #PH-15-004	Giff la Rose, P. ENG registration # 11870
Sept 2015/test holes/ professional	Approved septic site for bare lot	Lot 6	approved site	Engineer sent to VIHA May 15/2017	Giff la Rose,P.ENG
May 11 1988	Septic tank cement	lot 7	250 gallons per day	Filed with VIHA May 11,1988	Gerald Acom Public Health inspector

Add Field

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

☐ Yes ☒ No

Are any areas of vegetation to be cleared, outside of timber removal?

☐ Yes ☒ No

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

☐ Yes ☒ No

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

☐ Yes ☒ No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

☐ Yes ☒ No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?

☐ Yes ☒ No



4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

☐ Yes ☒ No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

☐ Yes ☒ No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

☐ Yes ☒ No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

☐ Yes ☒ No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
N/A	N/A	N/A
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

(Best management practices for sound)

Sound? ☐ Yes ☒ No

Odor? ☐ Yes ☒ No

Gas? ☐ Yes ☒ No

Fuel Emissions? ☐ Yes ☒ No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

☐ Yes ☒ No

4.3.2 Public Access

Will the project result in changes to public access?

☐ Yes ☒ No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

☐ Yes ☒ No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

(BC Wildlife Act)

☐ Yes ☒ No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

☐ Yes ☒ No

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

☐ Yes ☒ No

Will the project (construction or operations phase) require water diversion?

☐ Yes ☒ No

Will the project threaten or endanger species at risk in the area?

Species At Risk Act

☐ Yes ☒ No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

Fish Hatchery West of us. (Frac. N/W Sec. 3 twp1). Closed containment fish farm Kuterra North of us (Ches-La-Kee !R N 3). Nothing to the East (Lot 913) for about 6 miles, then Lemare Lake logging shop Kilpala. South of us is Broughton Sports club gun range (SE 1/4/ Sec 3 twp1).

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? *(Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)*

☐ Yes ☒ No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

☐ Yes ☒ No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



Fire trucks, Ambulances, garbage trucks, Hydro trucks can easily access each lot on each property. This project (legalizing our current access to highway 19). There will be no increased demand on vehicles of any kind due to this project.

END O F FORM

NEW APPLICATION OR AMENDMENT REFERRAL CHECKSHEET

APPLICANTS NAME

Coal Island Ltd.

AGENTS NAME

CFN ☐ Yes ☒ NoSTAKING ☐ Yes ☐ NoWASTE MGMT CLAUSE ☐ Yes ☐ NoDFO CLAUSE: ☐ Yes ☐ NoADVERTISE ☐ Yes ☐ NoRFD ☐ Yes ☐ No

LAND OFFICER _____ PORTFOLIO ADMIN _____ WATER TEC _____ MI _____ LEAD _____

LAND AUTHORIZATION

GENERAL DESCRIPTION _____

LANDS FILE NUMBER _____

CENTRE POINT _____

TENURE TYPE _____

PURPOSE _____

SUBPURPOSE _____

TOTAL HA _____

NEW AREA _____

EXISTING AREA _____

TERM (YRS) _____

INDEFINITE _____

BCGS _____

LOCATION _____

COMMENTS (i.e. existing structure) _____

WATER AUTHORIZATION

LEGAL DESCRIPTION _____

WATER FILE NO. _____

CENTRE POINT _____

PURPOSE _____

SUBPURPOSE _____

SUPPORTED BY STORAGE ☐ Yes ☐ No

SOURCE: _____

If Source unnamed, referral req'd ☐ Yes ☐ No

BCGS _____

QUANTITIES: _____

POWER ☐ < 50 MW ☐ > 50 MW

TERM (YRS) _____

INDEFINITE: _____

DIST/PREC. _____

LOCATION: _____

COMMENTS: _____

FOREST AUTHORIZATION

LEGAL DESCRIPTION _____

FOREST FILE NUMBER _____

TENURE TYPE ☐ OLTC ☐ FLTC ☐ FUP ☐ SEC 52TIMBER RIGHTS ☐ Yes ☐ NO

PURPOSE _____

HA _____

TERM _____

VOLUME _____

m³SPECIES: ☐ FI ☐ BA ☐ CE ☐ HE ☐ CY ☐ MA ☐ AL ☐ OTHER

BCGS _____

LOCATION _____

COMMENTS _____

RECREATION SITE OR TRAIL (Section 57)

GENERAL AREA DESCRIPTION _____

FILE # IS ATS # _____

CENTRE POINT _____

PURPOSE _____

HA _____

TERM (YRS) _____

BCGS _____

LOCATION: _____

COMMENTS: _____

MINES AUTHORIZATION

MINE FILE NUMBER _____

CENTRE POINT _____

☐ NEW PERMIT☐ AMENDMENT TO PERMIT☐ MAJOR AMENDMENT☐ MINOR AMENDMENT

PERMIT # _____

CONTACT MARYANN BOUFFARD

LOCATION _____

REF MAP NO. _____

TERM (YRS) _____

GENERAL DESCRIPTION _____

PROJECT DESCRIPTION _____

LAND TITLE Private ☐ Crown ☐

LAND TENURE

Mineral/Coal Tenure ☐Mineral Lease ☐Licence of Occupation ☐

NOW TYPE:

SG/Q ☐MX ☐PL ☐

MINE TYPE

SG ☐MX ☐Q ☐PL ☐CX ☐CU ☐

Other _____

Total AREA OF DISTURBANCE _____

Forest LICENSE TO Cut : <50m3 ☐ >50m3 ☐

COMMENTS (i.e. nearby infrastructure or other) _____

AGENCY REFERRALS REQUIRED	LOCATION	FIRST NATION CONSULTATION	LOCATION
FISHERIES & OCEANS CANADA		<input type="checkbox"/> Ahousaht	Ahousaht
No referrals except notification for AQUA		<input type="checkbox"/> Cowichan Tribes	Duncan
<input type="checkbox"/> Aquaculture Division, Pacific Region	Vancouver	<input type="checkbox"/> Ditidaht	Port Alberni
MINISTRY OF ENVIRONMENT		<input type="checkbox"/> Dzawada'enuxw	Kingcome Village
<input type="checkbox"/> BC Parks (if within 1KM of park) (2km for NoW)	Nanaimo	<input type="checkbox"/> Ehattesaht	Zeballos
MINISTRY OF AGRICULTURE		<input type="checkbox"/> Esquimalt	Victoria
<input type="checkbox"/> Food Safety & Inspection Branch (Gary Caine)	Courtenay	<input type="checkbox"/> Gwawaenuk	Port McNeill
<input type="checkbox"/> TRANSPORT CANADA: Navigable Waters	Vancouver	<input type="checkbox"/> Gitxaala Nation	Kitkatla
(for AQUA, notification only)		<input type="checkbox"/> Halalt	Chemainus
<input type="checkbox"/> ENVIRONMENT CANADA	N Vancouver	<input type="checkbox"/> Heiltsuk	Waglisla
		<input type="checkbox"/> Hesquiaht	Tofino
<input type="checkbox"/> ENERGY & MINES – GERRY BARCELONIA		<input type="checkbox"/> Hupacasath	Port Alberni
Victoria District Office (Mines)	Victoria	<input type="checkbox"/> Hwlitsum Zone A	Chemainus
		<input type="checkbox"/> Hwlitsum Zone B	Chemainus
MINISTRY OF FLNRO:		<input type="checkbox"/> Kitasoo	Klemtu
<input type="checkbox"/> Campbell River District Office	Campbell River	<input type="checkbox"/> Kitkatla	Kitkatla
<input type="checkbox"/> South Island District Office	Port Alberni	<input type="checkbox"/> Klahoose	Cortes Island
<input type="checkbox"/> North Island – Central Coast District Office	Port McNeill	<input type="checkbox"/> Kwakiutl	Port Hardy
<input type="checkbox"/> Sunshine Coast District Office	Powell River	<input type="checkbox"/> Kwicksatuneuk-ah-kwaw-ah-mish	Simoon Sound
<input type="checkbox"/> Haida Gwaii District Office	Q Charlotte	<input type="checkbox"/> Lake Cowichan	Lake Cowichan
<input type="checkbox"/> Courtenay Dist Office (Judy Boone)	Courtenay	<input type="checkbox"/> Lax Kw'alaams	Port Simpson
<input type="checkbox"/> Nanaimo Service Centre (Lands) - LO zone lead	Nanaimo	<input type="checkbox"/> Lyackson	Chemainus
<input type="checkbox"/> Nanaimo Service Centre (Ecosystem)	Nanaimo	<input type="checkbox"/> Malahat	Mill Bay
<input type="checkbox"/> South Coast Rec Sites & Trails Attn: J McKierahan	Sunshine Coast	<input type="checkbox"/> Mowachah/Muchalaht	Gold River
<input type="checkbox"/> Discovery Coast Rec Sites & Trails Attn: D MacTavish	Campbell River	<input type="checkbox"/> Namgis (Nimkish)	Alert Bay
<input type="checkbox"/> Haida Gwaii Rec Sites & Trails Attn: Larry Duke	Haida Gwaii	<input type="checkbox"/> Nuchatlaht	Zeballos
<input type="checkbox"/> Surrey Ecosystems - (Land/Water)	Surrey	<input type="checkbox"/> Nuxalk Band Council	Bella Coola
<input type="checkbox"/> Agriculture Land Commission	Burnaby	<input type="checkbox"/> Pacheedaht	Port Renfrew
		<input type="checkbox"/> Pauquachin	Sidney
PORT AUTHORITY:		<input type="checkbox"/> Penelakut	Chemainus
<input type="checkbox"/> Nanaimo Port Authority	Nanaimo	<input type="checkbox"/> Qualicum	Qualicum Beach
<input type="checkbox"/> Port Alberni Harbour Commission	Port Alberni	<input type="checkbox"/> Quatsino	Coal Harbour
<input type="checkbox"/> Greater Victoria Harbour Authority	Victoria	<input type="checkbox"/> Scia'new (Becher Bay)	Sooke
<input type="checkbox"/> Prince Rupert Harbour Authority	Prince Rupert	<input type="checkbox"/> Sechelt	Sechelt
		<input type="checkbox"/> Semiahmoo First Nation	Surrey
HEALTH:		<input type="checkbox"/> Sliammon	Powell River
<input type="checkbox"/> Capital Regional District	Victoria	<input type="checkbox"/> Snaw'Naw'As (Nanoose)	Lantzville
<input type="checkbox"/> Central Vancouver Island	Nanaimo	<input type="checkbox"/> Snuneymuxw	Nanaimo
<input type="checkbox"/> Upper Island	Campbell River	<input type="checkbox"/> Songhees	Victoria
<input type="checkbox"/> Vancouver Coastal	N Vancouver	<input type="checkbox"/> St'z'uminus (Chemainus)	Chemainus
		<input type="checkbox"/> Tla-o-qui-aht	Tofino
ISLANDS TRUST:		<input type="checkbox"/> Tlatlasikwala	Port Hardy
<input type="checkbox"/> Vancouver Island Office (Galiano, Mayne, N&S Pender (Sidney), Saturna)	Victoria	<input type="checkbox"/> Tsartlip	Brentwood Bay
<input type="checkbox"/> Salt Spring Island Office (Salt Spring & Piers Island)	Salt Spring Is	<input type="checkbox"/> Tsawout	Saanichton
<input type="checkbox"/> Northern Island Office (Denman, Gabriola, Gambier, Hornby, Lasqueti, Thetis)	Gabriola Island	<input type="checkbox"/> Tsawwassen	Delta
		<input type="checkbox"/> Tseshaht	Port Alberni
LOCAL GOVERNMENTS: (i.e. city, town, districts)		<input type="checkbox"/> Tseycum	North Saanich
<input type="checkbox"/> Village of Masset	Masset	<input type="checkbox"/> T'sou-ke	Sooke
<input type="checkbox"/> Village of Port Clements	Port Clements	<input type="checkbox"/> Wuikinux	Port Hardy
<input type="checkbox"/> Village of Queen Charlotte	Q Charlotte	<input type="checkbox"/> Xwemalxwu (Homalco)	Bute Inlet
<input type="checkbox"/> Other:			
REGIONAL DISTRICTS:		***SEE FN Spreadsheet for method of delivery***	
<input type="checkbox"/> Alberni-Clayoquot	Port Alberni	IF CROWN GRANT –	
<input type="checkbox"/> Capital	Victoria	Lands to advise if referrals go directly to Laich-Kwil Tach Treaty Society and/or WW Kum and/or Kwakwaka'wakw	
<input type="checkbox"/> Comox Valley	Courtenay		
<input type="checkbox"/> Central Coast	Bella Coola	<input type="checkbox"/> Maa-Nulth Nations (sent to Society)	
<input type="checkbox"/> Cowichan Valley	Duncan	<input type="checkbox"/> NO <input type="checkbox"/> YES -- On Authorization List	
<input type="checkbox"/> Kitimat-Stikine	Terrace	<input type="checkbox"/> NO <input type="checkbox"/> YES -- Important Harvest Area	
<input type="checkbox"/> Mount Waddington	Port McNeill	<input type="checkbox"/> Fish <input type="checkbox"/> Bird <input type="checkbox"/> Wildlife	
<input type="checkbox"/> Nanaimo	Lantzville	<input type="checkbox"/> YES <input type="checkbox"/> NO -- Consultation	
<input type="checkbox"/> Powell River	Powell River	<input type="checkbox"/> Nanwakolas Council	
<input type="checkbox"/> Skeena Queen Charlotte	Prince Rupert	(deliver to in place of individual bands - via email)	
<input type="checkbox"/> Strathcona	Courtenay	<input type="checkbox"/> Predetermined	
<input type="checkbox"/> Sunshine Coast	Sechelt	<input type="checkbox"/> Not Pre-determined (Estimated)	
<input type="checkbox"/> Ucluelet:	Ucluelet	<input type="checkbox"/> First Nation provided Letter of Support	
MINISTRY OF TRANSPORTATION & HWYS:		LANDS LOE	
<input type="checkbox"/> North Island	Courtenay	<input type="checkbox"/> Notification (no action CSA) <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
<input type="checkbox"/> Central Island	Nanaimo	Area of Significance: <input type="checkbox"/> Lower <input type="checkbox"/> Moderate <input type="checkbox"/> Higher	
<input type="checkbox"/> South Island	Saanich	Biophysical Impact: <input type="checkbox"/> Low <input type="checkbox"/> Mod <input type="checkbox"/> High <input type="checkbox"/> Estimated	
<input type="checkbox"/> Haida Gwaii	Terrace		
**Industrial or Commercial Access Requires a Referral		WATER LOE <input type="checkbox"/> Notification (no action CSA) <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	
<input type="checkbox"/> PUBLIC WORKS CANADA	Vancouver	Area of Significance: <input type="checkbox"/> Lower <input type="checkbox"/> Moderate <input type="checkbox"/> Higher	
MISCELLANEOUS		Biophysical Impact: <input type="checkbox"/> Low <input type="checkbox"/> Mod <input type="checkbox"/> High <input type="checkbox"/> Estimated	
<input type="checkbox"/> Outdoor Recreation Council of BC		MINES LOE <input type="checkbox"/> Notification (no action CSA) <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	
Email web site to outdoorrec@orc.bc.ca		Area of Significance: <input type="checkbox"/> Lower <input type="checkbox"/> Moderate <input type="checkbox"/> Higher	
<input type="checkbox"/> Bella Coola Resource Society/ Community Forest		Biophysical Impact: <input type="checkbox"/> Low <input type="checkbox"/> Mod <input type="checkbox"/> High <input type="checkbox"/> Estimated	
<input type="checkbox"/>		PROJECT LOE <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	
<input type="checkbox"/> Other:			

NEW APPLICATION OR AMENDMENT REFERRAL CHECKSHEET

APPLICANTS NAME

Dennis and Lorece Hogeweide, William and Bonnetta Sheppard, Michael and Margaret Tremblay, Kelly and Kathleen Brown,

AGENTS NAME

Robert McKenzie, Teresa Myers, Margaret Jane Miller

CFN ☐ Yes ☒ NoSTAKING ☐ Yes ☐ NoWASTE MGMT CLAUSE ☐ Yes ☐ NoDFO CLAUSE: ☐ Yes ☐ NoADVERTISE ☐ Yes ☐ NoRFD ☐ Yes ☐ No

LAND OFFICER _____ PORTFOLIO ADMIN _____ WATER TEC _____ MI _____ LEAD _____

LAND AUTHORIZATION

GENERAL DESCRIPTION _____

LANDS FILE NUMBER _____

CENTRE POINT _____

TENURE TYPE _____

PURPOSE _____

SUBPURPOSE _____

TOTAL HA _____

NEW AREA _____

EXISTING AREA _____

TERM (YRS) _____

INDEFINITE _____

BCGS _____

LOCATION _____

COMMENTS (i.e. existing structure) _____

WATER AUTHORIZATION

LEGAL DESCRIPTION _____

WATER FILE NO. _____

CENTRE POINT _____

PURPOSE _____

SUBPURPOSE _____

SUPPORTED BY STORAGE ☐ Yes ☐ No

SOURCE: _____

If Source unnamed, referral req'd ☐ Yes ☐ No

BCGS _____

QUANTITIES: _____

POWER ☐ < 50 MW ☐ > 50 MW

TERM (YRS) _____

INDEFINITE: _____

DIST/PREC. _____

LOCATION: _____

COMMENTS: _____

FOREST AUTHORIZATION

LEGAL DESCRIPTION _____

FOREST FILE NUMBER _____

TENURE TYPE ☐ OLTC ☐ FLTC ☐ FUP ☐ SEC 52TIMBER RIGHTS ☐ Yes ☐ NO

PURPOSE _____

HA _____

TERM _____

VOLUME _____

m³SPECIES: ☐ FI ☐ BA ☐ CE ☐ HE ☐ CY ☐ MA ☐ AL ☐ OTHER

BCGS _____

LOCATION _____

COMMENTS _____

RECREATION SITE OR TRAIL (Section 57)

GENERAL AREA DESCRIPTION _____

FILE # IS ATS # _____

CENTRE POINT _____

PURPOSE _____

HA _____

TERM (YRS) _____

BCGS _____

LOCATION: _____

COMMENTS: _____

MINES AUTHORIZATION

MINE FILE NUMBER _____

CENTRE POINT _____

☐ NEW PERMIT☐ AMENDMENT TO PERMIT☐ MAJOR AMENDMENT☐ MINOR AMENDMENT

PERMIT # _____

CONTACT MARYANN BOUFFARD

LOCATION _____

REF MAP NO. _____

TERM (YRS) _____

GENERAL DESCRIPTION _____

PROJECT DESCRIPTION _____

LAND TITLE Private ☐ Crown ☐

LAND TENURE

Mineral/Coal Tenure ☐Mineral Lease ☐Licence of Occupation ☐

NOW TYPE:

SG/Q ☐MX ☐PL ☐

MINE TYPE

SG ☐MX ☐Q ☐PL ☐CX ☐CU ☐

Other _____

Total AREA OF DISTURBANCE _____

Forest LICENSE TO Cut : <50m3 ☐ >50m3 ☐

COMMENTS (i.e. nearby infrastructure or other) _____

AGENCY REFERRALS REQUIRED	LOCATION	FIRST NATION CONSULTATION	LOCATION
FISHERIES & OCEANS CANADA		<input type="checkbox"/> Ahousaht	Ahousaht
No referrals except notification for AQUA		<input type="checkbox"/> Cowichan Tribes	Duncan
<input type="checkbox"/> Aquaculture Division, Pacific Region	Vancouver	<input type="checkbox"/> Ditidaht	Port Alberni
MINISTRY OF ENVIRONMENT		<input type="checkbox"/> Dzawada'enuxw	Kingcome Village
<input type="checkbox"/> BC Parks (if within 1KM of park) (2km for NoW)	Nanaimo	<input type="checkbox"/> Ehattesaht	Zeballos
MINISTRY OF AGRICULTURE		<input type="checkbox"/> Esquimalt	Victoria
<input type="checkbox"/> Food Safety & Inspection Branch (Jim Russell)	Courtenay	<input type="checkbox"/> Gwawaenuk	Port McNeill
<input type="checkbox"/> TRANSPORT CANADA: Navigable Waters	Vancouver	<input type="checkbox"/> Gitxala Nation	Kitkatla
(for AQUA, notification only)		<input type="checkbox"/> Halalt	Chemainus
<input type="checkbox"/> ENVIRONMENT CANADA	N Vancouver	<input type="checkbox"/> Heiltsuk	Waglisla
		<input type="checkbox"/> Hesquiaht	Tofino
<input type="checkbox"/> ENERGY & MINES – GERRY BARCELONIA		<input type="checkbox"/> Hupacasath	Port Alberni
Victoria District Office (Mines)	Victoria	<input type="checkbox"/>	
MINISTRY OF FLNRO:		<input type="checkbox"/>	
<input type="checkbox"/> Campbell River District Office	Campbell River	<input type="checkbox"/> Kitasoo	Klemtu
<input type="checkbox"/> South Island District Office	Port Alberni	<input type="checkbox"/> Kitkatla	Kitkatla
<input type="checkbox"/> North Island – Central Coast District Office	Port McNeill	<input type="checkbox"/> Klahoose	Cortes Island
<input type="checkbox"/> Sunshine Coast District Office	Powell River	<input type="checkbox"/> Kwakiutl	Port Hardy
<input type="checkbox"/> Haida Gwaii District Office	Q Charlotte	<input type="checkbox"/> Kwicksataneuk-ah-kwaw-ah-mish	Simoon Sound
<input type="checkbox"/> Courtenay Dist Office (Judy Boone)	Courtenay	<input type="checkbox"/> Lake Cowichan	Lake Cowichan
<input type="checkbox"/> Nanaimo Service Centre (Lands) - LO zone lead	Nanaimo	<input type="checkbox"/> Lax Kw'alaams	Port Simpson
<input type="checkbox"/> Nanaimo Service Centre (Ecosystem)	Nanaimo	<input type="checkbox"/> Lyackson	Chemainus
<input type="checkbox"/> South Coast Rec Sites & Trails Attn: J McKierahan	Sunshine Coast	<input type="checkbox"/> Malahat	Mill Bay
<input type="checkbox"/> Discovery Coast Rec Sites & Trails Attn: D MacTavish	Campbell River	<input type="checkbox"/> Mowachah/Muchalaht	Gold River
<input type="checkbox"/> Haida Gwaii Rec Sites & Trails Attn: Larry Duke	Haida Gwaii	<input type="checkbox"/> Namgis (Nimpkish)	Alert Bay
<input type="checkbox"/> Surrey Ecosystems - (Land/Water)	Surrey	<input type="checkbox"/> Nuchatlaht	Zeballos
<input type="checkbox"/> Agriculture Land Commission	Burnaby	<input type="checkbox"/> Nuxalk Band Council	Bella Coola
		<input type="checkbox"/> Pacheedaht	Port Renfrew
PORT AUTHORITY:		<input type="checkbox"/> Pauquachin	Sidney
<input type="checkbox"/> Nanaimo Port Authority	Nanaimo	<input type="checkbox"/> Penelakut	Chemainus
<input type="checkbox"/> Port Alberni Harbour Commission	Port Alberni	<input type="checkbox"/> Qualicum	Qualicum Beach
<input type="checkbox"/> Greater Victoria Harbour Authority	Victoria	<input type="checkbox"/> Quatsino	Coal Harbour
<input type="checkbox"/> Prince Rupert Harbour Authority	Prince Rupert	<input type="checkbox"/> Scia'new (Becher Bay)	Sooke
HEALTH:		<input type="checkbox"/> Sechelt	Sechelt
<input type="checkbox"/> Capital Regional District	Victoria	<input type="checkbox"/> Semiahmoo First Nation	Surrey
<input type="checkbox"/> Central Vancouver Island	Nanaimo	<input type="checkbox"/> Snaw'Naw'As (Nanoose)	Lantzville
<input type="checkbox"/> Upper Island	Campbell River	<input type="checkbox"/> Snuneymuxw	Nanaimo
<input type="checkbox"/> Vancouver Coastal	N Vancouver	<input type="checkbox"/> Songhees	Victoria
ISLANDS TRUST:		<input type="checkbox"/> Stz'uminus (Chemainus)	Chemainus
<input type="checkbox"/> Vancouver Island Office (Galiano, Mayne, N&S Pender (Sidney), Saturna)	Victoria	<input type="checkbox"/> Tla'amin First Nation	Powell River
<input type="checkbox"/> Salt Spring Island Office (Salt Spring & Piers Island)	Salt Spring Is	<input type="checkbox"/> Tla-o-qui-aht	Tofino
<input type="checkbox"/> Northern Island Office (Denman, Gabriola, Gambier, Hornby, Lasqueti, Thetis)	Gabriola Island	<input type="checkbox"/> Tlatlasikwala	Port Hardy
LOCAL GOVERNMENTS: (i.e. city, town, districts)		<input type="checkbox"/> Tsaltilp	Brentwood Bay
<input type="checkbox"/> Village of Masset	Masset	<input type="checkbox"/> Tsawout	Saanichton
<input type="checkbox"/> Village of Port Clements	Port Clements	<input type="checkbox"/> Tsawwassen	Delta
<input type="checkbox"/> Village of Queen Charlotte	Q Charlotte	<input type="checkbox"/> Tseshaht	Port Alberni
<input type="checkbox"/> Other:		<input type="checkbox"/> Tseycum	North Saanich
REGIONAL DISTRICTS:		<input type="checkbox"/> T'sou-ke	Sooke
<input type="checkbox"/> Alberni-Clayoquot	Port Alberni	<input type="checkbox"/> Wuikinux	Port Hardy
<input type="checkbox"/> Capital	Victoria	<input type="checkbox"/> Xwemalxwu (Homalco)	Bute Inlet
<input type="checkbox"/> Comox Valley	Courtenay		
<input type="checkbox"/> Central Coast	Bella Coola	***SEE FN Spreadsheet for method of delivery***	
<input type="checkbox"/> Cowichan Valley	Duncan	IF CROWN GRANT –	
<input type="checkbox"/> Kitimat-Stikine	Terrace	Lands to advise if referrals go directly to Laich-Kwil Tach Treaty Society and/or WW Kum and/or Kwakwaka	
<input type="checkbox"/> Mount Waddington	Port McNeill	<input type="checkbox"/> Maa-Nulth Nations (sent to Society)	
<input type="checkbox"/> Nanaimo	Lantzville	<input type="checkbox"/> NO <input type="checkbox"/> YES -- On Authorization List	
<input type="checkbox"/> Powell River	Powell River	<input type="checkbox"/> NO <input type="checkbox"/> YES -- Important Harvest Area	
<input type="checkbox"/> Skeena Queen Charlotte	Prince Rupert	<input type="checkbox"/> Fish <input type="checkbox"/> Bird <input type="checkbox"/> Wildlife	
<input type="checkbox"/> Strathcona	Courtenay	<input type="checkbox"/> YES <input type="checkbox"/> NO -- Consultation	
<input type="checkbox"/> Sunshine Coast	Sechelt	<input type="checkbox"/> Nanwakolas Council	
<input type="checkbox"/> Ucluelet:	Ucluelet	(deliver to in place of individual bands - via email)	
MINISTRY OF TRANSPORTATION & HWYS:		<input type="checkbox"/> Predetermined	
<input type="checkbox"/> North Island	Courtenay	<input type="checkbox"/> Not Pre-determined (Estimated)	
<input type="checkbox"/> Central Island	Nanaimo	<input type="checkbox"/> First Nation provided Letter of Support	
<input type="checkbox"/> South Island	Saanich	LANDS LOE	
<input type="checkbox"/> Haida Gwaii	Terrace	<input type="checkbox"/> Notification (no action CSA) <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5	
**Industrial or Commercial Access Requires a Referral		Area of Significance: <input type="checkbox"/> Lower <input type="checkbox"/> Moderate <input type="checkbox"/> Higher	
<input type="checkbox"/> PUBLIC WORKS CANADA	Vancouver	Biophysical Impact: <input type="checkbox"/> Low <input type="checkbox"/> Mod <input type="checkbox"/> High <input type="checkbox"/> Estimated	
MISCELLANEOUS		WATER LOE <input type="checkbox"/> Notification (no action CSA) <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	
<input type="checkbox"/> Outdoor Recreation Council of BC		Area of Significance: <input type="checkbox"/> Lower <input type="checkbox"/> Moderate <input type="checkbox"/> Higher	
Email web site to outdoorrec@orc.bc.ca		Biophysical Impact: <input type="checkbox"/> Low <input type="checkbox"/> Mod <input type="checkbox"/> High <input type="checkbox"/> Estimated	
<input type="checkbox"/> Bella Coola Resource Society/ Community Forest		MINES LOE <input type="checkbox"/> Notification (no action CSA) <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	
<input type="checkbox"/>		Area of Significance: <input type="checkbox"/> Lower <input type="checkbox"/> Moderate <input type="checkbox"/> Higher	
<input type="checkbox"/> Other:		Biophysical Impact: <input type="checkbox"/> Low <input type="checkbox"/> Mod <input type="checkbox"/> High <input type="checkbox"/> Estimated	
		PROJECT LOE <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4	



Crown Land Tenure Application

Tracking Number: 100186510

APPLICANT INFORMATION

If approved, will the authorization be issued to an Individual or Company/Organization? Company/Organization
What is your relationship to the company/organization? Employee

APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

Applicant is an Individual or an Organization to whom this authorization Permit/Tenure/Licence will be issued, if approved.

Name: Coal Island Ltd.
Doing Business As:
Phone: s.22
Fax:
Email:
BC Incorporation Number:
Extra Provincial Inc. No:
Society Number:
GST Registration Number:
Contact Name: Betty Stockli
Mailing Address: 310-10991 Shellbridge Way
Richmond BC V6X 3C6

ELIGIBILITY

Question	Answer	Warning
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Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	
---	-----	--

Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

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

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

TECHNICAL INFORMATION

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

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure? Yes
Please specify your file number: 0231533
If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

ALL SEASONS RESORTS

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

Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose	Tenure	Period
Residential	Sale	More than thirty years
Rural Residential		

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road: Access will be achieved directly from private land at 2350 Dolphin Road, Sidney, BC

RESIDENTIAL

Please contact FrontCounter BC before you apply as Crown land for residential use is limited.

Specific Purpose: Rural Residential
Period: More than thirty years
Tenure: Sale

TOTAL APPLICATION AREA

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

Please specify the area: .209 hectares

PROJECT DETAILS

Are you applying to purchase your existing lease or licence? Yes
What is your file number? 0231533
Are you applying for a parcel of land so that you can construct a Thermal Loop (part of a system for heating or cooling a residence)? No
Are you applying to build a seawall, retaining wall, or similar structure? No

IMPORTANT CONSIDERATIONS

Do you, or someone you live with hold an existing Residential Tenure? Yes

You may not be eligible for an additional lease, please contact FrontCounter BC

Are you applying to purchase a tenured residential lot (a lot for which your immediate family presently pay a rental fee to the government)? Yes

Please note that applications for new recreational or residential shoreland sites are not being accepted. If the land you are applying for is shoreland, please contact FrontCounter BC before proceeding with your application.

Are you applying for a parcel of land on a small island (less than 64.75 Ha in size)? No

Are you applying for a parcel of land in a remote area, which you intend to use as residence? No

Are you applying for a parcel of land, at least partially covered by water, where you intend to place a Float Home? No

Are you applying to build a septic field? No

ADDITIONAL QUESTIONS

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

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

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

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

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

Are you planning to work in or around water? No

Does your operation fall within a park area? No

LOCATION INFORMATION

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

☒ I will upload a PDF, JPG or other digital file(s)

MAP FILES

Your PDF, JPG or other digital file must show your application area in relation to nearby communities, highways, railways or other land marks.

Description	Filename	Purpose
Current Survey of Fill Areas to be Purchased - October 24, 2016	150075oct242016Survey - 235...	Residential

ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	Location of Property	150075oct242016Survey - 235...
Management Plan	Management Plan October 24, 2016	management_plan October 24,...
Site Plan	Update survey - October 24, 2016	150075oct242016Survey - 235...

PRIVACY DECLARATION

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

REFERRAL INFORMATION

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

Please enter contact information below for the person who would best answer questions about your application that may arise from anyone who received a referral or notification.

Company / Organization: Coal Island Ltd.
Contact Name: Betty Stockli
Contact Address: 310-10991 Shellbridge Way
Richmond, BC
V6X 3C6

Contact Phone: s.22
Contact Email: betty.stockli@itbmarine.com

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

IMPORTANT NOTICES

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

DECLARATION

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

APPLICATION FEES

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

OFFICE

Office to submit application to: Nanaimo

PROJECT INFORMATION

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

APPLICANT SIGNATURE

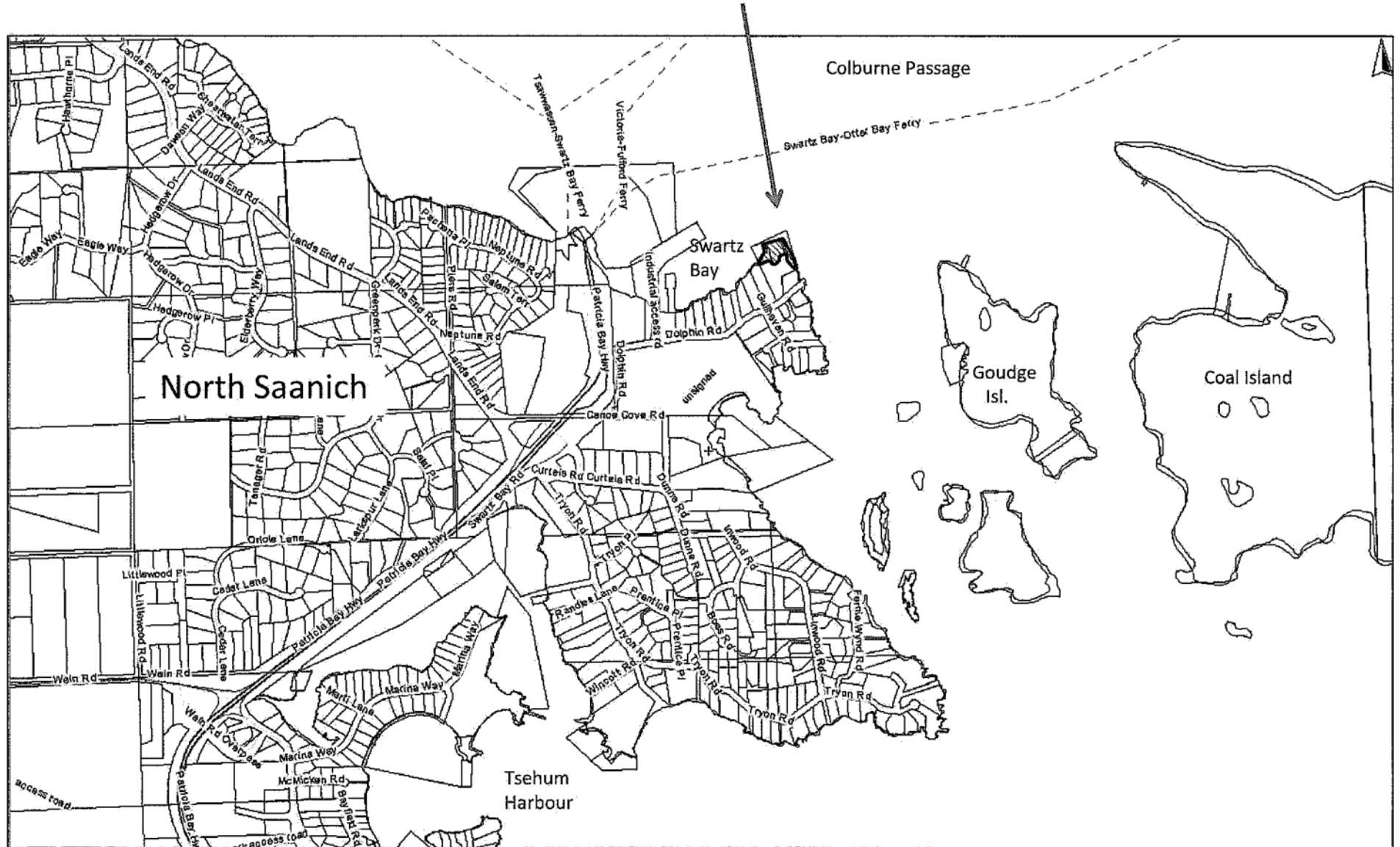
Applicant Signature

Date

OFFICE USE ONLY

Office Nanaimo	File Number	Project Number
	Disposition ID	Client Number

Application Area Fronting 2350 Dolphin Road



Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

Coal Island Ltd., the owner of the upland area located at 2350 Dolphin Road, Sidney, BC and described as Lot A, Sections 21 & 22, Range 3, North Saanich District, Plan 18153, and the proposed lease holder of Block A, B & C, District Lot 456, Cowichan District, which are currently under review by the Ministry of Forests, Lands and Natural Resource Operations, proposes to purchase the fill areas (breakwaters) represented by Block B & C.

These fill areas were originally installed by Coal Island prior to the inception of the first lease with the Ministry more than 35 years ago, and exist to protect a boat dock and ramp as well as a small barge loading bulkhead, both of which service the needs of Coal Island, (the island less than 10 minutes travel by water from this location).

There are no plans for any construction or further development of the fill areas proposed to be purchased from the Crown.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
None			
Add Row			

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.



None. There undoubtedly has been contact by the Ministry since the original application for a lease was made in January 2015 under file 0231533.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



See project overview for description of the location. See the original survey plan and the March 18, 2015 updated survey plan.

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:



Not applicable

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Not applicable		
Add Row		

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
Not applicable		
Add Field		

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
	2350 Dolphin Road	adjacent to public road				
Add Field						

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.



Not applicable

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not applicable					
Add Field					

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not applicable					
Add Field					

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

☐ Yes ☒ No

Are any areas of vegetation to be cleared, outside of timber removal?

☐ Yes ☒ No

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

☐ Yes ☒ No

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

☐ Yes ☒ No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

☐ Yes ☒ No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?

☐ Yes ☒ No



4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

☐ Yes ☒ No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

☐ Yes ☒ No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

☐ Yes ☒ No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

☐ Yes ☒ No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
Not applicable		
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

(Best management practices for sound)

Sound? ☐ Yes ☒ No

Odor? ☐ Yes ☒ No

Gas? ☐ Yes ☒ No

Fuel Emissions? ☐ Yes ☒ No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

☐ Yes ☒ No

4.3.2 Public Access

Will the project result in changes to public access?

☐ Yes ☒ No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

☐ Yes ☒ No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

(BC Wildlife Act)

☐ Yes ☒ No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

☐ Yes ☒ No

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

☐ Yes ☒ No

Will the project (construction or operations phase) require water diversion?

☐ Yes ☒ No

Will the project threaten or endanger species at risk in the area?

Species At Risk Act

☐ Yes ☒ No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

Residential area.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? *(Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)*

☐ Yes ☒ No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

☐ Yes ☒ No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



Not applicable.

END O F FORM



Crown Land Tenure Application

Tracking Number: 100186510

APPLICANT INFORMATION

If approved, will the authorization be issued to an Individual or Company/Organization? Company/Organization
What is your relationship to the company/organization? Employee

APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

Applicant is an Individual or an Organization to whom this authorization Permit/Tenure/Licence will be issued, if approved.

Name: Coal Island Ltd.
Doing Business As:
Phone: s.22
Fax:
Email:
BC Incorporation Number:
Extra Provincial Inc. No:
Society Number:
GST Registration Number:
Contact Name: Betty Stockli
Mailing Address: 310-10991 Shellbridge Way
Richmond BC V6X 3C6

ELIGIBILITY

Question	Answer	Warning
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Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	
---	-----	--

Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

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Do you hold another Crown Land Tenure? Yes
Please specify your file number: 0231533
If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

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Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.
If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.
To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose	Tenure	Period
Residential	Sale	More than thirty years
Rural Residential		

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road: Access will be achieved directly from private land at 2350 Dolphin Road, Sidney, BC

RESIDENTIAL

Please contact FrontCounter BC before you apply as Crown land for residential use is limited.

Specific Purpose:	Rural Residential
Period:	More than thirty years
Tenure:	Sale

TOTAL APPLICATION AREA

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

Please specify the area: .209 hectares

PROJECT DETAILS

Are you applying to purchase your existing lease or licence?	Yes
What is your file number?	0231533
Are you applying for a parcel of land so that you can construct a Thermal Loop (part of a system for heating or cooling a residence)?	No
Are you applying to build a seawall, retaining wall, or similar structure?	No

IMPORTANT CONSIDERATIONS

Do you, or someone you live with hold an existing Residential Tenure? Yes
You may not be eligible for an additional lease, please contact FrontCounter BC

Are you applying to purchase a tenured residential lot (a lot for which your immediate family presently pay a rental fee to the government)? Yes

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Are you applying for a parcel of land, at least partially covered by water, where you intend to place a Float Home? No

Are you applying to build a septic field? No

ADDITIONAL QUESTIONS

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

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

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

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

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

Are you planning to work in or around water? No

Does your operation fall within a park area? No

LOCATION INFORMATION

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

☒ I will upload a PDF, JPG or other digital file(s)

MAP FILES

Your PDF, JPG or other digital file must show your application area in relation to nearby communities, highways, railways or other land marks.

Description	Filename	Purpose
Current Survey of Fill Areas to be Purchased - October 24, 2016	150075oct242016Survey - 235...	Residential

ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	Location of Property	150075oct242016Survey - 235...
Management Plan	Management Plan October 24, 2016	management_plan October 24,...
Site Plan	Update survey - October 24, 2016	150075oct242016Survey - 235...

PRIVACY DECLARATION

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Please enter contact information below for the person who would best answer questions about your application that may arise from anyone who received a referral or notification.

Company / Organization: Coal Island Ltd.
Contact Name: Betty Stockli
Contact Address: 310-10991 Shellbridge Way
Richmond, BC
V6X 3C6

Contact Phone: s.22
Contact Email: betty.stockli@itbmarine.com

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

IMPORTANT NOTICES

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

DECLARATION

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

APPLICATION FEES

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

OFFICE

Office to submit application to: Nanaimo

PROJECT INFORMATION

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

APPLICANT SIGNATURE

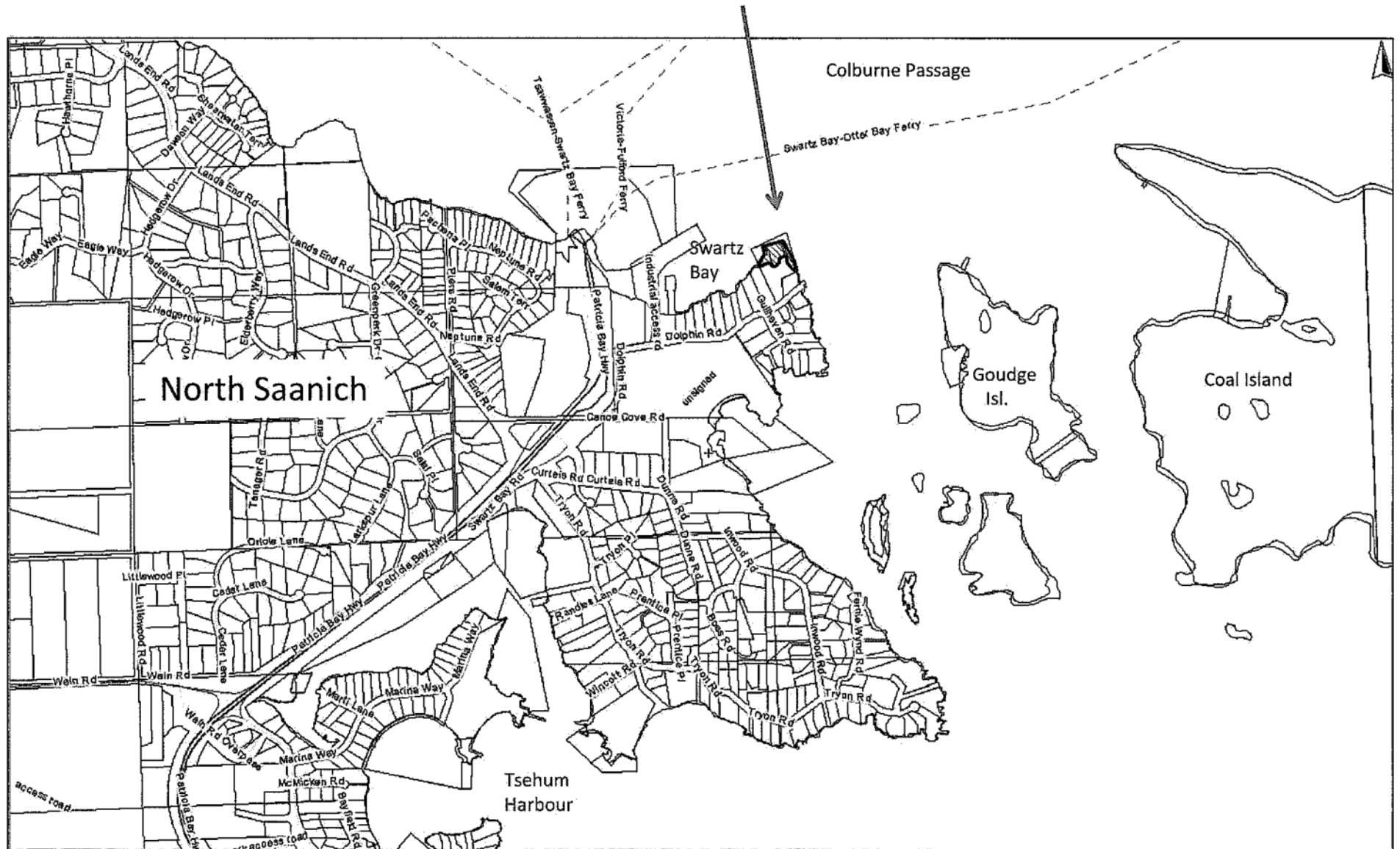
Applicant Signature

Date

OFFICE USE ONLY

Office Nanaimo	File Number	Project Number
	Disposition ID	Client Number

Application Area
Fronting 2350 Dolphin Road





Crown Land Tenure Application

Tracking Number: 100186510

APPLICANT INFORMATION

If approved, will the authorization be issued to an Individual or Company/Organization? Company/Organization
What is your relationship to the company/organization? Employee

APPLICANT COMPANY/ORGANIZATION CONTACT INFORMATION

Applicant is an Individual or an Organization to whom this authorization Permit/Tenure/Licence will be issued, if approved.

Name: Coal Island Ltd.
Doing Business As:
Phone: s.22
Fax:
Email:
BC Incorporation Number:
Extra Provincial Inc. No:
Society Number:
GST Registration Number:
Contact Name: Betty Stockli
Mailing Address: 310-10991 Shellbridge Way
Richmond BC V6X 3C6

ELIGIBILITY

Question	Answer	Warning
----------	--------	---------

Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	
---	-----	--

Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

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

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

TECHNICAL INFORMATION

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

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure? Yes
Please specify your file number: 0231533
If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

ALL SEASONS RESORTS

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

Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.
If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.
To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose	Tenure	Period
Residential	Sale	More than thirty years
Rural Residential		

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road: Access will be achieved directly from private land at 2350 Dolphin Road, Sidney, BC

RESIDENTIAL

Please contact FrontCounter BC before you apply as Crown land for residential use is limited.

Specific Purpose: Rural Residential
Period: More than thirty years
Tenure: Sale

TOTAL APPLICATION AREA

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

Please specify the area: .209 hectares

PROJECT DETAILS

Are you applying to purchase your existing lease or licence? Yes
What is your file number? 0231533
Are you applying for a parcel of land so that you can construct a Thermal Loop (part of a system for heating or cooling a residence)? No
Are you applying to build a seawall, retaining wall, or similar structure? No

IMPORTANT CONSIDERATIONS

Do you, or someone you live with hold an existing Residential Tenure? Yes
You may not be eligible for an additional lease, please contact FrontCounter BC

Are you applying to purchase a tenured residential lot (a lot for which your immediate family presently pay a rental fee to the government)? Yes
Please note that applications for new recreational or residential shoreland sites are not being accepted. If the land you are applying for is shoreland, please contact FrontCounter BC before proceeding with your application.

Are you applying for a parcel of land on a small island (less than 64.75 Ha in size)? No

Are you applying for a parcel of land in a remote area, which you intend to use as residence? No

Are you applying for a parcel of land, at least partially covered by water, where you intend to place a Float Home? No

Are you applying to build a septic field? No

ADDITIONAL QUESTIONS

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OFFICE

Office to submit application to: Nanaimo

PROJECT INFORMATION

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

APPLICANT SIGNATURE

Applicant Signature

Date

OFFICE USE ONLY

Office Nanaimo	File Number	Project Number
	Disposition ID	Client Number



LAND USE REPORT

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION

File:	1414079	Inspected Date:	Not inspected
Reported By:	Diana Watson	Report Date:	September 20, 2016
Phone Number:		Complexity Level:	2
Applicant:	0742479 BC LTD Box 276 Parksville, BC V9P 2G4		

Decision: The application is allowed.

Application Type:	New Application	LMM Policy:	Residential
Purpose:	Residential	Sub-Purpose:	Miscellaneous
Type:	Crown Grant	Sub-Type:	Direct Sale
Commencement Date:	PA Discretion	Term:	Indefinite
Purpose Statement:	Direct sale of isolated Crown Land		

BCGS Map Sheet:	92F026 92F025
Application Area:	1.873 Ha.
Recommended Area:	0.6 Ha (estimated)
Location:	Sproat Lake

Legal Description:	THAT PART OF DISTRICT LOT 565, CLAYOQUOT DISTRICT, SHOWN OUTLINED AS SITES 1, 2 AND 3 ON SKETCH BELOW, CONTAINING 0.6 HECTARES, MORE OR LESS
---------------------------	--

Referral Agencies/ Analysis: Date of referrals: April 24, 2013

Fisheries and Oceans Canada	No response
FLNR – Ecosystems	No objection to approval of project provided that the proponent applies vegetated setbacks within 15m of the stream which cuts through this parcel. The Regional District should also require vegetated riparian setbacks on the stream and lakeshore.
Alberni Clayoquot Regional District	Supports the proposal with conditions. Further discussion below.
FLNR – South Island Forest District	Recommended refusal of the project however mitigation measures have been implemented. Further discussion below.
Hupacasath First Nation	Letter of support provided to proponent. No response to FLNR's engagement letter.
Tseshah First Nation	Requested a heritage survey with the First Nation's direct involvement. No specific impacts were identified during consultation.
Link to CRTS	https://spc-

	crt.bc.ca/CRTS/Consultation_Centre/Ongoing_Consultation/West_Coast_Ongoing/1414079%20-%20200742479%20BC%20Ltd%20-%20(08-15).xml
Public Comments	None

Clearance and Other Conflicts:

The status/clearance is outdated (January 21, 2013) however the risk that competing uses have developed since this date is low. The subject parcel is a small strip of land between an industrial road and private land. Therefore, an updated status/clearance assessment was not completed. However, a simple ILRR report was run and no new competing interests were identified.

Guide Outfitter Area Certificate, Darren Deluca – application area is relatively small and the potential for hunting/guiding is limited as the parcel is confined between a Forest Service Road and private land.	No Conflict
Timber Licence – The referral response from BCTS states that there is a general opposition to deletions from the Timber Supply Area however the application area is small (approximately 0.6 ha) and discussions with the current BCTS Planning Forester, Glenn Piggot, did not identify any specific concerns for this application.	Conflict Cleared
Road Permit R07669/ Stirling Arm Forest Service Road – adjacent to subject parcel. Crown grant application area will be amended to remove the required 75m road corridor.	Conflict Cleared
Pre-Tantalus Crown Grant (DL 567, Clayoquot District) – adjacent private parcel owned by applicant.	No Conflict
Species at risk – Blue-listed vascular plant, thymeleaf sandmat, is known to exist around the Stirling Arm FSR. Species on this list are of special concern but are not endangered. The application area is adjacent to an industrial road and has been previously disturbed.	No Conflict

Site Information: The application area is located in the vicinity of Stirling Arm on Sproat Lake and is situated between a privately owned waterfront lot and the Stirling Arm Forest Service Road (FSR). The owners of the private lot have applied to purchase the subject parcel as an extension to their current holdings. The intent is to gain control over the land in order to create and manage a dust and noise buffer adjacent to the FSR. The applicant has been in discussions with the Alberni Clayoquot Regional District to develop a campground on their private lot and it our understanding that the buffer will assist in the compliance of Regional District Bylaws because it will improve the ability to develop the site once property line setback rules are incorporated.

Copyright

Discussion and Recommendations:

Justification for Direct Sale

Crown Land Allocation Procedures describe various methods for Crown land disposition and according to this procedure, the Direct Sale method can only be used in limited circumstances. The Direct Sale Criteria include landlocked and other properties that are not separately viable except to the purchaser. As the subject parcel is confined between a private parcel and the Stirling Arm FSR its potential uses are limited.

Stirling Arm Forest Service Road/BCTS

At this time BC Timber Sales maintains the Stirling Arm Forest Service Road and the South Island Forest District Engineer considers the road to be a district responsibility. Communications with BCTS indicate that there has been past conflict with the applicant in regard to use of the road, specifically where the original road travelled through the private lands belonging to the applicant and the amount of royalties that were charged. The District has also received complaints of dust and noise from the private land owners. Due to these conflicts, BCTS relocated the road onto Crown land and there is currently concern from BCTS that allowing the applicant to purchase land immediately adjacent to the road will create further issues.

BCTS recommended a corridor of 75m (i.e. 37.5m from the centre line) width be allocated for the road for the purpose of tree cutting, gravel harvesting, road bed alignment changes and soil deposit. Additionally, a geotechnical assessment conducted at this site indicated that there is a moderate to high risk of future debris flow events and space for remedial works is required.

Amended Boundary

The 75m road corridor has been justified by BCTS and proven necessary for the above-mentioned reasons. As such, the application area has been amended and the boundary moved to 37.5m from the centre line of the road. This eliminates the eastern site and reduces the western site to half of the original application. The applicants confirmed that they wish to proceed with the application despite the significant reduction in area.

Statutory Right of Way (nuisance purposes)

Given that the application area is adjacent to an industrial road and the District Office is concerned about the potential for nuisance complaints, a statutory right of way (SRW) will be registered as a charge on title for the Crown grant area only. This accommodation measure was accepted by BCTS and the applicant.

Sonja Sun of the Ministry of Justice drafted the 'Terms of Instrument' document for the SRW from examples provided by BCTS.

The process for establishing the SRW is indicated by David Swaile, Deputy Surveyor General, as follows:

"As for ensuring the nuisance SRW does not encumber the entire consolidated parcel, this seems to be relatively simple. Once the Crown Parcel has been surveyed, you will presumably request us to prepare a Crown grant of the lands. That Crown grant could be registered concurrently with your SRW agreement, which would encumber the entire Crown Parcel. Then, at some later date (usually within 6 months but it will depend upon what timeframe you write into your offer), the owner will register a reference plan to consolidate the two parcels. The nuisance right of way charge will automatically remain only over the original Crown Parcel (the notation on title will have a phrase along the lines of "As To Part Formerly Known As [Crown parcel]", meaning that it only encumbers that portion. For a SRW charge to extend to cover the entire consolidated parcel, a separate, specific filing to extend the charge would need to be submitted."

Zoning

The Alberni-Clayoquot Regional District (ACRD) has jurisdiction in this area to establish zoning bylaws. According to the Official Community Plan (OCP), the privately owned adjacent parcel is designated as a Comprehensive Development Area which allows the landowner to create a development of mixed uses not solely limited to residential or commercial.

In the referral process the ACRD provided support for the Crown grant application provided the following conditions are met:

- The newly acquired parcel is amalgamated (consolidated) with privately owned adjacent lot DL 567 as the subject parcel will not meet the minimum lot size requirement once it is subdivided from parent parcel DL 565.
- The proposed OCP designation of Comprehensive Development Area should be extended from DL567 to the newly acquired property when applicable.
- The newly acquired property shall not be used for seasonal campground purposes until it is rezoned.

Additionally, the ACRD will require the applicant to conduct a geotechnical hazard/stability assessment as part of the rezoning and development approval process for use as a campground. The area near St. Denis Creek (now excluded from the amended application area) has a history of soil instability.

First Nation Consultation

At the direction of FLNR, the applicant engaged the Tseshaht and Hupacasath First Nations to request letters of support. The Hupacasath First Nation replied that they did not have any concerns. However, if

the nature or scope of the proposal were to change, additional consultation would be required. The Tseshahat replied by email stating that they could not approve any Crown lands applications until "the underlying Tseshahat interests are taken care of."

FLNR initiated consultation with letters dated April 24, 2013. No response was received from the Hupacasath First Nation. The Tseshahat First Nation responded with an email requesting a heritage survey be completed with their direct involvement.

An Archaeological Impact Assessment report was completed March 18, 2015 and is on file. In this report, the summary of findings indicates that no archaeological remains or areas of potential for buried archaeological remains were identified and no further archaeological work is recommended.

A letter dated September 23, 2015 was sent to the Chief and Council of the Tseshahat First Nation to advise that the AIA report had been received by FLNR and to share the summary of findings. This letter also requested that any additional information related to Aboriginal Interests in the area be forwarded to FLNR, however no further response was received from the Tseshahat First Nation.

Environmental/Social/Economic Considerations

The Crown is supportive of economic development within communities and, as this Crown grant facilitates the development of a commercial campground, approval of this application will benefit the local area. This proposal also supports the Alberni-Clayoquot Regional District's proposed OCP land use designation for this site.

Applicant has been advised of a recommendation to employ a 15m vegetated setback from the riparian area as proposed by FLNR Ecosystems.

According to the ACRD and the FLNR District Office, a significant slide event occurred in November 2006 which impacted both the Crown and private lands. The slide occurred at St. Denis Creek (see photo below) and this area has been removed from the Crown grant application area.



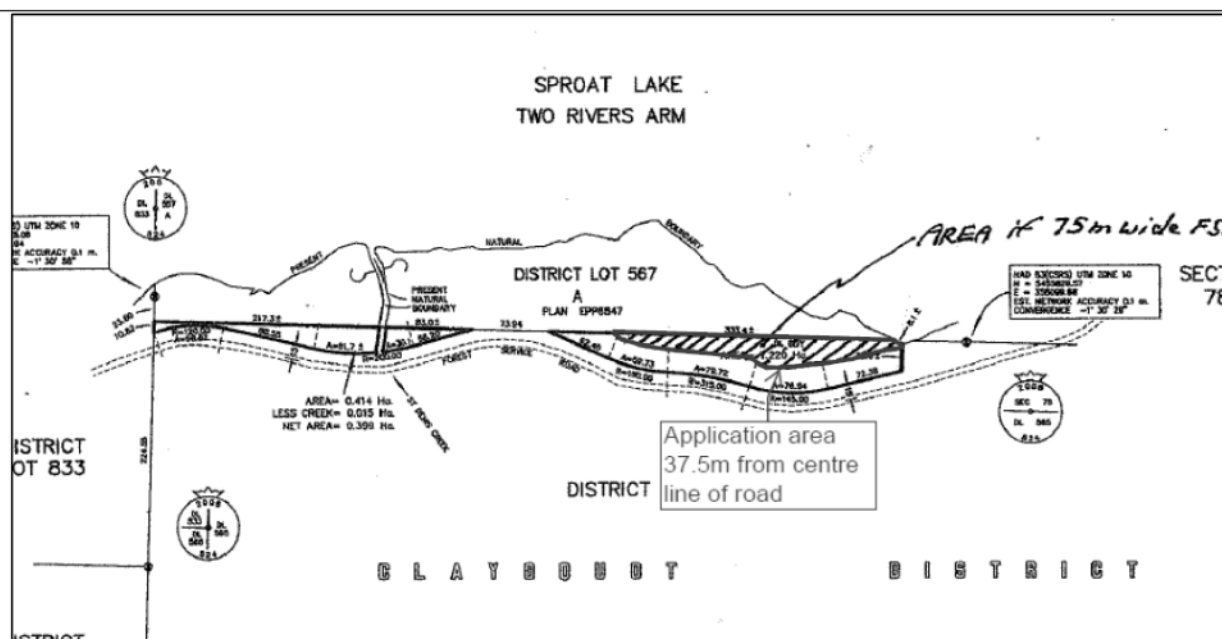
Land Value

A third party appraisal was conducted by Keith Pritchard of Isle West Appraisals Ltd, Nanaimo. This appraisal was completed at the expense of the applicant. The report has been reviewed and the methodology used to determine fair market value appears to be reasonable. Resulting estimate of land value is \$43,500.

Merchantable timber value appears to be negligible.

Recommendations:

Approval is recommended for a Crown grant of the land outlined in red on the approved document sketch.



Reduce application area to accommodate 75m corridor (37.5m from centre line of as-built road) for the Stirling Arm Forest Service Road.

A *Land Act* survey will be required at the applicant's expense to define the subject area as shown on the attached document sketch.

Consolidation with privately owned adjacent parcel, Lot A DL 567 Clayoquot District as the subject parcel will not meet the minimum lot size requirement once it is subdivided from parent parcel DL 565. A *Land Title Act* survey will be required for consolidation.

Registration of a Statutory Right of Way on title of the consolidated parcel which will be applicable only to the new Crown grant part of the parcel. Terms of the Statutory Right of Way and the Form C will be provided to the applicant's lawyer/notary for registration with the Land Title Office, along with the Crown grant. The survey

Request Ministerial Order for deletion of surveyed area from the Clayoquot Provincial Forest.

Purchase Price: \$43,500

PA Instructions:

Please offer a Crown Grant and attach Approved Document Sketch dated September 20, 2016. Area to be offered is reduced from original application area showing in Tantalus. With the offer, please provide a copy of the Statutory Right of Way (SRW) Form C and Terms of the Statutory Right of Way for the applicant's signature. A signed copy of the Form C must be returned with offer acceptance form. The Form C can then be signed by an authorized representative of the Province.

Offer is subject to:

- Legal survey of area shown in red on attached 'Approved Document Print'.
- Execution of Statutory Right of Way over Crown Grant area only
- Consolidation of Crown Grant area with Lot A DL 567 Clayoquot District within 6 months of Crown Grant Registration.
- Removal of the Crown Grant Area from the Clayoquot Provincial Forest

Submit the Forest Deletion Request Form completed by Diana Watson to the South Island Forest District

for processing. Please include the CG offer/signed acceptance page and the survey plan in the package.

Submit a Crown Grant Requisition to Crown Grant Services which includes the Form C signed by both parties and Terms of the Statutory Right of Way as part of the package. As noted above, Crown Grant Services will provide the applicant's lawyer with the SRW documents along with the Crown Grant for registration.

I have read this Land Use Report and **Agree** / **Disagree** with the recommendation and comments as presented. Additional recommendations and or rationale **have** / **have not** been added to this document.

Statutory or Delegated Decision Maker

Date

Comments, if required:



Land Use Report
Worksheets

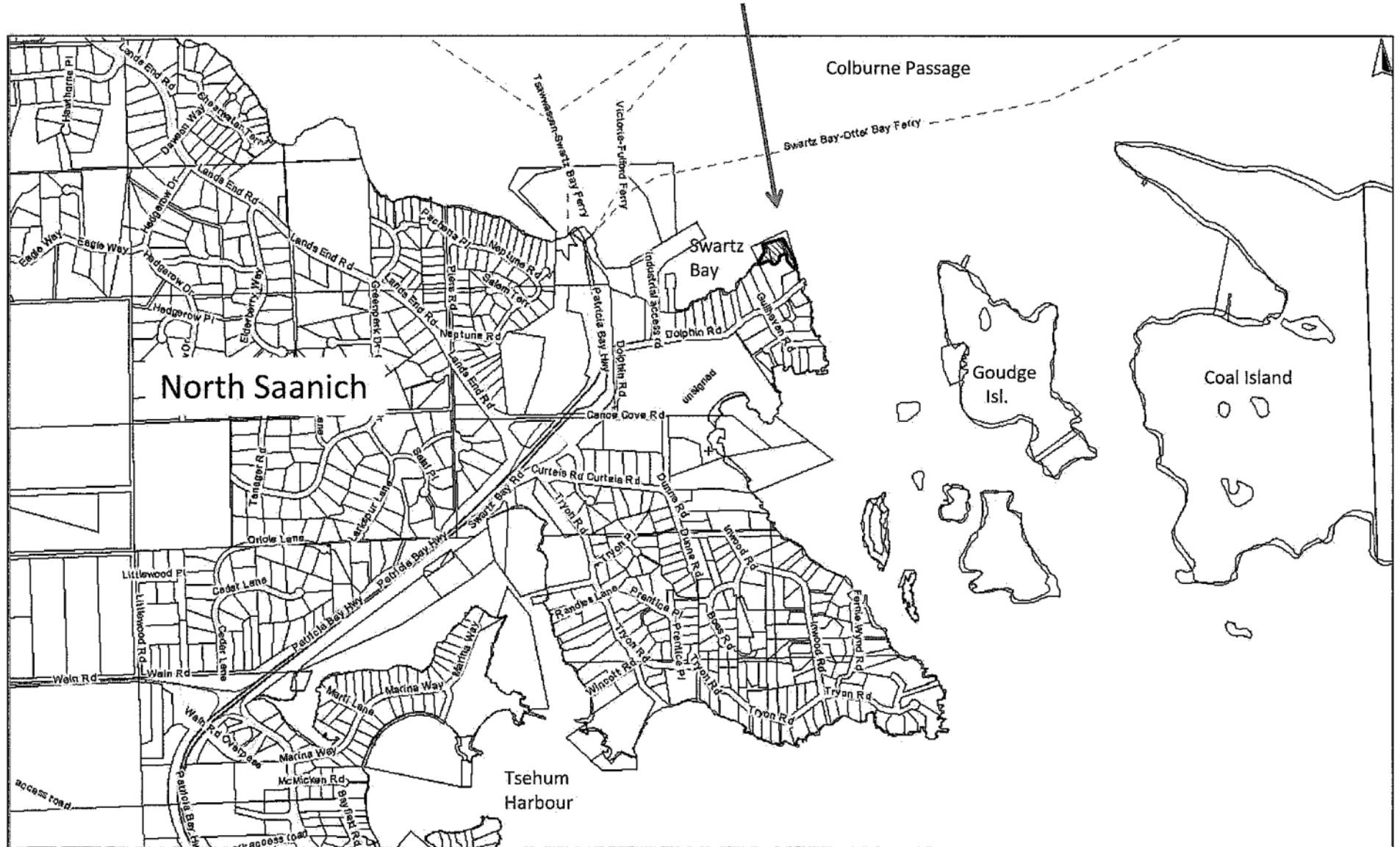


Principle Based
Decision Making Tool



Land Act
Environmental Risks v

Application Area Fronting 2350 Dolphin Road



Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

Coal Island Ltd., the owner of the upland area located at 2350 Dolphin Road, Sidney, BC and described as Lot A, Sections 21 & 22, Range 3, North Saanich District, Plan 18153, and the proposed lease holder of Block A, B & C, District Lot 456, Cowichan District, which are currently under review by the Ministry of Forests, Lands and Natural Resource Operations, proposes to purchase the fill areas (breakwaters) represented by Block B & C.

These fill areas were originally installed by Coal Island prior to the inception of the first lease with the Ministry more than 35 years ago, and exist to protect a boat dock and ramp as well as a small barge loading bulkhead, both of which service the needs of Coal Island, (the island less than 10 minutes travel by water from this location).

There are no plans for any construction or further development of the fill areas proposed to be purchased from the Crown.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
None			
Add Row			

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.



None. There undoubtedly has been contact by the Ministry since the original application for a lease was made in January 2015 under file 0231533.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



See project overview for description of the location. See the original survey plan and the March 18, 2015 updated survey plan.

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:



Not applicable

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Not applicable		
Add Row		

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
Not applicable		
Add Field		

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
	2350 Dolphin Road	adjacent to public road				
Add Field						

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.



Not applicable

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not applicable					

Add Field

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not applicable					

Add Field

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

☐ Yes ☒ No

Are any areas of vegetation to be cleared, outside of timber removal?

☐ Yes ☒ No

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

☐ Yes ☒ No

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

☐ Yes ☒ No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

☐ Yes ☒ No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?

☐ Yes ☒ No



4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

☐ Yes ☒ No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

☐ Yes ☒ No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

☐ Yes ☒ No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

☐ Yes ☒ No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
Not applicable		
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

(Best management practices for sound)

Sound? ☐ Yes ☒ No

Odor? ☐ Yes ☒ No

Gas? ☐ Yes ☒ No

Fuel Emissions? ☐ Yes ☒ No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

☐ Yes ☒ No

4.3.2 Public Access

Will the project result in changes to public access?

☐ Yes ☒ No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

☐ Yes ☒ No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

(BC Wildlife Act)

☐ Yes ☒ No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

☐ Yes ☒ No

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

☐ Yes ☒ No

Will the project (construction or operations phase) require water diversion?

☐ Yes ☒ No

Will the project threaten or endanger species at risk in the area?

Species At Risk Act

☐ Yes ☒ No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

Residential area.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? *(Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)*

☐ Yes ☒ No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

☐ Yes ☒ No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



Not applicable.

END O F FORM



LAND USE REPORT - INTERIM

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION

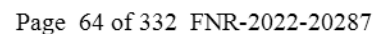
File:	1412858	Inspected Date:	May 2016
Reported By:	Shawn Meisner	Report Date:	May 4, 2017
Phone Number:	s.17	Complexity Level:	Low
Applicant:	Major Projects and Crown Land Sales West Coast Authorizations Ministry of Forests, Lands and Natural Resource operations		

Decision: Application not applicable. Parcel is a fee simple property returned to Crown due to non-payment of rural property taxes. Intent is to return parcel to private fee simple ownership through Crown grant.

Application Type:	Not applicable	LMM Policy:	
Purpose:	Residential	Sub-Purpose:	Rural Residential
Type:	Crown Grant	Sub-Type:	Multiple Listing Service
Commencement Date:	PA discretion	Term:	permanent
Purpose Statement:	Purpose is to dispose of lands returned to Crown as a result of failure to pay rural property taxes, returning the subject land to fee simple private ownership.		

BCGS Map Sheet:	92L109
Application Area:	0.067 Ha.
Recommended Area:	0.067 Ha.
Location:	4009 Cougar Crescent, Woss, BC (Crown), Woss, BC

Legal Description:	Property ID 024-600-008: LOT 3 BLOCK D SECTION 21 RUPERT DISTRICT PLAN VIP69589 shown outlined on sketch below, containing 0.067 hectares, more or less.
---------------------------	--



Referral Agencies/ Analysis:

FLNRO (forest tenures)	Not referred. No effect on forest tenures. Was most previously private fee simple land improved for residential use.
FLNRO (ecosystems)	Not referred. Was most previously private fee simple land improved for residential use.
Ministry Environment	Not referred. Was most previously private fee simple land improved for residential use.
Regional Mount Waddington	Not formally referred. Communication with Regional District confirms Regional District support for return of property to private fee simple ownership.

s.16

Clearance and Other Conflicts:

Forest tenures – No conflict. Area deleted from TFL 37 and timber licence as part of file 1409177. File 1409177 created the Crown grant for the community of Woss	Conflict Resolved
File 1409315 – FLNRO F&W NOI. No conflict as per D. McKonkey e-mail of May 3, 2017. I:\Share\Crown Land and Resources\Land Tenure Files (12800-20)\1412858\CORRESPONDENCE\REFERRAL RESPONSES\2015-05-03 No conflict with file 1409315.pdf	Conflict Resolved
Guide Outfitter Area - No conflict. Application within residential area. Conflict will be removed if application area proceeds to fee simple disposition.	Conflict Resolved
Trapline Area - No conflict. Application within residential area. Conflict will be removed if application area proceeds to fee simple disposition.	Conflict Resolved
File 1404396 – SRWs for BCtel and Hydro. No conflict, SRWs will remain as per existing title.	Conflict Resolved
status review notes: \\Sfp.idir.bcgov\s164\S63087\Share\Crown Land and Resources\Land Tenure Files (12800-20)\1412858\SHAPEFILES MAPS STATUS\2017-05-03 status review notes 1412858.pdf	

Site Information: Parcel forfeited to the Crown absolute in 2005. Parcel is a small residential lot within the community of Woss. No site maintenance has occurred since that forfeiture. Parcel currently includes dilapidated mobile home.

**Discussion and Recommendations:**

Subject parcel was previously private fee simple land returned to Crown due to non-payment of rural property taxes. Property has been in dilapidated condition for greater than 10 years. Its dilapidated condition poses a risk to public safety and is not conducive to furthering rural economic development in Woss. The parcel's size and location is not conducive to use other than as a residential parcel. It is considered appropriate that the property be returned to private fee simple disposition at the earliest possible date.

Disposition must realize fair market value for the property. BC Assessment provides a land value for the property of \$24000. The building (mobile home) is considered negative value with an estimated disposal cost of \$25000. Other costs towards disposition will include marketing and posting survey to ensure property is defined prior to marketing.

First Nation Consultation

s.16

Valuation

Public interest in the purchase of the parcel is considered high. Fair market value is considered best and most transparently obtained by conducting a competitive sale with an Offer to Purchase being accepted from the person providing highest purchase price offer.

A Capitalizable Development Cost account (i.e. Crown Land Account), CDC project 71L4628 has been established to prepare the property for sale.

Recommendation

Recommendation is to proceed to dispose of the property into fee simple private ownership (i.e. issuance of Crown grant).

If recommendation is agreed to:

- Notification of Decision will be provided to Namgis FN informing the FN that the property is to be disposed of into fee simple private ownership. Draft letter: I:\Share\Crown Land and Resources\Land Tenure Files (12800-20)\1412858\FN CONSULTATION\2017-03-06 Notification of Decision.docx. (Draft was reviewed by FN Relations group.)
- a competitive process of sale will be conducted with a Crown grant being offered to the person offering highest purchase price for the parcel, subject to Land Act requirements.

Term: permanent

Rent: N/A

Review: N/A

Security: N/A

I have read this Land Use Report and **Agree / Disagree** with the recommendation and comments as presented. Additional recommendations and or rationale **have / have not** been added to this document.

Prepared by:



Shawn Meisner, Manager Major Projects

May 4, 2017

Date

and Crown Land Sales

Statutory or Delegated Decision Maker

Date

Comments, if required:

- No apparent public benefit to the Crown holding ownership of this property.
- Reducing liability and safety concerns are in the best interest of the public.
- Alternative options, such as residential tenures, are not desirable due to limited return for resources invested.
- Crown grant facilitates economic development in Woss.
- No specific impact to First Nation interests identified and attempts to provide the right of first refusal as a reconciliation measure have been unsuccessful.



Land Use Report
Worksheets



Principle Based
Decision Making Tool



Land Act
Environmental Risks V

Amended Management Plan

From: Chris Luke <Chris@southcoast.ca>
To: gary.morley@gov.bc.ca, Morley, Gary FLNR:EX <Gary.Morley@gov.bc.ca>
Sent: May 24, 2017 4:31:25 PM PDT
Attachments: management_plan revised May 24, 2017.pdf

Gary,
I've revised the management plan consistent the key line that you proposed added to 1.1. I have subsequently made adjustments to 1.2, 4.1.3, 4.1.7 and 4.4.1 Question 2.
Please review and consider whether response to these responses pose any issue moving this forward. I think they are an accurate picture of what our breakwater assessment report and recommendations contemplated.

Chris

Chris Luke, General Manager

Southcoast Reman (an operating division of Coal Island Ltd.)

23347 McKay Avenue

Maple Ridge, BC V2W 1B9

Direct Phone: 604-476-2712

General Phone: 604-467-0111

Fax: 604-467-0129

Cell: 604-306-7442



Crown Land Tenure Application

Tracking Number: 100212490

Application Information

If approved, will the authorization be issued to an Individual or Company/Organization?
Are you the Individual this application will be issued to?

Individual
Yes

File 1414647
ATS 258357

APPLICANT CONTACT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

Name: Lorece Lynn Hogeweide
Phone: 250-956-8211
Daytime Phone:
Fax:
Email: lorece@telus.net
Mailing Address: 102 Springhill Road Road
RR
Port McNeill BC v0n2r0

CO-APPLICANTS

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Name: William Patrick Shepherd
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Mailing Address:

ELIGIBILITY

Question	Answer	Warning
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Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	
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TECHNICAL INFORMATION

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

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Do you hold another Crown Land Tenure?

Yes

Please specify your file number:

19400-01

If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

ALL SEASONS RESORTS

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

Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose	Tenure	Period
Roads crown grant tenure. To acquire legal access over crown land from a private residence to highway 19 for strata subdivision	Statutory Right of Way	More than thirty years

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road:

The current access to highway 19 was taken out of TFL in 1975 Frac N.E. 1/4 section3 twm1, logging road right of way, Rupert land district. " A right-of-way in 80' in width and crossing lot 913 Rupert Land District." Eventually the right-of-way will be used for permanent access. We have 7 lots of approx. 5 acres each (1/7 owners of 36 acres). Our wish is to legalize the access by purchasing it from the crown and amalgamating it into a legal strata subdivision. The road then being the common area of the strata. The owners

have built a road and homes some 40 years ago. We've always treated this as a strata with yearly meetings, & a road maintenance account. Our septic systems all pass health standards, our water is all from separate licensed springs, our legal access from Springhill road over a short piece of crown land to highway 19 is what is needed to proceed with the strata subdivision.

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

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

Specific Purpose:	crown grant tenure. To acquire legal access over crown land from a private residence to highway 19 for strata subdivision
Period:	More than thirty years
Tenure:	Statutory Right of Way

TOTAL APPLICATION AREA

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

Please specify the area:	.298 hectares
OR	
Specify Length:	124 meters
Specify Width:	25 meters

ROAD ACCESS

Do you have a safety reason to exclude the public from this road?	No
Does the road access a subdivision, and will become a publicly maintained road?	No

IMPORTANT CONSIDERATIONS

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

Is this road related to a Clean Energy project?	No
Is this related to a forest service road or a logging road?	No
Will this road connect to a public road?	Yes
Will you need fill material to construct this road?	No

ADDITIONAL QUESTIONS

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

Is the Applicant or any Co-Applicant or their Spouse(s) an employee of the Provincial Government of British Columbia?	No
Are you planning to cut timber on the Crown Land you are applying for?	No
Are you planning to use an open fire to burn timber or other	No

materials?

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

Are you planning to work in or around water? No

Does your operation fall within a park area? No

LOCATION INFORMATION

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

ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	General Location Map. pdf	General Location Map.pdf
Management Plan	Springhill Road Management plan. pdf	Springhill Road Management ...
Other	A google earth photo of our current access over crown land. This photo shows the bus turn around as well as the property line for the end lot.	Scan0066.jpg
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Other	google earth photo showing the current road accesses to all 7 lots as well as the surroundings .Note the hatchery to the left as well as the Nimpkish river. There is a closed containment fish farm North West of us the picture doesn't show. The gun range is South of us, the big grey clearing.	Scan0067.jpg
Other	scanned google earth picture of our current road access	Scan0012.jpg
Site Plan	Detailed site plan Springhill Road access. pdf	Detailed site plan Springhi...

PRIVACY DECLARATION

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

REFERRAL INFORMATION

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

Please enter contact information below for the person who would best answer questions about your application that may arise from anyone who received a referral or notification.

Company / Organization: Group Holdings
Contact Name: Lorece Hogeweide
Contact Address: 102 Springhill Road Port McNeill, B.C. VON 2R0
Contact Phone: 250-956-8211
Contact Email: lorece@telus.net

☒ I hereby consent to the disclosure of the information contained in this application to other agencies, government ministries or other affected parties for referral or First Nation consultation purposes.

SIGNATURES

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You will have to obtain approval from all co-applicants before you can proceed with your application. Please select one option for each.

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DECLARATION

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

APPLICATION AND ASSOCIATED FEES

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

OFFICE

Office to submit application to: Nanaimo

PROJECT INFORMATION

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

<i>OFFICE USE ONLY</i>		
Office Nanaimo	File Number	Project Number
	Disposition ID	Client Number



Crown Land Tenure Application

Tracking Number: 100212490

Application Information

If approved, will the authorization be issued to an Individual or Company/Organization? Individual
Are you the Individual this application will be issued to? Yes

REFERRAL / PUBLIC COMMENT CONTACT INFORMATION

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Contact Name: Lorece Hogeweide
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OFFICE USE ONLY

Office Nanaimo	File Number	Project Number
	Disposition ID	Client Number



CROWN LAND STAKING NOTICE

LEGAL NAME OF INDIVIDUALS/BUSINESS (PLEASE PRINT IN FULL)				JOINT TENANTS <input type="checkbox"/>	
TENANTS IN COMMON <input type="checkbox"/>					
COMPANY OR SOCIETY NAME <u>COAL ISLAND LTD.</u>					
APT NO.	STREET ADDRESS <u>310 10991 SHELBRIDGE WAY</u>			POST OFFICE BOX NO.	
CITY/TOWN <u>RICHMOND</u>			PROVINCE <u>BC</u>	POSTAL CODE <u>V6X3C6</u>	
HOME PHONE	BUSINESS PHONE <u>604-873-4312</u>	FAX NUMBER	COMPANY OR SOCIETY INCORPORATION NO. <u>BC0913714</u>		
CANADIAN CITIZEN YES <input type="checkbox"/> NO <input type="checkbox"/>					
LOCATION OF CROWN LAND <u>2350 DOLPHIN ROAD NORTH SAANICH BC V8L5V2</u>				AREA IN HECTARES <u>0.229</u>	
LEGAL OR BOUNDARY DESCRIPTION:					
A) IF SURVEYED, GIVE LEGAL DESCRIPTION: <u>LOT A, SECTION 21 & 22, RANGE 3</u>					
B) IF UNSURVEYED, PLEASE SEE REVERSE FOR STAKING INSTRUCTIONS AND PROVIDE A DESCRIPTION OF BOUNDARIES: <u>NORTH SAANICH DISTRICT Plan 18153 AND DISTRICT LOT 456,</u>					
COMMENCING AT A POST PLANTED: <u>JUNE 30, 2017 AT ENTRANCE TO 2350 DOLPHIN ROAD</u>					
THEN METRES _____ IN A _____ DIRECTION; THEN METRES _____ IN A _____ DIRECTION;					
THEN METRES _____ IN A _____ DIRECTION; THEN METRES _____ IN A _____ DIRECTION;					
DATE LAND STAKED: <u>JUNE 30, 2017</u> PLEASE ATTACH A MAP OR SKETCH SHOWING THE AREA.					
INTENDED LAND USE AND PERIOD OF OCCUPATION REQUIRED: <u>BREAKWATERS TO CONTINUE IN PERPETUITY</u>					
ANY OTHER CROWN LAND HELD BY APPLICANT: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> IF YES, STATE TENURE NUMBER: <u>V920554</u>					
I HEREBY CERTIFY THAT ALL INFORMATION GIVEN IN THIS APPLICATION FOR CROWN LAND STAKING NOTICE IS TRUE AND CORRECT AND THAT I AM AN AUTHORIZED AGENT – SIGNATORY (IF COMPANY) s.22					
APPLICANTS SIGNATURE(S) SIGNATURE <u>[Signature]</u> DATE: <u>JUNE 26, 2017</u>					
INFORMATION CONTAINED IN THIS APPLICATION IS PUBLIC. PLEASE SEE REVERSE FOR FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY LEGISLATION.					
LAND FILE NUMBER: <u>1414577</u>					

(OVER PLEASE)

PLEASE READ THE FOLLOWING INSTRUCTIONS:

STAKING OF UNSURVEYED CROWN LAND:

WHERE THE LAND IS UNSURVEYED OR IS PART OF A SURVEYED PARCEL, AN APPLICANT IS REQUIRED TO IDENTIFY THE LAND BY THE PROCESS OF STAKING.

STAKING IS DONE BY ATTACHING A COPY OF THIS FORM AND SITE MAP TO A POST, AT LEAST A METRE HIGH ABOVE THE GROUND, FIRMLY FIXED IN THE GROUND AT ONE CORNER OF THE LAND.

THE STAKING NOTICE MUST REMAIN VISIBLE ON THE SITE FOR 30 DAYS. THE STAKING NOTICE MUST BE LAMINATED AS TWO PAGES.

STAKING NOTICES MUST BE PLACED IN A LOCATION WITH GREATEST EXPOSURE TO THE PUBLIC AND NEIGHBOURS (I.E. FRONT GATE, DRIVEWAY) AND YOU MUST DELIVER A COMPLETED COPY OF THIS NOTICE TO YOUR IMMEDIATE NEIGHBOURS.

SUBMIT TWO PHOTOS TO FLNRO (A WIDE SHOT SHOWING THE NOTICE POSTED AND A CLOSE-UP SHOWING THE DETAIL OF THE STAKE NOTICE AS POSTED).

AN APPLICATION FOR CROWN LAND MUST BE FILED WITH THE COMMISSIONER OF THE LAND RECORDING THE DISTRICT IN WHICH THE LAND IS LOCATED. THE COMMISSIONER IS LOCATED AT THE MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS OFFICE.

NOTE: THERE IS NO RIGHT WHATSOEVER ACQUIRED TO ANY CROWN LAND BY REASON OF:

- STAKING THE LAND
- PUBLISHING A NOTICE OF INTENT TO APPLY FOR CROWN LAND
- FILING AN APPLICATION FOR CROWN LAND.

DESCRIBING STAKED LAND:

1. THE POINT OF COMMENCEMENT, FOR UNSURVEYED PARCELS, SHOULD BE DESCRIBED IN TERMS OF AN EXISTING SURVEY POST (E.G. 10 METRES WEST OF THE S.E. CORNER OF THE PARCEL), OR A READILY IDENTIFIABLE GEOGRAPHIC FEATURE (E.G. A PROMINENT POINT OF LAND OR INTERSECTION OF TWO ROADS, TO ENABLE ACCURATE LOCATION OF THE PARCEL.
2. BOUNDARY LINE FOR THE STAKED AREA MUST BE, AS MUCH AS POSSIBLE, ASTRONOMICALLY TRUE NORTH, SOUTH, EAST, AND WEST SO THAT A RECTANGULAR LOT IS FORMED.
3. WHERE THE TOPOGRAPHICAL FEATURES OF THE AREA DO NOT ALLOW FOR RECTANGULAR BOUNDARY LINES RUNNING TRUE NORTH, SOUTH, EAST, AND WEST, THEN BOUNDARIES WILL BE PERMITTED IN OTHER DIRECTIONS AS LONG AS THEY DO NOT INTERFERE WITH THE ORDERLY SURVEY OF OTHER SURROUNDING LAND.
4. THE SIDE LINES FOR SMALL PARCELS FRONTING ON LAKES, RIVERS, TIDAL WATERS, AND ON CERTAIN SURVEYED HIGHWAYS SHALL, WHERE POSSIBLE, BE PARALLEL TO EACH OTHER AND PERPENDICULAR TO THE GENERAL TREND OF THE FEATURES ON WHICH THE SMALL PARCEL FRONTS.
5. THE SIDELINES FOR UNSURVEYED FORESHORE SHALL, AS A GENERAL RULE, BE LAID OUT ON RIGHT ANGLES TO THE GENERAL TREND OF THE SHORE. THIS MAY BE VARIED TO SUIT SPECIAL CONDITIONS, BUT ENCROACHMENT ON THE FORESHORE FRONTING ADJOINING LANDS SHALL BE AVOIDED. THE OUTSIDE OR WATERWARD BOUNDARY SHALL BE A STRAIGHT LINE OR SERIES OF STRAIGHT LINES JOINING THE OUTER ENDS OF THE SIDE BOUNDARIES. IN NARROW BODIES OF WATER THE OUTSIDE BOUNDARY SHALL NOT NORMALLY EXTEND BEYOND THE NEAR EDGE OF THE NAVIGABLE CHANNEL.

1 HECTARE = 2.471 ACRES

1 METRE = 3.281 FEET

100 METRES X 100 METRES = 10,000 SQUARE METRES OR 1 HECTARE

PERSONAL INFORMATION COLLECTED PURSUANT TO THE LAND ACT FOR THE PURPOSE OF ADMINISTERING CROWN LAND, INFORMATION ON YOUR APPLICATION AND OF APPROVED, SUBSEQUENT TENURE WILL BECOME A PART OF THE CROWN LAND REGISTRY, WHICH IS ROUTINELY MADE AVAILABLE TO THE PUBLIC UNDER THE FREEDOM OF INFORMATION (FOI) LEGISLATION. IF YOU HAVE ANY QUESTIONS ABOUT THIS COLLECTION OF INFORMATION, PLEASE CONTACT THE FOI ADVISORY AT YOUR LOCATION MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS OFFICE.

Site Plan Of:
Lot A, Sections 21 & 22, Range 3,
North Saanich District, Plan 18153, And
District Lot 456, Cowichan District.

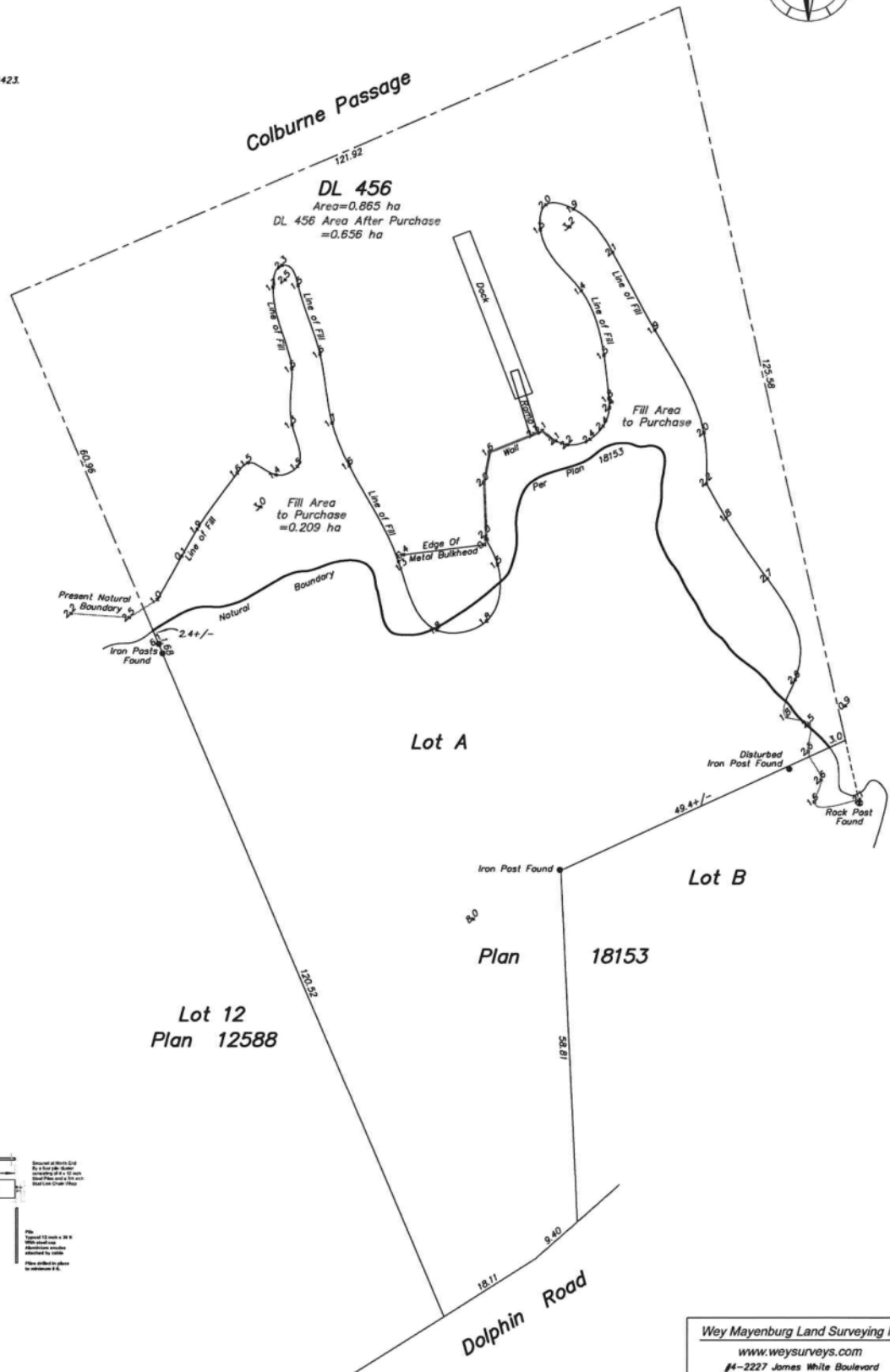


Scale = 1:500

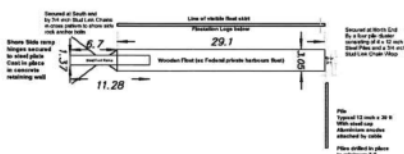
Dated this 24th day of October, 2016.

Distances and elevations shown are in metres.

Elevations are geodetic and referenced from OCM 88H4423.



2350 Dolphin Road
 Layout and detail
 of Mouring Float and Ramp



The subject property is affected by
 the following registered documents:
 737580, 1921920.

Wey Mayenburg Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 856-5155
 File: 150075\ST\BM

Re: Staking Notice

From: Chris Luke <Chris@southcoast.ca>
To: Bresnahan, Valerie FLNR:EX <Valerie.Bresnahan@gov.bc.ca>
Sent: June 30, 2017 5:18:06 PM PDT
Attachments: image001.jpg, image003.jpg, image004.jpg, image005.jpg, image002.jpg

Thanks Valerie.

Have a great long weekend.

Chris

Sent from my iPhone

On Jun 30, 2017, at 4:19 PM, Bresnahan, Valerie FLNR:EX <Valerie.Bresnahan@gov.bc.ca> wrote:

Looks good to me.

From: Chris Luke [mailto:Chris@southcoast.ca]
Sent: Thursday, June 29, 2017 10:06 AM
To: Bresnahan, Valerie FLNR:EX
Subject: Staking Notice

Valerie,

Below please find pictures of the Staking Notice that is attached to the gate at 2350 Dolphin Road. Are these suitable?

Chris

From: Bob Shields [mailto:bob.shields@coalisland.com]
Sent: Thursday, June 29, 2017 7:53 AM
To: Chris Luke
Subject:

Hi Chris

Posting notices - let me know if you need any other photos

Bob

[cid:image001.jpg@01D2F1BC.A37CB390]

[cid:image002.jpg@01D2F1BC.A37CB390]

[cid:image003.jpg@01D2F1BC.A37CB390]

[cid:image004.jpg@01D2F1BC.A37CB390]

[cid:image005.jpg@01D2F1BC.A37CB390]

R.L (Bob) Shields

Coal Island Ltd.
604.877.5355 - direct
604.341.1971 - mobile

//----- Warning, Confidentiality Notice This transmission is intended for the sole use of the individual and entity to whom it is addressed, and may contain information that is privileged and confidential. You are hereby notified that any dissemination, distribution, or duplication of this transmission by someone other than the addressee or its designated agent is strictly prohibited. If your receipt of this e-mail is in error, please destroy the transmission (and any copies thereof) immediately. //-----

<image001.jpg>
<image002.jpg>
<image003.jpg>
<image004.jpg>
<image005.jpg>

Page 090 of 332 to/à Page 094 of 332

Withheld pursuant to/removed as

Copyright

July 14, 2017

Valerie Bresnehan,

Re: Crown Land File: 1414577

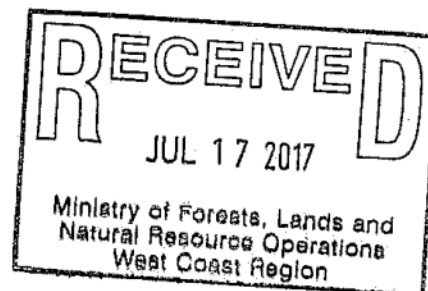
Enclosed please find cut sheets of advertisements covering the two-week periods from the Peninsula News Review in Sidney, BC confirming that our application has been advertised.

Please confirm via email receipt of these cut sheet copies as required by the Crown Land Advertising Requirements Newspaper.



Chris Luke

chris@southcoast.ca



LETTERS

Copyright

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**Land Act:
Notice of Intention to Apply
for a Disposition of Crown Land**

Take notice, that, Coal Island Ltd., from Richmond, BC, has applied to the Ministry of Forests, Lands and Natural Resource Operations (FLNRO), West Coast Region for a **Crown Grant** for the purpose of rural residential use, situated on Provincial **Crown land located adjoining property at 2350 Dolphin Road, North Saanich, BC, specifically Lot A, Section 21 & 2, Range 3, North Saanich District Plan, 18153 and District Lot 456, Cowichan District and in the vicinity of Colburne Passage.**

The Lands File Number that has been established for this application is Crown Land File #1414577.

Written comments concerning this application should be directed to the Section Head, Ministry of Forests, Lands and Natural Resource Operations at 142 – 2080 Labieux Rd, Nanaimo, BC, V9T 6J9, or emailed to:

AuthorizingAgency.Nanaimo@gov.bc.ca

Comments will be received by FLNRO up to **August 2, 2017**. FLNRO may not be able to consider comments received after this date.

Please visit our website:

<http://arfd.gov.bc.ca/ApplicationPosting/index.jsp> for more information.

Be advised that any response to this advertisement will be considered part of the public record. For information, contact the Freedom of Information Advisor at the Ministry of Forests, Lands and Natural Resource Operation's office in Nanaimo.

Copyright

Copyright

Copyright



Town of Sidney NOTICE OF PUBLIC HEARING BYLAWS NO. 2141 AND 2142

Notice is hereby given that the Council of the Town of Sidney will hold a Public Hearing in respect of Bylaw No. 2141, being the proposed amendment to Official Community Plan Bylaw No. 1920, and Bylaw No. 2142, being the proposed amendment to Zoning Bylaw No. 2015 for the Town of Sidney. Council is also considering the issuance of a Development Permit and Development Variance Permit in connection with the above noted amendments for the site shown below in Figure 1.

All persons who believe that their property is affected by the proposed amending bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws at the Public Hearing to be held at the Sidney Town Hall, 2440 Sidney Avenue, Sidney, BC on **Monday, July 10, 2017 at 7:00 p.m.** Written submissions can be received at the Town Hall prior to 4:00 p.m. on July 10, 2017.

The properties which would be affected by this application are:

Legal Addresses: Lots 23, 24 and 25, Section 11, Range 3 East, North Saanich District, Plan 11746

Civic Addresses: 2211, 2213 & 2215 James White Boulevard

The lands that are subject to the bylaws are as shown hatched on the plan below:

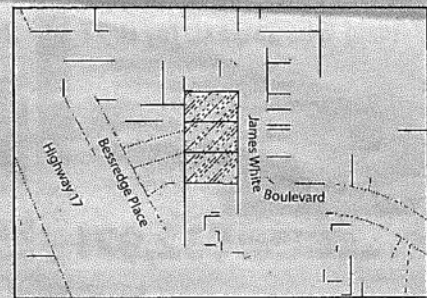


Figure 1

Bylaw No. 2141 – Official Community Plan Bylaw No. 1920 Amendment

The purpose of Bylaw No. 2141 is to amend Official Community Plan Bylaw No. 1920 by changing the land use designations for the properties subject to the bylaw from Intensive Single-Family Residential (RES-2) to Multi-Family Residential (RES-3).

Bylaw No. 2142 – Zoning Bylaw No. 2015 Amendment

The purpose of Bylaw No. 2142 is to amend Zoning Bylaw No. 2015 by rezoning the subject properties from Single-Family High Density Residential – Swiftsure Area (R1.2) to Multi-Family Medium Density Residential (RM6), to allow for the construction of three multi-family buildings, each containing 8 units for a total of 24 dwelling units.

For more information on these amendments, please go to www.sidney.ca then click on "I Want To" -> "Find Out About" -> "Active Development Applications".

Copies of the proposed bylaws and all background documentation may be inspected during normal working hours of 8:30 a.m. to 4:00 p.m., Monday to Friday (excluding statutory holidays) from **June 27, 2017 to July 10, 2017** at the Sidney Town Hall, 2440 Sidney Avenue, Sidney, BC V8L 1Y7. Further inquiries may be directed to the Development Services Department, telephone 250-656-1725 or by email at developmentsservices@sidney.ca.

Correspondence may be submitted by mail or email to the addresses noted above and must be received no later than 4:00 p.m. on the day of the Public Hearing, Monday, July 10, 2017. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

First Advertised June 30, 2017

Second Advertised July 5, 2017

Corporate Officer

Accepted

Application Sketch

Value Preservation

Accepted

Date _____





Replaced by

Date _____

PLAN TO ACCOMPANY APPLICATION FOR CROWN
GRANT, PART OF DISTRICT LOT 913, RUPERT DISTRICT.
B.C.G.S. 92L.056

Scale 1:500 metric
0 5 10 20 30 40
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

LEGEND

-  indicates Stop sign
-  indicates power pole
-  indicates guy pole
-  indicates culvert

I.R.
No. 3



HIGHWAY 19
PLAN 52676 CLSR
PLAN 1491 RW

I.R.
No. 3

CAPPED POST
UTM ZONE 9 NORTH
NAD 83 (CSRS) COORDINATES
UTMN: 5 802 965.9
UTME: 642 581.9
179° 16'47"
0.44

SPRINGHILL ROAD

N.E. ¼ Sec. 3, Tp. 1

P.I.D.: 000 529 095

O.U.P.

GRAVEL ROAD

APPLICATION AREA
0.298 ha

SEE INSTRUMENT #27 TFL27
80' RIGHT OF WAY

To Port McNeill

EDGE

OF

ASPHALT

STOP SIGN

PLAN 2038 RW

O.U.P.

SCHOOL BUS
TURNAROUND

J. E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
1250 F CEDAR STREET,
CAMPBELL RIVER, BC. V9W 2W5
Phone: (250) 287-4855 Fax: (250) 287-9502
File: 120-018 Major Jobs\dwg\120-018A.dwg

DL 913
TFL 27
PIN: 1131310

DATE OF FIELD SURVEY, JUNE 6th, 2017
COLIN A. BURRIDGE, BCLS 724



Crown Land Tenure Application

Tracking Number: 100212490

Application Information

If approved, will the authorization be issued to an Individual or Company/Organization? Individual
Are you the Individual this application will be issued to? Yes

REFERRAL / PUBLIC COMMENT CONTACT INFORMATION

Company / Organization: Group Holdings
Contact Name: Lorece Hogeweide
Contact Address: 102 Springhill Road Port McNeill, B.C. V0N 2R0
Contact Phone: 250-956-8211
Contact Email: lorece@telus.net

APPLICANT CONTACT INFORMATION

Please enter the contact information of the Individual/Organization who is acting on behalf of the applicant.

Name: Lorece Lynn Hogeweide
Phone: - redacted -
Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

CO-APPLICANTS

In addition to the principal applicant, Co-applicant(s) is an Individual(s) or a Company/Organization(s) who wish to be listed as the Tenure holder(s).

Are there co-applicants for this application? Yes

Co-applicants who are Organizations must consent to providing their name, address and phone number and Individuals must consent to providing their name and email address. Do you have permission from the co-applicants to enter their personal information? Yes

You have indicated earlier in the application that there is one or more co-applicant. Please add each co-applicant by clicking on the 'Add Individual' or 'Add Organization' button below depending if the co-applicant is an individual or an organization. Due to Freedom of Information and Protection of Privacy Act regulations you are only able to enter the name and email address for an individual.

Name: Bonnetta Collien Shepherd
Phone: - redacted -
Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

Name: Dennis John Hogeweide
Phone: - redacted -
Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

Name: Kathleen Agnes Brown
Phone: - redacted -

Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

Name: Kelly Glen Brown
Phone: - redacted -
Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

Name: Margaret Jane Miller
Phone: - redacted -
Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

Name: Margaret Michelle Tremblay
Phone: - redacted -
Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

Name: Michael Maurice Tremblay
Phone: - redacted -
Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

Name: Robert G McKenzie
Phone: - redacted -
Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

Name: Teresa Anne Myers
Phone: - redacted -
Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

Name: William Patrick Shepherd
Phone: - redacted -
Daytime Phone: - redacted -
Fax: - redacted -
Email: - redacted -
Mailing Address: - redacted -

ELIGIBILITY

Question	Answer	Warning
Do all applicants and co-applicants meet the eligibility criteria for the appropriate category as listed below?	Yes	

Applicants and/or co-applicants who are Individuals must:

1. be 19 years of age or older and
2. must be Canadian citizens or permanent residents of Canada. (Except if you are applying for a Private Moorage)

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

1. be incorporated or registered in British Columbia (Corporations also include registered partnerships, cooperatives, and non-profit societies which are formed under the relevant Provincial statutes) or
2. First Nations who can apply through Band corporations or Indian Band and Tribal Councils (Band or Tribal Councils require a Band Council Resolution).

TECHNICAL INFORMATION

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

EXISTING TENURE DETAILS

Do you hold another Crown Land Tenure?

Yes

Please specify your file number:

19400-01

If you have several file numbers, please make a note of at least one of them above. Example numbers: 1234567, 153245, others

ALL SEASONS RESORTS

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

Are you applying within an alpine ski resort? No

WHAT IS YOUR INTENDED USE OF CROWN LAND?

Use the "Add Purpose" button to select a proposed land use from the drop down menu.

If you wish to use Crown land for a short term, low impact activity you may not need to apply for tenure, you may be authorized under the Permissions policy or Private Moorage policy.

To determine if your use is permissible under the Land Act please refer to either the Land Use Policy - Permissions or Land Use Policy - Private Moorage located here.

Purpose	Tenure	Period
Roads crown grant tenure. To acquire legal access over crown land from a private residence to highway 19 for strata subdivision	Statutory Right of Way	More than thirty years

ACCESS TO CROWN LAND

Please describe how you plan to access your proposed crown land from the closest public road:

The current access to highway 19 was taken out of TFL in 1975 Frac N.E. 1/4 section3 twm1, logging road right of way, Rupert land district. " A right-of-way in 80' in width and crossing lot 913 Rupert Land District." Eventually the right-of-way will be used for permanent access. We have 7 lots of approx. 5 acres each (1/7 owners of 36 acres). Our wish is to legalize the access by purchasing it from the crown and amalgamating it into a legal strata subdivision. The road then being the common area of the strata. The owners have built a road and homes some 40 years ago. We've always treated this as a strata with yearly meetings, & a road maintenance account. Our septic systems all pass health standards, our water is all from separate licensed springs, our legal access from Springhill road over a short piece of crown land to highway 19 is what is needed to proceed with the strata subdivision.

ROADS

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

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

Specific Purpose:	crown grant tenure. To acquire legal access over crown land from a private residence to highway 19 for strata subdivision
Period:	More than thirty years
Tenure:	Statutory Right of Way

TOTAL APPLICATION AREA

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

Please specify the area: .298 hectares

OR

Specify Length: 124 meters

Specify Width: 25 meters

ROAD ACCESS

Do you have a safety reason to exclude the public from this road? No

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

IMPORTANT CONSIDERATIONS

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

Is this road related to a Clean Energy project? No

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

Will this road connect to a public road? Yes

Will you need fill material to construct this road? No

ADDITIONAL QUESTIONS

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

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

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

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

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

Are you planning to work in or around water? No

Does your operation fall within a park area? No

LOCATION INFORMATION

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

ATTACHED DOCUMENTS

Document Type	Description	Filename
General Location Map	General Location Map. pdf	General Location Map.pdf
Management Plan	Springhill Road Management plan. pdf	Springhill Road Management ...
Other	A google earth photo of our current access over crown land. This photo shows the bus turn around as well as the property line for the end lot.	Scan0066.jpg
Other	Springhill road kml file google earth from surveyor	Springhill1.kml
Other	google earth photo showing the current road accesses to all 7 lots as well as the surroundings .Note the hatchery to the left as well as the Nimpkish river. There is a closed containment fish farm North West of us the picture doesn't show. The gun range is South of us, the big grey clearing.	Scan0067.jpg
Other	scanned google earth picture of our current road access	Scan0012.jpg
Site Plan	Detailed site plan Springhill Road access. pdf	Detailed site plan Springhi...

PRIVACY DECLARATION

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

SIGNATURES

CO-APPLICANTS

You will have to obtain approval from all co-applicants before you can proceed with your application. Please select one option for each.

Name	Status of Signature Request
Bonnetta Collien Shepherd	Declaration Form uploaded
Dennis John Hogeweide	Declaration Form uploaded
Kathleen Agnes Brown	Declaration Form uploaded

Kelly Glen Brown	Declaration Form uploaded
Margaret Jane Miller	Declaration Form uploaded
Margaret Michelle Tremblay	Declaration Form uploaded
Michael Maurice Tremblay	Declaration Form uploaded
Robert G McKenzie	Declaration Form uploaded
Teresa Anne Myers	Declaration Form uploaded
William Patrick Shepherd	Declaration Form uploaded

IMPORTANT NOTICES

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

DECLARATION

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

APPLICATION AND ASSOCIATED FEES

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

OFFICE

Office to submit application to: Nanaimo

PROJECT INFORMATION

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

OFFICE USE ONLY

Office Nanaimo	File Number	Project Number
	Disposition ID	Client Number

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

Seven families have built homes on an unsubdivided 36 acre parcel of land approx 40 years ago. This is a fee-simple arrangement. Motherwell did a survey and a subdivision plan, so the owners knew where their property lines were. The owners built a private road and accessed the highway through TFL 37. In 1975 this piece of access land 396' long x 80' wide was taken out of TFL for "A Right-of-way 80 feet in width and crossing lot 913 Rupert land District" Eventually the right-of-way will be used for permanent access. Document signed by J.S. Stokes, Deputy Minister. We are applying for a strata subdivision. Ministry of Transportation is requiring us to purchase this piece of access from crown for legal access from Springhill Road to highway 19. Without this legal access, we won't be able to subdivide. Highways requests we leave enough road allowance for a two lane road in our survey plan, although they may allow us to use the road the width it is. We already have all seven lots have upgraded their septic systems and filed them with VIHA. We each have a licensed spring for our water supply. We have always maintained our own road and have a road fund that each of us pays into monthly for any road work. We have a secretary/treasurer and a president. We have meetings when we feel one is needed. When we Strata this property, the road will be the only common area. We will continue to maintain the road ourselves like we've been doing all this time. We can only currently claim one home owner grant at tax time, because we are not legally subdivided. The dynamic of our group of people is changing. Some have passed away, some have sold. We need to get this strata subdivision done. In 1999 we had some safety issues with our bus driver. She was picking our children up across from Springhill Road on highway 19. She wanted to pull our stop. We applied for the use of crown land File#19400-01 located on the access we are applying for. We were granted permission to build a bus turn around on a portion of DL 913 not to exceed 150'. We built the turn around and the bus could drive onto our road, back into the bus turnaround and safely pick up the children. We maintain the turn around as well as the road. In 1978, the regional district of Mount Waddington rezoned this property from A-1 to RA-1 small holdings, 2 acre minimum. This allows for a 66' wide road allowance to be taken out of each property for the road.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
survey	survey done for application	survey complete	

Add Row

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.



On June 8th 2017 I e-mailed our Kuterra liason Josephine Mrozewski and told her about our plans to apply for strata subdivision and were applying to purchase the crown land for the piece of access road off of Springhill road that connects us to highway 19 for a permanent road access. She responded by saying she is still the Kuterra liason. The farm, while owned by 'Namgis (NFN), is a separate entity and NFN does try to keep a firewall between them. So, she can't speak for NFN, but could suggest a contact there.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



Springhill Road is located South of the Nimpkish River bridge, 10 km from the town of port McNeill. It is between the Nimpkish bridge and the Beaver Cove cut off. Legal description The North East 1/4 of Section 3, Township 1. The crown land we are applying for is lot 913, the end of Springhill Road

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:



This crown land is needed to provide us with legal access from Springhill Road to highway 19. The purchase of the crown land for road access is a requirement by Department of highways for our Strata Subdivision.

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
road access already in use may remain as is.	road access already in use by 6 families	12 months of the year access to residential.
Add Row		

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
There is no construction scheduled on any of the residences or road.	N/A	N/A
Add Field		

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
Springhill Road to highway 19 via crown land	Springhill Road to highway 19 via crown land/purchased formed into a strata road	private road / using crown land to access highway	a 1975 Forest Service agreement to use this crown piece of road as access file TFL37 0332185	There might not be any construction. We may be allowed to use the road the way it is	N/A	6 families living in this residential area. If there was construction at a later date, it would be minimal upset.
Add Field						

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.



We have hydro supplied to each resident by B.C Hydro as well as B.C. tel. The hydro/telephone lines run down the edge of Springhill road, on our land but they are a B.C. hydro right of way. B.C. hydro just replaced the poles on the road last winter. The hydro lines are accessible from Springhill road. Our Internet is satellite connected.

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
already exists/in use	Surface water..spring	Pimlott Spring/lot 1	1000 gallons a day	Conditional water licence domestic purpose	lic. #CL59394
already exists/in use	Surface water..spring	Golobar Spring/lot 2	1000gallons a day	Conditional water licence domestic purpose	lic .# CL59395
already exists/in use	Surface water..spring	Bendall Spring/lot 3	1000gallons a day	Conditional water licence domestic purpose	lic. #CL59396
already exists/in use	Surface water..spring	Kirker Spring/lot 4	1000gallons a day	Conditional water licence domestic purpose	lic. # CL59397
already exists/in use	Surface water..spring	Auty Spring/lot 5	1000gallons a day	Conditional water licence domestic purpose	lic # CL59398
already exists	Surface water..spring	Bertson Spring/lot 6	1000gallons a day	Conditional water licence domestic purpose	lic#CL59399
already exists/in use	Surface water..spring	Dobbie Spring/lot 7	1000 gallons a day	Conditional water licence domestic purpose	lic# CL59400

Add Field

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Sept.14,2015/professional	Septic tank type1	lot 1/Latitude 50.560852 Longitude -126.997705	less than or equal to 9100 litres	filing with VIHA #PH-15-001	Giff la Rose,P.ENG registration # 11870
Sept. 9/2015/professional	Septic tank, sewage treatment tank. type 2	lot 2/Latitude 50.561032 Longitude--126.995913	Less than or equal to 9 100 litres	filing with VIHA #PH-15-002	Giff la Rose,P.ENG registration #11870
Sept 9/2015/professional	Septic tank type 1	lot 3/Latitude 50.5602 Longitude -126.9945	Less than or equal to 9 100 litres	filing with VIHA #PH-15-007	Giff la Rose, P. ENG registration # 11870
Sept 14 /2015/professional	Septic tank type 1	lot 4/Latitude 50.560411 Longitude -126.992552	less than or equal to 9 100 litres	filing with VIHA #PH-15-003	Giff la Rose,P.ENG registration #11870
Sept 14,2015/professional	Septic tank type 1	lot 5/Latitude 50.560411 Longitude -126.992552	less than or equal to 9 100 litres	filing with VIHA #PH-15-004	Giff la Rose, P. ENG registration # 11870
Sept 2015/test holes/ professional	Approved septic site for bare lot	Lot 6	approved site	Engineer sent to VIHA May 15/2017	Giff la Rose,P.ENG
May 11 1988	Septic tank cement	lot 7	250 gallons per day	Filed with VIHA May 11,1988	Gerald Acom Public Health inspector

Add Field

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

☐ Yes ☒ No

Are any areas of vegetation to be cleared, outside of timber removal?

☐ Yes ☒ No

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

☐ Yes ☒ No

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

☐ Yes ☒ No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

☐ Yes ☒ No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?

☐ Yes ☒ No



4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

☐ Yes ☒ No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

☐ Yes ☒ No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

☐ Yes ☒ No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

☐ Yes ☒ No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
N/A	N/A	N/A
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

(Best management practices for sound)

Sound? ☐ Yes ☒ No

Odor? ☐ Yes ☒ No

Gas? ☐ Yes ☒ No

Fuel Emissions? ☐ Yes ☒ No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

☐ Yes ☒ No

4.3.2 Public Access

Will the project result in changes to public access?

☐ Yes ☒ No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

☐ Yes ☒ No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

(BC Wildlife Act)

☐ Yes ☒ No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

☐ Yes ☒ No

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

☐ Yes ☒ No

Will the project (construction or operations phase) require water diversion?

☐ Yes ☒ No

Will the project threaten or endanger species at risk in the area?

Species At Risk Act

☐ Yes ☒ No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

Fish Hatchery West of us. (Frac. N/W Sec. 3 twp1). Closed containment fish farm Kuterra North of us (Ches-La-Kee !R N 3). Nothing to the East (Lot 913) for about 6 miles, then Lemare Lake logging shop Kilpala. South of us is Broughton Sports club gun range (SE 1/4/ Sec 3 twp1).

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? *(Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)*

☐ Yes ☒ No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

☐ Yes ☒ No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.







Fire trucks, Ambulances, garbage trucks, Hydro trucks can easily access each lot on each property. This project (legalizing our current access to highway 19). There will be no increased demand on vehicles of any kind due to this project.

END O F FORM

PLAN TO ACCOMPANY APPLICATION FOR CROWN
GRANT, PART OF DISTRICT LOT 913, RUPERT DISTRICT.
B.C.G.S. 92L.056

Scale 1:500 metric
0 5 10 20 30 40
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

LEGEND

-  indicates Stop sign
-  O.U.P. indicates power pole
-  indicates guy pole
-  indicates culvert

I.R.
No. 3



HIGHWAY 19
PLAN 52676 CLSR
PLAN 1491 RW

I.R.
No. 3

CAPPED POST
UTM ZONE 9 NORTH
NAD 83 (CSRS) COORDINATES
UTMN: 5 802 965.9
UTME: 642 581.9
179° 16'47"
0.44

SPRINGHILL ROAD

N.E. ¼ Sec. 3, Tp. 1

P.I.D.: 000 529 095

O.U.P.

GRAVEL ROAD

APPLICATION AREA
0.298 ha

SEE INSTRUMENT #27 TFL27
80' RIGHT OF WAY

To Port McNeill

EDGE

OF

ASPHALT

STOP SIGN

PLAN 2038 RW

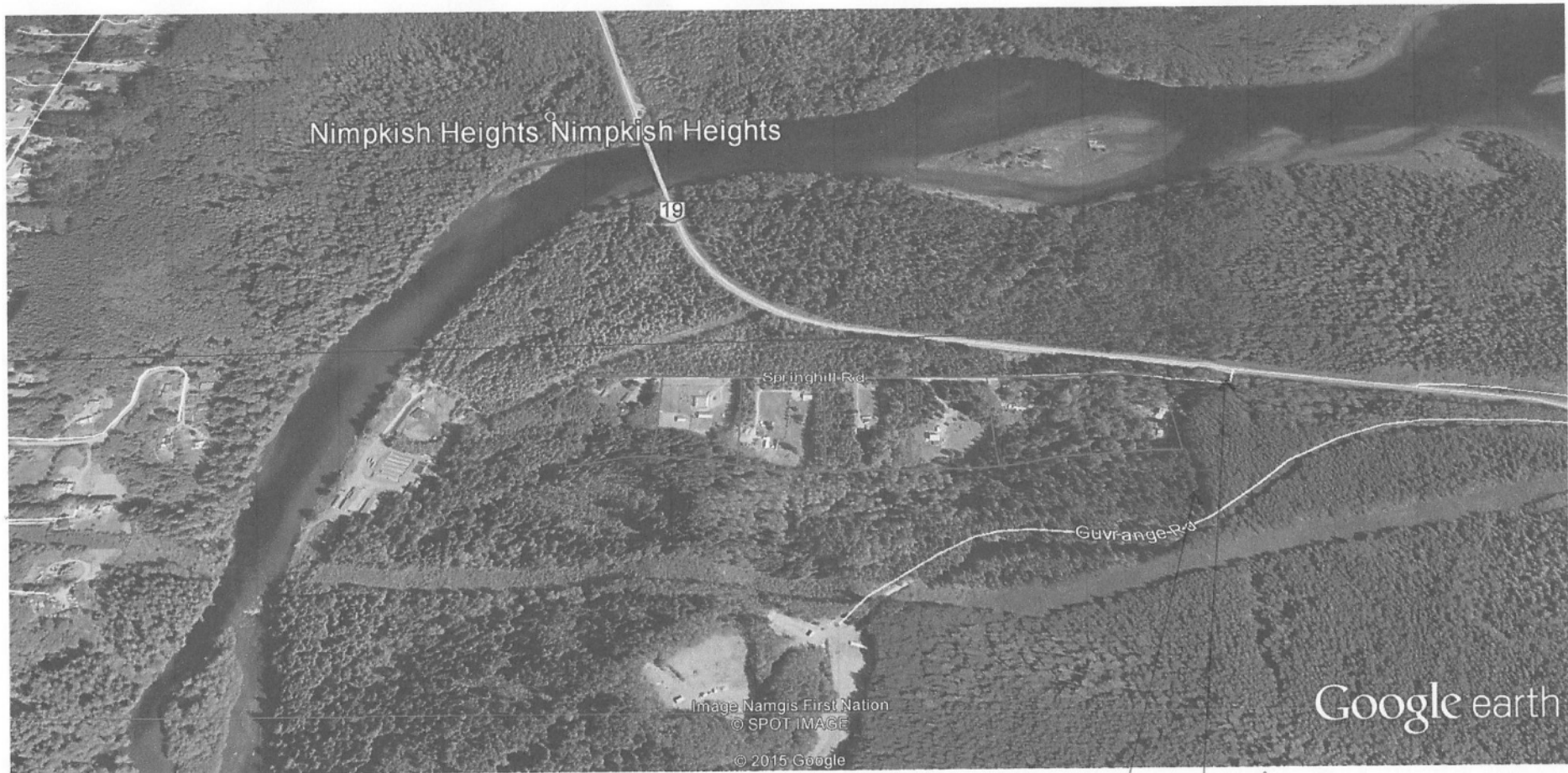
O.U.P.

SCHOOL BUS
TURNAROUND

J. E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
1250 F CEDAR STREET,
CAMPBELL RIVER, BC. V9W 2W5
Phone: (250) 287-4855 Fax: (250) 287-9502
File: 120-018 Major Jobs\dwg\120-018A.dwg

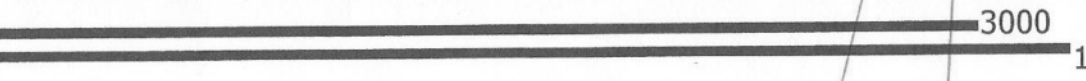
DL 913
TFL 27
PIN: 1131310

DATE OF FIELD SURVEY, JUNE 6th, 2017
COLIN A. BURRIDGE, BCLS 724



Google earth

feet
km







DRIVEWAY
LAST PIECE OF
PROPERTY IS
ACCESSED THROUGH
GUN RANGE ROAD

OUR ROAD ACCESS
TO SPRINGHILL ROAD

PLAN TO ACCOMPANY APPLICATION FOR CROWN
GRANT, PART OF DISTRICT LOT 913, RUPERT DISTRICT.
B.C.G.S. 92L.056

Scale 1:500 metric
0 5 10 20 30 40
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

LEGEND

-  indicates Stop sign
-  indicates power pole
-  indicates guy pole
-  indicates culvert

I.R.
No. 3



HIGHWAY 19
PLAN 52676 CLSR
PLAN 1491 RW

I.R.
No. 3

CAPPED POST
UTM ZONE 9 NORTH
NAD 83 (CSRS) COORDINATES
UTMN: 5 802 965.9
UTME: 642 581.9
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N.E. ¼ Sec. 3, Tp. 1

P.I.D.: 000 529 095

O.U.P.

GRAVEL ROAD

APPLICATION AREA
0.298 ha

SEE INSTRUMENT #27 TFL27
80' RIGHT OF WAY

To Port McNeill

EDGE

OF

ASPHALT

PLAN 2038 RW

STOP SIGN

O.U.P.

SCHOOL BUS
TURNAROUND

J. E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
1250 F CEDAR STREET,
CAMPBELL RIVER, BC. V9W 2W5
Phone: (250) 287-4855 Fax: (250) 287-9502
File: 120-018 Major Jobs\dwg\120-018A.dwg

DL 913
TFL 27
PIN: 1131310

DATE OF FIELD SURVEY, JUNE 6th, 2017
COLIN A. BURRIDGE, BCLS 724



LAND USE REPORT - FINAL

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION

File:	1412858	Inspected Date:	May 2016
Reported By:	Shawn Meisner	Report Date:	May 4, 2017
Phone Number:	s.17	Complexity Level:	Low
Applicant:	Major Projects and Crown Land Sales West Coast Authorizations Ministry of Forests, Lands and Natural Resource operations		

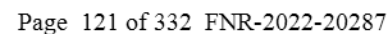
Decision: Application not applicable. Parcel is a fee simple property returned to Crown due to non-payment of rural property taxes. Intent is to return parcel to private fee simple ownership through Crown grant.

Note: This land use report continues from the previously decided upon Interim Land Use report and should be adjudicated considering the previous decision. Changes from the Interim LUR are highlighted in yellow. Interim LUR can be found at: [I:\Share\Crown Land and Resources\!Land Tenure Files \(12800-20\)\1412858\LO REPORTS\2017-05-04 INTERIM LUR 1412858 - signed.pdf](I:\Share\Crown Land and Resources\!Land Tenure Files (12800-20)\1412858\LO REPORTS\2017-05-04 INTERIM LUR 1412858 - signed.pdf)

Application Type:	Not applicable	LMM Policy:	
Purpose:	Residential	Sub-Purpose:	Rural Residential
Type:	Crown Grant	Sub-Type:	Multiple Listing Service
Commencement Date:	PA discretion	Term:	permanent
Purpose Statement:	Purpose is to dispose of lands returned to Crown as a result of failure to pay rural property taxes, returning the subject land to fee simple private ownership.		

BCGS Map Sheet:	92L109
Application Area:	0.067 Ha.
Recommended Area:	0.067 Ha.
Location:	4009 Cougar Crescent, Woss, BC (Crown), Woss, BC

Legal Description:	Property ID 024-600-008: LOT 3 BLOCK D SECTION 21 RUPERT DISTRICT PLAN VIP69589 shown outlined on sketch below, containing 0.067 hectares, more or less.
---------------------------	--



Referral Agencies/ Analysis:	
FLNRO (forest tenures)	Not referred. No effect on forest tenures. Was most previously private fee simple land improved for residential use.
FLNRO (ecosystems)	Not referred. Was most previously private fee simple land improved for residential use.
Ministry Environment	Not referred. Was most previously private fee simple land improved for residential use.
Regional Mount Waddington	Not formally referred. Communication with Regional District confirms Regional District support for return of property to private fee simple ownership.

s.16

Clearance and Other Conflicts:

Forest tenures – No conflict. Area deleted from TFL 37 and timber licence as part of file 1409177. File 1409177 created the Crown grant for the community of Woss	Conflict Resolved
File 1409315 – FLNRO F&W NOI. No conflict as per D. McKonkey e-mail of May 3, 2017. I:\Share\Crown Land and Resources\Land Tenure Files (12800-20)\1412858\CORRESPONDENCE\REFERRAL RESPONSES\2015-05-03 No conflict with file 1409315.pdf	Conflict Resolved
Guide Outfitter Area - No conflict. Application within residential area. Conflict will be removed if application area proceeds to fee simple disposition.	Conflict Resolved
Trapline Area - No conflict. Application within residential area. Conflict will be removed if application area proceeds to fee simple disposition.	Conflict Resolved
File 1404396 – SRWs for BCtel and Hydro. No conflict, SRWs will remain as per existing title.	Conflict Resolved
status review notes: \\Sfp.idir.bcgov\s164\S63087\Share\Crown Land and Resources\Land Tenure Files (12800-20)\1412858\SHAPEFILES MAPS STATUS\2017-05-03 status review notes 1412858.pdf	

Site Information: Parcel forfeited to the Crown absolute in 2005. Parcel is a small residential lot within the community of Woss. No site maintenance has occurred since that forfeiture. Parcel currently includes dilapidated mobile home.

**Discussion and Recommendations:**

Subject parcel was previously private fee simple land returned to Crown due to non-payment of rural property taxes. Property has been in dilapidated condition for greater than 10 years. Its dilapidated condition poses a risk to public safety and is not conducive to furthering rural economic development in Woss. The parcel's size and location is not conducive to use other than as a residential parcel. It is considered appropriate that the property be returned to private fee simple disposition at the earliest possible date.

Disposition must realize fair market value for the property. BC Assessment provides a land value for the property of \$24000. The building (mobile home) is considered negative value with an estimated disposal cost of \$25000. Other costs towards disposition will include marketing and posting survey to ensure property is defined prior to marketing.

First Nation Consultation

s.16

Valuation

Fair market value for land and dilapidated mobile home has been established as \$20,100.00.

Consistent with Land Act Section 11 fair market value was established through public auction conducted by BC Auction. Valuation includes any timber that may be present on the site and is in consideration of the dilapidated mobile home currently present on the site and which will be the responsibility of the successful bidder to address.

Auction results: [\\Sfp.idir.bcgov\s164\S63087\Share\Crown Land and Resources\!Land Tenure Files \(12800-20\)\1412858\HISTORY\2017-10-17 Auction results 1412858.pdf](\\Sfp.idir.bcgov\s164\S63087\Share\Crown Land and Resources\!Land Tenure Files (12800-20)\1412858\HISTORY\2017-10-17 Auction results 1412858.pdf)

Successful Bidder (Applicant)

The successful bidder is, **as joint tenants:**

Rebecca Jo Rogers
9357 Maryland Drive, Sidney, BC Canada V8L 2R4
Emergency Responder

and

David Scott Rogers, Emergency Responder
9357 Maryland Drive, Sidney, BC Canada V8L 2R4
Emergency Responder

Bidder information [I:\Share\Crown Land and Resources\!Land Tenure Files \(12800-20\)\1412858\HISTORY\2017-10-17 Crown land sale - information request.pdf](I:\Share\Crown Land and Resources\!Land Tenure Files (12800-20)\1412858\HISTORY\2017-10-17 Crown land sale - information request.pdf)

Recommendation

Recommendation is to dispose of the property into fee simple private ownership (i.e. issuance of Crown grant), without additional provisos, to Rebecca Jo Rogers and David Scott Rogers having received a sum of \$20,100.00 plus GST

Term: permanent

Rent: N/A

Review: N/A

Security: N/A

Reason for Decision: Return of parcel to fee simple interest is in the Province's interest having received fair market value for the property.

I have read this Land Use Report and **Agree / Disagree** with the recommendation and comments as presented. Additional recommendations and or rationale **have / have not** been added to this document.

Prepared by:



Shawn Meisner, Manager Major Projects
and Crown Land Sales

October 17, 2017

Date

Statutory or Delegated Decision Maker

Date

Comments, if required:



Land Use Report
Worksheets



Principle Based
Decision Making Tool



Land Act
Environmental Risks v



Application

Tracking Number: 100229346

Applicant Information

If approved, will the authorization be issued to an Individual or Company/Organization? Individual
Are you the Individual this application will be issued to? No
What is your relationship to the individual? Agent

APPLICANT CONTACT INFORMATION

Have you considered using a BCeID? A BCeID allows you to save your application at any time and return later to complete it or check the status of your application. It only takes a few minutes to sign up for a free BCeID which also allows you to use the same ID for many other government services. Click on 'Save Application' on the bottom and then on 'Register' to sign up. You will return to this application once the sign up has been completed.

Name: Lorece Lynn Hogeweide
Phone: 250-956-8211
Daytime Phone:
Fax:
Email: lorece@telus.net
Mailing Address: RR 102 Springhill Rd
Port McNeill BC v0n 2r0

AGENT INFORMATION

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

Name: Lorece Lynn Hogeweide
Phone: 250-956-8211
Daytime Phone:
Fax:
Email: lorece@telus.net
Mailing Address: 102 Springhill Road Road
RR
Port McNeill BC v0n2r0

Letter(s) Attached: Yes (permission to act as agent Margaret Michelle Tremblay.pdf, permission to act as agent Michael Maurice Tremblay.pdf, permission to act as agent Bonnetta Shepherd.pdf, permission to act as agent William P Shepherd.pdf, permission to act as agent Kelly Brown.pdf, permission to act as agent Margaret Miller lot 4.pdf, permission to act as agent Dennis Hogeweide.pdf, permission to act as agent McKenzie lot 1 #2.pdf, permission to act as agent Teresa Myers executrix lot 6.pdf)

TECHNICAL INFORMATION

APPLICATION

Please provide us with as much detail as possible about the application you would like to amend so that we are able to locate it.

Type of Application: Crown Land Tenure Application
Approximate date that the application was submitted: Jun 20, 2017
Reference Number (tracking number, file number, etc.): 057941

REASON FOR AMENDMENT

Please provide us with the reason why you would like to amend the application (please select all that apply):

Reason for amendment: Provide additional information
Submit a report or other document

ADDITIONAL INFORMATION

You have indicated that you would like to submit additional information for your application. Please answer the questions below so that we are able to amend your application. If you need to upload documents you can do that at the next step (Step 4).

Reason for additional information:

Information was not available at the time of submission

Describe what information you would like to add to your application:

After the application was submitted, the regional district required the legal survey to be done for zoning reasons for our proposed seven lot strata.. The survey showed lot 7 to be over their property line with their septic field. The field is on crown land. We would like to add the septic field area to our application and purchase this piece of crown land, leaving the field the way it is. The current septic field passes health regulations. This field was not put in by the current owners. They had no way of knowing this. It would be a great expense for them to now have to move the field. We would like to add to this application, a survey for the septic field portion that is on crown land.

SUBMIT A REPORT OR OTHER DOCUMENT

You have indicated that you would like to submit a report or other document. Please upload those documents at the next step (Step 4).

ATTACHED DOCUMENTS

Document Type	Description	Filename
Other	Legal survey for Springhill Road Oct 2017	Legal survey Springhill Ro...
Other	New application area sketch	New application area sketch...

PRIVACY DECLARATION

PRIVACY NOTE FOR THE COLLECTION, USE AND DISCLOSURE OF PERSONAL INFORMATION

Personal information is collected by FrontCounter BC under the legal authority of section 26 (c) and 27 (1) of the Freedom of Information and Protection of Privacy Act (the Act).

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FrontCounter BC Program Director
FrontCounter BC, Provincial Operation
441 Columbia Street
Kamloops, BC V2C 2T3

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

IMPORTANT NOTICES

DECLARATION

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

OFFICE

Office to submit application to:

Nanaimo

PROJECT INFORMATION

Is this application for an activity or project which requires more than one natural resource

No

authorization from the Province of BC?

APPLICANT SIGNATURE	
Applicant Signature	Date

OFFICE USE ONLY		
Office Nanaimo	File Number	Project Number
	Disposition ID	Client Number

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

Seven families have built homes on an unsubdivided 36 acre parcel of land approx 40 years ago. This is a fee-simple arrangement. Motherwell did a survey and a subdivision plan, so the owners knew where their property lines were. The owners built a private road and accessed the highway through TFL 37. In 1975 this piece of access land 396' long x 80' wide was taken out of TFL for "A Right-of-way 80 feet in width and crossing lot 913 Rupert land District" Eventually the right-of-way will be used for permanent access. Document signed by J.S. Stokes, Deputy Minister. We are applying for a strata subdivision. Ministry of Transportation is requiring us to purchase this piece of access from crown for legal access from Springhill Road to highway 19. Without this legal access, we won't be able to subdivide. Highways requests we leave enough road allowance for a two lane road in our survey plan, although they may allow us to use the road the width it is. We already have all seven lots have upgraded their septic systems and filed them with VIHA. We each have a licensed spring for our water supply. We have always maintained our own road and have a road fund that each of us pays into monthly for any road work. We have a secretary/treasurer and a president. We have meetings when we feel one is needed. When we Strata this property, the road will be the only common area. We will continue to maintain the road ourselves like we've been doing all this time. We can only currently claim one home owner grant at tax time, because we are not legally subdivided. The dynamic of our group of people is changing. Some have passed away, some have sold. We need to get this strata subdivision done.

In 1999 we had some safety issues with our bus driver. She was picking our children up across from Springhill Road on highway 19. She wanted to pull our stop. We applied for the use of crown land File#19400-01 located on the access we are applying for. We were granted permission to build a bus turn around on a portion of DL 913 not to exceed 150'. We built the turn around and the bus could drive onto our road, back into the bus turnaround and safely pick up the children. We maintain the turn around as well as the road.

In 1978, the regional district of Mount Waddington rezoned this property from A-1 to RA-1 small holdings, 2 acre minimum. This allows for a 66' wide road allowance to be taken out of each property for the road.

After the application for legal road access was submitted, the regional district required the legal survey be done for zoning reasons for our proposed seven lot strata. The survey showed lot 7 to be over their property line with their septic field. The field is on crown land by approximately 30'. We would like to add the septic field area to our application and purchase this piece of crown land, leaving the field the way it is. The current septic field passes health regulations. This field was not put in by the current owners. They had no way of knowing this. The location of the South East corner property pin was never located. The surveyors had to measure over from the next property pin to locate the exact location where lot seven's corner pin should be. It would be a great expense for them to now have to move the field and difficult to find enough usable land to place a new field on that piece of property. This addition to the property would solve the septic issue for lot 7 and would enable us to get our septic portion of the strata subdivision requirements passed.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
survey	survey done for application	survey complete	

Add Row

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.



On June 8th 2017 I e-mailed our Kuterra liason Josephine Mrozewski and told her about our plans to apply for strata subdivision and were applying to purchase the crown land for the piece of access road off of Springhill road that connects us to highway 19 for a permanent road access. She responded by saying she is still the Kuterra liason. The farm, while owned by 'Namgis (NFN), is a separate entity and NFN does try to keep a firewall between them. So, she can't speak for NFN, but could suggest a contact there.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



Springhill Road is located South of the Nimpkish River bridge, 10 km from the town of port McNeill. It is between the Nimpkish bridge and the Beaver Cove cut off. Legal description The North East 1/4 of Section 3, Township 1. The crown land we are applying for is lot 913, the end of Springhill Road

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:



This crown land is needed to provide us with legal access from Springhill Road to highway 19. The purchase of the crown land for road access is a requirement by Department of highways for our Strata Subdivision.

This crown land running north south on the east side of the strata area is needed to legalize the septic field area for lot seven allowing us pass the septic portion of the strata requirements. This septic field was upgraded in 1988 and passes VIHA requirements . Nothing further will be done with the septic field. No new infrastructure is required

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference reduced risk fish windows as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
road access already in use may remain as is.	road access already in use by 6 families	12 months of the year access to residential.

Add Row

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
There is no construction scheduled on any of the residences or road.	N/A	N/A
Add Field		

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
Springhill Road to highway 19 via crown land	Springhill Road to highway 19 via crown land/purchased formed into a strata road	private road / using crown land to access highway	a 1975 Forest Service agreement to use this crown piece of road as access file TFL37 0332185	There might not be any construction. We may be allowed to use the road the way it is	N/A	6 families living in this residential area. If there was construction at a later date, it would be minimal upset.
Add Field						

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.



We have hydro supplied to each resident by B.C Hydro as well as B.C. tel. The hydro/telephone lines run down the edge of Springhill road, on our land but they are a B.C. hydro right of way. B.C. hydro just replaced the poles on the road last winter. The hydro lines are accessible from Springhill road. Our Internet is satellite connected.

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
already exists/in use	Surface water..spring	Pimlott Spring/lot 1	1000 gallons a day	Conditional water licence domestic purpose	lic. #CL59394
already exists/in use	Surface water..spring	Golobar Spring/lot 2	1000gallons a day	Conditional water licence domestic purpose	lic .# CL59395
already exists/in use	Surface water..spring	Bendall Spring/lot 3	1000gallons a day	Conditional water licence domestic purpose	lic. #CL59396
already exists/in use	Surface water..spring	Kirker Spring/lot 4	1000gallons a day	Conditional water licence domestic purpose	lic. # CL59397
already exists/in use	Surface water..spring	Auty Spring/lot 5	1000gallons a day	Conditional water licence domestic purpose	lic # CL59398
already exists	Surface water..spring	Bertson Spring/lot 6	1000gallons a day	Conditional water licence domestic purpose	lic#CL59399
already exists/in use	Surface water..spring	Dobbie Spring/lot 7	1000 gallons a day	Conditional water licence domestic purpose	lic# CL59400

Add Field

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:



Project Phase (Construction/ Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Sept.14,2015/professional	Septic tank type1	lot 1/Latitude 50.560852 Longitude -126.997705	less than or equal to 9100 litres	filing with VIHA #PH-15-001	Giff la Rose,P.ENG registration # 11870
Sept. 9/2015/professional	Septic tank, sewage treatment tank. type 2	lot 2/Latitude 50.561032 Longitude--126.995913	Less than or equal to 9 100 litres	filing with VIHA #PH-15-002	Giff la Rose,P.ENG registration #11870
Sept 9/2015/professional	Septic tank type 1	lot 3/Latitude 50.5602 Longitude -126.9945	Less than or equal to 9 100 litres	filing with VIHA #PH-15-007	Giff la Rose, P. ENG registration # 11870
Sept 14 /2015/professional	Septic tank type 1	lot 4/Latitude 50.560411 Longitude -126.992552	less than or equal to 9 100 litres	filing with VIHA #PH-15-003	Giff la Rose,P.ENG registration #11870
Sept 14,2015/professional	Septic tank type 1	lot 5/Latitude 50.560411 Longitude -126.992552	less than or equal to 9 100 litres	filing with VIHA #PH-15-004	Giff la Rose, P. ENG registration # 11870
Sept 2015/test holes/ professional	Approved septic site for bare lot	Lot 6	approved site	Engineer sent to VIHA May 15/2017	Giff la Rose,P.ENG
May 11 1988	Septic tank cement	lot 7	250 gallons per day	Filed with VIHA May 11,1988	Gerald Acom Public Health inspector

Add Field

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

☐ Yes ☒ No

Are any areas of vegetation to be cleared, outside of timber removal?

☐ Yes ☒ No

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

☐ Yes ☒ No

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

☐ Yes ☒ No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

☐ Yes ☒ No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?

☐ Yes ☒ No



4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

☐ Yes ☒ No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

☐ Yes ☒ No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

☐ Yes ☒ No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

☐ Yes ☒ No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
N/A	N/A	N/A
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

(Best management practices for sound)

Sound? ☐ Yes ☒ No

Odor? ☐ Yes ☒ No

Gas? ☐ Yes ☒ No

Fuel Emissions? ☐ Yes ☒ No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

☐ Yes ☒ No

4.3.2 Public Access

Will the project result in changes to public access?

☐ Yes ☒ No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

☐ Yes ☒ No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

(BC Wildlife Act)

☐ Yes ☒ No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

☐ Yes ☒ No

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

☐ Yes ☒ No

Will the project (construction or operations phase) require water diversion?

☐ Yes ☒ No

Will the project threaten or endanger species at risk in the area?

Species At Risk Act

☐ Yes ☒ No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

Fish Hatchery West of us. (Frac. N/W Sec. 3 twp1). Closed containment fish farm Kuterra North of us (Ches-La-Kee !R N 3). Nothing to the East (Lot 913) for about 6 miles, then Lemare Lake logging shop Kilpala. South of us is Broughton Sports club gun range (SE 1/4/ Sec 3 twp1).

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? *(Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)*

☐ Yes ☒ No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

☐ Yes ☒ No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



Fire trucks, Ambulances, garbage trucks, Hydro trucks can easily access each lot on each property. This project (legalizing our current access to highway 19). There will be no increased demand on vehicles of any kind due to this project.

END O F FORM



LAND USE REPORT

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION

File:	1414577	Inspected Date:	N/A
Reported By:	Gary Morley	Report Dates:	November 28, 2017
Phone Number:	250 751 7238	Complexity Level:	2
Applicant:	COAL ISLAND LTD. 310 - 10991 SHELLBRIDGE WAY Richmond, BC V6A 3C6		

Decision: The application is allowed.

Application Type:	New	LMM Policy:	Sales
Purpose:	Residential	Sub-Purpose:	Rural Residential
Type:	Crown Grant	Sub-Type:	Direct Sale
Commencement Date:	PA determined	Term:	Indefinite
Purpose Statement:	Crown Grant Residential		

BCGS Map Sheet:	92B063
Air Photo No.:	No Record Found
Application Area:	0.20900000 Ha.
Recommended Area:	0.20900000 Ha.
Location:	Coal Harbour, Colburne Passage

Legal Description:	Those parts of Blocks A, B and C of District Lot 456, Cowichan District, shown on the attached sketch, containing 0.2090 hectares, more or less
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Overview

Coal Island Ltd. has applied to purchase filled Crown foreshore at Swartz Bay. The land is defined as breakwaters within an existing Crown lease. The applicant is the owner of the adjacent residentially zoned upland and, if sold, the land would be subject to consolidation with the upland property.

Referral Agencies - Comments/Analysis:

Ministry Of Forests, Lands And Natural Resource Operations – Ecosystems – No objections provided there is no further infilling of the marine environment.

Transport Canada – No objections, however the existing dock requires an authorization under the Navigation Protection Act. The applicant will be contacted by Transport Canada and directed to submit a Notice of Works application for review.

Environment Canada – No response

Municipality of North Saanich – No response

First Nations - Comments/Analysis::

Halalt – no response
 Cowichan Tribes – no response
 Lake Cowichan – no response
 Lyackson – no response
 Pauquachin – no response
 Penelakut – no response
 Semiahmoo
 Tsartlip – no response
 Tsawout – no response
 Xwemalhkwu (Homalco) – no response
 Tseycum – no response
 Stz'uminus – no response

Consultation with the First Nations was through initial engagement letters and follow up letters, following established First Nations engagement protocols. This is an application to legalize 2,090 square metres of historical fill; risk ^{s.18} The fill area is within an existing lease to the client, which was replaced in 2016.^{s.18}

^{s.18} No responses were received from First Nations other than Lyackson, who categorized the impact at the moderate to low end of the Haida Spectrum and deferred to other Nations whose title and governing authorities are directly affected.

A link to CRTS, providing an overview and in depth consultation particulars is provided below:

[https://spc-crts.gov.bc.ca/CRTS/Consultation_Centre/Ongoing_Consultation/West_Coast_Ongoing/Coal%20Island%20Ltd%20-%201414577%20-%20\(04-17\).xml](https://spc-crts.gov.bc.ca/CRTS/Consultation_Centre/Ongoing_Consultation/West_Coast_Ongoing/Coal%20Island%20Ltd%20-%201414577%20-%20(04-17).xml)

Clearance and Other Conflicts:

Darren DeLuca, Guide Outfitter Certificate No. 100677 - no conflict, rights are extinguished upon sale

File 0231533, Lease No V920554 to Coal Island Ltd. - no conflict as application is over a portion of this tenure held by the applicant. Replacement 30 lease was issued in December, 2016.

^{s.18}

Site Information:

The land is situated east of the BC Ferries Swartz Bay terminal and is defined as filled foreshore defined as breakwaters within an existing Crown lease.

The foreshore and breakwaters consist entirely of historical fill. During construction of the adjacent ferry terminal, some of the material excavated during terminal construction was utilized to create this property. In addition, commercial debris generated from a historical industrial operation at this site was used during the construction of the foreshore and breakwaters, as evidenced by the exposed concrete and metal throughout the face of the breakwaters. Due to the site's proximity to the BC Ferries terminal and its exposure to continuous ferry wake, significant erosion is occurring along the breakwaters and foreshore of the site. This erosion is compromising the structural integrity of the breakwaters and erodible shorelines. Placement of new material of similar type and composition as the adjacent shoreline will provide more natural surfaces for marine colonization and will provide an overall benefit to habitat. Any impacts are considered small and will be offset by the net gain in fish habitat from the breakwater work.

habitat references as per DFO comments

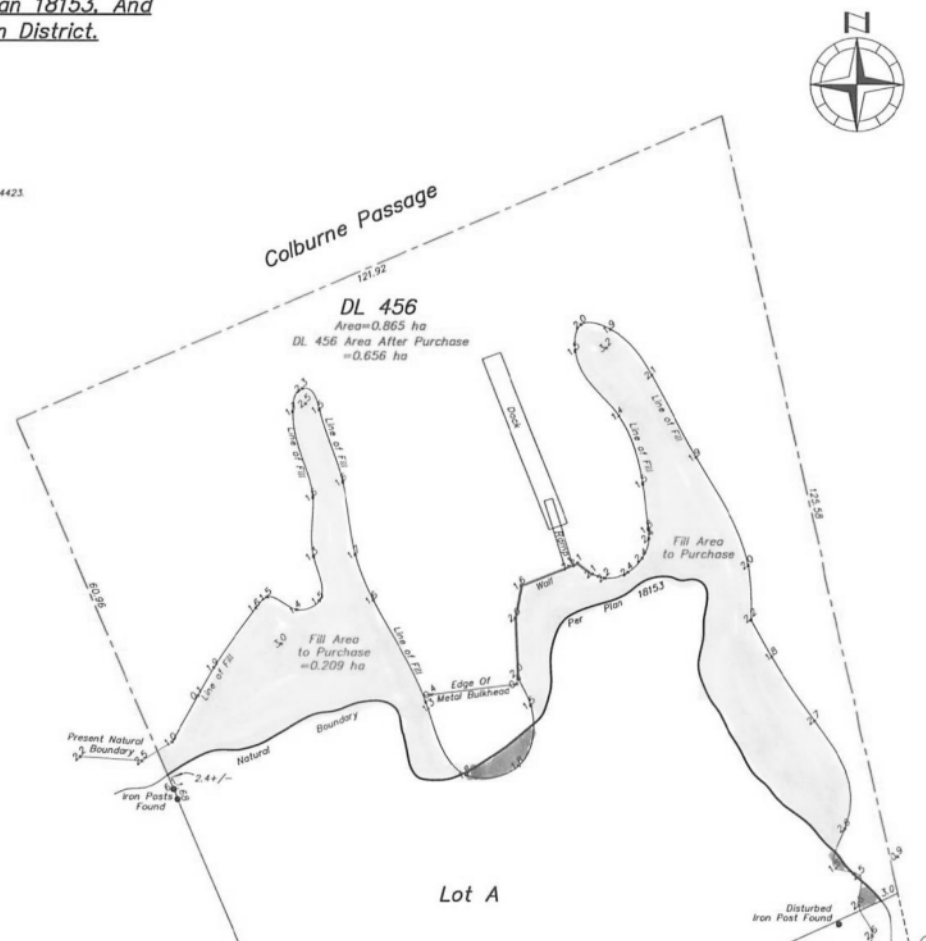
Site Plan Of:
Lot A, Sections 21 & 22, Range 3,
North Saanich District, Plan 18153, And
District Lot 456, Cowichan District.



Dated this 24th day of October, 2016.

Distances and elevations shown are in metres.

Elevations are geodetic and referenced from OCM 88H4423.



Map of the purchase application area that includes filled foreshore as well as foreshore.



Map illustrating graphically the existing fill and foreshore areas. A legal survey will define the current high water mark and existing filled foreshore that will be the subject of the sale.

The owner confirmed that at high tide, the water covers the steel bulkhead and continues onto the beach area. The application map has been highlighted in yellow to show the area that is considered fill and eligible for sale. The required legal survey would define this filled area and the corresponding current high water mark. It appears that the high water mark has eroded from where the existing shoreline was in 1965 as defined on plan 18153. This area, shown highlighted in blue would, by deposit of the survey plan, be returned to Crown and similar to the law of accretion, erosion of upland would be non-compensatory.

Commentary:

The fill areas under application were originally placed by Coal Island Ltd. prior to the inception of the lease with the Ministry more than 35 years ago. The breakwaters exist to protect a boat dock and ramp as well as a small barge loading bulkhead, both of which service the needs of Coal Island. The upland property serves to provide parking for vehicles carrying family, friends, a caretaker, a gardener and farm support staff that use water transportation to and from Coal Island, such use conforming to current zoning and the Official Community Plan.

A Request was been sent by the applicant to Fisheries and Oceans Canada on January 6, 2017 to obtain pre-approval of this work. Following is an excerpt of the DFO request:

The owner is proposing to conduct breakwater works by first removing as much industrial waste as practicably possible from the existing breakwater, disposing of it at a pre-approved disposal site, and placing new, clean rock armour along the face of the breakwaters from 0m chart datum up to the top of the breakwater. Where practicably possible, colonized rock will be salvaged from the breakwater prior to the

placement of new rock, and will be replaced at its original elevation once the new rock is in place. Works will be timed around low tide to remain in the dry, and excavators and dump trucks will be the primary form of equipment used during construction. An oil boom will be deployed around the active construction zone at all times and all necessary spill supplies will be on-site at all times.

Reconstruction of the breakwaters will alter fish habitat through the removal of industrial debris (i.e. concrete and metal) below the high water mark, and replacing it with large, clean rock. Rock will be placed so as to maximize interstitial spacing and to provide rearing and refuge habitat for mobile organisms and additional points of attachment for sessile organisms. This will represent an overall improvement in fish habitat at the breakwaters. Protection of the western shoreline and concrete retaining wall will alter fish habitat through the placement of new rip rap on natural habitats, thereby altering the habitat type from sand and gravels to boulder. Note that rock placed in this location will also be designed to maximize habitat productivity through the provision of interstitial spaces and points of placement of new rock. Works will be timed around low tide to remain in the dry, and excavators and dump trucks will be the primary form of equipment used during construction. An oil boom will be deployed around the active construction zone at all times and all necessary spill supplies will be on-site at all times.

The purchase area is within lease No. V920554 which expires December 8, 2046, with a current annual rent of \$19,462.20. The lease was issued for "moorage facility, barge load out ramp, breakwaters and filler foreshore purposes" and is attracting a rental rate of 5% of land value. A legal survey will be required to define the fill areas to be sold. These fill areas were formerly surveyed as Lots B and C of District Lot 456, Cowichan District, but have changed due to the placement of additional fill. As the additional fill comes from the adjacent foreshore Block A of Lot 456, Cowichan District, this area will also require survey as part of the overall survey assignment. This survey will determine the new legal description for the lease when amended to exclude the sale of the fill area.

In accordance with established Ministry policy, sale of Crown land must be based on current market value. To this end, the services of a qualified land appraiser were solicited. The appraisal was calculated based on the value the contribution the subject land had in relation to the consolidated value of the land with the upland parcel. As a point of interest, BCAA jointly valued the upland parcel (PID 003-893-146) and the Ministry leased lands (comprised of both foreshore and filled area) in 2016. Notes from the recent rental review on file show the value for the fill area to be \$131,299. This is based on high and low utility values. This approach is somewhat subjective and is only provided as a point of comparison. While the \$225,000 value will be used for the purchase price of the land, it will also be used to reflect an adjusted rental subsequent to sale, when the lease will be amended to reduce the sale area.

I have reviewed the appraisal, including the methodology used, comparables selected and supporting rationale used in determining the current market value and I am agreement with the \$225,000 current market valuation.

Recommendation:

Issue an offer for a Crown grant to sell the land subject to the following:

Payment of purchase price of \$225,000.00 plus GST

Legal survey to define the land to be sold

Legal survey to consolidate the land sold with the adjacent private upland within 6 months of issuance of the Crown grant

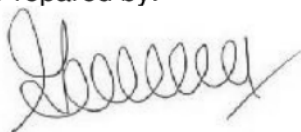
Ministerial Order under Section 18 of the Land Act for the sale of filled foreshore.

Upon issuance of the Crown grant, amend lease to exclude the sale area and adjust lease rental.

PA: Please add to Crown grant offer:

The area under application of 0.209 hectares is shown in yellow on the sketch attached and represents areas of fill in relation to the present natural boundary of Colburne Passage. Areas coloured in blue on the sketch represent the approximate high water mark for areas of the adjacent upland. It will be a requirement that the Land granted be consolidated with the adjacent upland and this process may result in the areas coloured in blue being "returned to the Crown". Both the area sold and any areas that are returned to the Crown will be determined by legal survey.

Prepared by:



Gary Morley, Senior Project Manager
Major Projects and Crown Land Sales

November 28, 2017
Date

I have read this Land Use Report and Agree/Disagree with the recommendation and comments as presented. Additional recommendations and or rationale have/have not been added to this document.

Delegated Decision Maker

Date

Appraisal/Rental Calculations

Land Value: \$225,000.00 Value type: Fee Appraisal Date: November 15, 2017
 Rental Amount: \$0.00 per annum
 Next review date:
 Rate: N/A
 Purchase Price: \$225,000.00
 Occupational Rent: \$0.00 for period from to
 # Communication uses: 0
 Royalty Rate (\$/m³): \$0.00 per cubic metre

Calculations/Comments:

An independent fee appraisal was undertaken to determine the market value of the land by Jamie MacLeod, AACI of Baker & Osland Appraisals Ltd. Mr. MacLeod calculated the market value, as of November 15, 2017 to be \$225,000.00.



CR Rental calculations



Timber appraisal

Disposition Requirements

- ☐ Insurance – Commercial General:
- ☐ Sudden and Accidental Pollution
 - ☐ Environmental Pollution Liability
 - ☐ Aircraft Liability
 - ☐ Airport Premises and Operations
 - ☐ Watercraft Liability
- ☒ Survey Required - Client Pays for boundary survey. Survey due in 3 months.
- ☐ Removal required from Provincial Forest
- ☐ Upland Owner Consent required for
- ☐ Performance Bond: \$0.00 ☐ Management Plan required
- ☐ Prospectus required ☐ Contaminated Site Evaluation required
- ☐ A.L.R. inclusion ☐ Proof of Advertising required
- ☐ Agricultural Eligibility Report required ☐ Quit Claim required
- ☐ Archaeological Impact Assessment(AIA) required
- ☐ Rezoning to by (Local Government Name).
- ☐ Land Reserve Commission approval required for removal from Agricultural Land Reserve
- ☐ Other/Comments:

Covenants (Cient must)

- ☒ Consolidate with LOT A, SECTIONS 21 AND 22, RANGE 3, NORTH SAANICH DISTRICT, PLAN 18153 (PID 003-893-146)
- ☐ Improvements per purpose
- ☐ Aquatic – Not Deposit

- ☐ Public - River Bank Water body:
- ☐ Archaeological Site Notice
- ☐ Fencing: No Fencing
- ☐ Changes to existing improvements
- ☐ Setback and Elevation Metric) -
- ☐ Floodplain setbacks m Hor. m Vert (water body)
- ☐ Must have a Guide Outfitter License
- ☐ Restore Surface Soil
- ☐ Survey may be required
- ☐ Health Covenant
- ☐ Access by Water Only
- ☐ Other/Comments:

Limitations (Client agrees ...)

- ☐ Aquatic - Not Dredge
- ☐ Aquatic - No Diversion
- ☐ Aquatic - Pile Driver Only
- ☐ Temporary Shelter – Foul Weather
- ☐ Moorage - No Residence
- ☐ Notice – Access To Maintain
- ☐ Prohibition of Log Storage
- ☐ Waiver of claim for compensation
- ☐ Hydro Electric Project
- ☐ Flooding – Engineering Report
- ☐ Prior Rights - SRW Name: Works:
- ☐ Prior Rights - Trapline Name: Period:
- ☐ Prior Rights - Works Name: Works:
- ☐ Prior Rights - Dyke Operator: Water body:
- ☐ Prior Rights - Generic Name
- ☐ Easement through
- ☐ Cross-cancellation binding tenures Legal:
- ☐ Other/Comments:

Client Responsibilities

- | | |
|---|--|
| <input type="checkbox"/> Health Approval | <input type="checkbox"/> Waste Management Permit |
| <input type="checkbox"/> N.W.P.A. Permit | <input type="checkbox"/> Access Permit from MOT |
| <input type="checkbox"/> Mines/Reclamation Permit | <input type="checkbox"/> Approval from Fisheries and Oceans Canada |
| <input type="checkbox"/> MOF Permit | |
| <input type="checkbox"/> Water Act Approval | |
| <input type="checkbox"/> Other/Comments: | |

Reminders

- ☐ Release security \$0.00
- ☐ Cancel previous tenure(s) on file(s):
- ☐ Initial and date Communications Site Inventory
- ☐ Complete and attach Reasons for Decision Report
- ☐ Complete Aboriginal Interest Assessment Report
- ☐ First Nations notification letter sent (letter attached)
- ☐ Nanwakolas Clearinghouse Agreement area
- ☐ Other:

Attachments

- | | |
|--|---|
| <input checked="" type="checkbox"/> Sketch | <input type="checkbox"/> Reasons For Decision |
| <input type="checkbox"/> Aboriginal Interest Assessment Report | <input type="checkbox"/> Clearance |
| <input type="checkbox"/> Photograph(s) | <input type="checkbox"/> Air Photo(s) |
| <input type="checkbox"/> Referral(s) | <input type="checkbox"/> Fee appraisal |
| <input type="checkbox"/> Other | |

Signature:



Date:

Nov 30, 2017

Site Plan Of:
Lot A, Sections 21 & 22, Range 3,
North Saanich District, Plan 18153, And
District Lot 456, Cowichan District.



Scale = 1:500

Dated this 24th day of October, 2016.

Distances and elevations shown are in metres.

Elevations are geodetic and referenced from DCM 85H4423



Approved Document Print

Approved by 

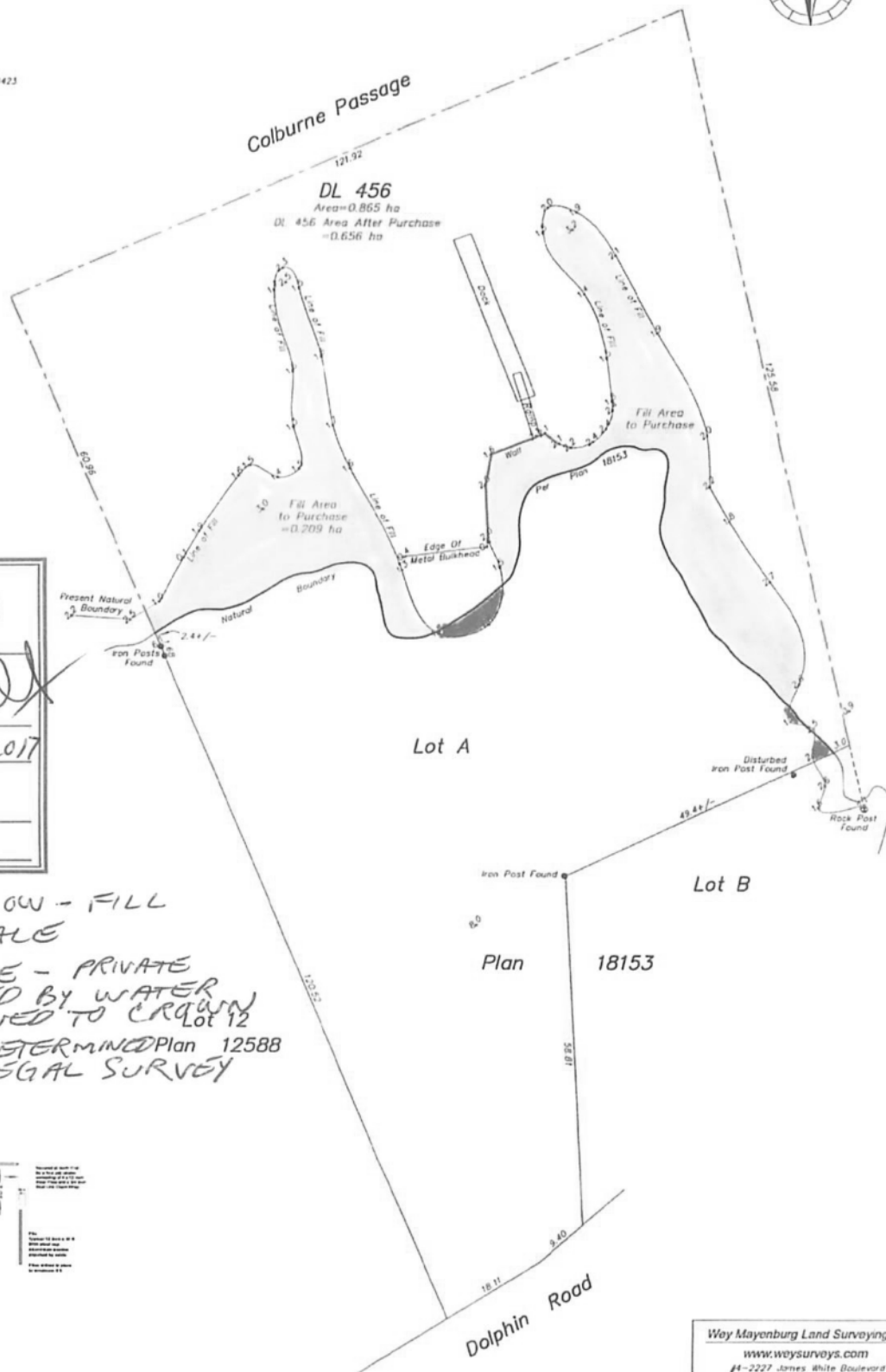
Date July 14, 2017

Replaced by _____

Date _____

- AREA IN YELLOW - FILL AREA FOR SALE
- AREA IN BLUE - PRIVATE LAND COVERED BY WATER TO BE RETURNED TO CROWN Lot 12
- AREAS TO BE DETERMINED BY LEGAL SURVEY Plan 12588

2350 Dolphin Road
 Layout and detail
 of Mooring Float and Ramp



The subject property is affected by
 the following registered documents:
 732586, 1923906

Way Mayenburg Land Surveying Inc.
 www.weysurveys.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 856-5155
 Fax 1500755176M

Management Plan

Please describe the details of your project to the extent known. Consult the guidance document for further information on regulatory requirements, rational for why the information is required, and how to find required information.

The scope and the timing for response will be provided. If information is requested and not received, it may result in the disallowance of the application.

Information on these topics may be required as part of the application processing and if further detail is necessary that is not part of the application and management plan received, you will be contacted and requested to provide additional information. In some circumstances, the use of a qualified professional to complete the plan may be required.

1.0 Background

1.1 Project Overview

Describe project for which authorization is requested, including construction and/or phased development details:

Coal Island Ltd., is the owner of the upland area located at 2350 Dolphin Road, Sidney, BC described as Lot A, Sections 21 & 22, Range 3, North Saanich District, Plan 18153. Coal Island Ltd. holds a lease issued by the Ministry of Forests, Lands and Natural Resource Operations over the adjacent Blocks A, B & C, District Lot 456, Cowichan District, for moorage facility, barge load out ramp, breakwaters and filled foreshore purposes for a 30 year term that commenced December 8, 2016.

Coal Island Ltd. proposes to purchase the fill areas (breakwaters) currently leased. These fill areas were originally installed by Coal Island prior to the inception of the first lease with the Ministry more than 35 years ago, and exist to protect the boat dock and ramp as well as a small barge loading bulkhead, both of which service the needs of Coal Island, (the island less than 10 minutes travel by water from this location).

Erosion is occurring due to the proximity to the BC Ferry terminal - the applicant proposes to remove industrial debris and replace it with large, clean rock for stability, protection and the overall improvement of fish and marine habitat.

1.2 Investigative Work

If any preliminary investigative work has been carried out, with or without an investigative authorization, provide details on work completed, incomplete or on-going from previous term.



Activity	Brief Description of Activity	Status (e.g. Complete, incomplete, ongoing)	Comments / Milestones
Breakwater Assessment Report	Coal Island retained the services of MC Wright and Associates Ltd. in late 2016 to conduct a breakwater assessment to determine the current condition of the existing breakwaters with a view to making recommendations to respond to their deteriorating condition and enhance marine habitat.	The report with recommendations to repair the breakwaters and enhance fish and marine habitat in the area is complete.	Authorization from the Federal Department of Fisheries and Oceans is not required under the Fisheries Act as adherence to standard measures will avoid any serious harm to fish.
Add Row			

1.4 First Nations Consultation

Describe any contact you may have had, including the name of the First Nation(s) and representatives contacted.



None. There undoubtedly has been contact by the Ministry since the original application for a lease was made in January 2015 under file 0231533.

2.0 Location

2.1 Description

Provide a general description of the location of the project:



See project overview for description of the location. See the original survey plan and the March 18, 2015 updated survey plan.

2.2 Location Justification

Provide your reasons/justification of the need for this type of project at this location:



Not applicable

2.3 Seasonal Expectations of Use

When will the Project require use of the land? Include information on key works during construction phases as well as operations phase. Please reference [reduced risk fish windows](#) as required by DFO:



Project Phase (Construction / Operations)	Brief Description of Activity / Works	Season
Not applicable		
Add Row		

3.0 Infrastructure and Improvements

3.1 Facilities and Infrastructure

Detail any new and existing facilities, infrastructure or processes proposed and any ancillary uses. Provide details of planned construction methods and materials, and construction scheduling.

Facility/Infrastructure/Process	Construction Methods/Materials	Construction Schedule
Not applicable		
Add Field		

3.2 Access

Identify existing and proposed roads used for access and their use by season. Include any proposed connections to public or Forest Service Roads; traffic information including volume of traffic during construction/operation and phase or season that the traffic is expected:



Roadway/Proposed Connection	Existing/Proposed	Existing Road Classification	Road Permittee Information and Road Use Agreements	Traffic Volume		Mitigation of Traffic Effects
				Construction Phase	Operations Phase	
	2350 Dolphin Road	adjacent to public road				
Add Field						

3.3 Utility Requirements and Sources

Describe utility requirements and sources, include agreements in place or underway allowing access to utilities.



Not applicable

4.0 Environmental

Describe any significant impacts and proposed mitigation for the following environmental classes:

4.1 Land Impacts

4.1.1 Vegetation Removal

Is any timber removal required?

☐ Yes ☒ No

Are any areas of vegetation to be cleared, outside of timber removal?

☐ Yes ☒ No

4.1.2 Soil Disturbance

Will there be any areas of soil disturbance, including clearing, grubbing, excavation and levelling?

☐ Yes ☒ No

Is the area to be excavated a Brownfield site or has the potential to be contaminated?

☐ Yes ☒ No

Is there potential for disturbance of archaeological, paleontological fossils or historical artifacts?

☐ Yes ☒ No

4.1.3 Riparian Encroachment

Will any works be completed within or adjacent to the riparian zone of any water body?



☒ Yes ☐ No

Identify all works that may affect the Riparian zone, the impacts, and proposed mitigations:

Work Type	Impacts	Proposed Mitigations
Removal of breakwater industrial debris and replace it with large, clean rock for stability, protection and the overall improvement of fish and marine habitat. In order to comply with the Fisheries Act, Coal Island's consultants will adhere to the Act's guidance tools which can be found at the following website (http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures/index-eng.html).	None	None
Add Field		

3.4 Water Supply

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including sources, location, volume and a general description of infrastructure planned to meet water supply requirements, include any agreements outside of Water Act Authorizations identified above (Section I, Authorizations, Permits or Approvals), such as Municipal water supply.

Project Phase (Construction/Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not applicable					
Add Field					

3.5 Waste Collection Treatment and Disposal

Identify water requirements for construction and operation phases (e.g. surface water and/or groundwater), including:



Project Phase (Construction/Operation)	Water Requirement (e.g. Surface water or ground water, etc)	Source/location	Volume	Infrastructure Description	Agreements
Not applicable					
Add Field					

4.1.4 Pesticides and Herbicides

Will there be any use of pesticides or herbicides during construction, operations and/or maintenance?

☐ Yes ☒ No

4.1.5 Visual Impacts

Will there be any adverse effects of the projects, and any potential adverse effects on sight lines to the project area from surrounding areas likely to be used for scenic viewing by residents or other users?

☐ Yes ☒ No

4.1.6 Archaeological Sites

Are there any known or high potential (Arch Procedure) archaeological sites within the project area?

☐ Yes ☒ No

Have you conducted an AIA or engaged an archaeologist to assist with your investigations?

☐ Yes ☒ No

4.1.7 Construction Methods and Materials

Identify the types of construction materials, the methods used, their impacts, and any mitigations:

Construction Material/Method	Impacts	Mitigations
Removal of industrial debris and place of large, clear rock using appropriate mechanical equipment.	None	None
Add Field		

4.2 Atmospheric Impacts

4.2.1 Sound, Odor, Gas or Fuel Emissions

Will the project construction or operation cause any of the following to disturb wildlife or nearby residents:

(Best management practices for sound)

Sound? ☐ Yes ☒ No

Odor? ☐ Yes ☒ No

Gas? ☐ Yes ☒ No

Fuel Emissions? ☐ Yes ☒ No

4.3 Water or Land Covered by Water Impacts

4.3.1 Drainage Effects

Will the project result in changes to land drainage?

☐ Yes ☒ No

4.3.2 Public Access

Will the project result in changes to public access?

☐ Yes ☒ No

4.3.3 Flood Potential

Will the project result in a potential for flooding?

☐ Yes ☒ No

4.4 Fish and Wildlife Habitat Impacts

4.4.1 Disturbance to Wildlife and Wildlife Habitat

Will the project result in adverse effects to wildlife or wildlife habitat?

(BC Wildlife Act)

☐ Yes ☒ No

Will the project (construction or operations phase) occur in and around streams, lakes, estuarine or marine environments?

☒ Yes ☐ No

Describe the fish habitat on or near the project site, include potential impacts of the Project (e.g. stream crossings, water diversions, etc), including seasonal considerations, and plans to manage/mitigate effects.

Project Phase	Impacts	Proposed Mitigations / Management
See 4.1.3 above	None	None
Add Field		

Is the project (construction or operations phase) likely to increase erosion or sedimentation?

☐ Yes ☒ No

Will the project (construction or operations phase) require water diversion?

☐ Yes ☒ No

Will the project threaten or endanger species at risk in the area?

Species At Risk Act

☐ Yes ☒ No

5.0 Socio-Community

5.1 Land Use

Describe the current community setting on or near the project area, including the location of non-aboriginal and aboriginal communities or known use areas.

Residential area.

5.1.1 Land Management Plans and Regional Growth Strategies

Are there any land and resource management plans, coastal plans, provincial, regional growth strategies or local government plans with zoning, or management policies or use restrictions in place that could limit or preclude your proposed use of the land? *(Please refer to the [Union of BC Municipalities \(UBCM\)](#), and check the websites of the municipality, regional district or other organization with jurisdiction including your project area.)*

☐ Yes ☒ No

5.2 Socio-Community Conditions

5.2.1 Adjacent Users or Communities

Is the project likely to restrict public access, or the ability, or the ability of adjacent land owners or tenure holder to access their property or tenures?

☐ Yes ☒ No

5.2.2 Existing Services

Provide a description any increased demand on fire protection and other health facilities and emergency services arising from your Project, including proposed management or mitigation measures.



Not applicable.

END O F FORM



LAND USE REPORT

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION

File:	1414647 (and file 1414900)	Inspected Date:	not inspected
Reported By:	Shawn Meisner	Report Date:	April 5, 2019;
Phone Number:	250-751-7255	Complexity Level:	2
Applicant:	LORECE LYNN HOGWEIDE 102 Springhill Rd Port McNeill, BC V0N 2R0 KATHLEEN AGNES BROWN KELLY GLENN BROWN s.22 DENNIS JOHN HOGWEIDE s.22 ROBERT G MCKENZIE s.22 MARGARET JANE MILLER s.22 TERESA ANNE MYERS s.22 BONNETTA COLLIEN SHEPHERD s.22 WILLIAM PATRICK SHEPHERD s.22 MICHAEL MAURICE TREMBLAY MARGARET MICHELLE TREMBLAY s.22 Lorece Hogweide acting as agent		

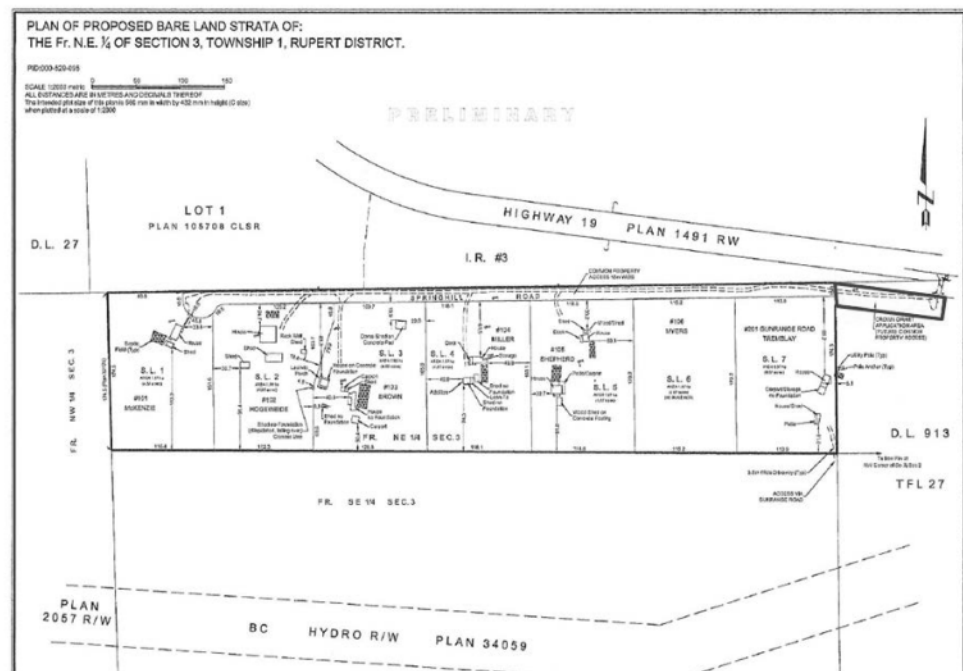
Decision: The application is allowed.

Application Type:	Crown Grant	LMM Policy:	Residential
Purpose:	Residential	Sub-Purpose:	Rural Residential
Type:	Crown Grant	Sub-Type:	Direct Sale
Commencement Date:	TBD by PA	Term:	Dedicated in Perpetuity
Purpose Statement:	Crown grant of existing road access (as pre-condition to potential subdivision)		

(and recording of residential sewerage trespass)

BCGS Map Sheet: 92L056
Air Photo No.: No Record Found
Application Area: 0.65 Ha.
Recommended Area: 0.31 Ha.
Location: Port McNeill

Legal Description: That part of DISTRICT LOT 913, RUPERT DISTRICT shown outlined on sketch below containing 0.31 hectares more or less



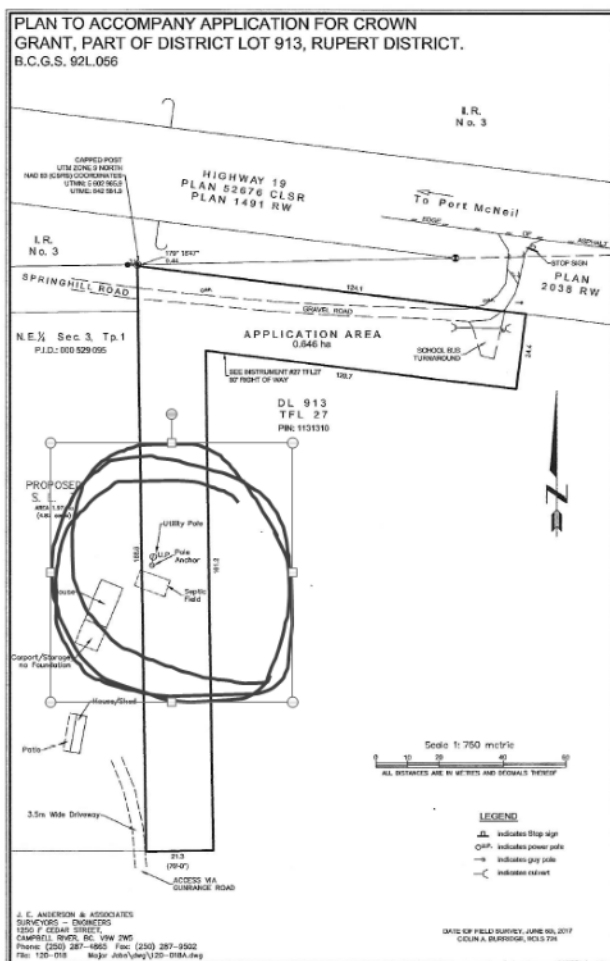
Additional Background or Context:

Seven families have built homes and share title to a single 36 acre parcel identified as PID 000529095. Current access to the property is via a non-status road extending from the Highway 19 to the northeast corner of the property. In 1975 the land containing this road, 80' wide, was removed from TFL 37.

Access point from Highway 19 and 2009 aerial image of site are shown below.

Copyright

During survey to identify the road area it was identified that a portion of a septic system for the residence located at the eastern edge of the property is in trespass onto Crown land.



In considering the amended application the conflict between TFL 37 and the sewerage trespass was identified. The existing road access had been deleted from TFL 37 in 1975. The area of sewerage trespass is found within TFL 37.

A consent to delete the area of sewerage trespass from the TFL was requested of Western Forest Products Inc. (WFP). Discussion with WFP has identified that WFP will not be providing this consent.

Decision was made to consider the original application for Crown grant of existing road access and the previously unknown sewerage as separate but related events. Both events are addressed in this LUR. File 1414647 is maintained for the road access event. File 1414900 has been created for the sewerage event.

Referral Agencies/ Analysis:

Regional District of Mount Waddington – No objection on original referral. In a conversation with Ms. Hogewiede, Jeff Long has raised concerns about the zoning and number of dwellings on some of the properties in the proposed subdivision. In a follow up conversation with Cyndy Grant, Mr. Long confirmed that there is no objection to the road tenure-Crown Grant, but wanted Ms. Hogeweide to know of the zoning concern for future, when the subdivision application is made to MOTI. Statement to this effect to be included in NOFR.

(Area of sewerage trespass, identified during legal survey of original application, not referred).

FLNRORD – Environmental Stewardship Division – No objection. (Area of sewerage trespass, identified during legal survey of original application, not referred.)

Ministry of Transportation and Infrastructure – no objection. Crown grant/legalization of existing access is a pre-condition of potential subdivision by MOTI. (Additional area of sewerage trespass not referred as no effect on transportation activities.)

NICC Resource District – no concerns, legalization of existing use. Road is not required for access to timber or other resources but only serves as access to fee simple property.. (Area of sewerage trespass, identified during legal survey of original application, not referred.)

Forest Act tenures - Road access was previously removed from TFL 37 (1975-05-20 removal of road area from TFL 1414647). (iMAP does not identify this deletion.)

Following identification of sewerage trespass (WFP), the holder of TFL 37, was asked if they would provide consent to the deletion of area from the TFL pursuant to Section 39.1 of the Forest Act. This area of deletion would be approximately 0.343ha and would enable potential disposition of the area containing the sewerage trespass. The small area to be removed from the TFL, 0.343ha, would have no measurable effect on TFL 37's timber supply and the proposed deletion is not in a location where access to and operation of the remaining areas of TFL 37 would be negatively affected. Verbal discussion with WFP indicated that consent would not be granted and a joint letter from WFP and the Namgis First Nation would be delivered to the Province in this regard. As of the date of this report this correspondence has not been received.

Where consent to delete area from a TFL is not provided by the TFL holder the Minister may remove land from a TFL utilizing Section 60.2 the *Forest Act*. Advice received from Forest Tenures Branch indicates this approach may be seen as "heavy handed" and would not be timely in effect (2018-12-14 Removing Area from a TFL 1414647).

Considering WFP's response, the information received from Forest Tenures Branch, and the differing TFL deletion histories of the road event versus the sewerage trespass event, the recommended approach is to manage each item separately but within the same discussion.

s.16; s.18

Clearance and Other Conflicts:**Potential Crown grant of existing road access**

Indian Reserve #3 – no conflict. Northwest corner of application is adjoining the boundary of IR3 CHESLAKEES. The current IR shape is shown in yellow to the north of the cross-hatched subject parcel. There is no encroachment on the IR.

Forest tenures – no conflict, access previously removed from TFL 37

Guide outfitter – no conflict, rights are extinguished upon disposition into fee simple ownership

Trapper – no conflict, rights are extinguished upon disposition of the land into fee simple ownership

Ecosystems – not referred, area small and adjacent highway

Potential Crown grant of sewerage trespass area

Forest tenures – Conflict, area lies within TFL 37. Removal from TFL required prior to dispositions utilizing either Section 39.1 or 60.2 of the *Forest Act*. The TFL holder has indicated consent for removal as per 39.1 will not be provided. Disposition without consent would require decision by the Assistant DM and use of 60.2 is considered “heavy handed” by Forest Tenures Branch.

Guide outfitter – no conflict, rights are extinguished upon disposition into fee simple ownership

Trapper – no conflict, rights are extinguished upon disposition of the land into fee simple ownership

Ecosystems – not referred, area small, improved with sewerage and adjacent fee simple lands

Site Information:


The area of application is a narrow strip fronting Highway 19 containing existing road access and a narrow strip running north south adjacent Property ID 000529095 containing area of sewerage trespass.

Copyright

Instructions to PA:

- Please include in NOFR the following statements
 - “Please be aware that the Mount Waddington Regional District has expressed concern with the number of dwellings present on some of the proposed subdivision properties.”
 - “You are reminded that the *Heritage Conservation Act* is applicable to private land. It is suggested that you employ the services of a qualified person to conduct an assessment of archaeological potential prior to conducting any works to improve the existing road. Archaeological assessment of your current holdings should also be considered prior to undertaking any significant works or excavations.”
 - “Additionally Please find enclosed an order requiring the removal of the sewerage trespass with 24 months”
 - Please enclose within the NOFR the sewerage removal order (attached)
- Following offer is acceptance
 - Please direct CSNR to invoice applicant \$500/yr as occupational rent for area of sewerage trespass. The trespass area has been established as inventory file 1414900.

Tantalus 401 websiteCommon to all program areas:

- ✓  The correct shape **must** be in Tantalus before giving LUR to the PA
- ✓ Document type (if changed) – *Crown Grant*
- ✓ Management plan on file? *N/A*
- ✓ Preconditions for NOFR – *N/A*
- ✓ Cc: NOFR to project lead or LO (in the case of projects) - *NA*
- ✓ Tell PA if proponent wants documents sent by e-mail –*email*
- ✓ Rent calculation method;; e.g.: - *N/A – disposition is as Crown grant not tenure*
- ✓ Rent calculation formula - - *N/A*
- ✓ Total land value of the tenure area: *\$2.72/m2 (estimated \$8200.00)*
- ✓ Rent \$ -- *N/A*
- ✓ Occupational payment - *NA*
- ✓ Security \$-- *N/A*
- ✓ Next Review Date: *NA*
- ✓ Insurance \$ *N/A*
- ✓ Term – *N/A– disposition is as Crown grant not tenure*
- ✓ Covenants pick list (attached to LUR) – *attached*
- ✓ Prior rights – *NA – prior rights/covenants associated with PID 000529095 will apply to the Crown grant upon consolidation*
- ✓ Cross-cancellation with other provincial government tenures or with fee simple land - *N/A*

Recommendations to Decision Maker:

It is the recommendation of the report to **approve**/disallow the application for tenure and to include the recommended rental, insurance, security, covenants, limitations and provisos into the tenure document.



Shawn Meisner

April 5, 2019

Land Officer_____
Date**Decision Maker:**

I have read this Land Use Report and **agree**/disagree with the recommendation and rationale as presented. Additional recommendations and or rationale **have**/ **have not** been added to this document below.

Statutory or Delegated Decision Maker_____
Date

Additional Rationale: Review of LUR has been undertaken by DoA. DoA has expressed support for recommendation (emial of 2019-04-12).



FOREST SERVICE

OFFICE OF
THE DEPUTY MINISTER
VICTORIA, B.C.

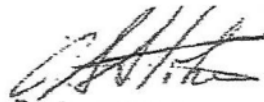
May 7, 1975

Files: TFL 37, 0332185

MEMORANDUM TO THE HONOURABLE THE MINISTER

Mr. E. Hartford requires a right-of-way within Tree Farm Licence No. 37 to gain access to private property for initial logging purposes being the northerly Northwest corner of Lot 913, Rupert Land District. Eventually the right-of-way will be used for permanent access.

This Tree Farm Licence does not contain a Grant of Use clause; therefore, your signature is necessary to remove the subject area from the Tree Farm Licence. Two originals of the instrument are attached for your signature.


J. S. Stokes,
Deputy Minister.

PLEASE ADDRESS CORRESPONDENCE TO
THE DISTRICT FORESTER



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

FOREST SERVICE

OFFICE OF DISTRICT FORESTER

355 Burrard St., Vancouver V6C 2H1 B.C.

May 21, 1974

OUR FILE MR/W E. Hartford

YOUR FILE

Mr. Ed Hartford
Port McNeill, B. C.

Dear Sir:

We are in receipt of your application of May 15, 1974 for an access road right-of-way at Fractional North East $\frac{1}{4}$, Section 3, Township 1, Rupert Land District, and in reply would advise that your application is receiving attention, and we will communicate with you further at a later date.

Yours truly,

A handwritten signature in cursive script, reading "M E Kennedy".

(Mrs.) M. E. Kennedy
Clerk

COPY

PROVINCE OF BRITISH COLUMBIA
Department of Lands, Forests, and Water Resources
FOREST SERVICE

IN THE MATTER OF TREE FARM LICENCE NUMBER 37
INSTRUMENT NUMBER 27

Whereas the lands described hereinafter are within Tree Farm Licence Number 37 and are found to be suitable for a higher economic use than the growing of forest crops;


And whereas the withdrawal of the aforementioned lands together with any lands previously withdrawn does not diminish the productive capacity of the licence area to the extent provided in Clause 11 of the Tree Farm Licence;

Therefore pursuant to Subsection (14) of Section 36 of the Forest Act, and pursuant to Clause 11 of the said Tree Farm Licence the following lands are herewith withdrawn from the lands described in Schedule "B" of the said Tree Farm Licence; namely, all that parcel or tract of land being more particularly shown in bold black on the sketch attached hereto and described as follows:

"A Right-of-way 80 feet in width and crossing Lot 913,
Rupert Land District."

and the said lands so withdrawn are and shall be henceforth no longer subject to or form any part of the said Tree Farm Licence Number 37 during the term of Letter of Consent 0332185 granted in respect of the aforementioned area.

Dated at the City of Victoria in the Province of British Columbia
this 20th day of May 1975.


Minister of Lands, Forests, and Water Resources

Frac N.E. ¼ of Sec 3 Twp 1, Logging Road right of way, Rupert Land District

ASSESSMENT ROLL NUMBER
604-28819.010

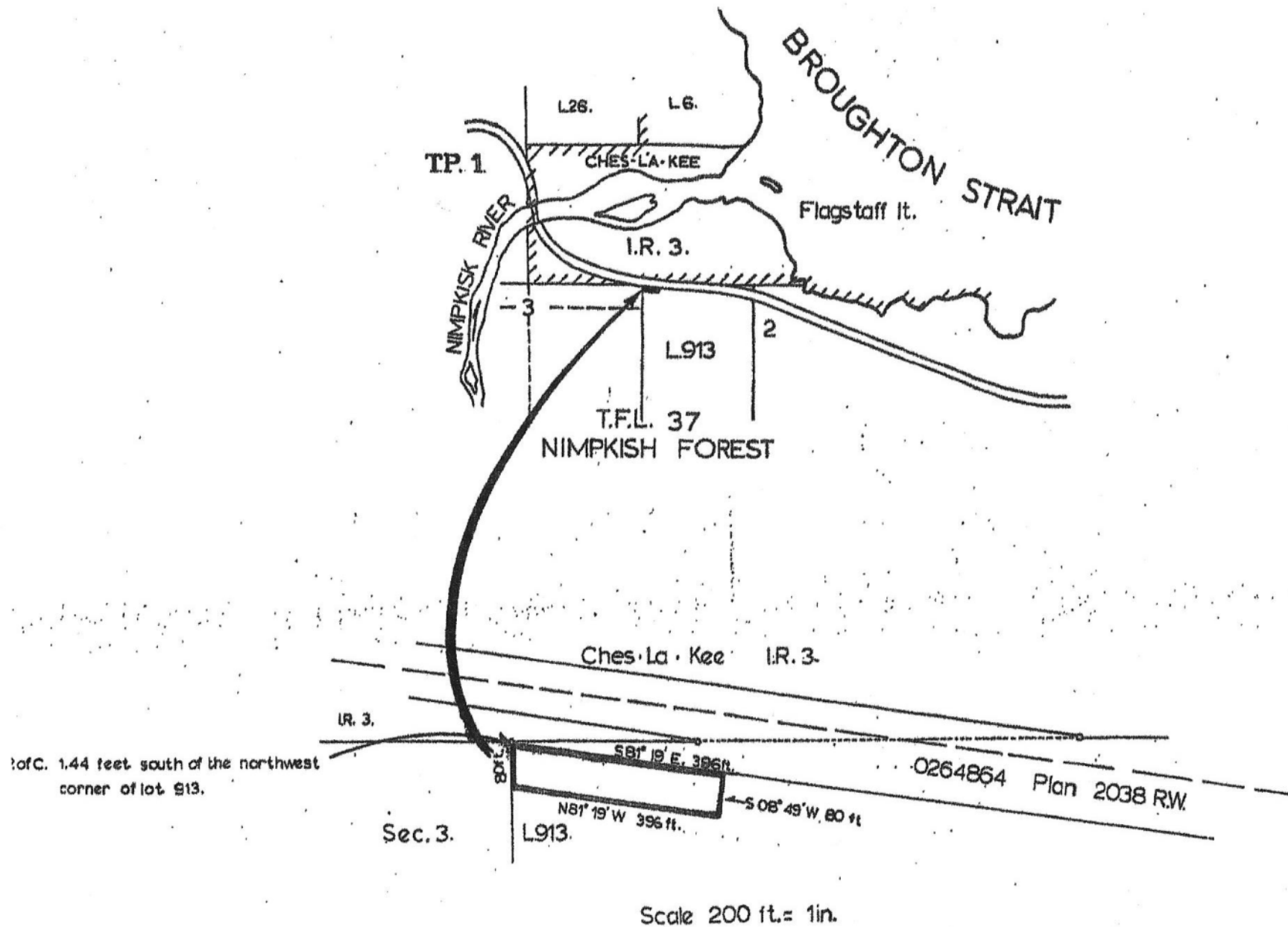
PROPERTY LOCATION

LOT	BLOCK	SECTION	TOWNSHIP	RANGE	MERIDIAN	PLAN NO.	DIST. LOT	LAND DIST.
06	604	840	17D	85	Improved			

Hartford, E.
Box 472
PORT McNEILL, B.C.

ASSESSMENT PURPOSE	LAND VALUE \$	IMPROVEMENT VALUE \$
GENERAL	175	
SCHOOLS & HOSP.	175	

BRITISH COLUMBIA ASSESSMENT AUTHORITY
ASSESSMENT NOTICE 1976



File No. 80753-RL
Feb. 9, 2018

**PROPERTY APPRAISAL REPORT
101-107 SPRINGHILL ROAD
PORT McNEILL, BRITISH COLUMBIA
PROPOSED LOT/ROADWAY AND UPLAND AREA
AMALGAMATION**

Prepared For: Ministry of Forests, Lands and Natural Resource
Operations
Suite 142 – 2080 Labieux Road
Nanaimo, British Columbia
V9T 6J9
Attn. Shawn Meisner

Prepared By: Jamie Macleod, AACI, P. App., of:
Baker & Osland Appraisals Ltd.
1808 Cook Street
Victoria, British Columbia
V8T 3P6

File No. 80753-RI
Feb. 9, 2018

Ministry of Forests, Lands and Natural Resource
Operations
Suite 142 – 2080 Labieux Road
Nanaimo, British Columbia
V9T 6J9
Attn. Shawn Meisner

**Re: Property Appraisal Report Concerning: Proposed Roadway
and Upland Area Amalgamation with: Section 3, Township 1,
Rupert Land District, Fr. N.E. ¼. PID: 000-529-095**

As requested, I have prepared an appraisal report concerning a proposed amalgamation of an existing gravel roadway and upland land parcels adjacent West of 101-107 Springhill Road, Pt. McNeill, B.C.

It is my opinion, as a result of my studies and subject to the Assumptions and Limiting Conditions contained in the attached report that the market value of the roadway and upland, as of January 26, 2018 was:

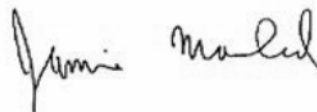
NINE THOUSAND DOLLARS

(\$9,000.00)

“As Proposed”

The data and procedures used in determining the foregoing market value estimate are contained in the attached report. Thank you for this opportunity to be of service. I remain,

Yours truly,
Baker & Osland Appraisals Ltd.



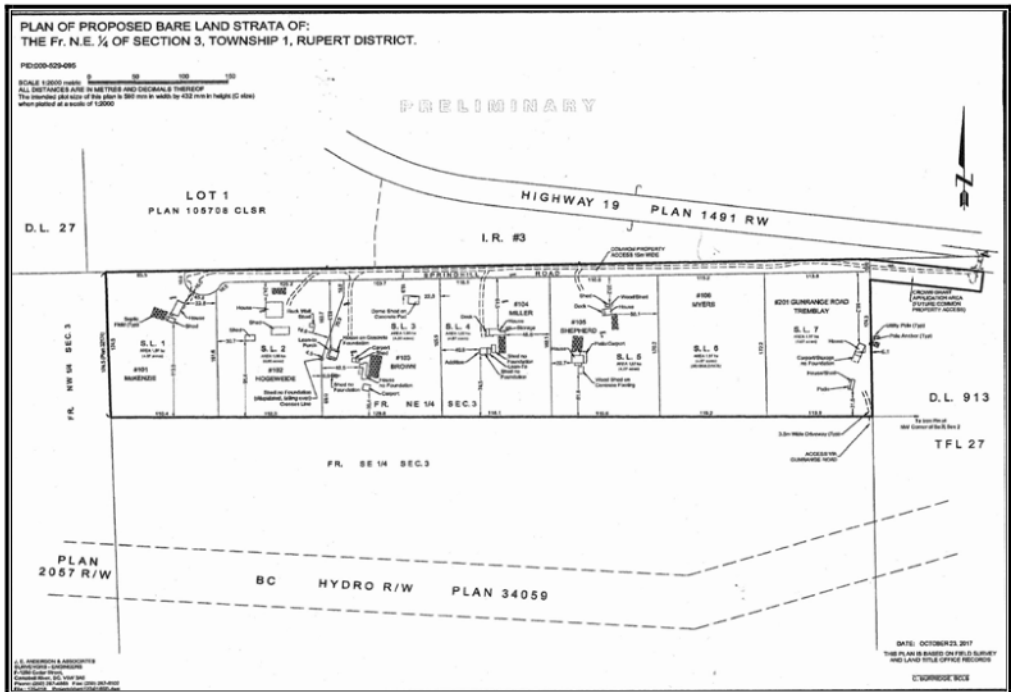
Jamie Macleod, AACI, P. App.

JM/j. montoya
Attachments

PHOTOGRAPHS OF THE SUBJECT PROPERTY



1. Approximate outline of subject parent folio. Aerial photo.



2. Parent folio proposed plan for future bare land stratification and Application Area 1 to the upper right of the plan.

PHOTOGRAPHS OF THE SUBJECT PROPERTY



3. West end of Springhill Road with parent folio to the right of the photo.
View to the East.



4. East end of Springhill Road at the junction with Highway 19. Bus
Turn-around area at center of photo, to left of vehicle.

PHOTOGRAPHS OF THE SUBJECT PROPERTY



5. Springhill Road at Highway 19 looking West. Steep terrain rises up To the South at the left side of the photo.



6. Interior terrain of proposed SL 2.

PHOTOGRAPHS OF THE SUBJECT PROPERTY



7. Proposed SL 3 site from Springhill Road looking S.E.



8. Proposed SL 4 site from Springhill Road looking South.

PHOTOGRAPHS OF THE SUBJECT PROPERTY



9. Proposed SL 5 site looking S.E.



10. Proposed SL 6 site looking S.E.

PHOTOGRAPHS OF THE SUBJECT PROPERTY



11. Elevated rear sector of proposed SL 7 looking North. The suggested Application area 2 for septic purposes is to the right of the photo. The land drops off very steeply from the spot indicated by the arrow.



12. Steep terrain rising up from North to South near East end of Springhill Road and along the original area proposed as Application Area 2.

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SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

<u>Type of Property:</u>	Proposed amalgamation of Crown Land into adjacent Parcel.
<u>Legal Descriptions:</u>	The North-East ¼ of Section 3, Township 1, Rupert District. PID: 000-529-095. Application Areas 1 & 2, undefined Crown Lands.
<u>Adjacent Civic Address:</u>	101-107 Springhill Road, Port McNeill, B.C.
<u>Effective date of Appraisal:</u>	Jan. 26, 2018
<u>Site Size (Parent Folio):</u>	145,692 m ² ; 1,568,267 sq. ft. or 36 acres
<u>Site Size (Area 1):</u>	2,980 m ² ; 32,078 sq. ft. or 0.736 acres (0.298 ha)
<u>Site Size (Area 2):</u>	320 m ² ; 3,445 sq. ft. or 0.079 acres
<u>Combined lots:</u>	148,992 m ² ; 1,603,790 sq. ft. or 36.815 acres
<u>Improvements:</u>	N/A
<u>Zoning:</u>	RA-1, Rural Residential
<u>Highest & Best Use:</u>	Consolidation with adjacent property.
<u>Values Estimated By:</u>	Direct Comparison Approach: \$9,000 "As Proposed"
<u>Final Value Estimate:</u>	\$9,000 (Areas 1 & 2 "As Proposed")
<u>Date of Report:</u>	Feb. 9, 2018

IDENTIFICATION OF THE SUBJECT PROPERTY

The subject of this appraisal is two sections of Crown Land, a common use roadway and a 320 m² area to accommodate a septic field, both currently the subject of trespass by the adjacent property owners. Application Area 1, the roadway, is estimated at about 0.298 ha or 32,078 sq. ft. Application Area 2 is an upland area of about 3,445 sq. ft. A proposed and potential amalgamation with the abutting lot to the West is the subject of this appraisal.

The parent subject lot is legally defined as:

The North-East ¼ of Section 3, Township 1, Rupert District. PID: 000-529-095.

The two application areas are undefined Crown Land.

Parent folio civic address: 101-107 Springhill Road, Port McNeill, B.C.

REGISTERED OWNER AND TITLE

The two application areas are currently land locked parcels held by the Crown.

The parent folio proposed to be amalgamated with the Application Areas is held under shared ownership by seven parties. The title document does not indicate all seven but is held under:

Kelly Glen Brown, Equipment Operator
103B Springhill Road
Port McNeill, B.C. V0N 2R0
As to an undivided 1/7 interest

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the subject property. In the context of this appraisal report, the term "Market Value" may be defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1) buyer and seller are typically motivated;**
- 2) both parties are well informed or well advised, and acting in what they consider their best interest;**
- 3) a reasonable time is allowed for exposure in the open market;**
- 4) payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and**
- 5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions by anyone associated with the sale."**

This is the accepted definition of market value and should reflect all of the benefits of present ownership as well as anticipated future benefits which may reasonably be expected.

PROPERTY RIGHTS APPRAISED

The property rights being appraised are those of the proposed fee simple interest in the deeded subject property.

INSPECTION AND EFFECTIVE DATE

The effective date of the valuation will be January 26, 2018 being the date the Appraiser inspected the subject property.

INTENDED USE OF THE APPRAISAL

The intended use of the appraisal is for use by our client to estimate the value of the subject property as a basis for purchase and sale negotiations.

EXPOSURE TIME

A reasonable exposure time is a significant condition within the definition of market value. Exposure time is always presumed to precede the effective date of the appraisal. It is defined in the Canadian Uniform Standards of Professional Appraisal Practice as:

“The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.”

Implicit in this concept is the further requirement that an adequate, sufficient and reasonable effort is applied to affect a sale. Our research indicates that a reasonable exposure time for the subject parent folio property would be in the range of 2 to 6 months.

Given the unique configuration and limited utility of the proposed subject lot, marketing the property to anyone other than the adjacent property holders would be problematic and subject to the negotiation process.

SALES HISTORY

The subject property has not been previously marketed. It is our understanding that our client is currently in the process of evaluating the site's market value and offering it for sale to the adjacent property owner on a private basis. The Appraiser is not aware of any negotiated agreement to date.

THE APPRAISAL PROBLEM

The subject property is proposed to be amalgamated with the adjacent parcel in order to facilitate the creation of a bare land strata. The parent property is currently held by seven different property owners as a co-operative alternative to a strata. The two Application Areas comprise approximately 35,504 sq. ft. (815 acres) in total. Area 1 is a common use gravel roadway. Area 2 is a section of upland intended for use as a septic field. Our client wishes to divest these properties.

ASSUMPTIONS AND LIMITING CONDITIONS

This report involves a professional and confidential relationship between the Appraiser and client and has been made in accordance with the Canadian Uniform Standards of Professional Appraisal Practice of the Appraisal Institute of Canada. This appraisal is subject to the following Assumptions and Limiting Conditions:

1. The legal descriptions are furnished is assumed to be correct.
2. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the title, which are assumed free and clear of liens and marketable and leases (if any) which are assumed to be good, in effect and enforceable.
3. The drawings, diagrams and sketches, etc., included in this report are provided to assist the reader to visualize the properties. No survey of the properties has been conducted and no responsibility is assumed in connection with such matters. The leasable floor areas are assumed to be correct.
4. In order to arrive at a supportable opinion of value it was found necessary to utilize both documented and hearsay evidence of market transactions. A concerted effort has been put forth to verify the accuracy of the information herein contained. Accordingly, the information is believed to be reliable and correct and has been gathered according to recognized procedures.
5. It is assumed that prudent and responsible management will have been effected for the operation of the properties.

ASSUMPTIONS AND LIMITING CONDITIONS - continued

6. The compensation for services rendered in preparing this report does not include a fee for court/arbitration hearing appearance and the Appraiser shall not be required to appear in any court or arbitration hearing with reference to the properties appraised unless prior arrangements for such services have been made.
7. Unless otherwise stated in this report, the Appraiser has no knowledge of the existence of hazardous substances which may be present on the properties, or other environmental conditions, which were not called to the attention of the Appraiser, and nor did the Appraiser become aware of such during their inspection.
8. This appraisal report is intended for use only by the client, and only for the purpose(s) and intended use(s) described in this report. Further, the Appraiser accepts no liability for the use by any party other than the client, or for any purpose or function other than those described in this report. Any other party wishing to rely on this report must first obtain the written consent of the Appraiser. Possession of this report, or a copy thereof, does not convey the right of publication or reproduction without first obtaining the consent of the Appraiser, and then only in its entirety.
9. When prepared for financing purposes, this appraisal is intended for first-mortgage financing only. Further, the Appraiser accepts no liability for any mortgage underwriting due diligence in investigating and/or determining the credit worthiness of any mortgagor or their ability to repay loans or other indebtedness secured by an appraised property.
10. The market value estimate contained in this report is of the fee simple interest in the subject property but are not a value estimate of the shares of the corporate owner.
11. It is assumed there is no environmental contamination on the subject property as a result of any current or historic use of the site. It is assumed the subject site is clear of all environmental contamination and is immanently suitable for development.
12. The property sizes relied on in this report are assumed reliable; however the Appraiser reserves the right to adjust the final value estimate should the sizes be proven significantly different from those relied on in this report.

SCOPE OF THE REPORT

This appraisal report is not limited in scope with respect to estimating the market value of the subject properties except as limited by the stated Assumptions and Limiting Conditions. That is to say, the Appraiser, in the preparation of this appraisal report, has considered all known and available, relevant market data identified as impacting the market value of the subject property. As identified in the Assumptions and Limiting Conditions, the Appraiser assumes marketable titles that are free and clear of encumbrances unless otherwise stated. Data sources relied upon include, but are not limited to, discussions had with knowledgeable area real estate professionals/industry sales persons, listing agents, other property owners, and municipal planning officials. The market data which the Appraiser has assembled has been confirmed, whenever possible, by personal contact with the buyer, seller or agent handling the particular transaction and/or other knowledgeable parties.

In preparing this appraisal report the principal steps undertaken by the Appraiser has included:

- ✓ Received initial appraisal request from our client, Mr. Shawn Meisner of Ministry of Forests, Lands and Natural Resource Operations;
- ✓ Viewed the property titles and examined legal plans;
- ✓ Reviewed land use control documents of the Regional District of Mt. Waddington;
- ✓ Inspected the property on January 26, 2018;
- ✓ Observed area and neighbourhood activity;
- ✓ Researched market conditions;
- ✓ Reviewed all information supplied by our client, mapping, etc.;

SCOPE OF THE REPORT - continued

- ✓ Researched market data. The Appraiser has relied on Land Title data, BC Assessment information, sales and listings reported by the Victoria Real Estate Board and Vancouver Island Real Estate Board, Realtors and office files; and
- ✓ Valued the subject property on the basis of the Direct Comparison approach to value.

The Appraiser did not complete technical investigations such as:

- × Structural, mechanical, electrical inspection of any improvements;
- × An environmental review of the properties; and
- × Detailed investigations into the nature of the soil.

This appraisal report complies with the Appraiser's understanding of the requirements of the Canadian Uniform Standards of Professional Appraisal Practice of the Appraisal Institute of Canada.

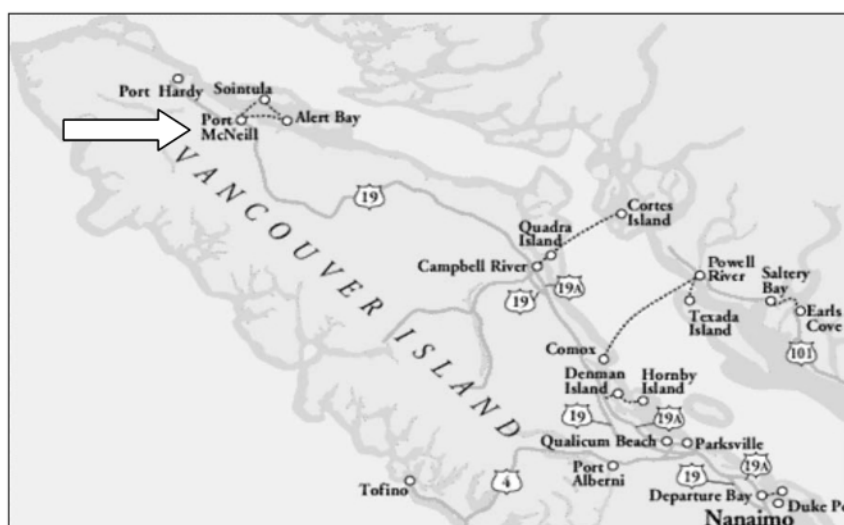


LOCATION MAP

THE SUBJECT AREA

The location of the subject property is shown on the aerial photograph on the previous page and as can be seen, is on the South side of Highway 19 in the semi-rural area South-East of the main downtown core of Port McNeill. The subject is part of the District of Mt. Waddington but is within 5.5 km of the boundary of the Town of Pt. McNeill. This area is considered to use the amenities of the City.

The subject property is located near the Town of Port McNeill on the northeast coast of Vancouver Island – some 200 kilometres north of Campbell River. The Districts of Port Hardy and Port McNeill are the two main populated centres on the North Island. These two centres encompass more than half the North Vancouver Island population. The remaining people live in smaller coastal communities like Port Alice, Alert Bay, Sointula, Holberg and Zeballos. The population of the region is estimated to be approximately 15,000. Port Hardy has an approximate population of 5,000, while Port McNeill has approximately 2,800 people.



Port McNeill is an attractive residential community which fronts onto Broughton Strait - which lies between the town and the neighbouring community of Sointula on Malcolm Island. It is a planned community which has

evolved over the past forty years. There are a variety of residential, commercial, industrial and multiple family developments in the town and the community encompasses some 816.6 hectares of land.

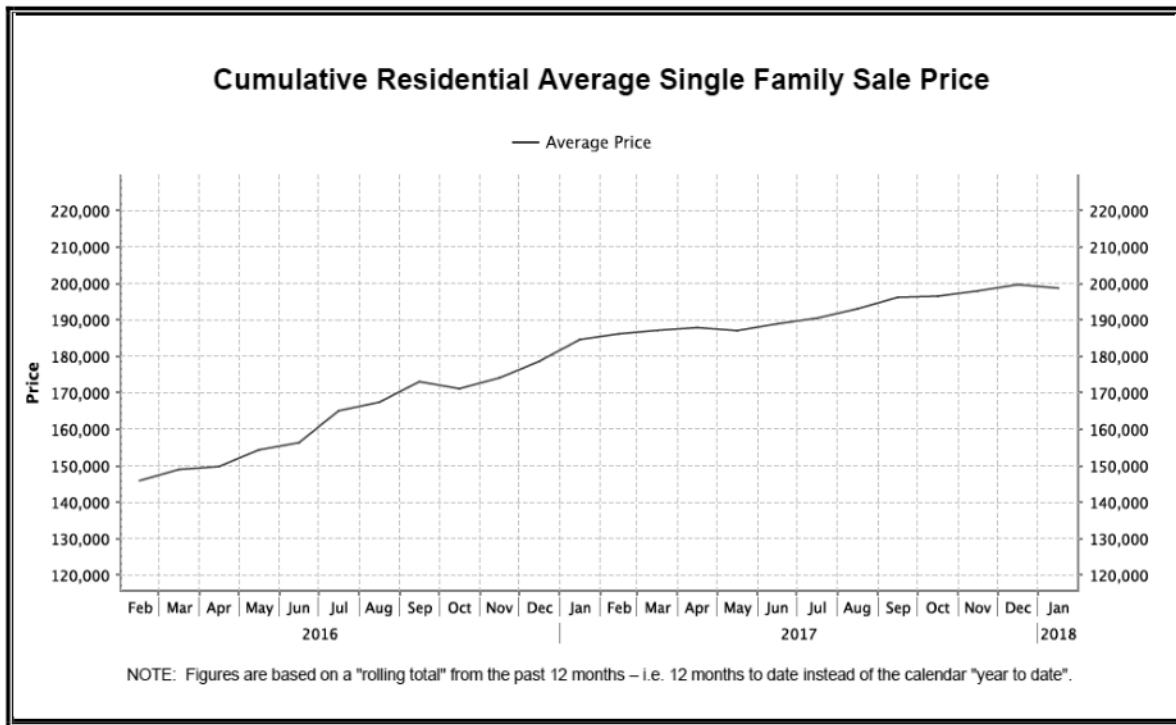
THE SUBJECT AREA - continued

The fortunes of the community have historically been closely tied with the forest industry. The origins of the town date back to the 1930's when the Pioneer Timber Company relocated to the area from Malcolm Island and eventually became the main logging operator in the area. That company later became part of the Alaska Pine and Cellulose Company. Some years later in the mid 1950's, it became Rayonier Canada (B.C.) Ltd. which was later purchased by the Doman interests and then operated as Western Forest Products Ltd. The town continues to house many of the employees of the major forest companies that operate in the forests of the North Island and it is also home to fisherman aqua-culturists, shellfish harvesters and processors.

The District Office of the Forest Services is located in the community and employs roughly 100 persons. The local school board has constructed three schools in the town: Sunset Elementary (\pm 346 students), Cheslakees Elementary (\pm 130 students) and North Island Secondary (\pm 500 students). Health services are provided by a team of physicians at the medical clinic and at the Port McNeill and District Hospital.

Neighbourhood Description

The subject property is located in a pocket of residential development in a semi-rural area of older residences, some new development, hobby farm acreages and mixed use. The dwellings on this road are of modest quality and condition. Some larger tracts of land are present to the West and East. Hyde Creek to the North offers waterfront residences on varying sizes of land parcels. Most services and amenities are within a relatively short distance by car, or bus. Major transportation routes include the adjacent Highway 19. This Highway connects to Victoria and other communities on the Northern portion of the Island. To summarize, the subject property is considered to be located outside the downtown core area of Port McNeill, but is reasonably close to all amenities.



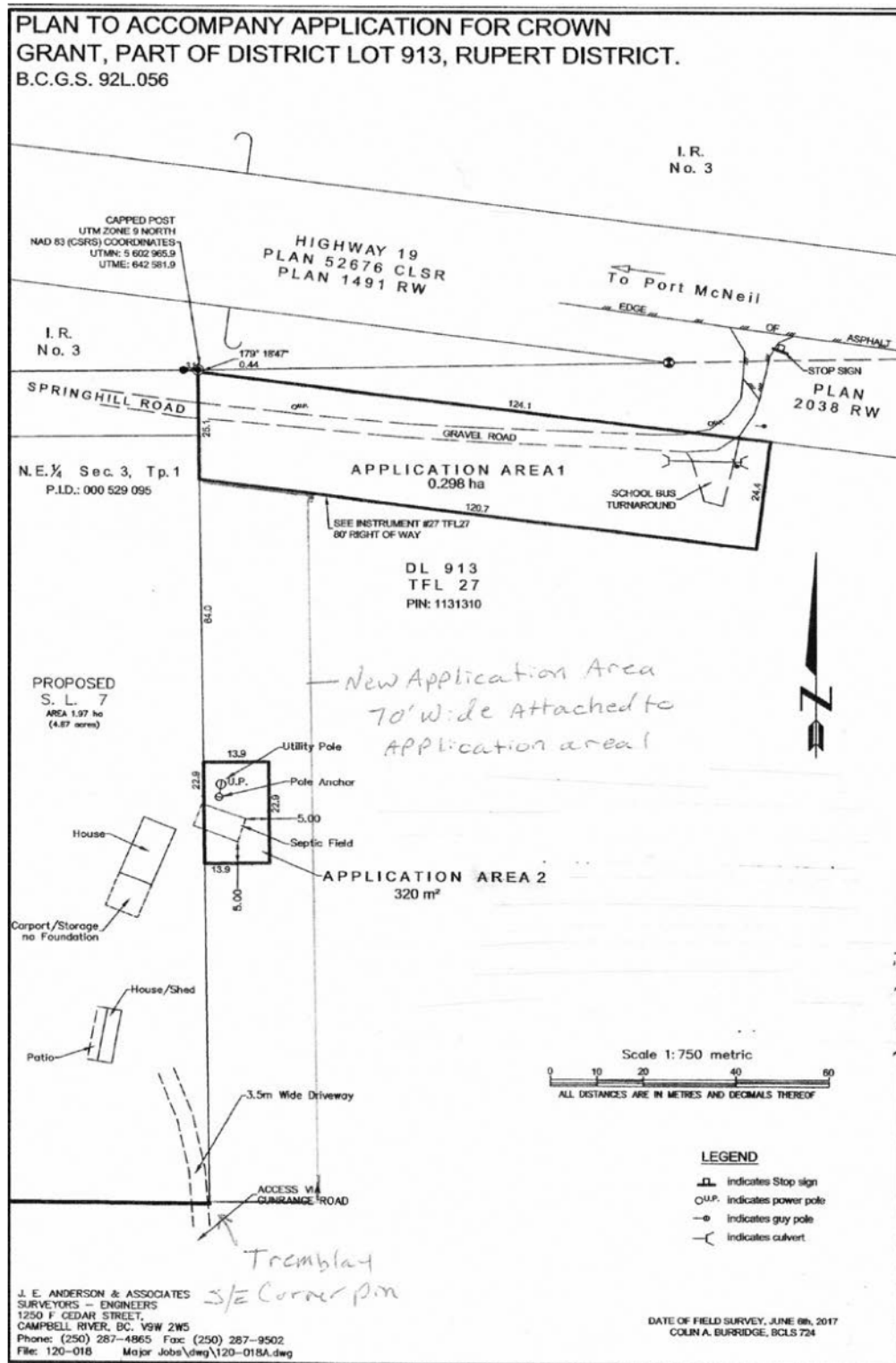
VIREB MLS SINGLE FAMILY DWELLING SALES, NORTH ISLAND

Comparative Activity by Property Type						
	Current Month			12 Months to Date		
	This Year	Last Year	% Change	This Year	Last Year	% Change
Lots						
Units Listed	1	1	0%	31	28	11%
Units Reported Sold	0	0		17	14	21%
Sell/List Ratio	0%	0%		55%	50%	
Reported Sales Dollars	\$0	\$0		\$667,850	\$631,900	6%
Average Sell Price / Unit				\$39,285	\$45,136	-13%
Median Sell Price				\$29,500		
Sell Price / List Price				86%	84%	
Days to Sell				593	405	46%
Active Listings	35	48				
Single Family						
Units Listed	12	11	9%	175	191	-8%
Units Reported Sold	12	10	20%	125	112	12%
Sell/List Ratio	100%	91%		71%	59%	
Reported Sales Dollars	\$2,328,000	\$2,051,000	14%	\$24,837,001	\$20,680,650	20%
Average Sell Price / Unit	\$194,000	\$205,100	-5%	\$198,696	\$184,649	8%
Median Sell Price	\$205,000			\$189,000		
Sell Price / List Price	98%	90%		92%	90%	
Days to Sell	151	176	-14%	119	147	-19%
Active Listings	49	73				
Condos (Apt)						
Units Listed	1	0		30	26	15%
Units Reported Sold	1	1	0%	23	24	-4%
Sell/List Ratio	100%			77%	92%	
Reported Sales Dollars	\$43,500	\$19,500	123%	\$1,057,300	\$1,016,642	4%
Average Sell Price / Unit	\$43,500	\$19,500	123%	\$45,970	\$42,360	9%
Median Sell Price	\$43,500			\$38,000		
Sell Price / List Price	87%	98%		88%	120%	
Days to Sell	0	36	-100%	179	183	-2%
Active Listings	11	12				
Condos (Patio)						
Units Listed	2	0		3	0	
Units Reported Sold	1	0		1	0	
Sell/List Ratio	50%			33%		
Reported Sales Dollars	\$132,500	\$0		\$132,500	\$0	
Average Sell Price / Unit	\$132,500			\$132,500		
Median Sell Price	\$132,500			\$132,500		
Sell Price / List Price	98%			98%		
Days to Sell	24			24		
Active Listings	2	0				
Condos (Twnhse)						
Units Listed	3	1	200%	25	23	9%
Units Reported Sold	1	0		20	7	186%
Sell/List Ratio	33%	0%		80%	30%	
Reported Sales Dollars	\$86,500	\$0		\$1,575,500	\$513,000	207%
Average Sell Price / Unit	\$86,500			\$78,775	\$73,286	7%
Median Sell Price	\$86,500			\$75,500		
Sell Price / List Price	96%			86%	84%	
Days to Sell	38			281	123	128%
Active Listings	9	19				
PLEASE NOTE: SINGLE FAMILY property does NOT INCLUDE acreage with house, condominiums, duplex/triplex, mobile homes/on pad, single family waterfront or single family strata. LOTS do NOT INCLUDE acreage or waterfront acreage.						
Source: Vancouver Island Real Estate Board - MLS® Statistics - January 31, 2018					North Island - Page 2	

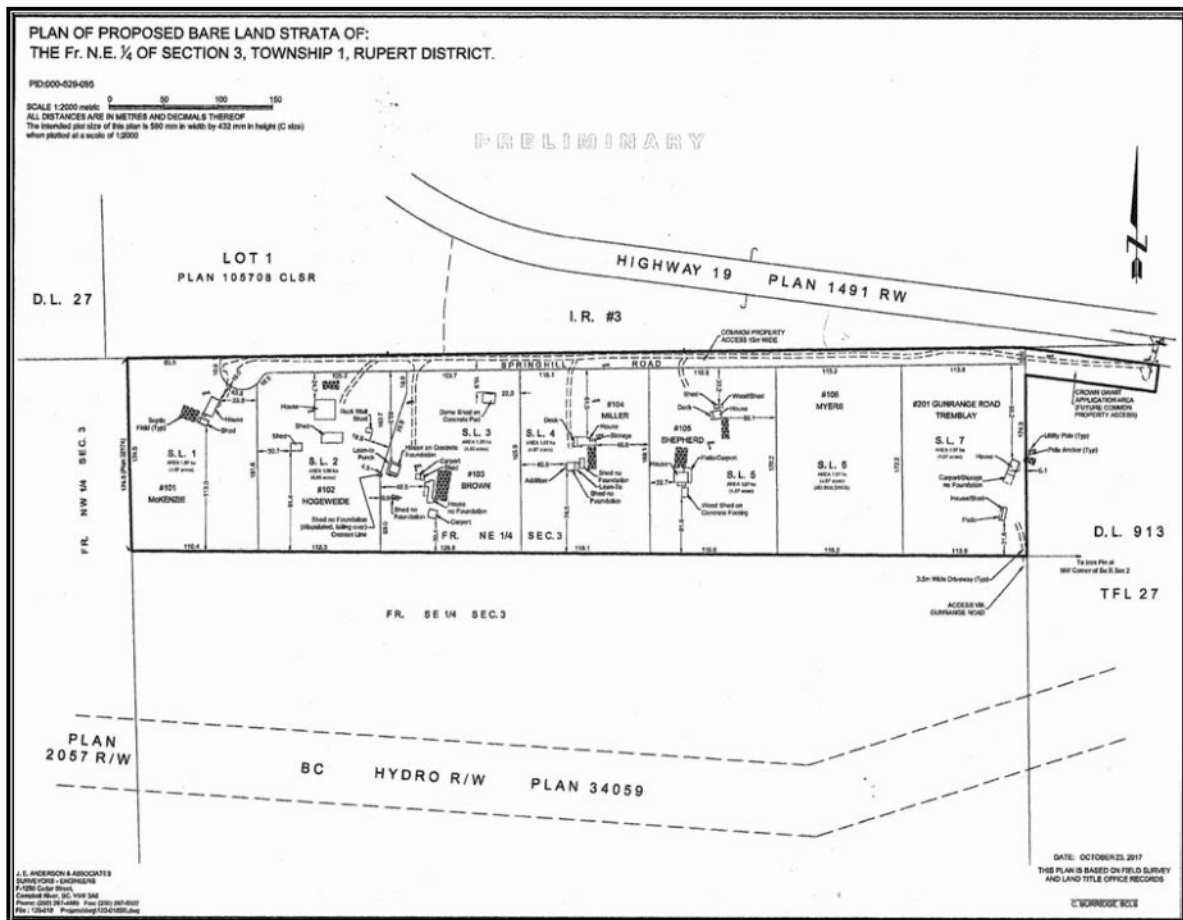
MARKET CONDITIONS

Located on the previous pages are graphs and MLS statistics for the North Vancouver Island area (Vancouver Island Real Estate Board) with year over year statistics. Although, these statistics include properties from North of Campbell River to Port Hardy and are based on residential sales, overall they fairly reflect the market trend which indicates overall stability and growth in market conditions for all property types.

For the North Island region based on the statistical information available from the Vancouver Island Real Estate Board until January 31, 2018 within the Single Family market, the sales volumes showed an increase of 12% from 2017 levels. In terms of overall dollar volumes, sales volumes are showing an increase of 20% from \$20.680 million in 2017 to \$24.837 million to 2018. The average selling price per unit has increased 8% from \$184,649 in 2017 to \$198,696 in 2018. The North Island market has much more limited volumes of overall sales due to the smaller and sometimes more isolated communities. In reference to the Vacant Lot market, sales volumes are up 21% over 2017 levels. The overall dollar volume of sales has increased by 6%. The average selling price per lot has decreased 13% from \$45,136 in 2017 to \$39,500 in 2018. A larger than typical proportion of sales in this region transact privately versus the markets to the South. The influence of these sales is not reflected in the MLS statistics.



**PLAN OF APPLICATION AREAS TO BE AMALGAMATED INTO
N.E. 1/4, SECTION 3, ADJACENT WEST.**



PARENT FOLIO, PROPOSED BARE LAND STRATA; AREA 1

THE SUBJECT PROPERTY

THE SITES: Located on the previous page are cadastral plans showing the location and plottage of the proposed subject sites fronting the South Side of Springhill Road (Parent folio) and the South side of Highway 19 (Area 1), as well as the smaller Area 2. Characteristics of the properties to be valued are as follows:

<u>Site Size (Parent Folio):</u>	145,692 m ² ; 1,568,267 sq. ft. or 36 acres
<u>Site Size (Area 1):</u>	2,980 m ² ; 32,078 sq. ft. or 0.736 acres (0.298 ha)
<u>Site Size (Area 2):</u>	320 m ² ; 3,445 sq. ft. or 0.079 acres
<u>Combined lots:</u>	148,992 m ² ; 1,603,790 sq. ft. or 36.815 acres

Plottage: Rectangular shapes.

Topography: The North sectors of the parent folio of 36 acres are primarily level and at grade with the access road frontage at Springhill Road. The South halves of the parent folio slope upwards from North to South with an increasing grade in the property from West to East. The Easternmost section, proposed SL 7, has steep topography from Springhill Road to a plateau at the South lot line where about two acres are relatively level. Area 1 is level and is comprised of a gravel access road into the parent folio. The topography to the South of it rises up very steeply and is heavily treed. Area 2, a small section of 320 m² intended as a septic field area, is slightly sloped from West to East and treed.

Improvements: The structures that occupy six of the seven proposed bare land strata lots are not a consideration of this report. One lot is vacant.

Frontage: Approximately 2,688' at Springhill Road.

Services: The parent site is capable of servicing with:

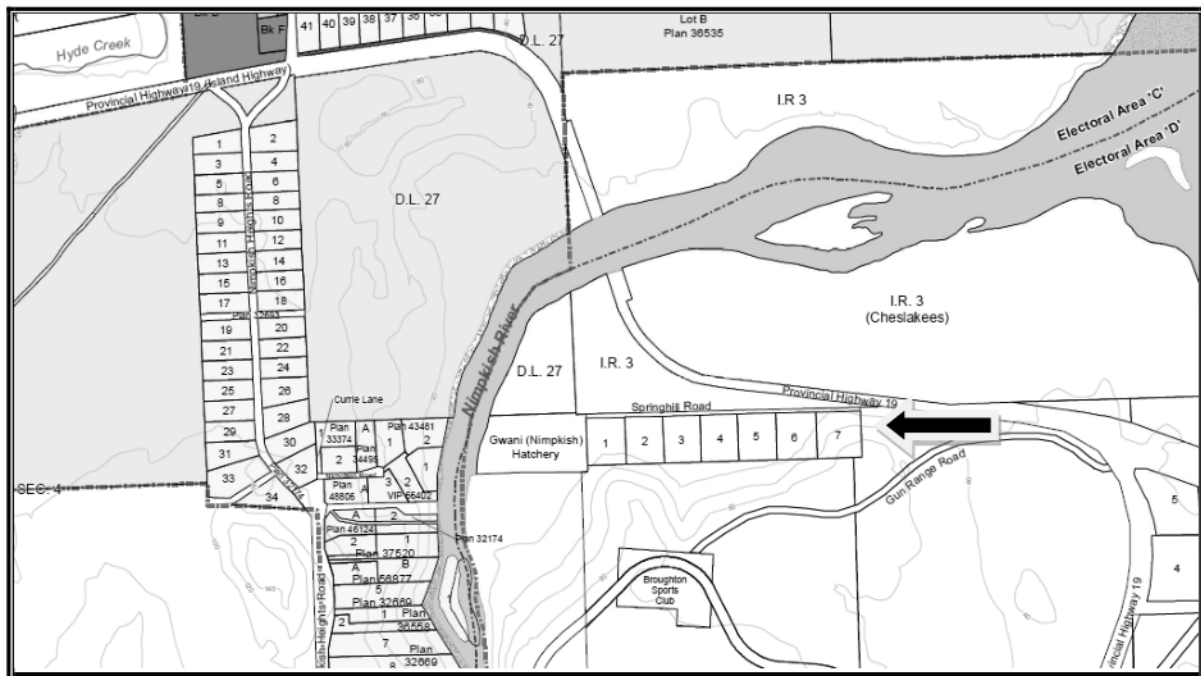
- | | |
|---------------------------|----------------------------|
| - gravel driveway | - Well water |
| - septic systems required | - telephone and hydro |
| - ditch drainage | - fire & police protection |
| - cablevision | - cell phone service |
| - street lighting | - bus service |

Visibility/Access: There is direct road access to Highway 19 from Springhill Road. Access to proposed SL 7 is from Gun Range Road. Low visibility as Springhill Road dead-ends and is lined with trees along the Highway frontage.

THE SUBJECT PROPERTY CONTINUED

Conclusion:

The site is proposed as an amalgamation of the parent folio with the two Application Areas in order to facilitate the creation of a bare land strata. Area 1 is a long utilized gravel road access that is essentially currently in trespass use and little used by other than the seven property owners the road accesses. Area 1 would be unbuildable as a stand-alone land parcel as it is too narrow and adjacent to the Highway to allow construction. Area 2 is a small rectangular plot of land that is landlocked. A portion of this area is currently in use by trespass by the owner of proposed SL 7 for a utility pole and a septic field. This area is also considered unbuildable.



**Cadastral Plan of Subject location from Hyde Creek OCP Map
The seven lot partition is under consideration but not yet
approved.**

ASSESSMENT AND TAXES

Assessment and tax data obtained for 101 Springhill Road (Parent folio)

Roll # 785-15112.000 indicates:

<u>2018 Assessment:</u>	Land	- \$193,000
	Improvements	- <u>\$828,000</u>
	Total Assessments	- \$1,021,000

2017 Gross Taxes: Not ascertained.

ZONING AND LAND USE

The subject parent folio is zoned RA1, Residential. This zoning permits residential use and the development of 1 ha lots or 2.49 acres minimum for properties with septic and wells. Sewer systems allows for 2 acre lots. Single family configurations are allowed as well as accessory buildings, home based business and guest houses up to 400 sq. ft. in size.

Setbacks required: Front lot line = 9.0m; Interior side = 2.0m; Rear lot line = 9.0m; other lot lines = 2.5m. See the addenda for a zoning bylaw excerpt.

HIGHEST AND BEST USE

"Highest and Best Use" may be defined as:

"That use which is most likely to produce the greatest net return in terms of either money or amenities as at the date of appraisal. It follows naturally that this use must be based on the property's own merits and be within the law."

Criteria for determining "Highest and Best Use" include:

- use must be legal and in compliance with zoning regulations;
- use must be within the realm of probability and not speculative or conjectural;
- demand for such use must exist; and
- use must provide the highest net return to the land.

The subject parent site is currently configured as an effective co-op with shared ownership of one parcel. The highest and best use of this site is considered to reconfiguring the land as a bare-land strata, in order to enable the sale of individual parcels. The access to these seven sites is via a long used gravel road (Application Area 1) but this is Crown Land rendering the use of this road a trespass. Application Area 2 is a 320 m² rectangle of land that is intended to legalize a septic system used by the proposed SL 7 occupant. It has been in place for several years. Both application areas re considered by the Appraiser to be unbuildable as stand-alone parcels due to their size, depth and shapes. The highest and best use of the Application Area 1 site, under the assumption that it is unbuildable, would be consolidation with an adjoining property as a road right-of-way. Given the limited alternative uses for Application Area 2, the highest and best use is considered to be consolidation with the adjacent property.

VALUATION PROCEDURES

There are three recognized valuation techniques which may be employed in valuing real estate such as the subject. These techniques are:

COST APPROACH

The Cost Approach to value is based on the principle of substitution. In effect this says that where a property is replaceable, its value tends to be determined by the cost of creating another property of like kind and quality. The theory also assumes there to be no unreasonable, costly delay associated with acquiring substitute land and materials. The approach is best suited to estimating the value of near new or special purpose buildings for which there is a lack of available market sales. In applying the Cost Approach the depreciated value of the improvements is estimated and added to the estimated value of the land as though vacant.

INCOME APPROACH

According to the Appraisal Institute of Canada's text, **The Appraisal of Real Estate** the Income Approach to value *...consists of methods, techniques, and mathematical procedures that an Appraiser uses to analyze a property's capacity to generate benefits (i.e., usually the monetary benefits of income and reversion) and convert these benefits into an indication of present value.* The mathematical process whereby the net income is converted to an estimate of value is called capitalization.

DIRECT COMPARISON APPROACH

The Direct Comparison Approach to Value involves researching data relating to the sale or offering for sale of properties comparable to and competitive with the subject property. The basic premise of this method of estimating a property's value is the principle of substitution. That is, a typical, prudent purchaser would not be expected to pay significantly more or less for the subject property, were it available, than for another similar property.

In the case of the subject property which is not income generating, the Income Approach is not applicable. The Cost Approach will not be used as this is not generally the method by which properties such as the subject transact in the market.

In this case the applicable method of valuation is the Direct Comparison Approach which is typically the method by which vacant properties, similar to the subjects, trade. The subject parent folio will be valued in its current state as of the date of the inspection, and with the additional areas of Application Areas 1 & 2 added.

THE DIRECT COMPARISON APPROACH

The sales summarized in the following analysis have been considered in estimating the market value of the subject property on a Direct Comparison Approach basis. These sales have been considered on a sale price per square foot of land area based on vacant land sales and land residual values derived from improved sales in the immediate vicinity.

In this case the value of the subject parent folio will be estimated based on its size and utility as in the state and condition as of the date of the inspection. As a bare-land strata has not yet been final approved, it remains to be confirmed this is viable.

THE DIRECT COMPARISON APPROACH – continued**COMPARABLE LAND SALES** – cont'd

COMPARABLE LAND SALES SUMMARY TABLE							
Index	Location	Sale Date	Sale Price Time Adjusted Sale Price (Bolded)	Zoning	Land Size (acres)	Time Adjusted Sale Price/acre (Land Residual)	Comments
1	N.W. ¼ of Section 11, Glover Road Hyde Creek	Mar. 1, 2017	\$825,000 (\$866,000)	RU-1, Residential	54	\$16,037	Hyde Creek waterfront site 2.25 km North of Subject. Subdividable. Treed, gradual slope.
2	640 Glover Rd. Hyde Creek	June 13, 2017	\$180,000 (\$185,000)	RA1- Rural Residential	11.53	\$16,045	Upland site. Some potential distant views reported. Lightly treed. 2 km North of Subject.
3	1704 Twin Peaks Road, Pt. McNeill	July 8, 2016	\$154,000 (\$162,000)	Lind2 – Light Industrial	5.7	\$23,158 (\$132,000)	Mixed use bare land strata. Sold with element of distress. Buildings in poor condition. 4.5 km West of subject.
4	1810 Twin Peaks Rd. Pt. McNeill	May 31, 2017	\$60,000 (\$64,000)	Lind2 – Light Industrial	2.20	\$29,090	Mixed use bare land strata. Vacant lot.
Subject	101 Springhill Rd. Pt. McNeill Rural	N/a	N/a	RA1, Rural Residential	36 (Parent folio) 36.815 (Amalgamated with Application Areas 1 & 2)	To be determined	Improved sites with mainly cleared land. Steeper terrain to the S.E.

The sales above are all derived from 2017 vacant lot sales (and one improved sale) with parcel size ranging from 2.20 acres to 54. All are suburban or rural lots in

THE DIRECT COMPARISON APPROACH – continued**SUMMARY AND ANALYSIS**

reasonably close proximity to the subject location to the East of the Town of Port McNeill. Two sales are zoned residential and two are light industrial. However, the bare land strata (Twin Peaks Road) is a mix of residential and light industrial uses with some sites as residential use only. After adjusting for date of sale in a gradually increasing real estate market, the indicated sale rate per acre is from \$16,037 to \$29,090 per acre. Typically, all other factors being equal, a larger parcel will exhibit a lower sale rate per acre or per sq. ft. due to economies of scale. The sales above illustrate this principle.

Index 1 at \$16,037 per acre is sited about 2.25 km directly North of the subject on the waterfront of Broughton Strait. This vacant lot appeared as treed with merchantable timber and with a gradual and moderate slope to the ocean front. The gravel and rocky shoreline offers about 1,900 feet of frontage from East to North. Two roads access the land. While for an upland site an upward size adjustment would be warranted (sale rate increasing as parcel size decreases) this is more than offset by the waterfront siting of this lot. While waterfront locations can trade for multiple times that of upland locations, the subject land is largely cleared and serviced, offsetting factors. A downward adjustment to this sale of -50% is considered reasonable. This then suggests a rate for the subject of: $\$16,037 \times 0.50 = \textbf{\$8,018.50 per acre}$.

Index 2 at \$16,045 per acre is an upland lot that is subdividable and should offer some distant views from the higher points of the property. The configuration is is

THE DIRECT COMPARISON APPROACH – continued**SUMMARY AND ANALYSIS** – cont'd

rectangular. Topography is gently sloped with scrub brush and light tree growth in place after having been previously logged. This was a vacant site. This land is very similar to the subject parent folio and is about 2 km directly North, in immediate proximity to Index 1. Adjusting downwards for the larger size of the subject by -30%, relying upon acreage rate tables, suggests a rate for the subject of: $\$16,045 \times 0.70 =$ ***\$11,231.50 per acre.***

Index 3 at \$23,158 per acre is a much smaller scale parcel with its size reflected in its sale rate. This is a light industrial zoned parcel sited about 4.5 km West of the subject in a bare land strata development. While this was an improved sale, the structures were reported in very poor condition with the non-land value appearing as in the two wells on site and hydro/septic servicing. With a land residual value of \$132,000 derived after time adjusting, a further downward size adjustment of -51% suggests a rate of: $\$23,158 \times 0.49 =$ ***\$11,347.42 per acre.***

Index 4 at \$29,090 per acre is a 2.20 acre much smaller sized parcel that is located in the same development as Index 3 and is similarly zoned. While equating sales of this magnitude of size difference becomes problematic, this was a vacant land sale in close proximity so is included in the analysis. Adjusting downwards for size by -70% suggests: $\$29,090 \times 0.30 =$ ***\$8,727 per acre.***

THE DIRECT COMPARISON APPROACH – continued**SUMMARY AND ANALYSIS** – cont'd

Following adjustments for time, size and location where applicable, the adjusted range of sale rates per acre becomes \$8,018.50 to \$11,347.42. The most applicable sale is considered to be Index 2 at \$11,231.50 per acre. This parcel is upland and while smaller, is the most physically similar. Index 1 is closer in total size but has ocean frontage. Index 3 lends support to the value of Index 2 but is much smaller at only 5.7 acres. Index 4 is even smaller at only 2.20 acres, but is one of the few known sales of vacant parcels in the immediate area in recent times.

Based on the analysis above, a rate for the parent folio (101-107 Springhill Road) of \$11,000/acre is estimated and considered reasonable. This then suggests a land value for this parcel of:

$$\text{\$11,000/acre} \times 36 \text{ acres} = \text{\$396,000}$$

The Application Areas 1 and 2 comprise areas of 0.736 acres (Area 1) and 0.079 acres (Area 2). Adding these areas to the subject above = $36 + 0.736 + 0.079 = 36.815$ acres. Typically, smaller areas would warrant a higher value rate but as these two proposed parcels are unbuildable, this upward adjustment is considered totally offset. Relying on the rate estimated above for the proposed amalgamated land, this then suggests a value for this parcel of:

$$\text{\$11,000/acre} \times 36.815 \text{ acres} = \text{\$404,965. Rounded to } \text{\$405,000.00}$$

THE DIRECT COMPARISON APPROACH – continued**SUMMARY AND ANALYSIS** – cont'd

The value of the Application Areas combined is then: \$405,000 - \$396,000 = **\$9,000.00**

\$9,000.00

“Application Areas 1 & 2 as Proposed”

Note: The original proposal for the Application Area 1 required a larger area of 1.596 acres or about 0.646 ha, which would have also comprised the Application Area 2 referenced in the report. The additional area of this proposal is very steep and also considered unbuildable. While it is reported this has been downgraded to the total size of 0.815 acres comprising both areas as per above, in the event this original size was utilized in negotiations, the calculation for its value would be as follows:

37.596 acres x \$11,000/acre = \$413,556.

*\$413,556 - \$396,000 = \$17,556 **Rounded to: \$17,600.***
“Original Application Area 1 Value as Proposed”

FINAL VALUE ESTIMATES

As described above, the subject value estimate for Application Areas 1 & 2 is as follows:

\$9,000

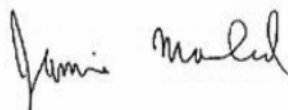
“As Proposed”

CERTIFICATION OF APPRAISER

I certify that to the best of my knowledge and belief:

- A personal inspection of the subject property was made on January 26, 2018.
- The analyses, opinions and conclusions in this appraisal report are limited only by the assumptions and limiting conditions stated in this appraisal report, and are my personal, unbiased professional analyses, opinions and conclusions.
- I have no past, present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- The reported analyses, opinions and conclusions were developed and this appraisal report was prepared in conformity with the Canadian Uniform Standards of Professional Appraisal Practice of the Appraisal Institute of Canada.
- The Appraisal Institute of Canada has a Mandatory Recertification Program for designated members. As of the date of this report, I have fulfilled the requirements of the program.
- The Appraisal Institute of Canada has a right to review this report.
- The subject property is identified as adjacent to 101-107 Springhill Road, Pt. McNeill, B.C.
- The final estimate of market value is **\$9,000 "As Proposed"**
- The effective date of the report is January 26, 2018.
- No one provided assistance to the Appraiser signing this report.

BAKER & OSLAND APPRAISALS LTD.



Jamie Macleod, AACI, P. App.

QUALIFICATIONS OF APPRAISER

JAMIE MACLEOD, AACI, P. App.

PROFESSIONAL EXPERIENCE

- Real Estate Appraiser/Sub-contractor
Baker and Osland Appraisals Ltd., Victoria, B.C.

April 2013 to present

- Real Estate Appraiser/Sub-contractor Keystone Appraisals Ltd.,
Trail B.C.
January 2012 to October 2017

- Real Estate Appraiser/Sub-contractor and Consultant –
Jackson & Associates Ltd., Courtenay, B.C.
May 2006 to November 2015

- Appraiser - B.C. Assessment Authority
Penticton and Courtenay
August 1993 to April 2006

EDUCATIONAL BACKGROUND AND TRAINING

- Accredited Appraisers of the Appraisal Institute of Canada
AACI Designation – December 2, 2005
Certificate #3983

- Professional Member, Real Estate Institute of British Columbia
R.I. (B.C.) Designation – May 31, 2001 to May 31, 2011
Certificate #4240

- Urban Land Economics Degree, University of British Columbia - 1998

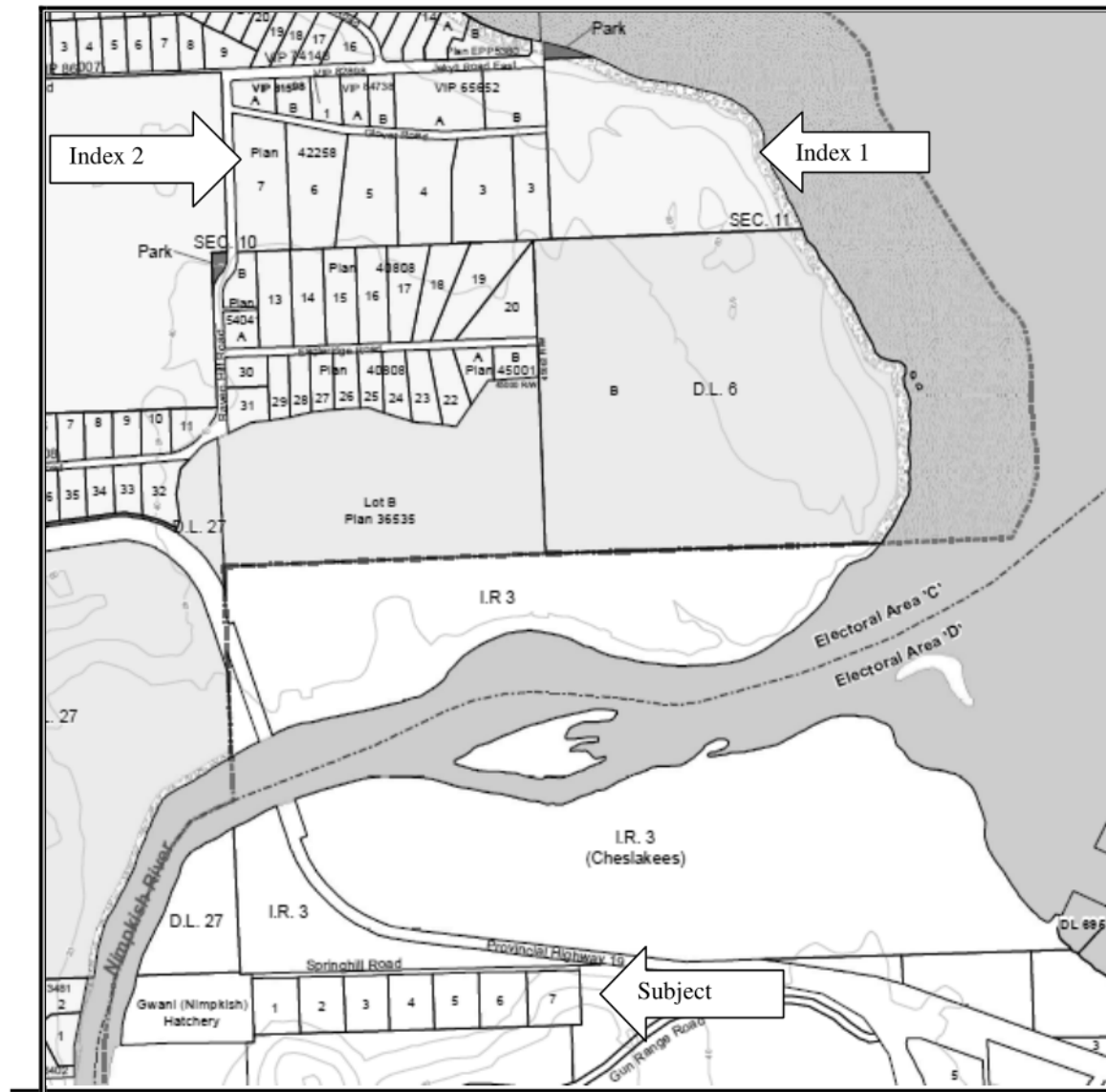
COMPLETED APPRAISALS FOR:

CIBC	City of Courtenay	Comox-Strathcona Reg. District
BMO Bank of Montreal	Town of Comox	Canadian Western Bank
Various Credit Unions	Ministry of Environment Land & Parks	Ministry of Transportation & Highways
RBC Royal Bank	Scotiabank	TD Canada Trust
Federal Gov't of Canada.	B.C. Assets & Lands	VanCity Savings Credit Union
B.C. Housing Victoria Housing Society	Petro Canada Pacifica Housing	Various Law Firms
Private property owners	Various Private Lenders	Litigation: B.C. Supreme Court

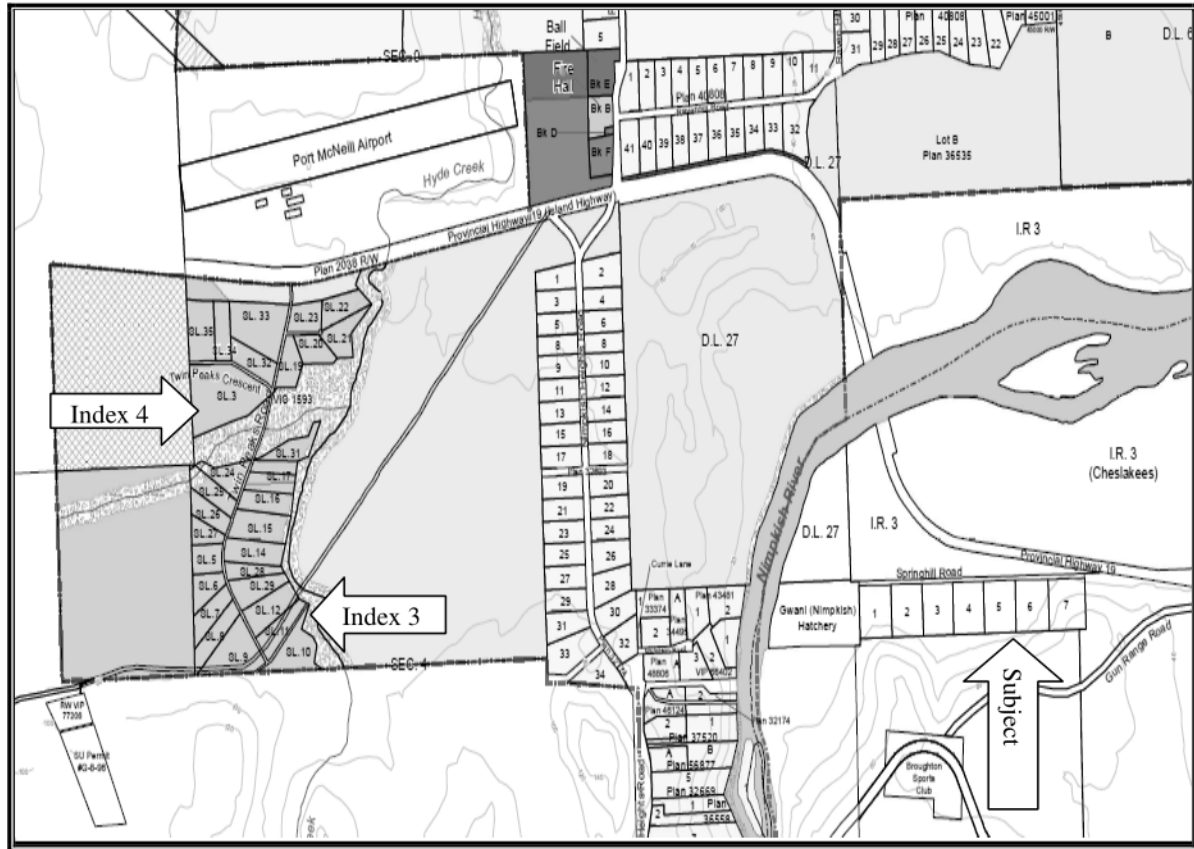
APPRAISAL INSTITUTE CERTIFICATION

The Appraisal Institute of Canada has a Mandatory Recertification Program for designated members. As of the date of this report, I have fulfilled the requirements of the program.

ADDENDA

CADASTRAL PLANS OF COMPARABLE SALES

CADASTRAL PLANS OF COMPARABLE SALES



Note: Index 4, at the West lot line, is a later subdivision of SL 3 into smaller lots.

ZONING BYLAW EXCERPT

5.3.2 Rural Residential RA-1

This zone is intended to provide for single-family residential and accessory guesthouse development. Guesthouse development is to be small in scale and compatible with the rural residential character of the lot.

(a) **Permitted Uses**

- (i) Single-family dwellings
- (ii) Guesthouses as accessory uses
- (iii) Home agriculture
- (iv) Home commerce
- (v) Accessory buildings and uses

(b) **Minimum Lot Size**

- (i) Where a lot is serviced by a community sewer and water system the minimum area of any lot created by subdivision is 0.8 hectares (2 acres).
- (ii) Where a lot is serviced by on-site well and septic disposal systems, the minimum area of any lot created by subdivision is one hectare (2.5 acres) or more as determined by the Medical Health Officer as sufficient for on-site services.
- (iii) *Where a lot is serviced by a community sewer system and an on-site well, the minimum area of any lot created by subdivision is 0.8 hectares (2 acres). (added by Bylaw 703)*

(c) **Minimum Setbacks**

- (i) For principal buildings and structures:
 - 9 meters from all front and rear lot lines (30 feet)
 - 2.5 meters from all side lot lines (8 feet)
- (ii) For accessory buildings and structures:
 - 5 meters from all front lot lines (16 feet)
 - 1.5 meters from all rear and side lot lines (5 feet)
- (iii) Setbacks for development adjacent to any watercourse are as required by the provincial or federal government agency having jurisdiction.

(d) **Development Density**

- (i) One single-family dwelling plus one accessory guesthouse is permitted on each lot. The floor area of the guesthouse must not exceed 37 square meters in total (400 square feet).

ZONING BYLAW EXCERPT - continued

- (ii) One temporary dwelling may be approved for occupation while the permanent home is under construction. The temporary dwelling must be removed 30 days after the permanent dwelling is occupied.
- (e) Conditions of Use
 - (i) Home commerce must be in accordance with Section 4.6.0 of this Bylaw.
 - (ii) Parking and loading must be in accordance with Section 3.1.0 of this Bylaw.
 - (iii) Principal buildings and guesthouses must be serviced by a community sewer and water system or private on-site water and septic disposal system constructed to the standards of the provincial agency having jurisdiction and/or the Medical Health Officer.
 - (iv) Storage of derelicts, including but not limited to, vehicles, equipment, boats or recreational vehicles is not permitted.

SUBJECT LOTS AND SALES LOCATIONS



TITLE: (PARENT FOLIO)

TITLE SEARCH PRINT		2018-02-07, 14:00:13
File Reference:		Requestor: Cameron Dinning
Declared Value \$75000		
CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN		
Land Title District	VICTORIA	
Land Title Office	VICTORIA	
Title Number	CA6123255	
From Title Number	ET76498	
Application Received	2017-07-05	
Application Entered	2017-07-14	
Registered Owner in Fee Simple		
Registered Owner/Mailing Address:	KELLY GLEN BROWN, EQUIPMENT OPERATOR 103B SPRING HILL ROAD PORT MCNEILL, BC V0N 2R0 AS TO AN UNDIVIDED 1/7 INTEREST	
Taxation Authority	Courtenay Assessment Area	
Description of Land		
Parcel Identifier:	000-529-095	
Legal Description:	THE NORTH EAST 1/4 OF SECTION 3, TOWNSHIP 1, RUPERT DISTRICT	
Legal Notations		
	RE CLAUSES E AND F OF SECTION 38 L.R.A. SEE DD 2038 RW FILED 17/03/1971	
Charges, Liens and Interests		
Nature:	JUDGMENT	
Registration Number:	FB437068	
Registration Date and Time:	2011-09-29 13:12	
Registered Owner:	THE CROWN IN RIGHT OF CANADA	
Remarks:	INTER ALIA RENEWAL OF FB311283 AS TO THE INTEREST OF MICHAEL MAURICE TREMBLAY	
Duplicate Indefeasible Title	NONE OUTSTANDING	
Transfers	NONE	
Title Number: CA6123255		Page 1 of 2

TITLE SEARCH PRINT		2018-02-07, 14:00:13
File Reference:		Requestor: Cameron Dinning
Declared Value \$75000		
Pending Applications	NONE	

TITLE: INDEX 1

TITLE SEARCH PRINT		2018-02-11, 11:28:31
File Reference:		Requestor: Cameron Dinning
Declared Value \$825000		
CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN		
Land Title District	VICTORIA	
Land Title Office	VICTORIA	
Title Number	CA5934718	
From Title Number	CA4924276	
Application Received	2017-04-18	
Application Entered	2017-04-20	
Registered Owner in Fee Simple		
Registered Owner/Mailing Address:	L D G CONSULTING LTD., INC.NO. BC0926917 620 GLOVER ROAD PORT MCNEILL, BC V0N 2R0	
Taxation Authority	Courtenay Assessment Area	
Description of Land		
Parcel Identifier:	009-931-872	
Legal Description:	THE NORTH WEST 1/4 OF SECTION 11, TOWNSHIP 1, RUPERT DISTRICT EXCEPT THAT PART IN DISTRICT LOT 6, RUPERT DISTRICT	
Legal Notations	NONE	
Charges, Liens and Interests	NONE	
Duplicate Indefeasible Title	NONE OUTSTANDING	
Transfers	NONE	
Pending Applications	NONE	

TITLE: INDEX 2**TITLE SEARCH PRINT**

2018-02-11, 11:33:30

File Reference:

Requestor: Cameron Dinning

Declared Value \$ 65000

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	VICTORIA
Land Title Office	VICTORIA
Title Number	EX150227
From Title Number	EP83593
Application Received	2005-11-25
Application Entered	2005-12-03
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	SJOGREN HOLDINGS INC., INC.NO. 0459522 2183 DOCKSIDE WAY NANAIMO, BC V9R 6T7
Taxation Authority	Courtenay Assessment Area
Description of Land	
Parcel Identifier:	001-473-018
Legal Description:	LOT 7, SECTION 10, TOWNSHIP 1, RUPERT DISTRICT, PLAN 42258
Legal Notations	NONE
Charges, Liens and Interests	NONE
Duplicate Indefeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE

TITLE: INDEX 3

TITLE SEARCH PRINT		2018-02-11, 11:36:28
File Reference:		Requestor: Cameron Dinning
Declared Value \$154000		
CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN		
Title Issued Under	STRATA PROPERTY ACT (Section 249)	
Land Title District	VICTORIA	
Land Title Office	VICTORIA	
Title Number	CA5942265	
From Title Number	EX159789	
Application Received	2017-04-20	
Application Entered	2017-05-04	
Registered Owner in Fee Simple		
Registered Owner/Mailing Address:	1114993 B.C. LTD., INC.NO. BC1114993 3422 MCCALLUM ROAD ABBOTSFORD, BC V2S 7W8	
Taxation Authority	Courtenay Assessment Area	
Description of Land		
Parcel Identifier:	017-315-743	
Legal Description:	STRATA LOT 11 SECTION 4 TOWNSHIP 1 RUPERT DISTRICT STRATA PLAN 1593 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1	
Legal Notations		
	HERETO INTER ALIA IS ANNEXED EASEMENT ED75318 OVER PART OF STRATA LOT 21, STRATA PLAN 1593	
Charges, Liens and Interests		
Nature:	UNDERSURFACE AND OTHER EXC & RES	
Registration Number:	S80130	
Registration Date and Time:	1987-07-28 11:58	
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA	
Remarks:	SECTION 47 LAND ACT DD S80127 INTER ALIA	
Title Number: CA5942265		Page 1 of 2

TITLE: INDEX 3

TITLE SEARCH PRINT		2018-02-11, 11:36:28
File Reference:		Requestor: Cameron Dinning
Declared Value \$154000		
Nature:	STATUTORY RIGHT OF WAY	
Registration Number:	EC90951	
Registration Date and Time:	1989-09-06 14:03	
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY	
Remarks:	INTER ALIA	
Nature:	COVENANT	
Registration Number:	ED75537	
Registration Date and Time:	1990-07-11 09:45	
Registered Owner:	REGIONAL DISTRICT OF MOUNT WADDINGTON	
Remarks:	SECTION 215 L.T.A. INTER ALIA	
Duplicate Indefeasible Title	NONE OUTSTANDING	
Transfers	NONE	
Pending Applications	NONE	

TITLE: INDEX 4

TITLE SEARCH PRINT		2018-02-11, 11:41:00
File Reference:		Requestor: Cameron Dinning
Declared Value \$60000		
CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN		
Title Issued Under	STRATA PROPERTY ACT (Section 249)	
Land Title District	VICTORIA	
Land Title Office	VICTORIA	
Title Number	CA6029773	
From Title Number	FB417188	
Application Received	2017-05-31	
Application Entered	2017-06-07	
Registered Owner in Fee Simple		
Registered Owner/Mailing Address:	BERTHA AMY NICHOLSON, HOMEMAKER PO BOX 1439 PORT MCNEILL, BC V0N 2R0	
Taxation Authority	Courtenay Assessment Area	
Description of Land		
Parcel Identifier:	028-625-471	
Legal Description:	STRATA LOT 37 SECTION 4 TOWNSHIP 1 RUPERT DISTRICT STRATA PLAN VIS1593 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V	
Legal Notations		
	HERETO INTER ALIA IS ANNEXED EASEMENT ED75318 OVER PART OF STRATA LOT 21, STRATA PLAN 1593	
Charges, Liens and Interests		
Nature:	UNDERSURFACE AND OTHER EXC & RES	
Registration Number:	S80130	
Registration Date and Time:	1987-07-28 11:58	
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA	
Remarks:	SECTION 47 LAND ACT DD S80127 INTER ALIA	
Title Number: CA6029773		Page 1 of 2

TITLE: INDEX 4

TITLE SEARCH PRINT		2018-02-11, 11:41:00
File Reference:		Requestor: Cameron Dinning
Declared Value \$60000		
Nature:	STATUTORY RIGHT OF WAY	
Registration Number:	EC90951	
Registration Date and Time:	1989-09-06 14:03	
Registered Owner:	BRITISH COLUMBIA HYDRO AND POWER AUTHORITY	
Remarks:	INTER ALIA	
Nature:	COVENANT	
Registration Number:	FB417192	
Registration Date and Time:	2011-06-03 15:07	
Registered Owner:	THE CROWN IN RIGHT OF BRITISH COLUMBIA	
Remarks:	INTER ALIA	
Nature:	MORTGAGE	
Registration Number:	CA6029774	
Registration Date and Time:	2017-05-31 06:01	
Registered Owner:	YVES JOSEPH DESBIENS SYLVIE MICHAUD AS JOINT TENANTS	
Duplicate Infeasible Title	NONE OUTSTANDING	
Transfers	NONE	
Pending Applications	NONE	

From: [Lorece Hogeweide](#)
To: [Grant, Cyndy L FLNR:EX](#)
Cc: [Meisner, Shawn FLNR:EX](#)
Subject: Re: meeting tentative March 12 or 14th
Date: Monday, February 19, 2018 7:04:19 PM

Yes that works for us. Either day. Will the meeting be in Port McNeill or Alert Bay? Lorece

From: [Grant, Cyndy L FLNR:EX](#)
Sent: Monday, February 19, 2018 4:28 PM
To: [Lorece Hogeweide](#)
Subject: meeting tentative March 12 or 14th

Hello Lorece and Dennis.

Well, thanks for calling Rachel today Dennis. It seemed to get things moving in the right direction. There is a meeting tentatively scheduled for March 12 or 14 – does that work for you?

Best,

Cyndy Grant, R.P.F.

Authorizations Officer

FrontCounter BC

North Island – Central Coast Resource District

Ministry of Forests, Lands, Natural Resource Operations & Rural Development

2217 Mine Road, Port McNeill, BC V0N 2R0

Phone: 250-956-5039 Fax: 250-956-5079

Email: Cyndy.Grant@gov.bc.ca

Tell us about your experience with FrontCounter BC: [Complete an Online Comment Card](#)

From: [Meisner, Shawn FLNR:EX](#)
To: [Salley, Jean-Paul FLNR:EX](#)
Subject: RE: Meeting Notes from call - April 17, 2018
Date: Tuesday, April 17, 2018 2:31:06 PM
Attachments: [2018-04-17 JP meeting Notes from call - April 17 2018 files 1414647, 1414522.pdf](#)

Thank you Sir.

Your notes have been saved to files 1414647 (Springhill Rd) and 1414522 (Brown's store). They will be copied "potential landbank" files as such files are identified.

From: Salley, Jean-Paul FLNR:EX
Sent: Tuesday, April 17, 2018 2:00 PM
To: Meisner, Shawn FLNR:EX
Subject: Meeting Notes from call - April 17, 2018

Needed to get these off or they would never happen. Have a look and cull as necessary or practical.

If we're considering sharing, we should adapt.

Page 231 of 332 to/à Page 235 of 332

Withheld pursuant to/removed as

s.16

From: Grant, Cyndy L FLNR:EX
To: Meisner, Shawn FLNR:EX; "quatsinogis@quatsinofm.ca"
Subject: FW: Removing Area from a TFL
Date: Friday, December 14, 2018 11:26:27 AM

Hi Shawn.

We reached out to Forest Tenures Branch and here is the response we received. I think you are in the process of asking WFP if they would allow the deletion, as per the second option...

Cyndy

From: Kilpatrick, Kevin R FLNR:EX
Sent: Thursday, December 13, 2018 11:14 AM
To: Feagan, Matthew C FLNR:EX
Cc: Tromp, Lou K FLNR:EX
Subject: RE: Removing Area from a TFL

Good morning Matt

Lou is the contact but basically there are two options.

Government can take the area under FA S60.2 this is a bit heavy handed and takes a year minimum to complete and may require compensation, but due to the size very unlikely unless the TFL holder already had 5% of their AAC reduced through previous S60.2 deletions during the current deletion period. FTB would prepare a notification under FA S60.5, District staff would conduct consultation, possibly negotiate any compensation with the TFL holder. FTB would prepare the deletion order under FA S 60.2 and decision package to delete the area in a year for signature by the ADM of TOPFN.

Second and more preferred is to remove the area in accordance with FA S39.1, this would require the proponent approach the TFL holder about acquiring the piece of land. The proponent may have to negotiate a deal, with the TFL holder in a Business to Business agreement. If the TFL is willing and agreeable to removing the area the TFL holder applies to the minister for the deletion with consent and no compensation required. District Staff would complete the consultation with all FN who have traditional area within the TFL area (not just the .5 ha) FTB would prepare the deletion package for signature by the ADM of TOPFN.

KEVIN KILPATRICK, R.P.F.
Senior Timber Tenures Forester

Forest Tenures Branch

Ministry of Forests, Lands and Natural Resource Operations

Located at: 1520 Blanshard Street, 2nd Floor Victoria, BC, V8W 3K2

Mailing Address: P.O. Box 9510 Stn Prov Govt, Victoria, BC, V8W 9C2

Phone: (778)974-2477 FAX (250)387-6445

MailTo:Kevin.Kilpatrick@gov.bc.ca

From: Feagan, Matthew C FLNR:EX
Sent: Thursday, December 13, 2018 11:01 AM

To: Kilpatrick, Kevin R FLNR:EX
Subject: FW: Removing Area from a TFL

Hey Kevin.

Do you know who I would put Amy in touch with? See below. Thanks.

Matt Feagan, RPF

Timber Tenures Specialist, Coast Area
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Nanaimo (250) 751-3136

From: Beetham, Amy FLNR:EX
Sent: Thursday, December 13, 2018 10:49 AM
To: Feagan, Matthew C FLNR:EX
Subject: Removing Area from a TFL

Good Morning Matt,

We have an application we have been working on under the Land Act which would lead to a Crown Grant within a Tree Farm Licence, if approved. The area to be removed is relatively small (to cover the area of a septic field) so let's say approximately 0.5 hectare maximum. What is the process for removing area from a TFL and who would lead / support that process?

Thanks,
Amy

Amy Beetham, R.P.F.

Sr. Authorizations Officer

North Island - Central Coast Natural Resource District
Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Phone: (250) 956-5015 Fax: 956-5079
Email: Amy.Beetham@gov.bc.ca

From: [Gage, Greg P FLNR:EX](#)
To: [Meisner, Shawn FLNR:EX](#)
Cc: [Dooley, Emma FLNR:EX](#); [Coster, Jessica FLNR:EX](#)
Subject: Re: Namgis Accommodation landbank
Date: Monday, March 25, 2019 9:45:36 AM

Nothing new since we last spoke. I am waiting to hear from Emma Dooley on a couple leads she was going to follow up on (IFE and also some relevant precedent I believe in the area of reconciliation agreements). I inquired in the last couple weeks but no response yet.

Bn is awaiting progress such as above on policy front.

Sent from my iPhone

On Mar 25, 2019, at 9:09 AM, Meisner, Shawn FLNR:EX <Shawn.Meisner@gov.bc.ca> wrote:

Hello Greg,

Can you provide me with a quick summary of where the Namgis accommodation land bank has ended up so I may include pertinent information within the LUR for file 1414647.

Thanks

REASONS FOR DECISION

FILE NUMBER: 1414647

APPLICANT: Lorece Hogweide, agent for multiple title holders

BACKGROUND:

Property ID 000-529-095 is an unstratified fee simple parcel with several title holders. The title holders wish to stratify the parcel. No legal access from a public road to the parcel currently exists. An existing access road was removed from Tree Farm Licence (TFL) 37 in 1975 but remains Crown land. Purchase of this existing access is required to enable stratification of Property ID 000-529-095. The area is of high significance to the 'Namgis First Nation being directly adjacent to IR#3 Cheslakees.

During legal survey the trespass of a residential septic field onto Crown land was identified. The trespass lies within TFL 37 and the TFL holder has indicated that they will not provide consent to the removal of this sewerage area from the TFL. The removal of this land from the TFL would be required prior to any disposition into fee simple ownership being made.

The applicant is seeking timely decision on the potential purchase of the existing road access as a pre-requisite of the possible stratification of Property ID 000-529-095 into multiple single-owner titles, replacing the current single-title multiple-owner situation.

Significant First Nations interest requires that potential impacts on First Nations interests be mitigated.

DECISION: PROCESSED – Tenure issued for existing road access; Sewerage improvements ordered removed from Crown land

REASONS FOR DECISION:

- The disposition is in the public interest having regard to Crown land policies including *Operational Land Use Policy – Sales*, *Operational Land Use Policy – Residential* and to the *Crown Land Allocation Principles*.
- The Crown has met its duty to consult with First Nations; and First Nations Interests have been considered and addressed. The ordering of the removal of sewerage trespass will reduce the area of land being made available for fee simple disposition in an area of significance to the First Nation.
- The Provincial Government is committed to the responsible management of Crown land, including submerged aquatic land, for the benefit of the public, through sound, transparent and durable *Land Act* decisions which consider social, economic and environmental needs, and recognize and support the interests of First Nations. This application meets those goals and commitments.
- No significant impacts on the environment have been identified by the mandated agencies.

For More Information Contact:

Shawn Meisner
Manager, Major Projects and Crown Land Sales
WestCoast.LandReferrals@gov.bc.ca



File: 1414647

March 31, 2019

INCLUDED WITHIN NOTICE OF FINAL REVIEW

Lorece Lynn Hogeweide
102 Springhill Rd
Port McNeill, BC V0N 2R0

Lorece Hogeweide acting as agent for: Kathleen Brown, Kelly Brown, Dennis Hogeweide, Robert McKenzie, Margaret Miller, Teresa Myers, Bonnetta Shephard, William Shephard, Michael Tremblay, and Margaret Tremblay

Dear Lorece Hogeweide,

The Province orders the owners of Property ID 000-529-095 to:

- **Remove, at your expense, all sewerage and associated improvements originating from your fee simple property and encroaching onto Crown land, returning the land to a safe, clean and sanitary condition within 36 months of your receipt of this letter,**
- **have a qualified person assess the area to be disturbed for the presence/absence of archaeological resources prior to any works being undertaken,**
- **provide the Province a notification of work accompanied by the results of the archaeological assessment, prior to undertaking the removal of improvements, and**
- **provide occupation rent for use of Crown land in the amount of \$500.00/year until such time as the trespass of residential sewerage onto Crown land has been remedied.**

During review of your application for purchase in fee simple (Crown grant) of that area of Crown land containing the current access to your shared property, a trespass onto Crown land was identified. This trespass occurs at the eastern extreme of your shared property, Property ID 000-529-095, and consists of a septic field and utility pole. This trespass was identified during the legal survey of your original application.

An image of the trespass as identified during legal survey is provided following this letter.

Page 1 of 2

Page 1 of 3

The Province has considered making this area of trespass available for your purchase together with the area of road access; however, such an offer has been determined to be not advisable in public interest, and to not provide for timely decision-making on your potential purchase of your current road access.

The area of trespass is contained within Tree Farm Licence 37 and it is understood that the holder of the TFL will not provide consent for the area's removal from the TFL. It is further understood that the area of trespass is significant to the 'Namgis First Nation being in close proximity to IR#3.

Please contact the undersigned if you have any questions.

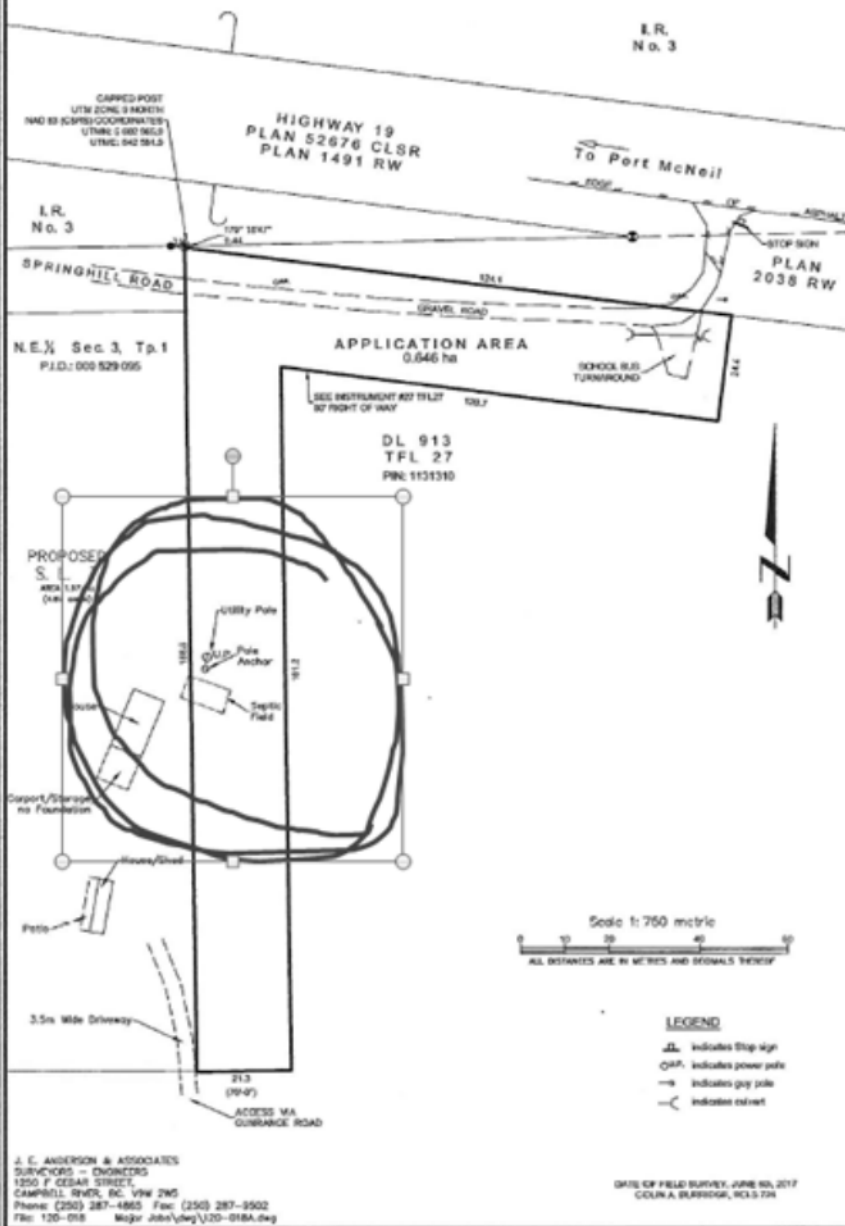
Yours truly,



Shawn Meisner
Manager, Major projects and Crown land Sales
West Coast Authorizations

CC: Paul Bastarache, Regional Manager, Compliance and Enforcement

PLAN TO ACCOMPANY APPLICATION FOR CROWN
GRANT, PART OF DISTRICT LOT 913, RUPERT DISTRICT.
B.C.G.S. 92L.056





LAND USE REPORT

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION

File:	1414520	Inspected Date:	May 3, 2018
Reported By:	Diana Watson	Report Date:	April 10, 2019
Phone Number:		Complexity Level:	1
Applicant:	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT 142-2080 Labieux Rd Nanaimo, BC V9T 6J9		

Decision: Approval of Crown grant

Application Type:	Proactive Crown Grant	LMM Policy:	Residential
Purpose:	Residential	Sub-Purpose:	Remote Residential
Type:	Inventory	Sub-Type:	Bcal Inventory
Commencement Date:	PA Discretion	Term:	Fee Simple Estate
Purpose Statement:	Proactive sale of tax forfeiture parcel		

BCGS Map Sheet:	92F037
Application Area:	0.090 Ha. (Area according to CL Registry, rounded)
Recommended Area:	0.090 Ha. (Area according to plan VIP21871)
Location:	334 Horne Lake Road, Qualicum Beach

Legal Description:	LOT 13, DISTRICT LOT 31E&N, NEWCASTLE DISTRICT, PLAN 21871
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Description of the Application: Proactive sale of a residential property in Qualicum Bay. The sale includes a deregistered mobile home that was abandoned on the property and subsequently seized by FLNRORD. Marketing of the parcel will be in 'as-is' condition. No Crown land application has been received and a competitive marketing process will take place, likely a public auction.

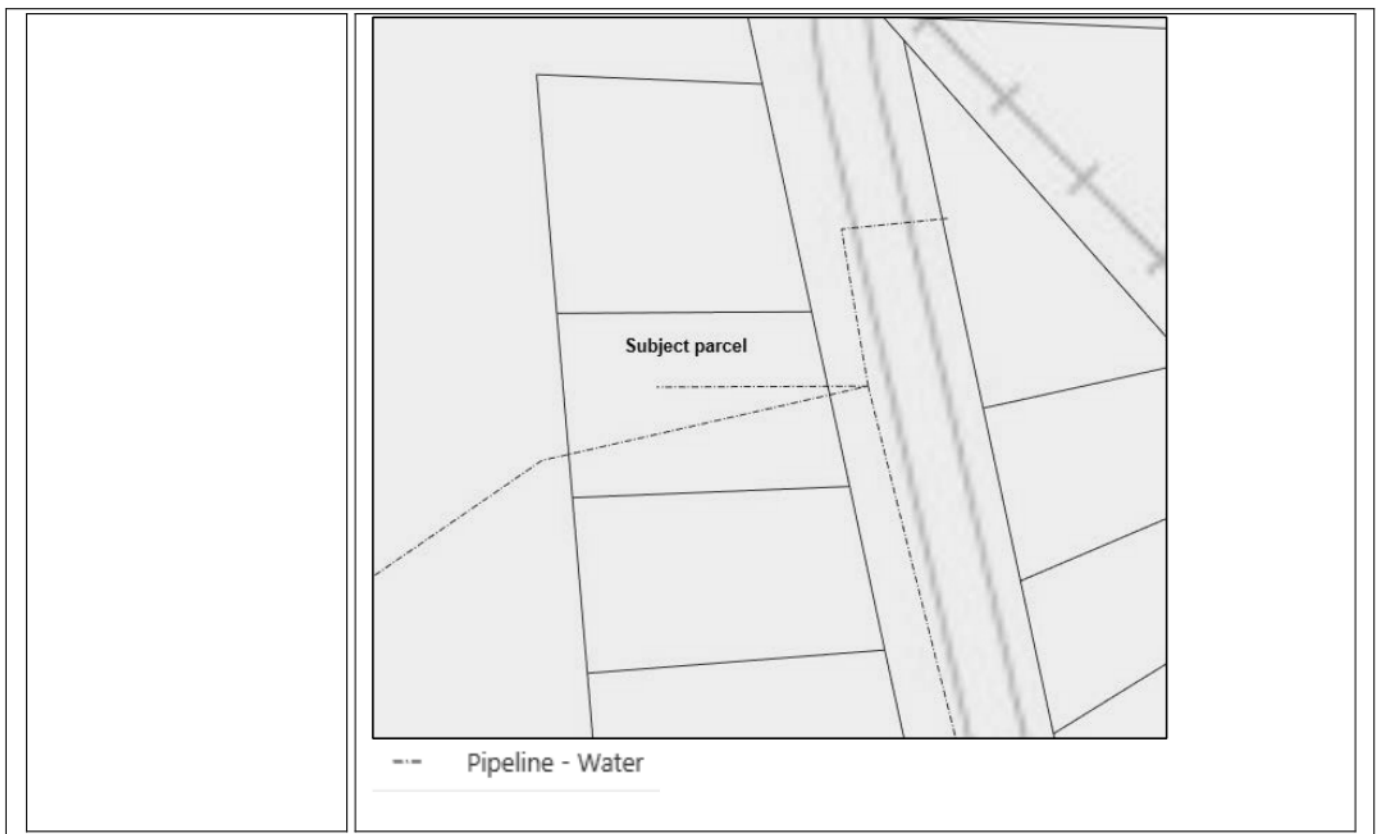
Referral Agencies/ Analysis:

Surveyor of Taxes	<p>The following information was received from the Property Taxation Branch:</p> <p>This property forfeited originally in Dec 2008.</p> <p>It forfeited absolute on Dec 1, 2011.</p> <p>s.22 before the property forfeited.</p> <p>We requested a site visit Feb 2012 and BC Assessment confirmed there were people living on the property.</p> <p>On March 1, 2012, BCA confirmed they did a site visit and confirmed that s.22 was the registered owner of the mobile home on the property. She has a separate folio for the mobile home s.22 on the property. It has a separate folio number so she can claim a home owner grant on the mobile home. If the mobile home is combined on one folio with the property then s.22 would have been an illegal occupier when the property forfeited absolute.</p>
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Page 248 of 332

Withheld pursuant to/removed as

s.16 ; s.22



Site Information: The property is located at 334 Horne Lake Rd in Qualicum Bay, roughly half way between the communities of Qualicum Beach and Bowser. It is a cleared, level lot with no physical restrictions for building sites.



The existing mobile home is serviced with hydro, water provided by the Qualicum Bay-Horne Lake Water Works District and telecommunications. There is a septic system on site but the condition is unknown.

The purchaser should have a professional conduct an inspection prior to use.

Absolute forfeiture occurred on December 1, 2011 due to non-payment of property taxes. Originally, the property was part of the E&N Land Grant of 1887 which, along with the surface rights, also granted the subsurface rights. The subsurface rights did not forfeit to the Crown. Lot 13 was created by way of subdivision plan in 1968 and it is believed the property has been used for residential purposes since that time.

From the information available, it is reasonably assumed that no Schedule 2 uses (Contaminated Sites Regulation) have occurred on the property. Therefore, the Province is not required to provide the purchaser with a site profile as per Section 40 (6) of the *Environmental Management Act*.

Zoning is the jurisdiction of the Regional District of Nanaimo. This parcel is Residential 2 (RS2). Permitted uses are home based business, residential use and secondary suite. Two dwelling units are permitted with not more than 35% parcel coverage.

The property is easily accessed from Highway 19 and Highway 19A by paved public road. There is a small gravel parking area adjacent to the mobile home which is reached via Horne Lake Road.

There is no merchantable timber on the property. No timber appraisal is required. No provisions to reserve the timber to the Crown are necessary in the Crown grant.

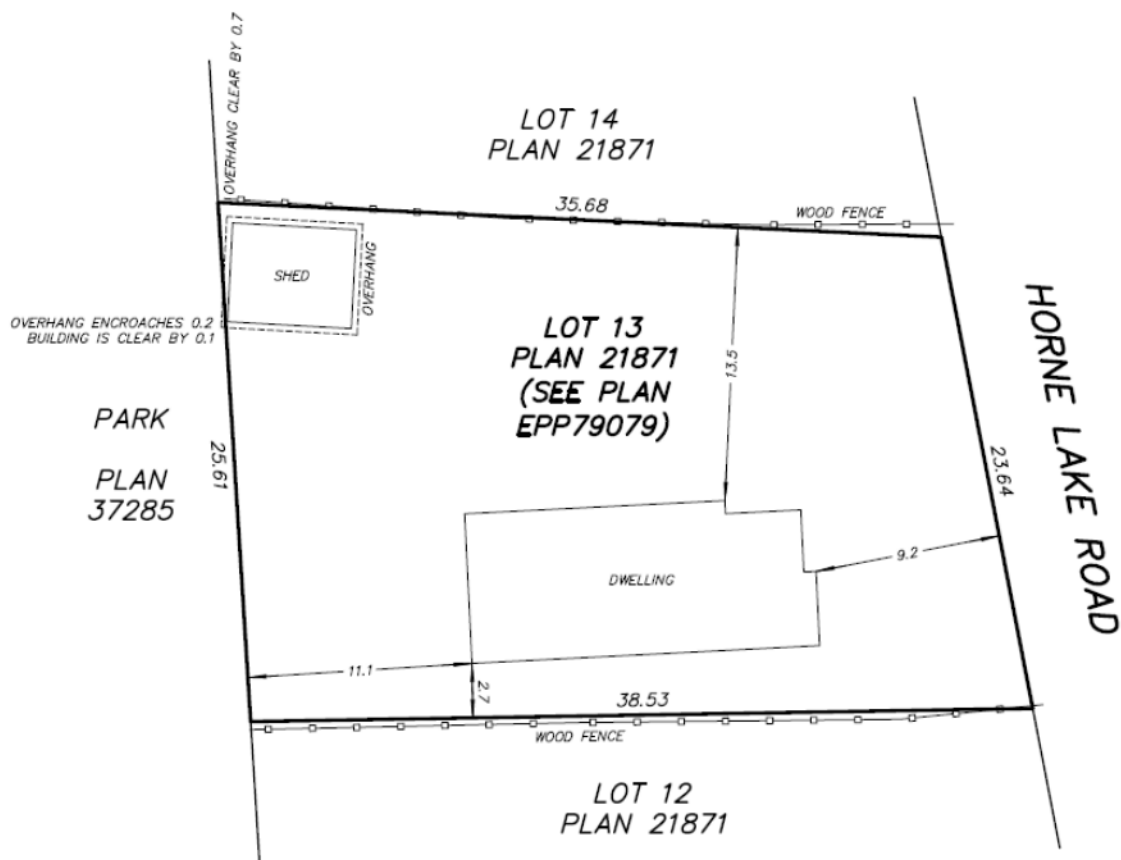
The mobile home and plywood constructed outbuilding were full of garbage abandoned by the previous owner but have since been cleaned out. No hazardous materials were found by the contractor. The shed is on a concrete slab but the mobile home is on wooden and cement blocks.

Commentary:

This parcel was selected for sale because there is limited value to keeping it as a Crown asset for public use. It is a small (0.090 Ha) residentially zoned lot in a developed community so there is little opportunity to change the use to something with more potential for tenuring to generate long term revenue. The cost/benefit of a residential lease on Crown land is not in the Province's favour as revenue generation is minimal and tenure administration can be labour intensive.

Land

The property is in good condition with full development potential. Sims Associates Land Surveying Ltd. reset the corner pins and submitted a posting plan to the Surveyor General. They also completed a Building Location Certificate to precisely locate and describe the nature of any encroachments and they found that the roof overhang on the south west corner of the shed encroaches into the park by 0.2m. In the unlikely event this becomes an issue for the Regional District of Nanaimo (RDN), it can easily be addressed. No other encroachments were identified.



The septic system has not been inspected and its state of repair and functionality are unknown. Potential purchasers will be made aware that it is included with the sale in 'as is' condition.

There could also be remnants of a water system decommissioned in 2013. Along with buried pipes there is some remaining liability as a previous user of the shared water system, for any damages caused by residual infrastructure. This information will be disclosed prior to purchase.

Improvements - Mobile Home and Outbuilding

The mobile home was seized as an abandoned vehicle on Crown land in accordance with Section 59 (2) of the *Land Act*. The registered owner is deceased however it is known that the former occupant is a relative and may have inherited the mobile. A registered letter providing notice of the seizure was sent to the occupant on September 26, 2017. A notice was posted on the mobile, dated September 21, 2017 and has remained on site since. No response or efforts to claim the mobile were made by from the previous occupant.



The mobile home was not adequately maintained and it will likely require upgrades to pass certification, particularly the electrical system. The Mobile Home Registry requires up-to-date safety certification before a sale can occur but the intention is to sell the property and mobile home 'as-is'. Therefore, the mobile home has been deregistered (certificate dated April 3, 2019) and cannot be used as a residence.

An inspection was completed by Strait Home Inspection. The full report and photos are available in the land file and will be made available to the public during marketing. Of concern, they noted the access stairs and porch are rotting and have become a safety issue. The exterior is in disrepair with rotting soffits, missing gutters, broken window, and loose/missing vinyl siding. The electrical system appears to be unsafe. The woodstove is inoperable and requires inspection prior to use. Water heater requires replacement. Various other repairs including the shower surround, toilet, bathroom sink, kitchen faucet and sliding glass door are required before use.

The shed is wood frame and plywood with asphalt shingle roof. It is in usable condition and does not appear to have any leaks. A piece of the wall is improperly secured making it easy to gain access. The doors are somewhat easy to pry open. As noted in the house inspection, the shingles are worn and will need replacing.

Page 253 of 332

Withheld pursuant to/removed as

s.16

s.16

Given that First Nations have not communicated any concerns with the Province moving forward with this disposition, it may be reasonable to proceed without agreement on how accommodation will look, and seek to find agreement on meaningful accommodation as high level, cumulative impact reconciliation strategies develop.

Marketing and Sale Process

There could be a high level of interest in this property given that the Qualicum Beach area is a sought after location and there have been a few inquiries from the neighbours about the possibility of a sale. As per policy, the sale must occur by competitive process and a direct award will not be considered.

The property will be posted on BC Auction and the highest bidder will be offered a Crown grant, subject to *Land Act* eligibility requirements.

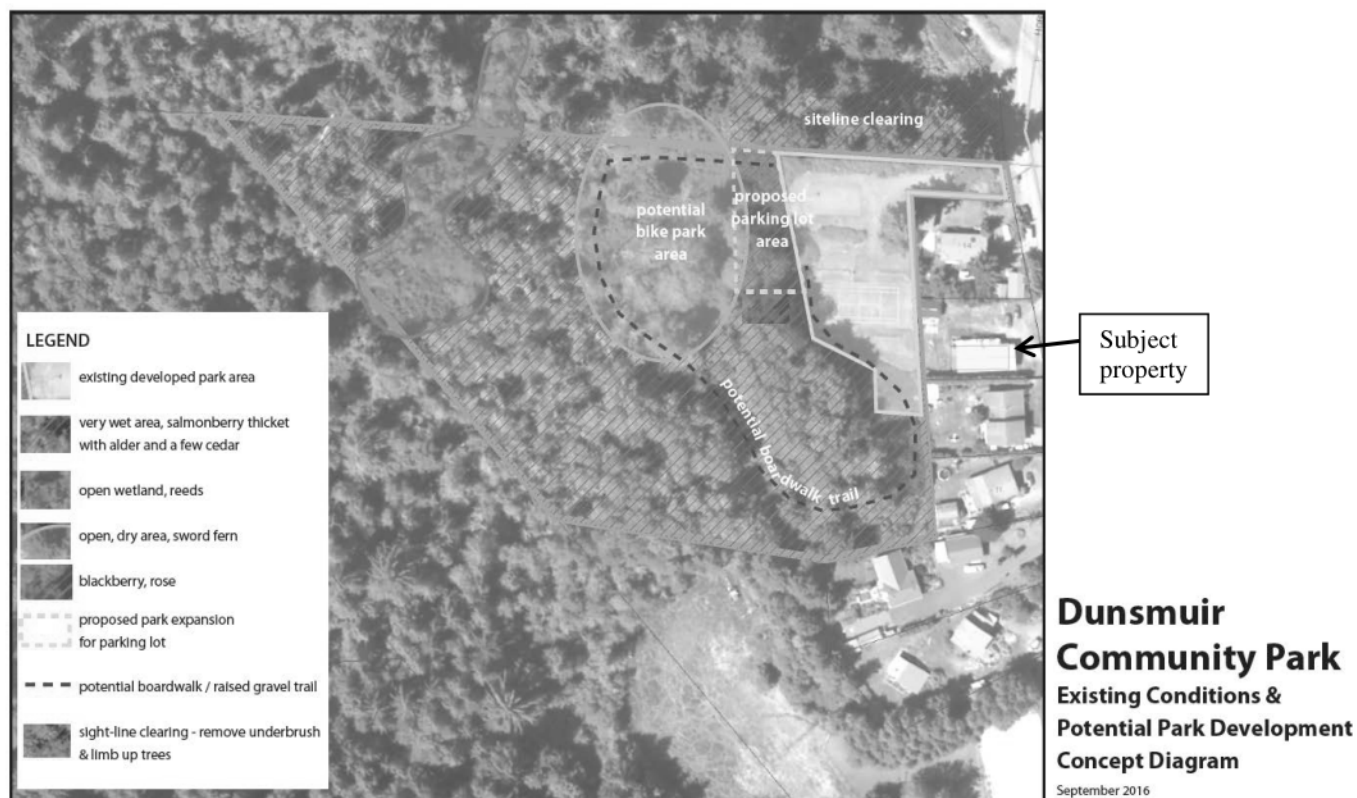
The 2019 BC Assessment value is \$134,000.

GST Payable

Parcel will be sold as vacant Crown land, therefore GST is payable. The mobile is deregistered and is no longer considered a residence.

Community Park Upgrades

In consultation with the RDN, we became aware there is a plan to upgrade the facilities of the adjacent park (proposal below). They have no concerns with the return of the property to fee simple ownership for residential purposes. They are not interested in acquiring the lot as an addition to the park.



To be disclosed at time of marketing:

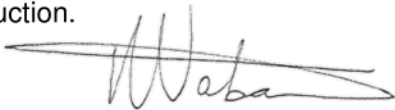
- Must be a Canadian Citizen or permanent resident of age 19 or over or a corporation or other association to receive a Crown grant;
- GST is payable and will be added to the purchase price;
- Purchaser must agree to purchase the land and improvements, including but not limited to the mobile home, septic system, and outbuilding, in the condition they are in at the date of Crown grant issuance;
- Professional home inspection report is available for mobile and outbuilding;
- The mobile home is deregistered and cannot be used as a residence as per the *Manufactured Home Act*. The purchaser may apply to the Mobile Home Registry to gain residential occupancy status.
- Water services to the property line are provided by the Qualicum Bay-Horne Lake Water Works District. Purchaser is responsible for establishing the service delivery account;
- The attached survey plan indicates a possible encroachment by the outbuilding into the adjacent property. Responsibility for any future measures to resolve this encroachment will be assumed by the purchaser at the time of Crown grant issuance;
- There is a cancelled water licence (Licence No. C121985) associated with this property. Subsurface infrastructure (waterlines) and residual liability may be present. Responsibility will be assumed by the purchaser. More information is available.

Common to all program areas:

- The correct shape and hectares **must** be in Tantalus before giving LUR to the PA
- Document type: Crown Grant Offer
- Management plan on file? Not applicable
- Preconditions for NOFR:
 - Payment of Purchase Price + GST
- Cc: NOFR to project lead or LO (in the case of projects): Yes
- Tell PA if proponent wants documents sent by e-mail
- Total land value of the tenure area: To be determined after decision
- Term: Indefinite
- If PA to send FN Notification indicate whether by e-mail or hard copy: e-mail
- Covenants pick list (attached to LUR)

Recommendations to Decision Maker:

It is the recommendation of the report to **approve** the Crown grant and to market the property by public auction.



Land Officer

April 10, 2019

Date

Decision Maker:

I have read this Land Use Report and **agree/disagree** with the recommendation and rationale as presented. Additional recommendations and or rationale **have/ have not** been added to this document below.

Statutory or Delegated Decision Maker

Date

Additional Rationale:

This property represents a public safety liability to the Crown. The property's return to fee simple disposition would remove this outstanding liability as well as generate economic activity for the province and community. The absence of readily available accommodation options or accommodation direction/policy presents risk to the Province in disposing of the land into fee simple without accommodation provisions being in place; however, risk in this instance, relative to liability is considered reasonable due to lack of response by applicable First Nations - SM/DDM

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Optional and Mandatory Provision List Document

M means it is mandatory to pick one covenant within the group
O indicates that the covenant is optional

To show the full text of covenants click  on the toolbar

GROUP NUMBER: 5 GROUP TYPE: O

☐ **LAND DIFFERS FROM STATEMENT**

☐ **CG - REPLACE - TENURE**

GROUP NUMBER: 10 GROUP TYPE: O

☐ **CG - OCCUPATIONAL RENT STATEMENT**

☐ **CG - GST STATEMENT**

GROUP NUMBER: 13 GROUP TYPE: O

☐ **CG - WHEN MONIES DUE - PLUS STUMPAGE**

☐ **CG - WHEN MONIES DUE - NO STUMPAGE**

GROUP NUMBER: 15 GROUP TYPE: O

☐ **CG - OBTAIN BOUNDARY SURVEY (CLIENT PAYS)**

☐ **CG - SHOW IMPROVEMENTS ON PLAN**

☐ **CG - NEED BOUNDARY SURVEY (PROVINCE PAYS)**

☐ **CG - SUBMIT PERFORMANCE BOND (WHERE SURVEY - REPOSTING MAY BE REQUIRED)**

GROUP NUMBER: 20 GROUP TYPE: O

☐ **CG - SUBMIT MANAGEMENT PLAN**

☐ **MANAGEMENT PLANS**

GROUP NUMBER: 25 GROUP TYPE: O

☐ **CG - OBTAIN ALR APPROVAL**

☐ **CG - OBTAIN ALR APPROVAL (TO SUBDIVIDE)**

☐ **CG - INCLUDE LAND WITHIN ALR**

☐ **CG - PROVIDE FLOOD ELEVATION COVENANT**

- ☐ **CG - PROVIDE HEALTH COVENANT (LAND DOES NOT MEET STANDARDS)**
- ☐ **CG - VERIFY SEWAGE CAPACITY OR PROVIDE HEALTH COVENANT**
- ☐ **CG - OBTAIN ZONING BY-LAW**
- ☐ **CG - CONFIRM CONSENT TO CONSOLIDATION (BY CHARGEHOLDERS)**
- ☐ **CG - SUBMIT PRIORITY AGREEMENTS**
- ☐ **CG - SUBMIT DISCHARGE OF MORTGAGE**
- ☐ **CG - SUBMIT DISCHARGE OF MORTGAGE - NON LTO**
- ☐ **CG - CONFIRM STRATA CORPORATION RESOLUTION RE PRIVATE MOORAGE**
- ☐ **CG - OBTAIN OIC FOR SALE OF FORESHORE - FREE CROWN GRANT**
- ☐ **CG - SUBMIT EXTENSION AGREEMENT**

GROUP NUMBER: 40 GROUP TYPE: O

CG - SUBMIT STATUTORY DECLARATION RE-OWNERSHIP OF IMPROVEMENTS

- ☐ **OWNERSHIP OF IMROVEMENTS**

GROUP NUMBER: 45 GROUP TYPE: O

CG - SUBMIT TAX CLEARANCE CERTIFICATE

- ☐ **TAX CLEARANCE CERTIFICATE**

GROUP NUMBER: 50 GROUP TYPE: O

CG - OBTAIN DELETION FROM PROVINCIAL FOREST

- ☐ **DELETION FROM PROVINCIAL FOREST**

GROUP NUMBER: 55 GROUP TYPE: O

CG - SUBMIT STATE OF TITLE CERTIFICATE

- ☐ **STATE OF TITLE CERTIFICATION**

GROUP NUMBER: 60 GROUP TYPE: O

CG - PROPERTY TRANSFER TAX INFORMATION

☒ **PROPERTY TRANSFER TAX ACT**

GROUP NUMBER: 65 GROUP TYPE: O
CG - SUBMIT RESTRICTIVE COVENANT AGREEMENT

☐ **RESTRICTIVE COVENANT AGREEMENT**

GROUP NUMBER: 70 GROUP TYPE: O
CG - SUBMIT COLLATERAL AGREEMENT

☐ **COLLATERAL AGREEMENT/SECURITY BOND**

GROUP NUMBER: 75 GROUP TYPE: O
CG - SUBMIT STATEMENT OF CITIZENSHIP

☐ **STATEMENT OF CITIZENSHIP**

GROUP NUMBER: 80 GROUP TYPE: O
CG - ADVERTISE (ADDRESS ANY OBJECTIONS)

☐ **CG - ADVERTISE (WITHDRAWAL OF OFFER IF INTEREST IDENTIFIED)**

GROUP NUMBER: 85 GROUP TYPE: O
CG - POST NOTICE ON LAND

☐ **POSTING OF NOTICE**

GROUP NUMBER: 90 GROUP TYPE: O
SUBMIT ECONOMIC IMPACTS INFORMATION - CG

☐ **ECONOMIC IMPACTS**

GROUP NUMBER: 95 GROUP TYPE: O

☒ **CG - CONFIRM - CITIZEN**

☐ **CG - CONFIRM - COMPANY**

☐ **CG - CONFIRM - SOCIETY**

☐ **CG - CONFIRM - LICENCE TO CUT**

☐ **CG - CONFIRM - UPLAND OWNER**

☐ **CG - CONFIRM - ADJOINING CLEARCUT**

GROUP NUMBER: 100 GROUP TYPE: O

- ☐ **CG - USE FOR A STATED PURPOSE**
- ☐ **CG - CONSOLIDATE**
- ☐ **CG - ACCESS BY WATER ONLY**

GROUP NUMBER: 105 GROUP TYPE: O

- ☐ **CG - E&N RR**
- ☐ **CG - REGISTERED EASEMENT**
- ☐ **CG - REGISTERED R - W**
- ☐ **CG - REGISTERED R-W - 2**
- ☐ **CG - REGISTERED ZONING REGULATION AERONAUTICS ACT**

GROUP NUMBER: 110 GROUP TYPE: O

- ☐ **CG - EXCEPT ____ CUBIC METRES OF TIMBER**
- ☐ **CG - EXCEPT ALL TIMBER**

GROUP NUMBER: 120 GROUP TYPE: O

- ☐ **CG - INDEMNITY AND RELEASE MINERAL CLAIMS**
- ☐ **CG - PRIOR USE OF LAND**

Crown land file: 1414647 – Amendment to Application

As of May 1, 2019 the following are the current applicants for a Crown Grant

1. Kelly Glen Brown, equipment operator as to an undivided 1/7 interest
s.22
2. Robert McKenzie, Truck Driver as to an undivided 1/7 interest
s.22
3. William Patrick Shepherd, Truck Driver; and Bonnetta Collien Shepherd, sales person as
to an undivided 1/7 interest as Joint Tenants
s.22
4. Margaret Michelle Tremblay, Teacher's Assistant; and Michael Maurice Tremblay, Faller,
as to an undivided 1/7 interest as Joint Tenants
s.22
5. Estate of Carla Jennifer Franklin, as represented by Teresa Anne Myers, Executrix, as to
an undivided 1/7 interest
s.22
6. Margaret Jane Miller, Care Aid, as to an undivided 1/7 interest
s.22
7. Dennis John Hogeweide, Dispatcher; and Lorece Lynn Hogeweide, Taxidermist as to an
undivided 1/7 interest as Joint Tenants
s.22


Agent Signature

May 1 2019
Date



LAND USE REPORT

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION

File:	1414520	Inspected Date:	June 13, 2019
Reported By:	Diana Watson	Report Date:	July 15, 2019
Phone Number:		Complexity Level:	1
Applicant:	Gurdev Holdings Ltd. Email: paulmanhas@shaw.ca		
Physical Address: 275 Skinner St Nanaimo, BC V9R 5E9			
Mailing Address: P.O. Box 219 Nanaimo, BC V9R 5K9 Office: 250-754-6052 Fax: 250-754-6042 Cell: 250-619-7175			

Decision: Approval of Crown Grant

Application Type:	Crown Grant	LMM Policy:	Crown Land Sales
Purpose:	Residential	Sub-Purpose:	Remote Residential
Type:	Crown Grant	Sub-Type:	Direct Sale
Commencement Date:	PA Discretion	Term:	Fee Simple Sale
Purpose Statement:	Proactive marketing and sale of tax forfeiture parcel		

BCGS Map Sheet:	92F037
Application Area:	0.09 Ha.
Recommended Area:	0.09 Ha.
Location:	334 Horne Lake Road

Legal Description:	LOT 13, DISTRICT LOT 31E&N, NEWCASTLE DISTRICT, PLAN 21871
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Discussion/Recommendations:

This is a residential property near Qualicum Bay that came under Crown ownership due to non-payment of taxes. It was reviewed for potential marketability and after a complete land use assessment including First Nation consultation, agency referrals, clearance/status check and public benefit analysis, it was approved for sale. See Land Use Report dated April 10, 2019.

The property and mobile home were posted as items for sale on the BC Auction website which is open to the public. The auction was open from May 10, 2019 to June 24, 2019 and received over 100 bids. At closing the highest bid was \$161,110.

The purchase price was paid to the Ministry of Citizens' Services Asset Investment Recovery and will be booked as FLNRORD revenue.

This report is a follow up to the April 10, 2019 land use report which determined the fee simple disposition of this property is in the best interest of the Province. Its purpose is to seek a statutory decision to dispose of the land at a market value of \$161,110.

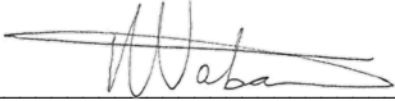
Recommendation: Approval of Crown grant as per the recommendations outlined in the April 10, 2019 land use report at a purchase price of \$161,110.

Instructions to PA:

- Please update Tantalus to add the Crown Grant to the record under this file number and include the contact information of the purchaser.
- Land Value: \$161,110
- Purchase price and GST have been paid in full.
- Verify eligibility of purchaser to hold Crown grant. Company must be in Good Standing with the BC Corporate Registry.
- Draw up requisition package for submission to Crown Grant Services. Attached are:
 - Posting Plan (survey evidence)
 - April 10, 2019 LUR
 - Receipt from Ministry of Citizens' Services and Asset Investment Recover showing payment of purchase price.
 - Status/clearance printout
- Please send NOD letter to FN's (draft on file)

Recommendations to Decision Maker:

It is the recommendation of the report to **approve** the Crown grant.



Land Officer

July 15, 2019

Date

Decision Maker:

I have read this Land Use Report and **agree** **disagree** with the recommendation and rationale as presented. Additional recommendations and or rationale **have** **have not** been added to this document below.

shawn
meisner

Digitally signed by shawn
meisner
Date: 2019.07.15 12:41:36
-07'00'

Statutory or Delegated Decision Maker

Date

Additional Rationale:

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

PAGE OF PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you
(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and
(b) certify the matters set out in section 168.73 (4) of the Land Title Act,
Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

1. BC LAND SURVEYOR: (Name, address, phone number)

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:	Control Number:
Plan Number:	
This original plan number assignment was done under Commission #:	LTO Document Reference:

3. CERTIFICATION: Form 9 Explanatory Plan Form 9A

The field survey was completed on: (YYYY/Month/DD) The checklist was filed under ECR#:
The plan was completed and checked on: (YYYY/Month/DD)
I am a British Columbia land surveyor and certify that
this plan was completed and checked on: (YYYY/Month/DD)
that the checklist was filed under ECR#:
and that the plan is correct in accordance with Land Title Office records.

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of (YYYY/Month/DD) None Strata Form S

None Strata Form U1 Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: (YYYY/Month/DD)

I am a British Columbia land surveyor and certify:

1. That the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan subject to clause 2 of this endorsement

2. That certain parts of the buildings are not within the external boundaries but appropriate and necessary easements of other interests are registered as set out in section 244 (1)(f) of the Strata Property Act.

Registered Charge Number(s):

Certification Date: (YYYY/Month/DD)

Arterial Highway I am a British Columbia land surveyor and certify that I am authorized by the Minister of Transportation and Infrastructure under section 44.1 of the Transportation Act to show certain lands identified on this plan dedicated as Arterial Highway.

Remainder Parcel (Airspace) I am a British Columbia Land Surveyor and certify that no portion of the parcels or dedications created on this plan overlap vertically, that is, lie above or below any portion of the Air Space parcels on Air Space Plan

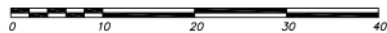
4. ALTERATION: LTO Document Reference:

This is an alteration to a previous version of this plan identified by control number:

DESCRIPTION OF ALTERATION: SEE SCHEDULE

POSTING PLAN OF LOT 13, DISTRICT LOT 31,
NEWCASTLE DISTRICT, PLAN 21871.
PURSUANT TO SECTION 68 OF THE LAND TITLE ACT.
BCGS 92F.037

PLAN EPP79079



THE INTENDED PLOT SIZE IS 432mm IN WIDTH AND 560mm IN HEIGHT
 (C SIZE) WHEN PLOTTED AT A SCALE OF 1:400.

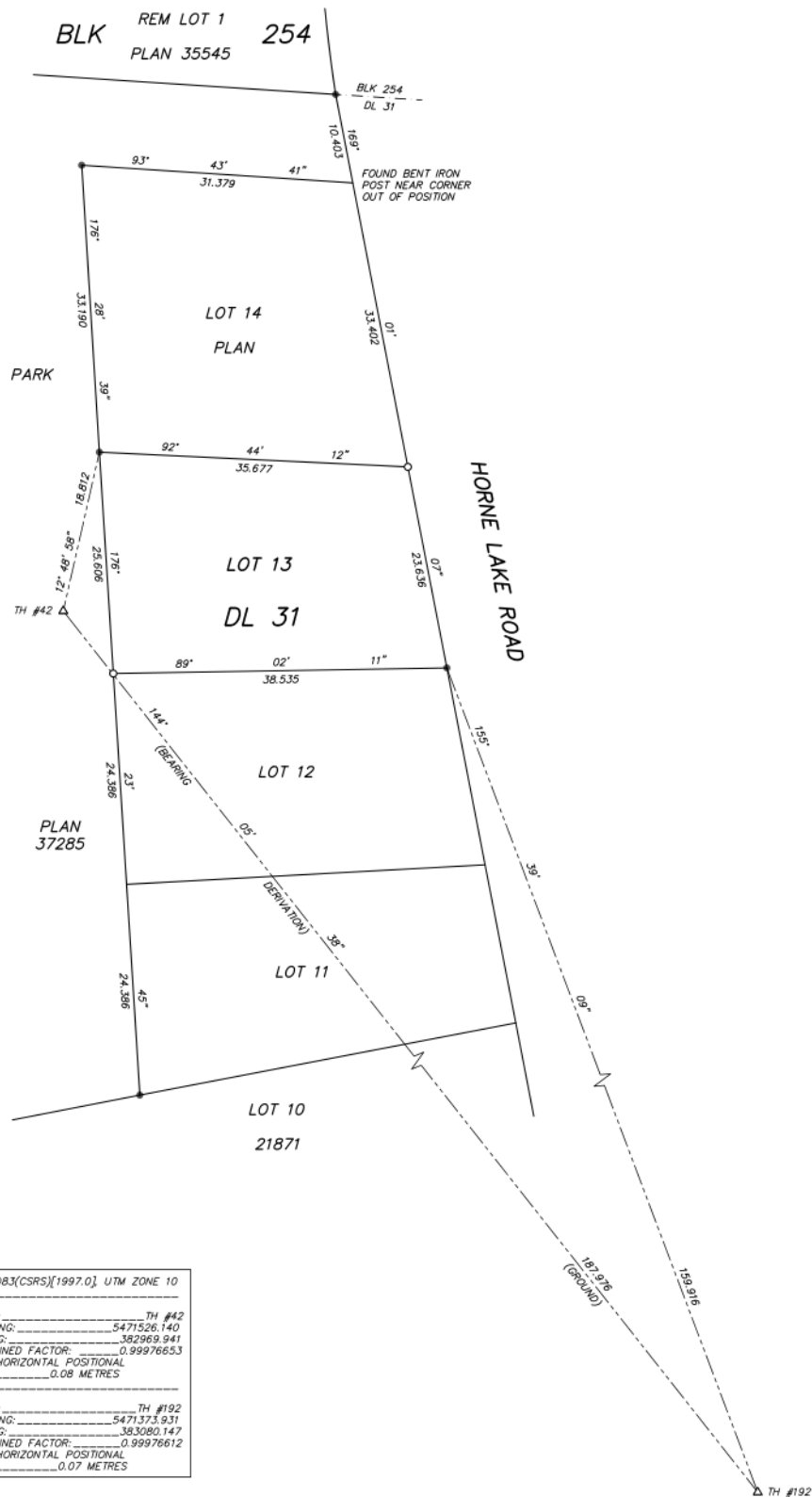
LEGEND

GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL
 DUAL FREQUENCY GNSS OBSERVATIONS AND ARE
 REFERRED TO THE CENTRAL MERIDIAN OF UTM
 ZONE 10 (123° WEST LONGITUDE).

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL
 DISTANCES UNLESS OTHERWISE SPECIFIED. TO
 COMPUTE GRID DISTANCES MULTIPLY GROUND-LEVEL
 DISTANCES BY THE AVERAGE COMBINED FACTOR OF
 0.99976633. THE AVERAGE COMBINED FACTOR HAS
 BEEN DETERMINED BASED ON A MEAN ELLIPSOIDAL
 ELEVATION OF 11.20 METRES.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL
 POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM
 DUAL FREQUENCY GNSS OBSERVATIONS POST-PROCESSED
 USING NATURAL RESOURCE CANADA'S PRECISE POINT
 POSITIONING (PPP) SERVICE.

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- △ DENOTES GNSS TRAVERSE POINT SET



DATUM: NAD83(CSRS)[1997.0] UTM ZONE 10	
GNSS POINT: _____	TH #42
UTM NORTHING: _____	5471526.140
UTM EASTING: _____	382069.941
POINT COMBINED FACTOR: _____	0.99976653
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: _____	0.08 METRES
GNSS POINT: _____	TH #192
UTM NORTHING: _____	5471373.931
UTM EASTING: _____	383080.147
POINT COMBINED FACTOR: _____	0.99976612
ESTIMATED HORIZONTAL POSITIONAL ACCURACY: _____	0.07 METRES

SIMS ASSOCIATES

LAND SURVEYING LTD.
 223 FERN ROAD W.
 QUALICUM BEACH, B.C. V9K 1S4
 PHONE: 250-752-9121
 FAX: 250-752-9241
 FILE NUMBER: 17-413-P
 DRAWING NUMBER: 17-413 PP2.dwg

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO.
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
 COMPLETED THE 11TH DAY OF DECEMBER, 2017.
 MICHAEL A. SIMS BCLS #633



LAND USE REPORT

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION

File:	1414520	Inspected Date:	May 3, 2018
Reported By:	Diana Watson	Report Date:	April 10, 2019
Phone Number:		Complexity Level:	1
Applicant:	MINISTRY OF FORESTS, LANDS, NATURAL RESOURCE OPERATIONS AND RURAL DEVELOPMENT 142-2080 Labieux Rd Nanaimo, BC V9T 6J9		

Decision: Approval of Crown grant

Application Type:	Proactive Crown Grant	LMM Policy:	Residential
Purpose:	Residential	Sub-Purpose:	Remote Residential
Type:	Inventory	Sub-Type:	Bcal Inventory
Commencement Date:	PA Discretion	Term:	Fee Simple Estate
Purpose Statement:	Proactive sale of tax forfeiture parcel		

BCGS Map Sheet:	92F037
Application Area:	0.090 Ha. (Area according to CL Registry, rounded)
Recommended Area:	0.090 Ha. (Area according to plan VIP21871)
Location:	334 Horne Lake Road, Qualicum Beach

Legal Description:	LOT 13, DISTRICT LOT 31E&N, NEWCASTLE DISTRICT, PLAN 21871
---------------------------	--

Description of the Application: Proactive sale of a residential property in Qualicum Bay. The sale includes a deregistered mobile home that was abandoned on the property and subsequently seized by FLNRORD. Marketing of the parcel will be in 'as-is' condition. No Crown land application has been received and a competitive marketing process will take place, likely a public auction.

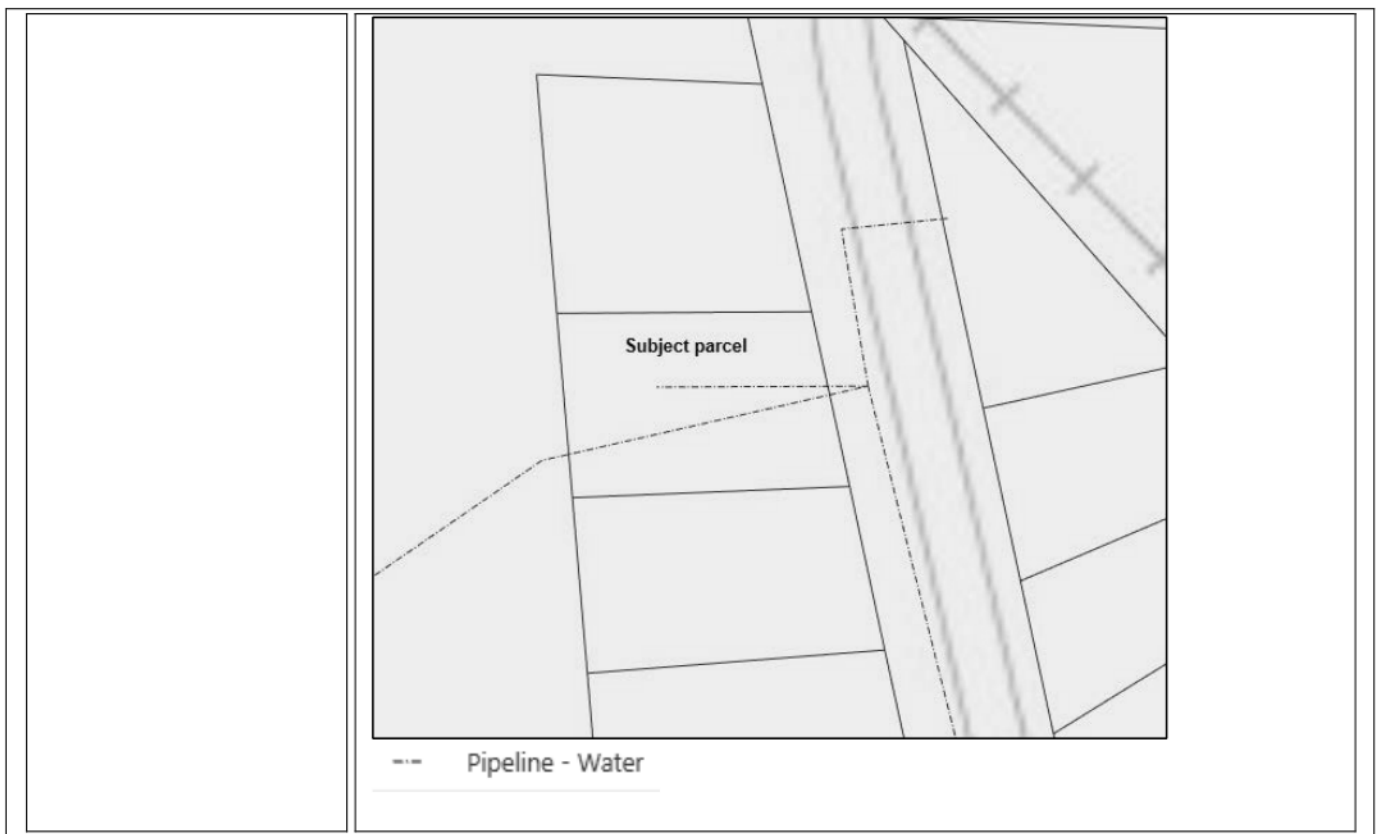
Referral Agencies/ Analysis:

Surveyor of Taxes	<p>The following information was received from the Property Taxation Branch:</p> <p>This property forfeited originally in Dec 2008.</p> <p>It forfeited absolute on Dec 1, 2011.</p> <p>s.22 before the property forfeited.</p> <p>We requested a site visit Feb 2012 and BC Assessment confirmed there were people living on the property.</p> <p>On March 1, 2012, BCA confirmed they did a site visit and confirmed that s.22 was the registered owner of the mobile home on the property. She has a separate folio for the mobile home s.22 on the property. It has a separate folio number so she can claim a home owner grant on the mobile home. If the mobile home is combined on one folio with the property then s.22 would have been an illegal occupier when the property forfeited absolute.</p>
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	<p>As far as I can see we have not had any contact from s.22 since Dec 21, 2004 on this folio and since Nov 21, 2015 on her own folio.</p> <p>s.22</p> <p>The approximate balance owing for tax years 2006 to 2016 for the land folio is \$6,210.42</p> <p>The related folio for the manufactured home (769 11677.061) shows a balance of \$1,278.75 for tax years 2012 to 2016.</p>
Regional District of Nanaimo	<p>Phone call with Jeremy Holm, Manager, Subdivision, June 13, 2018</p> <p>s.16</p>
Nanwakolas Clearinghouse	<p>Preliminary Engagement Level confirmed at Level 3. Engaging with the We Wai Kai and K'omoks First Nations.</p> <p>s.16</p> <p>s.16</p>
We Wai Kai First Nation	Responded with "No Comment" letter
K'omoks First Nation	No comments regarding the application however they continue to oppose the alienation or sale of Crown land prior to any Treaty and/or Implementation of Agreements with First Nations that mutually address the "Land Question".
Qualicum First Nation	No Response
CRTS Link	https://spc-crts.gov.bc.ca/CRTS/Consultation Centre/Ongoing Consultation/West Coast Ongoing/334%20Horne%20Lake%20Rd%20Crown%20Grant%20-%201414520%20-%20(08-18).xml
Public Comments	No change to land use therefore advertising and staking not required.

Clearance, Public Comments and Other Conflicts:

Guide Outfitter	Sean Lingl – No hunting or guiding opportunities available on a residential property. No conflict
Water Works	<p>Several active and inactive 'water works' features overlay the parcel. Letters pulled from the Water Licence file show that the property was serviced by the Olympic Water User's Community until it was dissolved by a letter dated April 10, 2013. Each water user had an individual water licence that was tied to the shared water source and infrastructure. In the abandonment letter for Water Licence C121985, it states that "the owner of the property or undertaking to which the licence was appurtenant is not relieved of liability for damage resulting from the works constructed, operated or maintained by the owner, or from a defect, insufficiency or failure of the works." The implication is that the Crown grantee will share a responsibility with the water user community in regard to the liability for any infrastructure that may still exist. This will be disclosed at time of marketing. Water service is now provided by the Qualicum Bay Horne Lake Waterworks District. Conflict Cleared</p>



Site Information: The property is located at 334 Horne Lake Rd in Qualicum Bay, roughly half way between the communities of Qualicum Beach and Bowser. It is a cleared, level lot with no physical restrictions for building sites.



The existing mobile home is serviced with hydro, water provided by the Qualicum Bay-Horne Lake Water Works District and telecommunications. There is a septic system on site but the condition is unknown.

The purchaser should have a professional conduct an inspection prior to use.

Absolute forfeiture occurred on December 1, 2011 due to non-payment of property taxes. Originally, the property was part of the E&N Land Grant of 1887 which, along with the surface rights, also granted the subsurface rights. The subsurface rights did not forfeit to the Crown. Lot 13 was created by way of subdivision plan in 1968 and it is believed the property has been used for residential purposes since that time.

From the information available, it is reasonably assumed that no Schedule 2 uses (Contaminated Sites Regulation) have occurred on the property. Therefore, the Province is not required to provide the purchaser with a site profile as per Section 40 (6) of the *Environmental Management Act*.

Zoning is the jurisdiction of the Regional District of Nanaimo. This parcel is Residential 2 (RS2). Permitted uses are home based business, residential use and secondary suite. Two dwelling units are permitted with not more than 35% parcel coverage.

The property is easily accessed from Highway 19 and Highway 19A by paved public road. There is a small gravel parking area adjacent to the mobile home which is reached via Horne Lake Road.

There is no merchantable timber on the property. No timber appraisal is required. No provisions to reserve the timber to the Crown are necessary in the Crown grant.

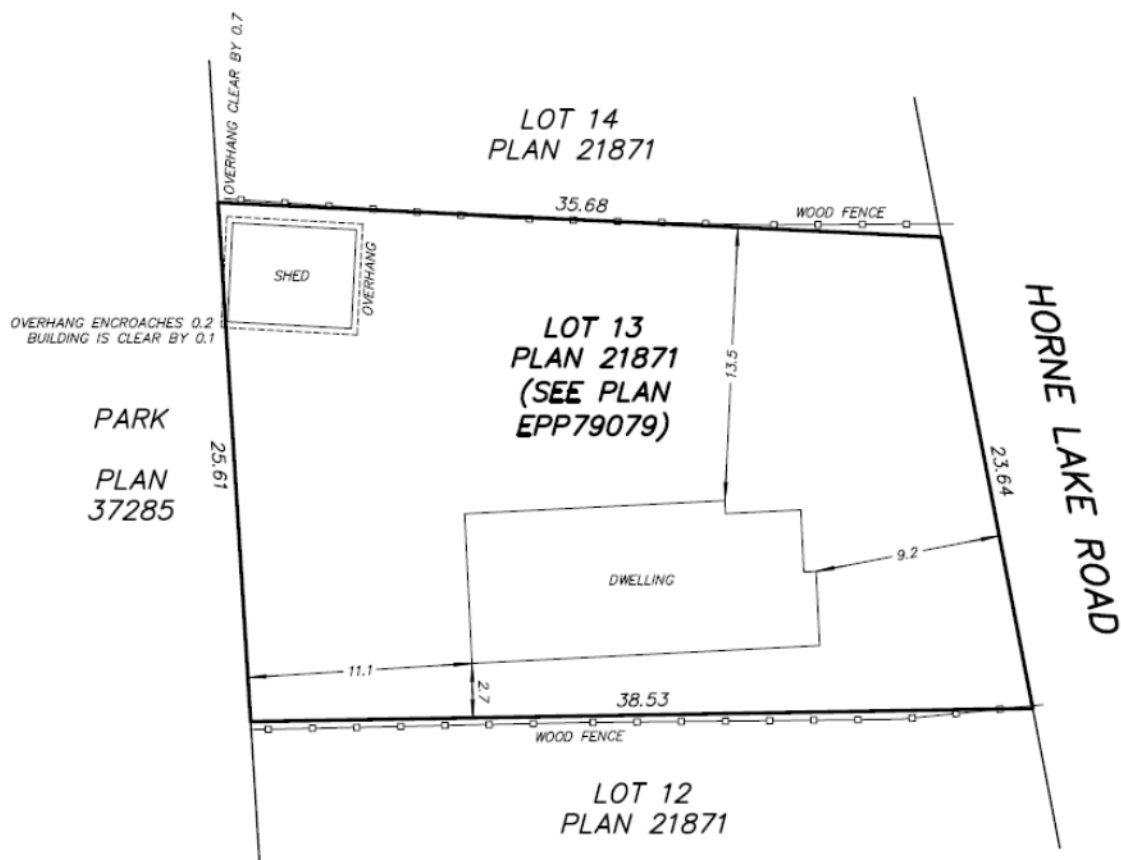
The mobile home and plywood constructed outbuilding were full of garbage abandoned by the previous owner but have since been cleaned out. No hazardous materials were found by the contractor. The shed is on a concrete slab but the mobile home is on wooden and cement blocks.

Commentary:

This parcel was selected for sale because there is limited value to keeping it as a Crown asset for public use. It is a small (0.090 Ha) residentially zoned lot in a developed community so there is little opportunity to change the use to something with more potential for tenuring to generate long term revenue. The cost/benefit of a residential lease on Crown land is not in the Province's favour as revenue generation is minimal and tenure administration can be labour intensive.

Land

The property is in good condition with full development potential. Sims Associates Land Surveying Ltd. reset the corner pins and submitted a posting plan to the Surveyor General. They also completed a Building Location Certificate to precisely locate and describe the nature of any encroachments and they found that the roof overhang on the south west corner of the shed encroaches into the park by 0.2m. In the unlikely event this becomes an issue for the Regional District of Nanaimo (RDN), it can easily be addressed. No other encroachments were identified.



The septic system has not been inspected and its state of repair and functionality are unknown. Potential purchasers will be made aware that it is included with the sale in 'as is' condition.

There could also be remnants of a water system decommissioned in 2013. Along with buried pipes there is some remaining liability as a previous user of the shared water system, for any damages caused by residual infrastructure. This information will be disclosed prior to purchase.

Improvements - Mobile Home and Outbuilding

The mobile home was seized as an abandoned vehicle on Crown land in accordance with Section 59 (2) of the *Land Act*. The registered owner is deceased however it is known that the former occupant is a relative and may have inherited the mobile. A registered letter providing notice of the seizure was sent to the occupant on September 26, 2017. A notice was posted on the mobile, dated September 21, 2017 and has remained on site since. No response or efforts to claim the mobile were made by from the previous occupant.



The mobile home was not adequately maintained and it will likely require upgrades to pass certification, particularly the electrical system. The Mobile Home Registry requires up-to-date safety certification before a sale can occur but the intention is to sell the property and mobile home 'as-is'. Therefore, the mobile home has been deregistered (certificate dated April 3, 2019) and cannot be used as a residence.

An inspection was completed by Strait Home Inspection. The full report and photos are available in the land file and will be made available to the public during marketing. Of concern, they noted the access stairs and porch are rotting and have become a safety issue. The exterior is in disrepair with rotting soffits, missing gutters, broken window, and loose/missing vinyl siding. The electrical system appears to be unsafe. The woodstove is inoperable and requires inspection prior to use. Water heater requires replacement. Various other repairs including the shower surround, toilet, bathroom sink, kitchen faucet and sliding glass door are required before use.

The shed is wood frame and plywood with asphalt shingle roof. It is in usable condition and does not appear to have any leaks. A piece of the wall is improperly secured making it easy to gain access. The doors are somewhat easy to pry open. As noted in the house inspection, the shingles are worn and will need replacing.

Page 272 of 332

Withheld pursuant to/removed as

s.16

s.16

s.16

Marketing and Sale Process

There could be a high level of interest in this property given that the Qualicum Beach area is a sought after location and there have been a few inquiries from the neighbours about the possibility of a sale. As per policy, the sale must occur by competitive process and a direct award will not be considered.

The property will be posted on BC Auction and the highest bidder will be offered a Crown grant, subject to *Land Act* eligibility requirements.

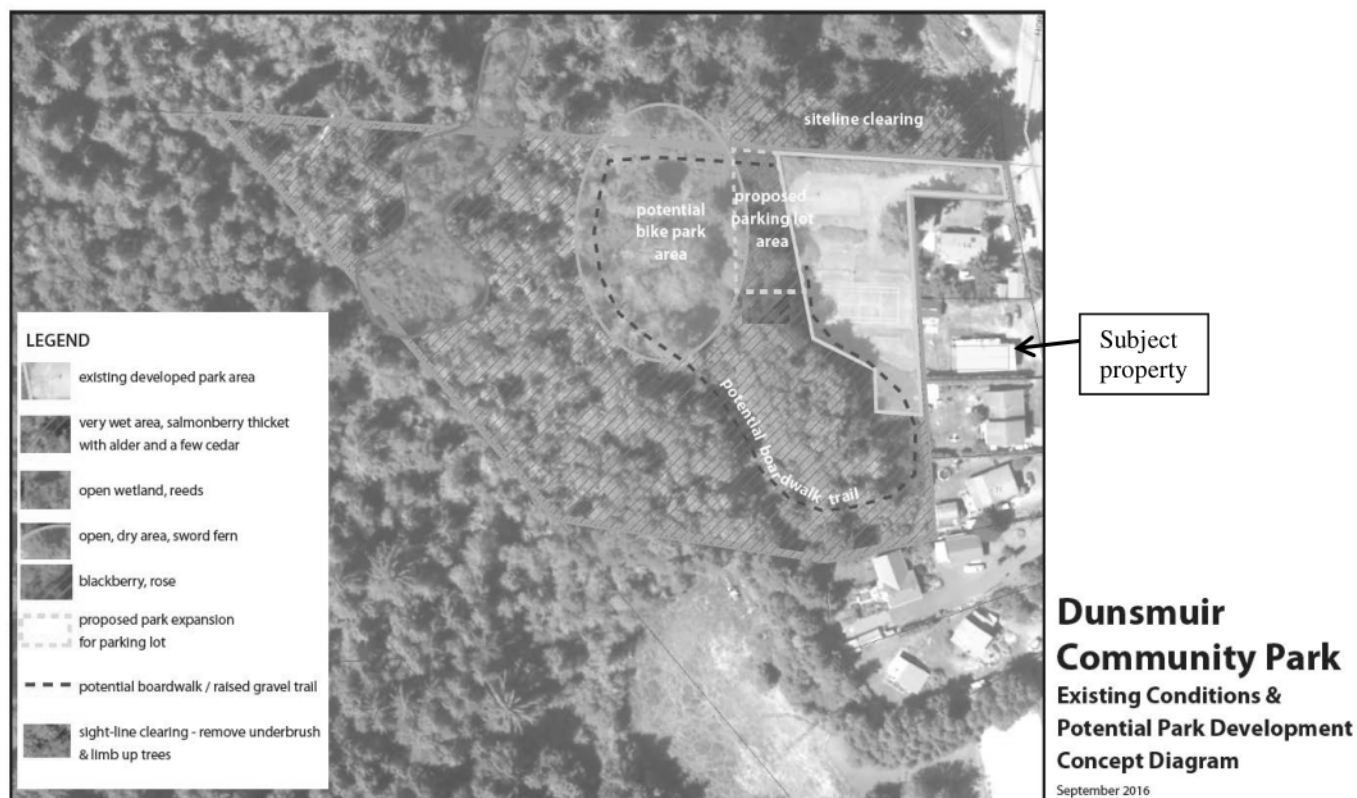
The 2019 BC Assessment value is \$134,000.

GST Payable

Parcel will be sold as vacant Crown land, therefore GST is payable. The mobile is deregistered and is no longer considered a residence.

Community Park Upgrades

In consultation with the RDN, we became aware there is a plan to upgrade the facilities of the adjacent park (proposal below). They have no concerns with the return of the property to fee simple ownership for residential purposes. They are not interested in acquiring the lot as an addition to the park.



To be disclosed at time of marketing:

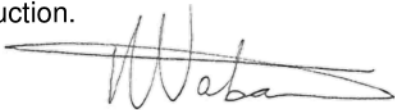
- Must be a Canadian Citizen or permanent resident of age 19 or over or a corporation or other association to receive a Crown grant;
- GST is payable and will be added to the purchase price;
- Purchaser must agree to purchase the land and improvements, including but not limited to the mobile home, septic system, and outbuilding, in the condition they are in at the date of Crown grant issuance;
- Professional home inspection report is available for mobile and outbuilding;
- The mobile home is deregistered and cannot be used as a residence as per the *Manufactured Home Act*. The purchaser may apply to the Mobile Home Registry to gain residential occupancy status.
- Water services to the property line are provided by the Qualicum Bay-Horne Lake Water Works District. Purchaser is responsible for establishing the service delivery account;
- The attached survey plan indicates a possible encroachment by the outbuilding into the adjacent property. Responsibility for any future measures to resolve this encroachment will be assumed by the purchaser at the time of Crown grant issuance;
- There is a cancelled water licence (Licence No. C121985) associated with this property. Subsurface infrastructure (waterlines) and residual liability may be present. Responsibility will be assumed by the purchaser. More information is available.

Common to all program areas:

- The correct shape and hectares **must** be in Tantalus before giving LUR to the PA
- Document type: Crown Grant Offer
- Management plan on file? Not applicable
- Preconditions for NOFR:
 - Payment of Purchase Price + GST
- Cc: NOFR to project lead or LO (in the case of projects): Yes
- Tell PA if proponent wants documents sent by e-mail
- Total land value of the tenure area: To be determined after decision
- Term: Indefinite
- If PA to send FN Notification indicate whether by e-mail or hard copy: e-mail
- Covenants pick list (attached to LUR)

Recommendations to Decision Maker:

It is the recommendation of the report to **approve** the Crown grant and to market the property by public auction.



Land Officer

April 10, 2019

Date

Decision Maker:

I have read this Land Use Report and **agree/disagree** with the recommendation and rationale as presented. Additional recommendations and or rationale **have/ have not** been added to this document below.

Statutory or Delegated Decision Maker

Date

Additional Rationale:

--



BRITISH
COLUMBIA

Ministry of Citizens' Services
Asset Investment Recovery

Sold To:
Manhas, Harpal
275 Skinner St. Nanaimo B.C. V9R 5E
Nanaimo BC V9R 5E9
CA

250 619-7175

AIR Auction Order

Document Number	Order Date
33603856	06/27/2019
Customer Ref./PO No.	
169056	
Customer Ref./PO Date	
06/27/2019	
Cust. No./2nd Reference No.	
220924	

Page 1 of 1

Item	Material # Description	Quantity Sloc	Batch	Price/Unit Shipping Point	Value
0010	9950001725 Auction No: A201704 Auction No: A201704 - Mobile Home and Land	AU02	1011546-01	1 EA 161,110.00 /EA AIR Off-Site Location	161,110.00
Sub Total					161,110.00
GST/HST #-R107864738					8,055.50
Total					169,165.50

Victoria 250-952-4439 Surrey 604-501-8216 Prince George 250-565-4205

Printed: 06/27/2019 14:30:56



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

**PERMISSION TO ACT
AS AN AGENT**

Region and area address: Regional District of Mount-
Waddington, The North East
1/4 of Section 3, Township 1,
Rupert district

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 1-1

I, DENNIS HOGEWELDE, hereby give permission for Lorece Hogeweide
to act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments:

[Signature]
Owner
April 18th 2017
Date

[Signature]
Witness

[Signature]
Agent

102 Springhill Road Port McNeill
Address

British Columbia

VON 2R0
Postal Code

250-956-8211
Phone

Fax

lorece@telus.net
E-mail

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waddington, The North East
1/4 of Section 3, Township 1,
Rupert district

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 1-1

I, Donnetta Shepherd, hereby give permission for Lorece Hogewide
DONNETTA SHEPHERD
to act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments:

Donnetta Shepherd
Owner

4/11/91 2017.
Date

Margaret Michelle Ironby
Witness

Agent

102 Springhill Road Port McNeill
Address

British Columbia

V0N 2R0
Postal Code

250-956-8211
Phone

Fax

lorece@telus.net
E-mail

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1/4 of Section 3, Township 1,
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Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 1. 1

I, Kelly G Brown, hereby give permission for Lorece Hogewide

to act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments:

Kelly Brown
Owner

April 22 2017
Date

Gordon Knechtel
Witness

Agent

Address

102 Springhill Road Port McNeill
British Columbia

VON 2R0
Postal Code

Phone

250-956-8211

Fax

E-mail

lorece@telus.net

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Robert Mackenzie (Lot101)



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COLUMBIA

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Region and area address: Regional District of Mount Waddington,
The North East 1/4 Section 3
Township 1, Rupert district

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 1 1

I, Robert Mackenzie hereby give permission for Lorecc Hagerweide

to act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments:

Bob Mackenzie
Owner

Dorretta Shepherd
Witness

April 19 '20
Date

Agent

102 Springhill Road, Port McNeill

Address

British Columbia

V0N 2K0
Postal Code

250-956-8211
Phone

Fax

lorecc@telus.net
E-mail

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The North East 1/4 Section 3
Township 1, Rupert district

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 1 1

I, Kathleen A. Brown, hereby give permission for Lorecc Hagerweide
to act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments:

Kathleen A. Brown
Owner

Gordon Hagerweide
Witness

April 22 2017
Date

[Signature]
Agent

102 Springhill Road, Port McNeill
Address

British Columbia

VON 2R0
Postal Code

250-956-8211
Phone

Fax

lorecc@telus.net
E-mail

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Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 04/1/17

I, Michael Maurice Tremblay hereby give permission for Lorecc Hagerweide

to act as my agent on my behalf for the attached preliminary subdivision application. Any and all correspondence shall be sent to my agent.

Additional Comments:

Michael Tremblay
Owner

04/19/17
Date

Donnetta Shepherd
Witness

Agent

102 Springhill Road, Port McNeill

Address

British Columbia

V0N 2R0
Postal Code

250-956-8211
Phone

Fax

lorecc@telus.net
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Ministry of Transportation and Infrastructure

Date: 1 1

I, Margaret Miller, hereby give permission for Lorecc Hognweide

to act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments:

mm
Owner

04/19/17
Date

V. Robinson
Witness

[Signature]
Agent

102 Springhill Road, Port McNeill
Address

British Columbia

V0N 2R0
Postal Code

250-956-8211
Phone

Fax

lorecc@telus.net
E-mail

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The North East 1/4 Section 3
Township 1, Rupert district

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 1 1

I, Teresa Myers, hereby give permission for Lorece Hogrweide
to act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments: Attached is copy of the will naming myself as Executrix.
I am in the process of having the property transferred into
my name in my capacity of Executrix. Attached the will.
I have signed on behalf of the estate of Carla
Jennifer Young.

Teresa Myers
Owner

April 27 2017
Date

Yasmin Sidi
Witness

Agent

102 Springhill Road, Port McNeill
Address

British Columbia

V0N 2R0
Postal Code

250-956-8211
Phone

Fax

lorece@telus.net
E-mail

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Google earth

feet
km

3000

1



DRIVEWAY
LAST PIECE OF
PROPERTY IS
ACCESSED THROUGH
GUN RANGE ROAD

OUR ROAD ACCESS
TO SPRINGHILL ROAD

GOOGLE EARTH USING MEASUREMENTS FROM PROPOSED SUBDIVISION BY MOTHERWELL



Google earth

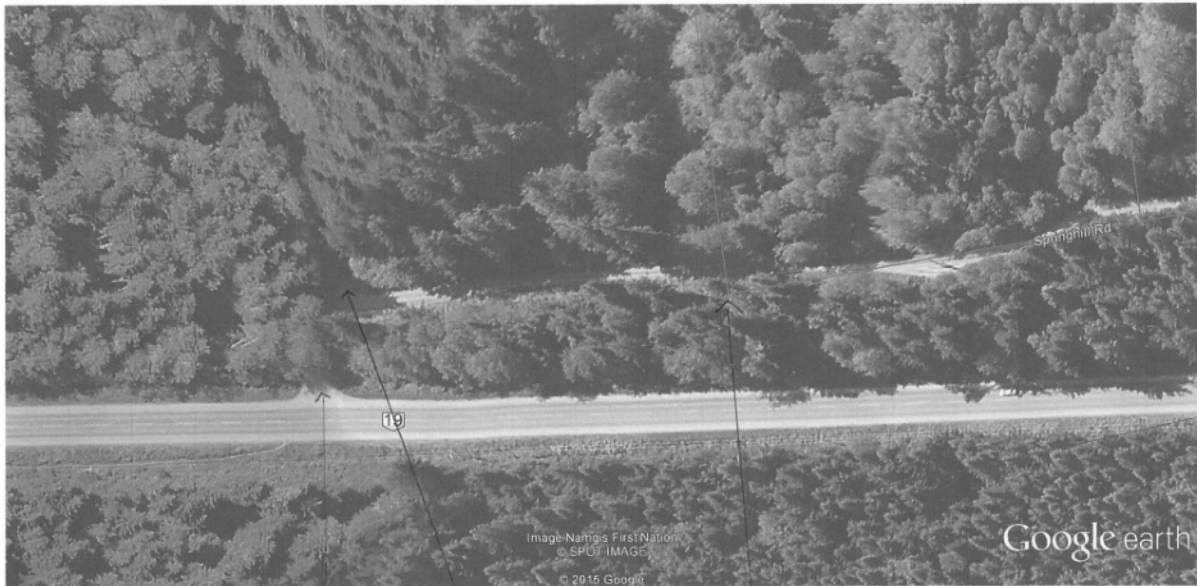
feet
meters
s.22

1000

500



Chow
LAND
OUR
ROAD
ACCESS
SPRING
HILL
ROAD
GUN RANGE
ROAD
ACCESS ROAD
FOR LAST
PROPERTY
(TREMBLAY)



Google earth

feet
meters

700
200



OUR ROAD ACCESS
IS ON CROWN LAND

SCHOOL BUS
TURNAROUND

TREMBLAN'S
CORNER PIN

William Patrick Shepherd and Bonnetta Collien Shepherd (Lot 105)



BRITISH
COLUMBIA

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and Infrastructure

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Region and area address: Regional District of Mount Waddington,
The North East 1/4 Section 3
Township 1, Rupert district

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 1 1

I, William P. Shepherd, hereby give permission for Lorecc Hagerweide
to act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments:

William Shepherd
Owner

4/19/2017
Date

Margaret Michelle Tremblay
Witness

Agent

102 Springhill Road, Port McNeill
Address

British Columbia

V0N 2R0
Postal Code

250-956-8211
Phone

Fax

lorecc@telus.net
E-mail

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under the Freedom of Information and Privacy Act.
Further information can be found at <http://www.gov.bc.ca/citz/iao/foi/submit/general/>

PLAN OF PROPOSED BARE LAND STRATA OF:
THE Fr. N.E. ¼ OF SECTION 3, TOWNSHIP 1, RUPERT DISTRICT.

PID:000-529-095

SCALE 1:2000 metric
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
The intended plot size of this plan is 560 mm in width by 432 mm in height (C size)
when plotted at a scale of 1:2000

PRELIMINARY

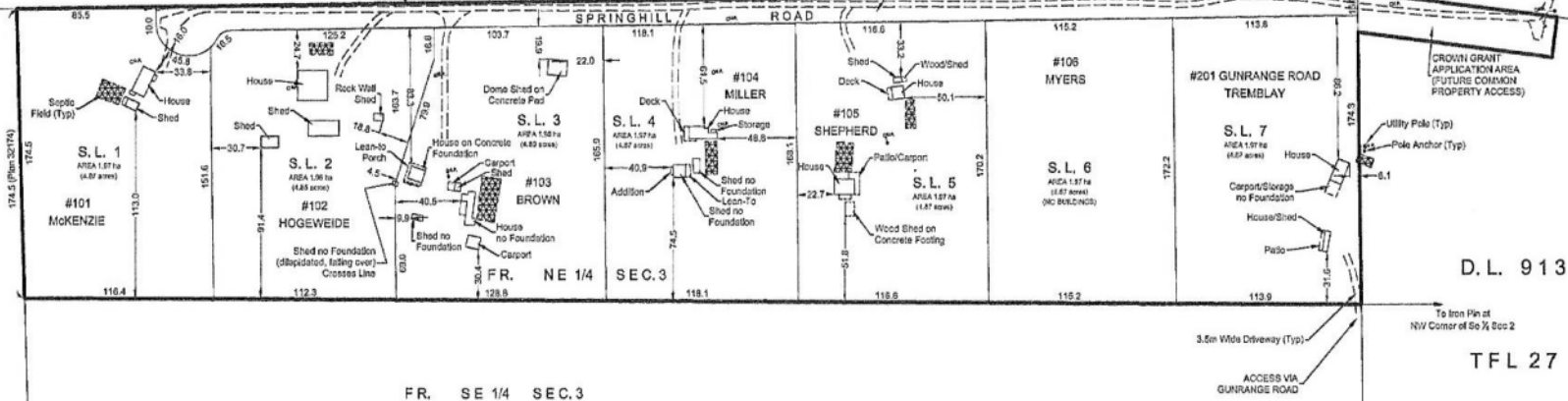
LOT 1
PLAN 105708 CLSR

D.L. 27

I.R. #3

HIGHWAY 19
PLAN 1491 RW

FR. NW ¼ SEC. 3



D.L. 913

TFL 27

PLAN
2057 R/W

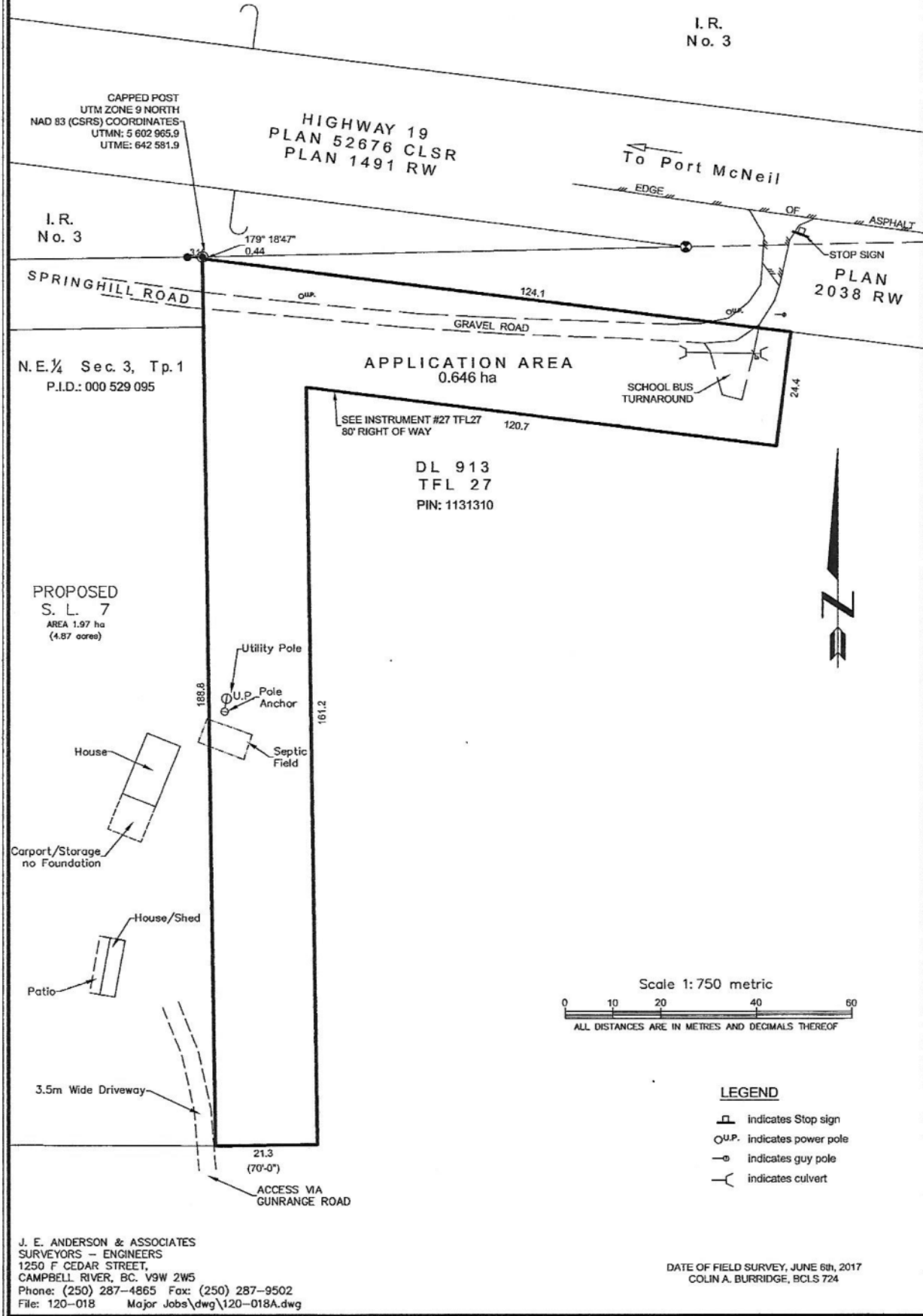
BC HYDRO R/W
PLAN 34059

J. E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
P-1250 Cedar Street,
Campbell River, B.C. V9W 3A6
Phone: (250) 287-4883 Fax: (250) 287-0992
File: 120-018 Project: dvg120-01850.dwg

DATE: OCTOBER 23, 2017
THIS PLAN IS BASED ON FIELD SURVEY
AND LAND TITLE OFFICE RECORDS

C. BURRIDGE, BCLS

**PLAN TO ACCOMPANY APPLICATION FOR CROWN
GRANT, PART OF DISTRICT LOT 913, RUPERT DISTRICT.
B.C.G.S. 92L.056**





BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

**PERMISSION TO ACT
AS AN AGENT**

Region and area address:

Regional District of Mount-
Waddington, The North East
1/4 of Section 3, Township 1,
Rupert district

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 1-1

I, Donnetta Shepherd, hereby give permission for Lorece Hogewide
DONNETTA SHEPHERD
to act as my agent on my behalf for the attached preliminary subdivision application. Any and all
correspondence shall be sent to my agent.

Additional Comments:

Donnetta Shepherd
Owner
4/19/2017
Date

Margaret Michelle Ironby
Witness

Agent

102 Springhill Road Port McNeill
Address

British Columbia

VON 2R0
Postal Code

250-956-8211
Phone

Fax

lorece@telus.net
E-mail

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

The information in this application may be subject to disclosure
under the Freedom of Information and Privacy Act.
Further information can be found at <http://www.gov.bc.ca/citz/iao/foi/submit/general/>

Site Plan Of:
Lot A, Sections 21 & 22, Range 3,
North Saanich District, Plan 18153, And
District Lot 456, Cowichan District.

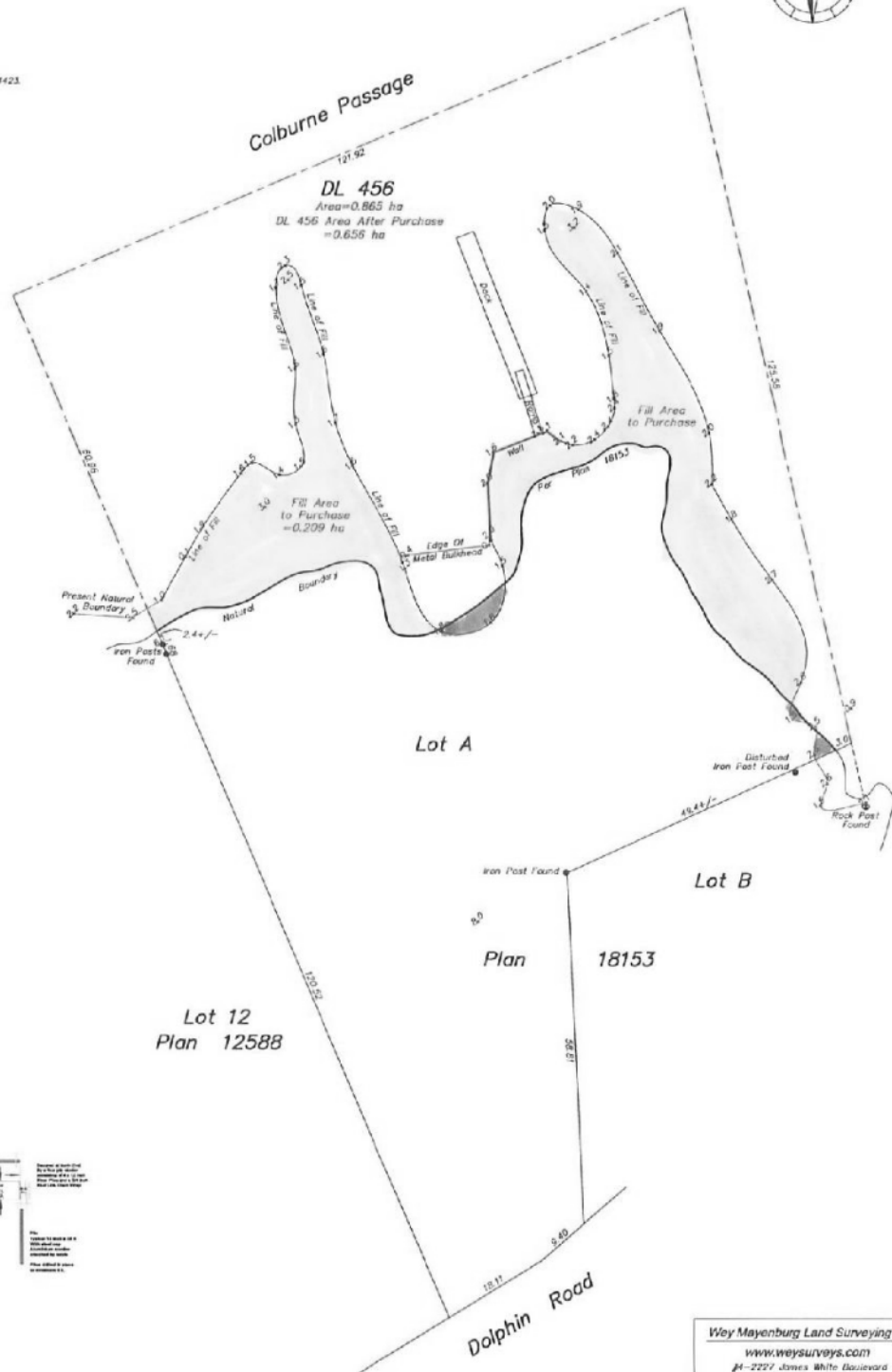


Scale = 1:500

Dated this 24th day of October, 2016.

Distances and elevations shown are in metres.

Elevations are geodetic and referenced from OGM 88H423.



2350 Dolphin Road
 Layout and detail
 of Mooring Float and Ramp



The subject property is affected by
 the following registered documents:
 732566, 1923906.

Wey Mayenburg Land Surveying Inc.
www.weysurveyors.com
 #4-2227 James White Boulevard
 Sidney, BC V8L 1Z5
 Telephone (250) 650-5155
 Fax: 1500733171/047



Applying for a Crown Land Tenure

All applications must include completed application form, general location map, local detail map, appropriate fees and attachments as indicated below.

INFORMATION REGARDING APPLYING FOR CROWN LAND AVAILABLE AT
www.al.gov.bc.ca/clad/land_prog_services/programs.html

PART 1. NAME(S) AND MAILING ADDRESS

Applicant Name:

FULL LEGAL NAME of Individual(s), Company or Society,
Ministry or Government Agency Your File: 0742479 B.C. Ltd. Inc. No. 0742479

Contact Name for Company or Ministry Applicants:

VICKI SWANSON

Applicant Mailing Address:

Box 276

PARKSVILLE, B.C.

postal code V9P 2G4

Applicant Contact Numbers: Phone: 250 724-6733

Daytime Phone: 250 951-3347 Fax: _____

Applicant Email Address:

roughbay@telus.net

Are you an Agent submitting this application
on behalf of your client?

☒ Yes ☐ No

Letter of Agency attached ☒ Yes ☐ No

Agent Name & Mailing Address:

DAVID E. SHEFFIELD

810 BURLEY DRIVE

WEST VAN. postal code V7T 1Z6

Agent Contact Numbers:

Phone: 604 922-9732 Fax: _____

Agent Email Address:

sheff3@telus.net

For applications made by more than one individual: ☐ Joint Tenants or ☐ Tenants in Common

For your information: Joint Tenants: on the death of one tenant the interest passes to surviving tenant.

Tenants in Common: on the death of one tenant the interest passes to the beneficiaries of the estate.

BC Inc. #, BC Registration # or Society #: 0742479

HST Registration #: B16697676 RT0001

Age: 19 or over ☒ Yes ☐ No

Canadian Citizen or Permanent Resident ☒ Yes ☐ No

Do you hold another Crown land tenure? ☐ Yes ☒ No If yes, provide File Number: _____

Period of Projected Use:

☐ Two years or less ☐ Two to five years ☐ Five to ten years ☐ Ten to thirty years ☒ More than thirty years

Application Type: ☒ new application ☐ replacement application – file number _____

☐ investigative permit application ☐ amendment application – file number _____

Proposed Use/Tenure Type: (e.g. powerline right of way, gravel quarry licence): EXTENSION TO

PRIVATE HOLDINGS

FOR OFFICE USE ONLY

(date/time received)

File Number:

Project Number:

RECEIVED
JUL 05 2011

1414079

104419
76304

Disposition ID:

Client Number:

905734

256221

Ministry of Forests, Lands
& Natural Resource Operations
West Coast Service Centre

11000-00-applic

DEC 05 2012

Ministry of Forests, Lands
& Natural Resource Operations
West Coast Service Centre

Page 1 of 4

PART 2. PURPOSE, LOCATION, AREA

PLEASE SELECT APPROPRIATE PROPOSED LAND USE

Proposed Land Use Program Area	New Application Fees (including HST)	Program Specific Requirements Website
<input type="checkbox"/> Aggregates & Quarry	\$1,120.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Agriculture – Intensive	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Agriculture - Extensive	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Airport – private	*\$50 per hour process time	Contact FrontCounter BC
<input type="checkbox"/> Alpine Skiing	Type 1 (minor) \$1,120.00 Type 2 (major) contact FrontCounter BC	www.tca.gov.bc.ca/resort_development/
<input type="checkbox"/> Aquaculture – Fin fish	\$5,516.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Aquaculture – Shellfish	\$1,344.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Commercial - General	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Commercial - Film	\$560.00 fee plus \$280.00 rental	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Adventure Tourism	Non-Motorized \$280.00 Motorized \$3,696.00	http://www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Communication Site	\$1,120.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Community/ Institutional	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Federal Reserves	\$3,696.00	Federal Government Only – Contact FrontCounter BC
<input type="checkbox"/> Ferry Terminals	*\$50 per hour process time	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> General Industrial	\$ 560.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Golf Course	\$3,696.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Grazing	\$ 280.00	http://www.for.gov.bc.ca/hra/Legislation/grazing.htm
<input type="checkbox"/> Head Lease	\$50 per hour process time	Contact FrontCounter BC
<input type="checkbox"/> Log Handling	\$1,120.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Marina	\$ 560.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Mining	\$ 560.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Ocean Energy	Investigative Permit \$560.00 Licence for Equipment \$560.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Oil and Gas	\$ 560.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Private Moorage	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Provincial Reserves	For Provincial Government Ministries Only	
<input type="checkbox"/> Utilities (Linear Use)	Less than 25 Km \$1,120.00 More than 25 Km *\$50 per hour Access to single lot \$280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input checked="" type="checkbox"/> Residential	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Roadways – Public	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Roadways – Industrial	\$1,120.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Water Power	\$3,696.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Wind Power	Investigative Permit \$560.00 Monitoring Towers (max 5) \$560.00 Wind Farm \$3,696.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html

Note: Investigative Permits (available for all program areas): **\$560.00** (including HST)
Replacement Application Fees: 50% of above fee or \$224.00 (including HST), as a minimum.
Amendment Fees: Contact FrontCounter BC

* To be paid at a later date

PART 2 (continued)

General Location of Crown land (i.e. distance from nearest community, Indian Reserve or significant geographic location such as a lake or mountain; location on a named road; etc.):

TWO RIVERS ARM ON THE SOUTH SHORE OF SPROAT LAKE, WEST OF
PORT ALBERNI

Please provide a shape file if available.

Area in Hectares: 1.619 OR length (km/m): _____ width (km/m): _____

PART 3. LEGAL DESCRIPTION OR BOUNDARY DESCRIPTION

If surveyed, give legal description: as provided by the local Land Title Office (e.g., Lot 1 of Section 31, Township 12 W6M Kamloops Division of Yale District Plan 18411). A legal description is found in the Certificate of Title (CofT). A copy of the CofT must be attached to the application. A copy of your Registered Survey Plan, if available, will confirm the dimensions of the place of use.

If unsurveyed: enter description of unsurveyed Crown land and description of boundaries.

PART OF DISTRICT LOT 565 LYING NORTH OF THE STIRLING ARM
FOREST SERVICE ROAD AND SOUTH OF DISTRICT LOT 567 CLAYOQUET
DISTRICT PLAN EPP 6547 AS SHOWN ON SKETCH PLAN DATED APRIL 26, 2011
BY JE ANDERSON & ASSOCIATES

Instructions to Describe Unsurveyed Crown Land

- The point of commencement, for unsurveyed parcels, should be described in terms of an existing survey post (e.g., 18 metres west of the S.E. corner of the parcel) or a readily identifiable geographic feature (e.g., a prominent point of land or intersection of two roads) to enable accurate location of the parcel.
- Boundary lines of the area must be, as much as possible, astronomically true north, south, east and west so that a rectangular lot is formed.
- Where the topographic features of the area do not allow for rectangular boundary lines running true north, south, east and west, then boundaries will be permitted in other directions as long as they do not interfere with the orderly survey of other surrounding land.
- The side lines of small parcels fronting on lakes, rivers, tidal waters and on certain surveyed highways shall, where possible, be parallel to each other and perpendicular to the general trend of the features on which the small parcel fronts.
- The sidelines for unsurveyed foreshore shall, as a general rule, be laid out at right angles to the general trend of the shore. This may be varied to suit special conditions, but encroachment on the foreshore fronting adjoining lands shall be avoided. The outside or waterward boundary shall be a straight line or series of straight lines joining the outer ends of the side boundaries. On narrow bodies of water the outside boundary shall not normally extend beyond the near edge of the navigable channel.

1 hectare = 2.471 acres

1 metre = 3.281 feet

100 metres x 100 metres = 10,000 square metres or 1 hectare

PART 4. APPLICATION CERTIFICATION

All applications must be complete. Incomplete applications will be returned to applicant.

Please refer to the specific program requirements (e.g., Aggregates, Commercial, Residential) for information that must be submitted with this application.

All of the following must be attached to or enclosed with this application form:

- ☒ **Fees** (in the amount indicated in Part 2) to **Minister of Finance** (cheque or credit card authorization form attached or pay in person with debit card or cash)
- ☐ **General Location Map(s)** at a scale of 1:50,000 to 1:250,000 indicating general location of the area under application and the location of access roads, watercourses and other major landmarks.
- ☐ **Detailed Site Map(s)** outlining in detail the area under application, showing the exact perimeter boundaries of the application area including the dimensions (in metre) and area (ha), including watercourses, district lots etc.
- ☐ **Program Specific Requirements** (i.e. communication site, agriculture, industrial, aquaculture). Program specific requirements can be confirmed at http://www.al.gov.bc.ca/clad/land_prog_services/programs.html

PLEASE NOTE: Additional items may be required (e.g. Advertising, Security Deposit, Proof Of Insurance, Letter Of Consent) Please consult Program Policies or contact FrontCounter BC for further information. Some items may have additional associated costs or require additional processing time.

Applicant or Agent signature(s):

D. Sheffield

Date: *June 10, 2011*
November 24, 2012
resubmitted

**PLEASE RETAIN A COPY OF THIS APPLICATION FOR YOUR RECORDS
- APPLICATIONS ARE NOT TRANSFERABLE -**

NOTE: The information you provide will be subject to the Freedom of Information and Protection of Privacy Act. If you have any questions regarding the treatment of your personal information, please contact the Manager, Privacy, Information Access and Records Management.

The submission of this form does not in any manner convey any rights to use or occupy Crown land.

FRONTCOUNTER BC OFFICE LOCATIONS

www.frontcounterbc.gov.bc.ca OR Call Toll-Free 1-877-855-3222

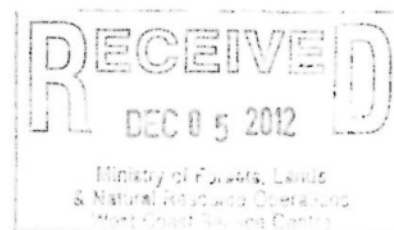
Cranbrook 1902 Theatre Road Cranbrook BC V1C 7G1	Fort St. John Ste 100, 10003 110 th Avenue Fort St John BC V1J 6M7	Kamloops 441 Columbia Street Kamloops BC V2C 2T3
Nanaimo Ste 142, 2080 Labieux Road Nanaimo BC V9T 6J9	Prince George 1044 5 th Ave Prince George, BC V2L 5G4	Smithers 1 st Floor, 3726 Alfred Avenue Smithers BC V0J 2N0
Surrey Ste 200, 10428 – 153 rd Street Surrey BC V3R 1E1	Williams Lake Ste 201, 172 North 2 nd Avenue Williams Lake BC V2G 1Z6	

David Sheffield
810 Burley Drive
West Vancouver, B.C.
V7T 1Z6

Phone: H: 604 922-9732
W: 604 432 6353
E-mail: sheff3@telus.net

November 24, 2012

Front Counter BC
Vancouver Island Office
Ste. 142 – 2080 Labieux Road
Nanaimo, B.C.
V9T 6J9



Attention: Walter van Bruggen, Project Manager:

**Re: Application for an Extension to Private Holdings
to Lot A, DL 567 Clayoquot District, Stirling Arm,
Sproat Lake**

Please find enclosed as recently discussed, a resubmission of an application on behalf of 0742479 B.C. Ltd. for an extension to their private lot, Lot A, District Lot 567, Clayoquot District Plan EPP6547. The area of application is a .399 ha. portion of the Crown District Lot 565, Clayoquot District between the southern boundary of DL 567 and the Stirling Arm Forest Service Road.

The application is being resubmitted at this time as the proponents have been in discussions with the Alberni Clayoquot Regional District which has been undergoing an Official Community Plan review for the area and Planner Mike Irg has requested a formal referral request from your office in order to provide comments on the proposal. Additionally we enclose a letter from the Hupacasath First Nation indicating that they have no known concerns that need to be addressed for this application (letter enclosed). The other First Nation with interests in the area, the Tseshaht First Nation provided a general response that they regretfully can not approve any Crown land applications in their land area before the underlying Tseshaht interests are taken care of.

DL 567 was historically well-used as an informal camping area when owned by forestry company Macmillan Bloedel and the Regional District and the owners are investigating potential options and zoning that would allow recreation opportunities to be developed on the land to augment the area's tourism potential. With traffic along the Stirling Arm mainline increasing as a result of B.C. Timber Sales activity, a bermed and heavily planted buffer along the road is desirable both for aesthetic and safety reasons.

The subject land is alienated between DL 567 and the Forest Service Road and would make a logical addition to DL 567. The application provides for the recommended road width of 15 meters from the centre line of the road to accommodate all road fill plus a buffer, to allow for future road widening, and the accommodation of road side services if they should ever be installed in the future.

I have enclosed the residential application fee in the amount of \$280.00 (inclusive of HST), a copy of the private land title, the development plan and the required mapping. Please contact me at the above noted telephone number and e-mail if any additional information is required.

Yours truly,

A handwritten signature in cursive script, appearing to read 'D. Sheffield', written in dark ink.

David Sheffield

0742479 B.C. Ltd.
P.O. Box 276
Parksville, B.C. V9P 2G4

Phone: 250-724-6733
E-mail: roughbay@telus.net

November 24, 2012

Re: Project Description and Management Plan for Extension to Private Holdings Application – Lot A, DL 567 Clayoquot District, Stirling Arm, Sproat Lake

Project Overview

0742479 B.C. Ltd. (Sproat Lake Joint Venture) owns a 4.288 ha. (10.59 acre) unimproved lot with waterfrontage on the Two Rivers Arm portion of Sproat Lake. The lot has approximately 800 meters of lake frontage with an average lot depth of about 60 meters (197 feet). The lot is bisected by St. Denis Creek which flows year around into Sproat Lake. The Stirling Arm Mainline Forest Service Road runs approximately parallel to the south boundary of DL 567 but is separated by a strip of Crown land varying in width between about 10 and 60 meters.

A small portion of the Stirling Arm Mainline used to run through the western part of DL 567. The Ministry of Forests and Range purchased or bypassed the privately owned portions of the Stirling Arm Mainline in 2009 opting to relocate the DL 567 section of the mainline onto Crown land to the south of the lot. This has resulted in the isolated area of Crown land between the Forest Service Road and the southern boundary of DL 567.

We understand that it is the policy of the Ministry of Forests and Range to reserve Forest Service Road widths of 15 meters on either side of the centre line of the road. This encompasses all the road fill, ditching and provides room for future widening. We have prepared a draft plan to indicate that if a 30 meter wide road right of way is reserved for the Forest Service Road, two separate and isolated Crown areas of 1.22 ha (3.01 acres) and .399 ha (.895 acres) remain north of the Forest Service Road. These areas are physically cut off from the rest of the Crown lot DL 565 by the road. These areas are the subject of this Extension of Private Holdings application as they are most logically used as part of DL 567.

DL 567 is currently vacant and unimproved. Under its previous forest company ownership the site saw use as an informal seasonal camping area. The present A-4 zoning allows a variety of rural uses including a single family dwelling. The minimum lot size for subdivision is 16.19 ha. or 40 acres so the potential use of the land would be unchanged by the addition of the small portions of the Crown land from DL 565.

The owners of DL 567 would like to acquire the subject Crown land primarily to manage as a buffer between their lot and the Stirling Arm Forest Service Road. The land would also add additional lot width at the east end of the property where DL 567 is quite shallow. The Stirling Arm Mainline has not traditionally seen heavy use. Portions of Weyerhaeuser's (now Western Forest Products Inc.) TFL 44 were transferred to B.C. Timber Sales and for First Nations and Community use in the 20% forest tenure take-back program. Once harvesting programs are in place, the hauling use of the road will increase substantially. The additional lot width would provide an opportunity to carry out buffer plantings and berming to create a visual, noise and dust barrier between DL 567 and the Stirling Arm Mainline.

Land Impacts. The eastern portion of the land is currently treed largely with alder trees while the western portion near St. Denis Creek has seen disturbance in recent years with road building and periodic flooding. The creek bed and crossing area have been upgraded and stabilized to better handle high water flow conditions. This has been done both on the Crown land and privately on DL 567. Purchase of the western part of the subject lands would permit the restoration and landscaping to be completed so as to better shield the private land from the road.

Atmospheric Impacts. Properly developed and managed as a road buffer the subject area could reduce the impacts of noise and dust on the private lands as well as providing a visual barrier. The Alberni Valley often has very dry summers and road dust generation by logging trucks is a significant concern.

Aquatic and Fish and Wildlife Impacts. Both the Sproat Lake shoreline and mouth of St. Denis Creek provide fish habitat. Sockeye salmon are known to spawn along the lake shore and creek discharges provide inputs of nutrients and food. The relocation of the logging road further away from the shoreline was positive for the lake environment. The re-establishment of road and creek side vegetation as facilitated by this proposal should have additional positive impacts.

Socio-Community Aspects The proposed project is a logical rationalization of land use now that the location of the Stirling Arm Mainline past the private lot DL 567 has been resolved. At a site visit in 2007, MOF staff noted that the subject land has minimal forest values and is isolated from the rest of DL 565. The addition of the subject Crown land would have no apparent affect on the land use controls and zoning for DL 567. Planning officials with the Alberni-Clayoquot Regional District have also indicated that changes to land use bylaws are not anticipated in the foreseeable future. On a practical level, the additional lot depth may increase the choice of building sites when an application for a building permit is made at some future date. The existing lot; however, has adequate area of sufficient elevation lot depth and elevation to provide a number of home site choices.

We are not aware of any archaeological resources on the subject application lands. The area has seen disturbance from road construction and previous clearing and there are no known archaeological resources on DL 567.

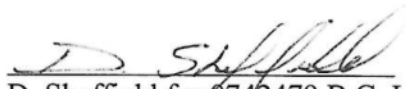
David E. Sheffield, 810 Burley Drive, West Vancouver, B.C.V7T 1Z6

Phone: 604- 922-9732

Fax: 604-922-9732

Cell: 604-782-2454

E-mail: sheff3@telus.net

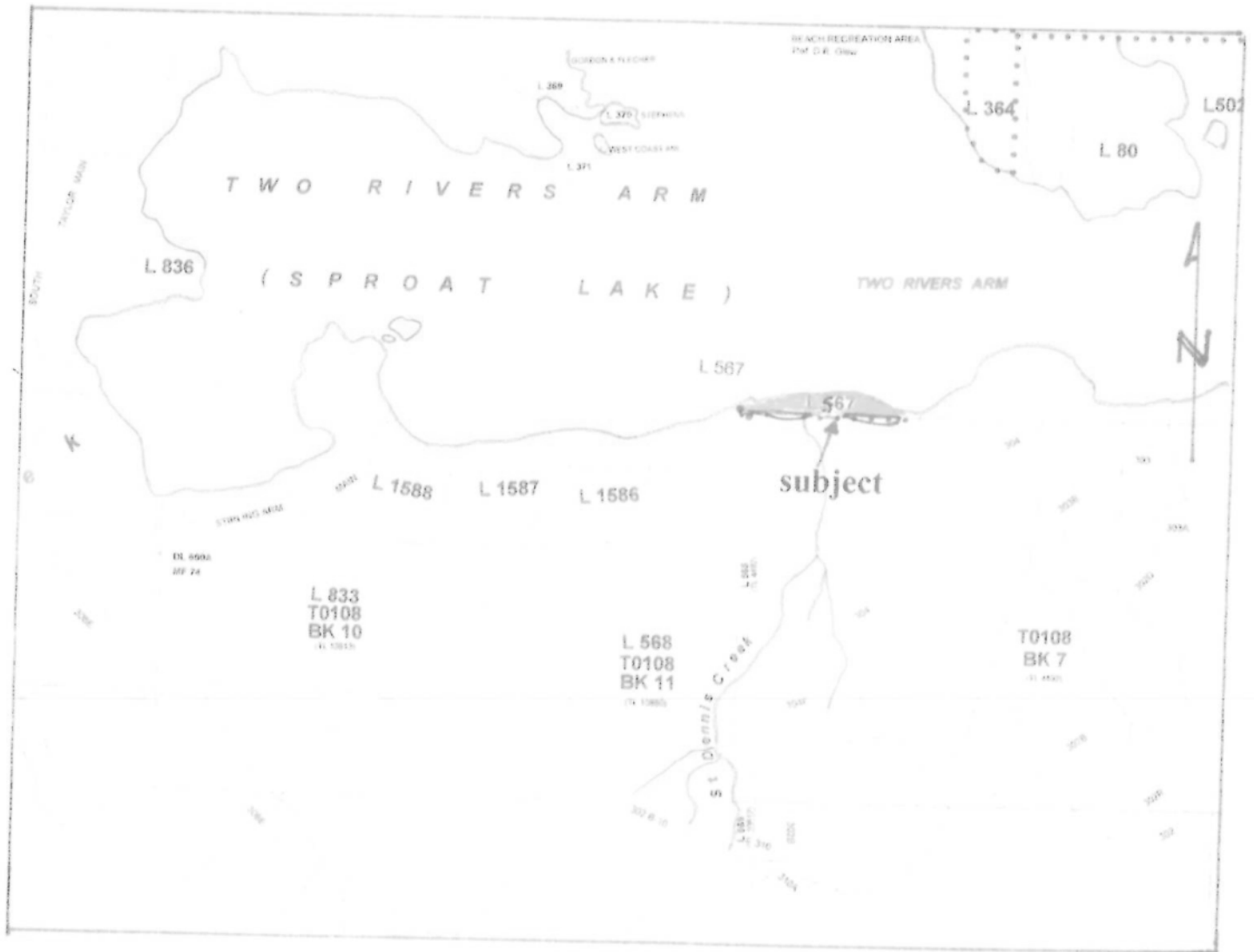


D. Sheffield for 0742479 B.C. Ltd.

November 24, 2012

General Location Map

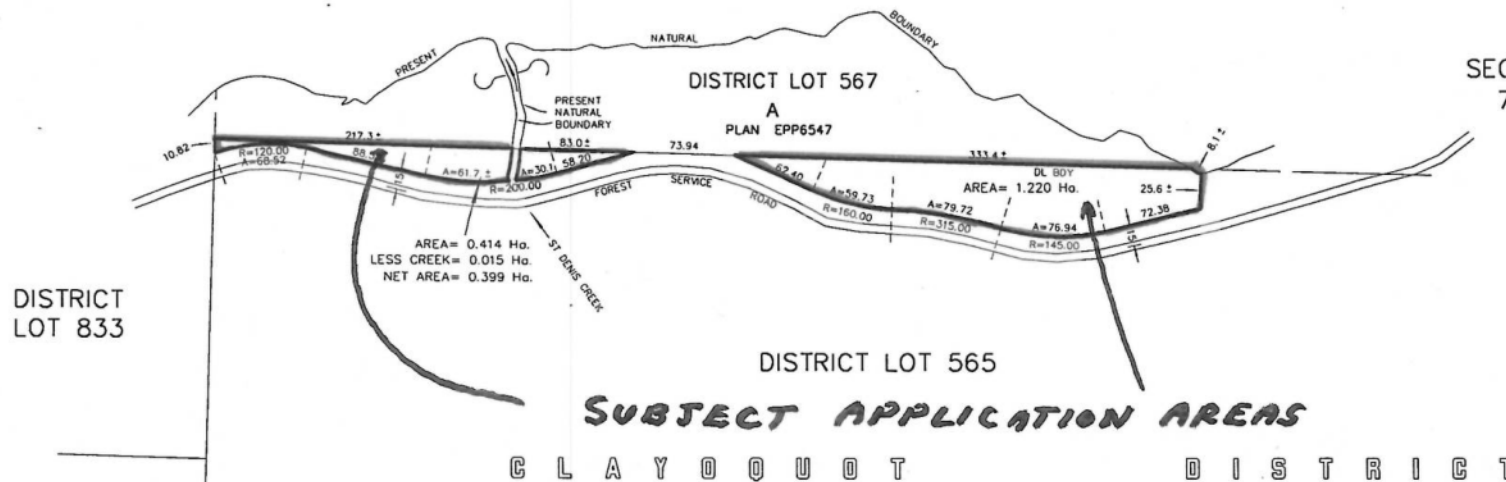
Extension of Private Holdings Application 0742479 B.C. Ltd



Scale 1:30,000

SPROAT LAKE
TWO RIVERS ARM

SECTION
78



DISTRICT
LOT 833

DISTRICT
LOT 568

JE JE ANDERSON
& ASSOCIATES
SURVEYORS AND ENGINEERS
203 - 177 WELD ST., PO BOX 247
PARKSVILLE, B.C. V9P 2G4
TEL 248-5755 parkville@jeanderson.com

DRAFT
APRIL 26, 2011

SKETCH PLAN TO ACCOMPANY
AN APPLICATION FOR CROWN LAND
PORTIONS OF DISTRICT LOT 565,
CLAYOQUOT DISTRICT.

PREPARED FOR
742479 B.C. LTD.

OUR FILE : 60182-1 REVISION : A

© Copyright 2011 J.E. Anderson & Associates. All rights reserved.
No person may copy, reproduce, transmit or alter this document
in whole or in part without the consent of the signatory.

CERTIFIED CORRECT THIS 11 DAY OF , 2011.

KG KYLER, BCLS

This document is not valid unless originally signed and sealed.

BOOK OF REFERENCE		
LEGAL DESCRIPTION	AREA	NET AREA
PORTION DISTRICT LOT 565, CLAYOQUOT DISTRICT	0.414 Ha.	
LESS CREEK	0.015 Ha.	0.399 Ha.
PORTION DISTRICT LOT 565, CLAYOQUOT DISTRICT		1.220 Ha.
TOTAL AREA OF APPLICATION		1.619 Ha.

Scale 1:2500 All Dimensions are in Metres and decimals thereof
0 50 100 150 200 250



Photo Series Along Application Area



Looking north from point "A" (NE corner post of DL 567 to left of ribbon)



Looking west from point "A"

Photo Series Along Application Area



Looking north from point "B"



Looking north from point "C"

Photo Series Along Application Area



Looking west from point "D"



Looking south from point "D"

Photo Series Along Application Area



Looking south from point "E"



Looking west from point "E"

Photo Series Along Application Area



Looking south from point "F"



Looking south from point "G"

Photo Series Along Application Area



Looking north from point "H"



Looking north from point "I"

Photo Series Along Application Area



Looking west from point "I"
(Note new section of Stirling FSR on uphill slope)



Looking west from point "J"

Photo Series Along Application Area



Looking east from point "K"

0742479 B.C. Ltd.
P.O. Box 276
Parksville, B.C. V9P 2G4

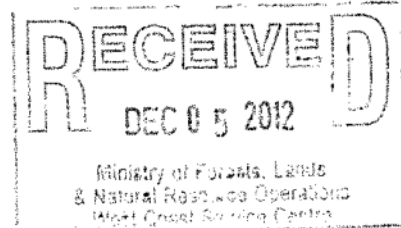
Phone: 250-724-6733
E-mail: roughbay@telus.net

November 24, 2012

Front Counter BC
Vancouver Island Office
Ste. 142 – 2080 Labieux Road
Nanaimo, B.C.
V9T 6J9

Dear Sir/Madam:

**Re: Letter of Agency for Extension to Private
Holdings Application – Lot A, DL 567 Clayoquot
District, Stirling Arm, Sproat Lake**



By way of this letter, 0742479 B.C. Ltd. owner of Lot A, District Lot 567, Clayoquot District Plan EPP6547, P.O. Box 276, Parksville, B.C. authorizes:

David E. Sheffield, 810 Burley Drive, West Vancouver, B.C. V7T 1Z6
Phone: H 604- 922-9732 W: 604 432-6353
Fax: 604-922-9732
Cell: 604- 220-1866
E-mail: sheff3@telus.net

to act as our agent and representative in the application for an extension to private holdings of land immediately south of Lot A, DL 567 and north of the Stirling Arm Forest Service Road within District Lot 565, Clayoquot District.

The term of appointment is from November 24, 2012 to December 31, 2013 or until the issuance or disallowance of the application, whichever is sooner.

Yours truly,

A handwritten signature in black ink, appearing to read "David E. Sheffield".

0742479 B.C. Ltd.

INTERNAL PROVINCIAL GOVERNMENT USE ONLY

one_status_common_datasets

Date : 2017-04-12

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output =

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crown_file_number 1414520

disposition_number 926503

parcel_number #

[Overview Map 1:50000](#)

[Overview Map 1:100000](#)

[Overview Map 1:300000](#)

Crossed By

Crossed by River or Creek FWA
Crossed by River or Creek TRIM
Crossed by Road or Highway DRA
Crossed by FSR or Permit Roads
Crossed by FSR or Permit Roads within right of way allowance
Crossed by Right of Way
Railway Tracks
Railway Crossings

Adjoined By

Adjoined by River or Creek FWA
Adjoined by River or Creek TRIM
Adjoined by Highway DRA
Adjoined by Road DRA
Adjoined by FSR or Permit Roads
Adjoined by Right of Way
Adjoined by Transportation Corridors
Railway Tracks
Railway Crossings

FCBC Preliminary Status

Indian Reserves
IR within 2 km
QUALICUM;Yale First Nation
National Park
Park and Protected Areas
Conservancy Areas
Conservation Lands including Wildlife Managment Areas
Integrated Cadastral Fabric Restricted Access

[view map](#)

FCBC Conflicts

Consultative Areas
K'omoks First Nation;K'omoks First Nation
Laich-kwil-tach Treaty Society;Laich-kwil-tach Treaty Society
Nanwakolas;Nanwakolas First Nations Referrals Office
Qualicum First Nation;Qualicum First Nation
We Wai Kai Nation;We Wai Kai Nation

[view map](#)

First Nation Statement of Intent Boundaries[view map](#)

K'moks First Nation

Laich-Kwil-Tach Council of Chiefs

MFR First Nation Agreement Boundaries[view map](#)

Cape Mudge Indian Band - FCRSA;EXP;2014-03-30 00:00:00

Comox First Nation Forest Agreement Amendment #1;EXP;2010-08-12 00:00:00

K'moks First Nation;EXC;2017-09-15 00:00:00

K'omoks First Nation - FCRSA;EXP;2014-04-25 00:00:00

K'omoks First Nation FTOA;EXC;2033-07-01 00:00:00

Nanwakolas First Nations - FTOA;EXC;2017-12-20 00:00:00

Qualicum First Nation - FCRSA;EXP;2016-02-06 00:00:00

We Wai Kai (Cape Mudge) FCRSA;EXC;2018-03-04 00:00:00

WeWaiKai First Nation FTOA;EXC;2018-07-24 00:00:00

Wei Wai Kum FTOA;EXC;2039-11-01 00:00:00

Wei Wai Kum First Nation - FCRSA;EXP;2014-09-07 00:00:00

Wei Wai Kum First Nation FTOA;EXC;2018-04-11 00:00:00

Wei Wai Kum First Nation Interim Agreement on Forest Opportunities;EXP;2011-07-24 00:00:00

Wewaikai Interim Forestry Agreement;EXP;2010-03-30 00:00:00

First Nation Traditional Use Study Area**Traditional Use Points****Traditional Use Lines****Traditional Use Polygons**[view map](#)

2;Nanaimo

Timber Supply Area and Blocks[view map](#)

Arrowsmith TSA;Arrowsmith TSA Nanaimo Block

Arrowsmith TSA;None

Primary Survey Parcels[view map](#)

DISTRICT LOT 31E&N, NEWCASTLE DISTRICT;823970.0

Land Act Subdivisions**Surveyed Rights of Way****Crown Tenure Tantalus Application****Crown Tenure Tantalus Tenure****Crown Tenure Inventory**[view map](#)

1414520;INVENTORY;BCAL INVENTORY;RESIDENTIAL;REMOTE RESIDENTIAL;LOT 13, DISTRICT LOT 31E&N, NEWCASTLE DISTRICT, PLAN 21871

THIS FILE

Crown Tenure PreTantalus**Grazing Leases Tantalus****Crown Acquisitions****Crown Reversions****Land Act Transfer of Admin Control****Guide Outfitter**[view map](#)

LINGL, Sean;ACTIVE;100674

Trapline**FTEN Roads****FTEN Roads within right of way allowance****FTEN Special Access Roads Line****FTEN Special Access Roads Poly****FTEN Range Tenure****FTEN Cut Blocks Current and Application****FTEN Communication Sites****FTEN Real Property Projects****Special Use Permits SUP****Recreation Tenure Polys****Recreation Tenure Lines****Forest Harvest Authority****Forest Timber Use Remaining Polygons****FTEN Timber Licence Elimination Polygons****As Built Roads****FTEN managed License****FTEN Free Use Permits****Map Notation Lines****Map Notation Polys**

Map Notation Points	
TFL	
TFL Additions	
TFL Deletions	
TFL Schedule A	
Research Plots government	
Growth and Yield Plots	
Water Allocation Restrictions Points	
Water Allocation Restrictions Streams	
Points of Diversion	
Drinking Water Points of Diversion	
Drinking Water Extraction Points	
Water Licenced Linear Features	view map
blank field	INTERSECTS
Water Licenced Work Point Features	view map
BN09300000	INTERSECTS
Water Approvals	
Reservoirs Permits over Crown Land	
Coal Application	
Coal Lease	
Coal Licence	
Mineral and Placer Tenures	
Petroleum tenures	view map
21512;C	
31083;C	
Archaeology Sites	
s.18	
Historic Sites	
Historic Sites within 50 metres	
Environmental Remediation Sites	
NOW Centre Points within area of interest	
NOW Centre Points with 500 metre radius	

FCBC Constraints	
Agriculture Land Reserve	
Transportation Corridors	
Alpine Ski controlled Recreation	
Reserve Mineral Sites	
Placer Reserve Sites	
Species and Ecosystems at Risk Public Occurrences	
Species and Ecosystems at Risk Masked Secured Occurrences	
Community Watersheds	
Flood Plains in BC	
Water Wells	
Ground Water Aquifers	view map
Sand and Gravel;Moderate;Low;Moderate	
Water Reserves	
Water Allocation Restrictions	
Non Trim Hydrography	
Water Licencing Temporary Cadastral	
Wildlife Habitat Area_Legal	
Wildlife Habitat_Proposed	
Ungulate Winter Range Legal	
Ungulate Winter Range Legal with 5 km buffer	
Ungulate Winter Range Proposed	
Caribou Habitat Areas WHA GAR order	
Caribou Habitat Areas UWR GAR order	
Proposed Fisheries Sensitive Watersheds	
Approved Fisheries Sensitive Watersheds	
Eelgrass Areas	

Kelp Beds	
Wildlife Management Units	view map
1-6	
Provincial Forest	
Provincial Forest Additions	
Provincial forest Deletions	
Provincial forest Exclusions	
Terrain Mapping Project Boundaries	view map
CDFmm TEM	
DatafromRickGuthrieJan27-09	
FRBC 2	
Landscape Units	view map
Rosewall;Intermediate	
Strategic Land Resource Planning Areas	view map
Vancouver Island Land Use Plan	
Legal OGMA	
Non Legal OGMA	
Legal Strategic Land and Resource Planning Objectives polygons	
Legal Strategic Land and Resource Planning Objectives point	
Legal Strategic Land and Resource Planning Objectives line	
Non Legal Strategic Land and Resource Planning Features point	
Non Legal Strategic Land and Resource Planning Features polygon	view map
Settlement Areas	
Non Legal Strategic Land and Resource Planning Features line	
Archaeological Potential	
s.18	
Fish Passage Lines Fish Habitat	
Fish Passage Lines Fish Habitat with 5km buffer	view map
FISH HABITAT - INFERRED	
FISH HABITAT - OBSERVED	
Fish Passage Road Stream Crossings	
Fish Passage Road Stream Crossings with 5km buffer	view map
FISH HABITAT - INFERRED	
FISH HABITAT - OBSERVED	
Historic Known Fish Distribution Points with Spawning and Rearing	
Historic Known Fish Dist Points with Spawning and Rearing 5km buffer	view map
Fish observed at this point or zone	
Rearing location	
Pipelines within 50m	
Facility Sites	
Ancillary and Other Sites	
Pipeline Permits within 50m	
Pipeline Applications within 50m	
Facility Sites	
Facility Location Permits	
Ancillary and Other Sites	
Associated Ancillary Permits	
Associated Ancillary Applications	
Biogeoclimatic Zone	view map
CDFmm;Coastal Douglas-fir	

FCBC Admin Areas	
MOT District Boundaries	view map
Vancouver Island	
MOE District Boundaries	view map
Vancouver Island	
Health Authority Boundaries	view map
Vancouver Island	
Petroleum and Natural Gas Tenure Grid unit	view map
092F;07;H;069;069	

Land Districts	view map
NEWCASTLE DISTRICT	
Regional Districts	view map
Regional District of Nanaimo	
Muskwa Kechika Management Area	
Natural Resource District	view map
South Island Natural Resource District	
Water Management Districts	view map
Nanaimo	
Water Management Precincts	view map
Nanaimo	
Municipalities	
Natural Resource Operations Admin Areas	view map
Coast Natural Resource Area	
Natural Resource Operations Operating Regions	view map
West Coast Natural Resource Region	
Nanwakolas Area Significance	view map
Lower Significance	
First Nation Treaty Lands	
First Nation Treaty Related Lands	
First Nation Treaty Areas	

Administrative Boundaries	
Islands Trust Local Committee Areas	
Prov Parks and Eco Reserves within 1 km Radius	
Protected Areas and Recreation Areas within 1 km Radius	
Conservancy Areas within 1 km Radius	
Wildlife Management Areas within 1 km Radius	
Coastal First Nation Consolidated Boundary	
Indian Reserves within 5 km Radius	view map
QUALICUM	
Approx Small Craft Harbour Authority Locations Buffered 50 meters	
Maa nulth Important Harvest Areas	

s.18

	view map

Fish Wildlife and Plant Species	
Marble Murrelet Reserve	
Kelp Beds within 100 m Radius	
Eel Grass Beds within 100m Radius	
Killer Whale Significant Areas within WCVI and SOG	
Killer Whale Significant Areas within PNCIMA	
CRIMS - Clam Beds	
failed	
CRIMS - Herring Spawn	
failed	

Forests

Forest RESULTS openings

Fresh Water and Marine

Sensitive Streams 2002 for Vancouver Island

Sensitive Stream Watersheds 2002 for Vancouver Island

Drinking Water within 500 meters

Land Ownership and Status

Crown Land Tenure Tantalus within 150 meters

Crown Land Application Tantalus within 150 meters

Mining and Petroleum

Notice of Works Within 500 m Radius

Parks Recreation and Tourism

Recreation Sites and Reserves within One Kilometer Radius

Waste

Waste Disposal Sites

Data Sources

Database Connections\BCGW.sde\WHSE_BASEMAPPING.FWA_STREAM_NETWORKS_SP
Database Connections\BCGW.sde\WHSE_BASEMAPPING.TRIM_WATER_LINES
Database Connections\BCGW.sde\WHSE_BASEMAPPING.DRA_DGTL_ROAD_ATLAS_MPAR_SP
Database Connections\BCGW.sde\WHSE_FOREST_TENURE.FTEN_ROAD_SECTION_LINES_SVW
Database Connections\BCGW.sde\WHSE_FOREST_TENURE.FTEN_ROAD_SECTION_LINES_SVW
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Database Connections\BCGW.sde\WHSE_TANTALIS.TA_PARK_ECOCES_PA_SVW
Database Connections\BCGW.sde\WHSE_TANTALIS.TA_CONSERVANCY_AREAS_SVW
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HIGHWAY_ROUTE_NUMBER <> ''

HIGHWAY_ROUTE_NUMBER = ''

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Database Connections\BCGW.sde\REG_LEGAL_AND_ADMIN_BOUNDARIES.QSOI_BC_REGIONS

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"OWNERSHIP_CLASS" = 'CROWN FEDERAL' OR
"OWNERSHIP_CLASS" = 'CROWN MUNICIPAL'

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Database Connections\BCGW.sde\WHSE_HUMAN_CULTURAL_ECONOMIC.TUS_TRD_USE_STD_SITE_LINE_MVW	
Database Connections\BCGW.sde\WHSE_HUMAN_CULTURAL_ECONOMIC.TUS_TRD_USE_STD_SITE_POLY_MVW	
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Database Connections\BCGW.sde\WHSE_WATER_MANAGEMENT.WLS_RESERVOIR_PMT_LICENSEE_SP	

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Database Connections\BCGW.sde\WHSE_ARCHAEOLOGY.RAAD_TFM_SITES_SVW	
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\\spatialfiles.bcgov\work\srm\wml\Workarea\fcbl\Local_Data\HistoricSites_Dec2014\Historic_Places_2014_Dec_17.shp	
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Database Connections\BCGW.sde\WHSE_ARCHAEOLOGY.RAAD_AOA_PROVINCIAL POTENTIAL = 'HIGH'

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Database Connections\BCGW.sde\WHSE_TANTALIS.TA_WILDLIFE_MGMT_AREAS_SVW

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Database Connections\BCGW.sde\WHSE_ARCHAEOLOGY.RAAD_TFM_SITES_SVW

This product contains sensitive information. INTERNAL PROVINCIAL GOVERNMENT USE ONLY

Status Summary

Files	1414520
Application Agency -> Mines	
Application Agency -> Lands	X
Application Agency -> Water	
Application Agency -> Forests	
Application Received Date	
Completed by NRS / Date	
Status Run By / Date	magaskel - 2017-04-12
<p>Purpose: The purpose of this status summary is to present the information gathered by each person involved in the status phase to form the complete status package. The status summary sheet should be used in conjunction with the ILRR Custom Theme Report to provide a full status package. The information on the summary is meant to benefit the business leads, decision makers and others who are preparing the tenure documents and decision summary to streamline the process by avoiding duplicate parties researching information at multiple stages in the process.</p>	

Applicant MINISTRY OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS

Agents Name

Project Lead SHAWN MEISNER

Company Incorporation No.	
ATS Project Number	
Area in RAT	0.08997203 hectares
Client Applied Area	
Dimensions	
Amendments Existing Area	
Amendments New Area	
Location	Horne Lake
Map Sheet	92F.037
Shapefile Source	
Geomark	
Legal Description	LOT 13, DISTRICT LOT 31E&N, NEWCASTLE DISTRICT, PLAN 21871
PIN Intersects	823970 - DISTRICT LOT 31E&N, NEWCASTLE DISTRICT
PIN Ajoined	
PIN Right of Ways	
PIN Reverted or Acquired	
PID Number (if titled)	000-612-839

Lands note: this information may be applied to all agency application types

File Number	1414520
DID Number	926503
DID Received Date	7/29/2016 7:34
IP Number	1895
Parcel Number	953146
Region	west_coast
Type	INVENTORY

Sub Type	BCAL INVENTORY
Purpose	RESIDENTIAL
Sub Purpose	REMOTE RESIDENTIAL
Assessment Area	CENTRAL VANCOUVER ISLAND
Regional District	
Municipality	
Electoral District	Alberni-Pacific Rim
Provincial Forest	
Provincial Forest Addition	
Provincial Forest Addition2	
Provincial Forest Deletion	
Provincial Forest Deletion2	
Provincial Forest Exclusion	
Provincial Forest Exclusion2	
Forest District	South Island Natural Resource District
Land Title Office	VICTORIA
In Agricultural Land Reserve	No
Nearest Indian Res	1.1 - QUALICUM - Yale First Nation (km)

Lands Adjudication Information

Upland Parcel Fronts Body of Water	
Is Upland Titled	PID#000-612-839
Foreshore Parcel Adjoins Upland	
Nearest Arch Site within 25km	1 - DiSd-6 (km)
Overview Assesment Potential	

Additional Comments

May 5, 2017 - RIT emailed LTSA Customer Service Centre for a copy of CHG 416641G, Statutory Building Scheme. A copy will be place in eFile folder upon receipt (rec'd 2017-05-08). Manufactured home is currently registered to Violet Caharel (copy in eFile folder). Subject site adjoins Dunsmuir Community Park, RDN has future vision (Sept 2016) for improvements to this site.

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Database Connections\BCGW.sde\WHSE_FOREST_VEGETATION.RSLT_OPENING_SVW

Database Connections\BCGW.sde\REG_LAND_AND_NATURAL_RESOURCE.SENSITIV_STREAM_MAR00_VI_LINE

Database Connections\BCGW.sde\REG_LAND_AND_NATURAL_RESOURCE.SENSITIV_STREAM_WSD_MAR00_POLY

Database Connections\BCGW.sde\WHSE_WATER_MANAGEMENT.WLS_BC_POD_DRINKNG_SOURCES_SVW

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Database Connections\BCGW.sde\WHSE_TANTALIS.TA_CROWN_TENURES_SVW "TENURE_STAGE" = 'APPLICATION'

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Database Connections\BCGW.sde\WHSE_FOREST_TENURE.FTEN_RECREATION_POLY_SVW

Database Connections\BCGW.sde\WHSE_MINERAL_TENURE.OG_WASTE_DISPOSAL_SITES_SP

File: 1414520

record	INACTIVE	MFLNRO
Business Identifier: Disp Trans SID: 162992 FILE NUMBER: 1408714		
DPR Registry Name: CROWN LANDS		
Interest Type: RESIDENTIAL CROWN GRANT		
Name: LAMBERT BEVERLY LAMBERT PAUL		

record	INACTIVE	MFLNRO
Business Identifier: Water Licenced Work Line ID: FPK-27261		
DPR Registry Name: WATER RIGHTS		
Interest Type: WATER WORKS		
Name:		

record	ACTIVE	BCTC
Business Identifier: Primary Key: 59 FIRST NATION NAME: K'omoks First Nation		
DPR Registry Name: STAND ALONE COVERAGE		
Interest Type: STATEMENT OF INTENT BOUNDARY		
Name:		

record	INACTIVE	MFLNRO
Business Identifier: Water Licenced Work Line ID: 286788195		
DPR Registry Name: WATER RIGHTS		
Interest Type: WATER WORKS		
Name:		

record	INACTIVE	MFLNRO
Business Identifier: Water Licenced Work Line ID: 286786197		
DPR Registry Name: WATER RIGHTS		
Interest Type: WATER WORKS		
Name:		

record	ACTIVE	MFLNRO	INTERSECTS
Business Identifier: Water Licenced Work Line ID: 296096209			
DPR Registry Name: WATER RIGHTS			
Interest Type: WATER WORKS			
Name:			

record	ACTIVE	MFLNRO	INTERSECTS
Business Identifier: Water Licenced Work Line ID: 296098207			
DPR Registry Name: WATER RIGHTS			
Interest Type: WATER WORKS			
Name:			

record	ACTIVE	MFLNRO	THIS FILE
Business Identifier: Disp Trans SID: 926503 FILE NUMBER: 1414520			

DPR Registry Name: CROWN LANDS
Interest Type: RESIDENTIAL INVENTORY
Name: | MINISTRY OF FORESTS LANDS AND NATURAL RESOURCE OPERATIONS

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 172260145
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 191060272
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 208775548
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 208775541
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 243281004
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 243278981
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 249521308
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 249519294
DPR Registry Name: WATER RIGHTS

Interest Type: WATER WORKS

Name:

record

INACTIVE

MFLNRO

Business Identifier: Water Licenced Work Line ID: 261609055

DPR Registry Name: WATER RIGHTS

Interest Type: WATER WORKS

Name:

record

INACTIVE

MFLNRO

Business Identifier: Water Licenced Work Line ID: 261611062

DPR Registry Name: WATER RIGHTS

Interest Type: WATER WORKS

Name:

record

INACTIVE

MFLNRO

Business Identifier: Water Licenced Work Line ID: 276359751

DPR Registry Name: WATER RIGHTS

Interest Type: WATER WORKS

Name:

record

INACTIVE

MFLNRO

Business Identifier: Water Licenced Work Line ID: 276357746

DPR Registry Name: WATER RIGHTS

Interest Type: WATER WORKS

Name:

record

INACTIVE

MFLNRO

Business Identifier: Water Licenced Work Line ID: 172260137

DPR Registry Name: WATER RIGHTS

Interest Type: WATER WORKS

Name:

record

INACTIVE

MFLNRO

Business Identifier: Water Licenced Work Line ID: 166932427

DPR Registry Name: WATER RIGHTS

Interest Type: WATER WORKS

Name:

record

INACTIVE

MFLNRO

Business Identifier: Water Licenced Work Line ID: 166932435

DPR Registry Name: WATER RIGHTS

Interest Type: WATER WORKS

Name:

record

INACTIVE

MFLNRO

Business Identifier: Water Licenced Work Line ID: 162409989

DPR Registry Name: WATER RIGHTS

Interest Type: WATER WORKS

Name:

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 162409997
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 143509383
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 143509375
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record ACTIVE MFLNRO
Business Identifier: Cert No.: 100674
DPR Registry Name: STAND ALONE COVERAGE
Interest Type: GUIDE OUTFITTER AREA CERTIFICATE
Name: | LINGL SEAN

record INACTIVE MFLNRO
Business Identifier: Water Licenced Work Line ID: 191060264
DPR Registry Name: WATER RIGHTS
Interest Type: WATER WORKS
Name:

record ACTIVE BTC
Business Identifier: Primary Key: 38 FIRST NATION NAME: Hamatla Treaty Society
DPR Registry Name: STAND ALONE COVERAGE
Interest Type: STATEMENT OF INTENT BOUNDARY
Name:

record INACTIVE MFLNRO
Business Identifier: Cert No.: 700396
DPR Registry Name: STAND ALONE COVERAGE
Interest Type: GUIDE OUTFITTER AREA CERTIFICATE
Name:

REGIONAL OPERATIONS SUPPORT
ENHANCED DIRT VARIABLE COLUMNS

Report: TITAN_RPT012
Run By: idc_jmalone
Agency: ALL
File Number:
Client Name:

Org Unit: VI - LAND MGMT - VANCOUVER ISLAND SERVICE REGION

Stage: CROWN GRANT
Type: CROWN GRANT
Purpose: ALL
Activation Code: ACTIVE

						Residential	Notes	Vancouver Island
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414379	DISPOSITION IN GOOD STANDING	Jan 05 2018	Errington Elementary School	CA6509007	N	School	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414252	DISPOSITION IN GOOD STANDING	Jan 08 2018	Kokish River	CA6525586	N	Kwagis Power	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1408319	DISPOSITION IN GOOD STANDING	Feb 19 2018	NE of Tofino/Ucluelet Junction, Pacific Rim Hwy	CA6610930	N	BC Hydro	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1412858	DISPOSITION IN GOOD STANDING	Feb 21 2018	Woss	CA6612354	Y	Forfeited property with dilapidated improvements/ auction	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414181	DISPOSITION IN GOOD STANDING	May 28 2018	ACRD-Uchucklesit Inlet	CA6813662	N	Local govt	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414463	DISPOSITION IN GOOD STANDING	Jun 04 2018	Chart Drive, N. Pender Island	CA6819112	N	Local govt	N
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414079	DISPOSITION IN GOOD STANDING	Sep 10 2018	SPROAT LAKE	CA6916654	Y	direct sale of adjacent uplan	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414577	DISPOSITION IN GOOD STANDING	Jan 14 2019	Swartz Bay	CA7268267	Y	direct sale of foreshore fill	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414012	DISPOSITION IN GOOD STANDING	Jan 16 2019	Port Clements Haida Gwaii	CA7270822	N	Local govt	N
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	0274917	DISPOSITION IN GOOD STANDING	Feb 15 2019	Quadra Island	CA7335182	Y	lease buyout	N
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	0274915	DISPOSITION IN GOOD STANDING	Mar 06 2019	Village Bay Lake, Quadra Island	CA7358018	Y	lease buyout through Crown land Opportunities and Restoration Branch	N
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	0301121	DISPOSITION IN GOOD STANDING	Mar 08 2019	Village Bay Lake, Quadra Island	CA7358855	Y	lease buyout through Crown land Opportunities and Restoration Branch	N
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	0297690	DISPOSITION IN GOOD STANDING	Mar 12 2019	Village Bay Lake, Quadra Island	CA7372561	Y	lease buyout through Crown land Opportunities and Restoration Branch	N
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	0252942	DISPOSITION IN GOOD STANDING	Mar 21 2019	Village Bay Lake, Quadra Island	CA7398009	Y	lease buyout through Crown land Opportunities and Restoration Branch	N
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1412477	DISPOSITION IN GOOD STANDING	May 14 2019	Tsehum Harbour	CA7485723	N	commercial	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1413584	DISPOSITION IN GOOD STANDING	Jul 23 2019	Brown Bay	CA7627479	N	commercial	Y

VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414520	DISPOSITION IN GOOD STANDING	Aug 19 2019	Horne Lake	CA7675613	Y	Forfeited property with dilapidated improvements/ auction	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414647	DISPOSITION IN GOOD STANDING	Oct 02 2019	PORT MCNEILL	CA7759107	Y	residential for purposes of providing legal access to property	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1412096	DISPOSITION IN GOOD STANDING	Jan 30 2020	Flores Island	CA7985689	N	Local govt	N
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414886	DISPOSITION IN GOOD STANDING	May 05 2020	Renfrew District	CA8113852	N	Treaty land transfer	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1408803	DISPOSITION IN GOOD STANDING	Dec 07 2020	SIDNEY	CA8591751	N	commercial	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1413740	DISPOSITION IN GOOD STANDING	Dec 11 2020	Port Renfrew	CA8603163	N	Treaty land transfer	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1414934	DISPOSITION IN GOOD STANDING	Dec 11 2020	Port Renfrew	CA8603166	N	Treaty land transfer	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1412108	DISPOSITION IN GOOD STANDING	Jul 30 2021	Cypress Creek	CA9198825	N	not sold, title raised for purposes of lease	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	1415170	DISPOSITION IN GOOD STANDING	Nov 24 2021	Qualicum Beach	CA9496360	N	Local govt	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	0889642	DISPOSITION IN GOOD STANDING	Jan 05 2022	JOHN HART GENERATING REPLACEMENT	CA9584085	N	BC Hydro	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	0889643	DISPOSITION IN GOOD STANDING	Jan 05 2022	JOHN HART GENERATING STATION REPLACEMENT	CA9584087	N	BC Hydro	Y
VI - LAND MGMNT - VANCOUVER ISLAND SERVICE REGION	0889393	DISPOSITION IN GOOD STANDING	Jan 07 2022	GEIKIE #1	CA9583755	N	title raised on behalf of MOTI	N