



January 20, 2012

File: 1406866

JOHN ROBERT WHITEHOUSE  
PO Box 108  
Bowser, BC V0R 1G0

Dear Sir:

Enclosed is an originally executed copy of Permission No. 114233, covering Unsurveyed Crown foreshore or land covered by water being part of the bed of the Strait of Georgia, Nanaimo District, shown outlined on sketch below, containing 0.056 hectares, more or less.

This Permission is issued in the name of JOHN ROBERT WHITEHOUSE, for an indefinite term commencing the 1st day of February, 2012, for private moorage purposes.

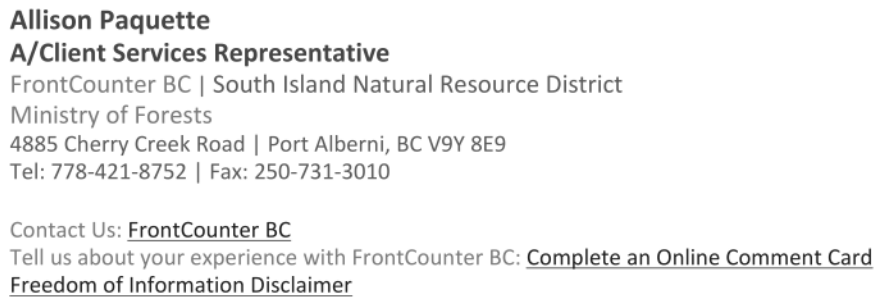
Should you have any further questions, please contact me at (250) 751-7248.

Yours truly,

Barbara Biss  
Portfolio Administrator

Enclosures

pc: BC Assessment Authority, Central Vancouver Island  
Regional District of Nanaimo





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<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:11:50 PM PST  
Attachments: Scan\_20221214.pdf

## REPORT FOR REPLACEMENT TENURES

FILE NO: 1406866      APPLICANT NAME(S): John Robert Whitehouse

Is the site being diligently used? Yes

Sources: Google Earth **OR** Other: NRD

Is the tenure developed as per the attached Management Plan? Yes

Existing management plan and photographs satisfactory? No-new photographs required

State of Title Certificate (BC Online) search attached? Yes

Upland owner consent required? Yes

Change existing covenants, limitations or indemnities? No

Comments: Click here to enter text.

Approved document sketch attached? Yes

Purpose: Private Moorage

Insurance:      Current amount: \$ 1,000,000.00      New amount \$ 2,000,000.00

Security:      Current amount: \$ 0.00      New amount \$ 0.00

Tenure Type: Specific Permission

Term: For as long as required    If specific term, indicate: enter number. Years

Next review date:      0 Years

Rental formula used:    No rent

Land Value \$ Enter value.      Date: Click here to enter a date.

Calculation/Amount:    Click here to enter text.

Is the Tantalus parcel shape and location correct? Yes  
(If No, insert MISC work task for RIT)

### FIRST NATION CONSIDERATIONS:

Is the tenure holder proposing any changes to improvements at this time: No

Was a response received from interested First Nations: No

If the above is Yes, what were the issues raised? Click here to enter text.

Will this replacement decision impact the issues raised? Choose Yes/No.

Analysis: In the absence of a response from interested First Nations, MFLNRO made their own assessment. As there are no changes contemplated to improvements, no impacts to interests are anticipated. Click here to enter text.

First Nations consultation complete: Yes

Recommendation: Approval

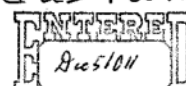
*No fin involved*

Comments: The upland owner is Strata VIS2199 so consent is required. *-not reg'd as ramp*  
*is in front of SL5 LCP only*

Notification of Decision Letter(s) written: Yes

Report writer: Arvid Carlson

Date: 2011-11-24



*AB*

Replacement Tenures  
First Nations Communication Record

	First letter	Second letter	Nature of Response
Cowichan Tribes - HTG	July 18, 2011	September 20, 2011	No response
Halalt First Nation - HTG	July 18, 2011	September 20, 2011	No response
Hul'qumi'num Treaty Group (HTG)	April 7, 2011	May 25, 2011	No response
Lake Cowichan First Nation - HTG	July 18, 2011	September 20, 2011	No response
Lyackson - HTG	July 18, 2011	September 20, 2011	No response
Nanwakolas Council	September 29, 2010	date	No response
Penelakut - HTG	July 18, 2011	September 20, 2011	No response
Chemainus (Stz'uminus) - HTG	July 18, 2011	September 20, 2011	No response
We Wai Kai Nation (Cape Mudge)	April 7, 2011	May 25, 2011	No response
We Wai Kum (Campbell River)	April 7, 2011	May 25, 2011	No response
First Nation name <i>Laich-kwil-tach</i>	April 7, 2011	May 25, 2011	No response
First Nation name <i>Treaty Sec 10</i>	date	date	Choose an item.
First Nation name	date	date	Choose an item.
First Nation name	date	date	Choose an item.
First Nation name	date	date	Choose an item.

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PLEASE ENCLOSE THIS PAYMENT STUB WITH YOUR REMITTANCE

RMS SERVICE NO: 0756

File No. 1406866

Documen.

104104

Invoice No.

Statement Date:

94/11/30

Due Date:

95/01/31

Name: CAM-PARK ENTERPRISES LIMITED

PLEASE ENTER ADDRESS CHANGES BELOW:

STREET

CITY

POSTAL CODE

PHONE NO.

RECEIVED

Balance Owing \$

1043496

535.00

Regional office use only

ENVIRONMENT, LANDS AND PARKS  
851 YATES STREET  
VICTORIA  
B.C.  
V8V 1X4 PH: (604) 387-5011

JAN 11 1995

\$ 535.00

ENTER AMOUNT  
OF  
PAYMENT

\$ 535.00

BY

REV. 91/11

ORIGINAL

PLEASE ENCLOSE THIS PAYMENT STUB WITH YOUR REMITTANCE

RMS SERVICE NO: 0756

File No. 1406866

Documen.

104104

Invoice No.

104643

Statement Date:

95/11/30

Due Date:

96/01/31

Name: CAM-PARK ENTERPRISES LIMITED

1046633

PLEASE ENTER ADDRESS CHANGES BELOW:

STREET

CITY

POSTAL CODE

PHONE NO.

Balance Owing \$

535.00

Regional office use only

ENVIRONMENT, LANDS AND PARKS  
851 YATES STREET  
VICTORIA  
B.C.  
V8V 1X4 PH: (604) 387-5011

JAN 31 1996

\$ 535.00

ENTER AMOUNT  
OF  
PAYMENT

\$ 535.00

BY

REV. 91/11

ORIGINAL



BRITISH  
COLUMBIA

MINISTRY OF ENVIRONMENT, LANDS AND PARKS  
BC LANDS - VANCOUVER ISLAND LAND/WATER R  
2080-A LABIEUX ROAD  
NANAIMO B.C. V9T 6J9

Phone: (250) 751-3100

Fax: (250) 751-3103

If you wish to meet with staff regarding this tenure please telephone  
the office between 8:30 a.m. and 4:30 p.m.  
Scheduled appointments will occur between 10:00 a.m. and 3:00 p.m.

CAM-PARK ENTERPRISES LIMITED

P.O. BOX 108  
BOWSER BC

V0R 1G0

RMS Service No. 0756  
GST Reg. No. R107864738

Please enclose this Payment Stub with your Remittance in Canadian Funds  
DO NOT MAIL CASH

RECEIVED

FEB 12 1996

\$ 535.00

Enter Amount  
of Payment:

BY

Please Indicate Change of Address on Reverse ☐

\$535.00

Total Amount Due

Due Date:

98/01/31

: Our File  
: Statement Date  
: Your File

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1406866  
July 9-91  
photo (THO)

existing concrete boat  
launch.



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# SIMS ASSOCIATES

B.C. LAND SURVEYOR

P.O. BOX 1327, QUALICUM BEACH, B.C. V0R 2T0

PHONE: 752-9121

FAX: 752-9241

SUITE A 130 WEST 2nd AVE.

March 27th, 1991

Ministry of Crown Lands  
851 Yates Street  
Victoria, B.C.  
V8V 1X5

Attention: Mr. Phil Christie

Dear Sir:

Re: Lot A, Plan 50416, D.L. 36, Newcastle District

Enclosed please find application for foreshore lease  
fronting on Lot A, Plan 50416, D.L. 36, Newcastle  
District.

Yours truly

*Michael A. Sims*

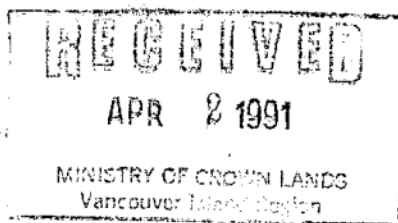
Michael A. Sims, B.C.L.S.

MAS:am  
encl.

11 000-05

OUR FILE: 89-387-A

YOUR FILE: \_\_\_\_\_



~~1030776~~

50.00  
requires GSI

cheque from  
SEACROFT RESORT

OK existing facility  
applic. is upland owner

SEACROFT

# SIMS ASSOCIATES

B.C. LAND SURVEYOR

P.O. BOX 1327, QUALICUM BEACH, B.C. V0R 2T0

PHONE: 752-9121

FAX: 752-9241

SUITE A 130 WEST 2nd AVE.

March 27th, 1991

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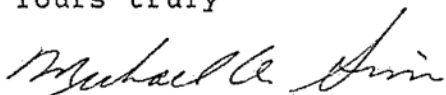
Attention: Mr. Phil Christie

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Re: Lot A, Plan 50416, D.L. 36, Newcastle District

Enclosed please find application for foreshore lease  
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Yours truly

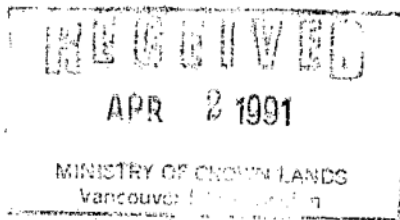


Michael A. Sims, B.C.L.S.

MAS:am  
encl.

OUR FILE: 89-387-A

YOUR FILE: \_\_\_\_\_



~~1030776~~

1031838

50.00  
requires GS  
phoned July 3, 1991.  
COPY

RECEIVED

JUL 10 1991

\$ 50.00  
BY Maice

OK  
TK6  
existing facility  
applic. is upland owner

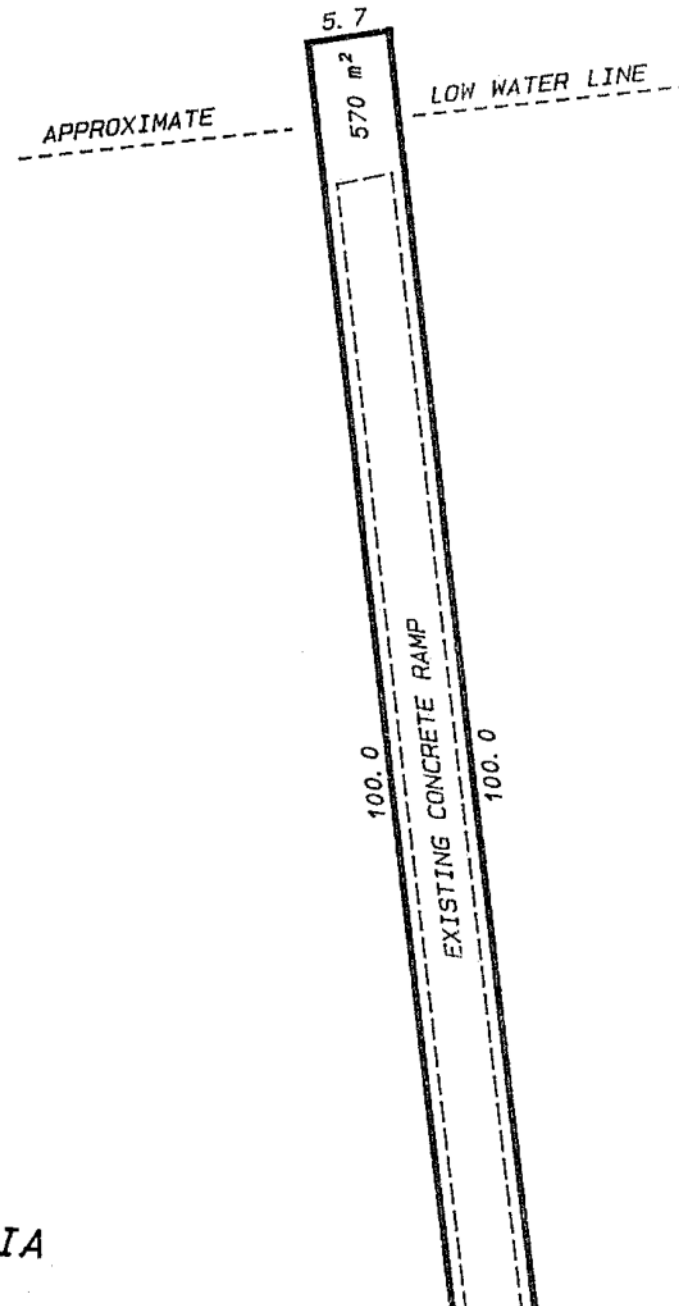
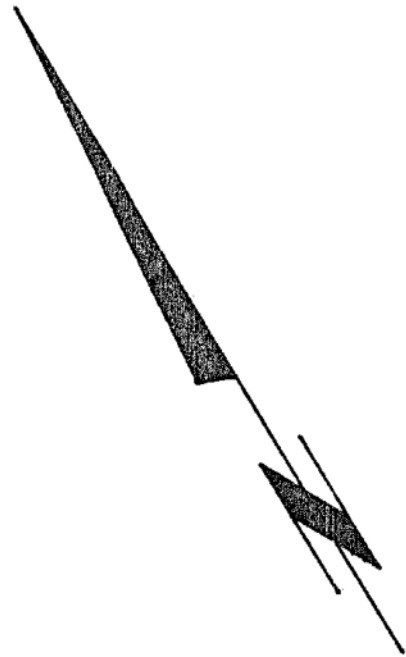


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PLAN OF PROPOSED LEASE FRONTING ON LOT A,  
PLAN 50416, DISTRICT LOT 36,  
NEWCASTLE DISTRICT.



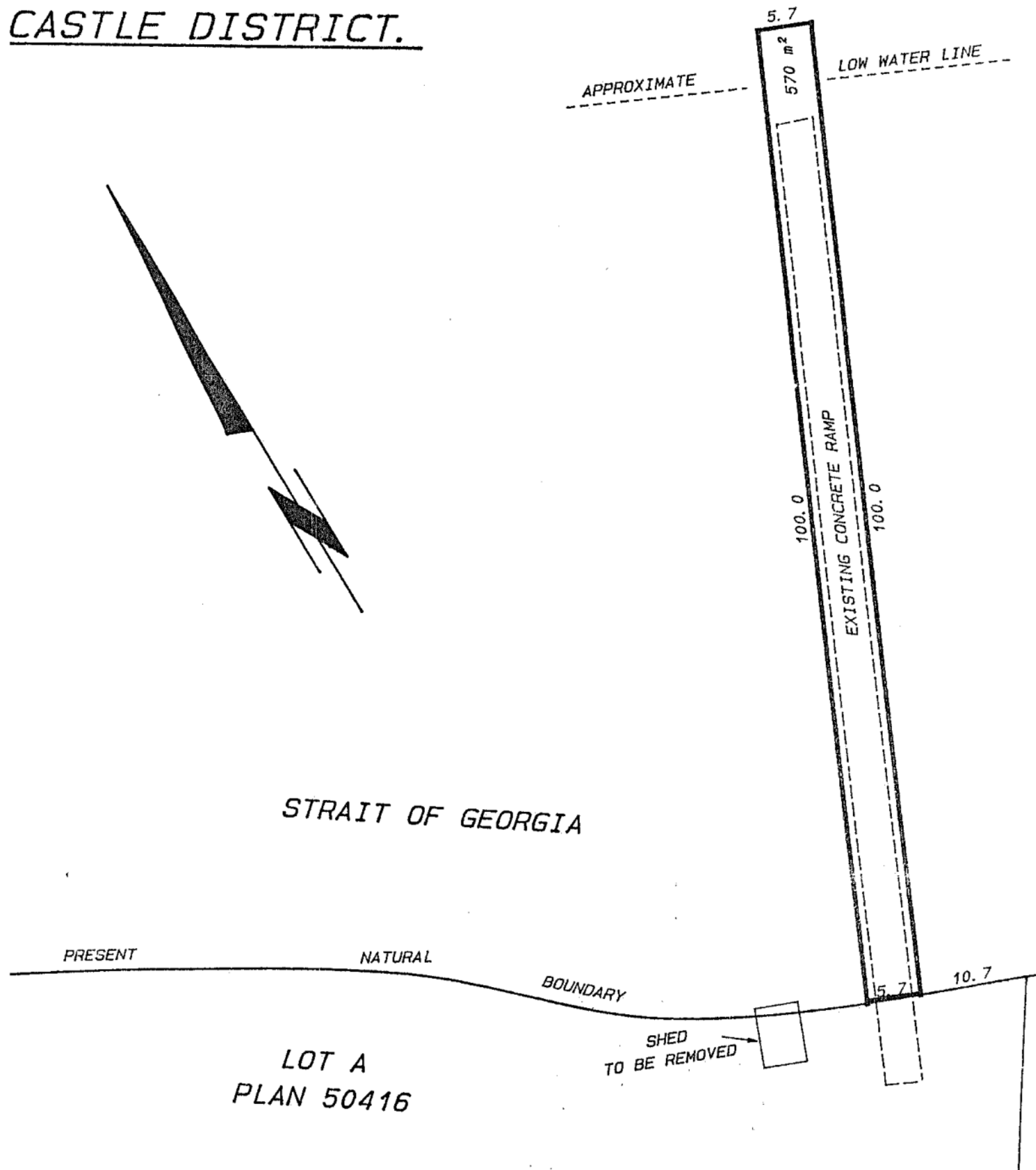
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N OF PROPOSED LEASE FRONTING ON LOT A,  
N 50416, DISTRICT LOT 36,  
CASTLE DISTRICT.



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Page 021 of 288

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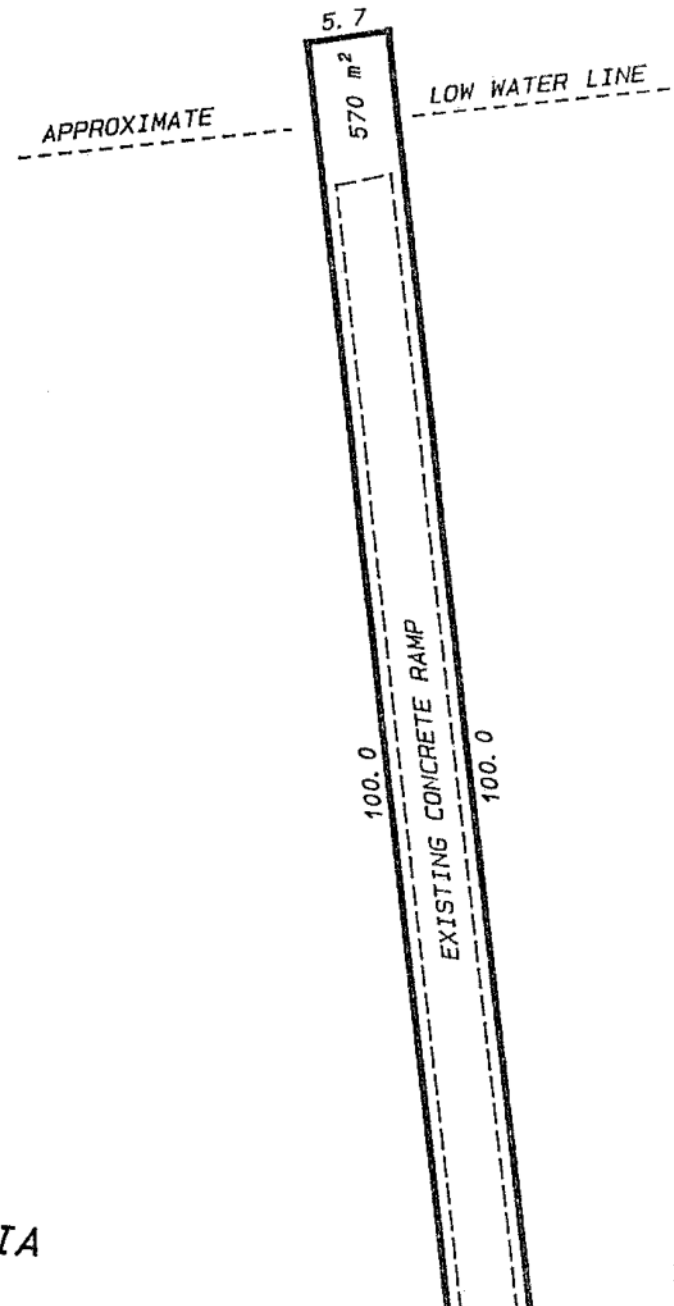
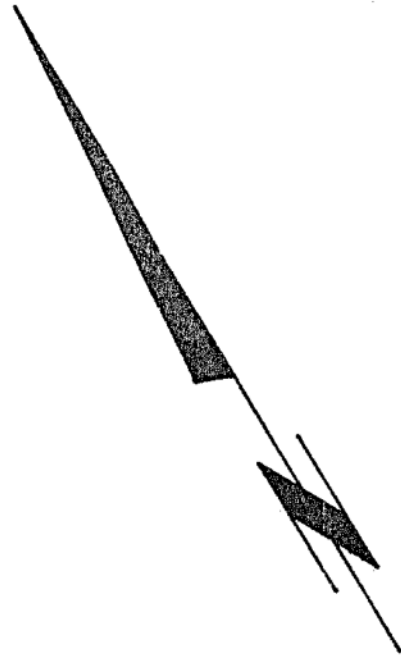
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PLAN OF PROPOSED LEASE FRONTING ON LOT A,  
PLAN 50416, DISTRICT LOT 36,  
NEWCASTLE DISTRICT.



STRAIT OF GEORGIA

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Province of  
British Columbia

Ministry of  
Crown Lands

# Land Referral

Please advise the applicant of any serious concerns with a copy to this office

APPLICANT PROPONENT NAME <b>CAM-PARK ENTERPRISES LTD.</b>		REGIONAL OFFICE ADDRESS AND PHONE No. <b>Ministry of Crown Lands Vancouver Island Region 851 Yates St Victoria V8V 1X5</b>	OUR FILE No. <b>1406866</b>
APPLICATION PROPOSAL DATE	REF. MAP No. <b>92F-047</b>		

Tele: (604) 356-2731 Fax: (604) 356-1871

file copy

You are requested to comment on the following application. Your response should be received within 30 days by the undersigned. Where the time limit for response cannot be met, a verbal response should be made. Details of the application are provided

Contact: Thomas K. Ovanin

LOCATION OF LAND <b>BOWSER</b>	PARCEL SIZE <b>0.057</b> ha
LEGAL DESCRIPTION <b>Unsurveyed Foreshore, Strait of Georgia, Nanaimo District</b>	
INTENDED LAND USE AND PERIOD REQUIRED <b>License of Occupation for Existing Concrete Boat Launching Ramp</b>	
ADDITIONAL INFORMATION RELATED TO THE FOLLOWING IS AVAILABLE ON REQUEST	

YOUR COMMENTS MAY BE DISCLOSED TO THE PUBLIC TO JUSTIFY DECISIONS MADE  
Lack of response will be considered as a positive reaction to the application.

AUTHORIZED SIGNATORY TKO DATE July 24, 1991

RESPONSE SUMMARY	DATE
<input type="checkbox"/> APPROVAL RECOMMENDED	<input type="checkbox"/> INTERESTS UNAFFECTED BY PROPOSED USE
<input type="checkbox"/> APPROVAL RECOMMENDED SUBJECT TO CONDITIONS OUTLINED ON REVERSE	<input type="checkbox"/> APPROVAL NOT RECOMMENDED DUE TO REASONS OUTLINED ON REVERSE
<input type="checkbox"/> PERMIT REQUIRED	<input type="checkbox"/> PLEASE INFORM US OF OUTCOME
SIGNED BY _____ TITLE _____ FOR _____	



Province of  
British Columbia

Ministry  
Crown Lands

# APPLICATION FOR CROWN LAND

PLEASE PRINT  
INDIVIDUAL(S) —  
PROVIDE NAME(S)  
IN FULL

\*INDICATE  
JOINT TENANCY  
OR TENANCY  
IN COMMON

OR  
COMPANY  
NAME

ADDRESS  
(\*PROVIDE  
BOTH STREET  
AND MAILING)

Cam-Park Enterprises Limited				1031838	
APT. NO.		STREET NO.		STREET	
CITY - TOWN		PROVINCE		POSTAL CODE	
Bowser		B.C.		108	
HOME TELEPHONE		BUSINESS TELEPHONE		COMPANY INCORPORATION NO.	
757-8474				305720	
AGE - 19 YRS OR OVER		CANADIAN CITIZEN		PERMANENT RESIDENT OF CANADA	
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
LOCATION OF CROWN LAND		AREA - HECTARES		DATE STAMP	
Fronting on Lot A, Plan 50416 D.L.36, Newcastle District		570 m <sup>2</sup>		RECEIVED APR 2 1991	
DESCRIPTION					
see attached sketch					
DATE LAND STAKED AS PER FORM 1 March 27/91					

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

INTENDED LAND USE AND PERIOD REQUIRED

Lease for existing boat launch ramp - lease for 30 years

ANY OTHER CROWN LAND HELD  
BY APPLICANT OR SPOUSE

☐ YES ☒ NO

IF YES  
STATE TYPE  
AND TENURE

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

APPLICANT -  
SIGNATURE(S)

*E. J. White*

DATE March 27/91 OCCUPATION (IF INDIVIDUAL(S))

FOR OFFICE USE ONLY

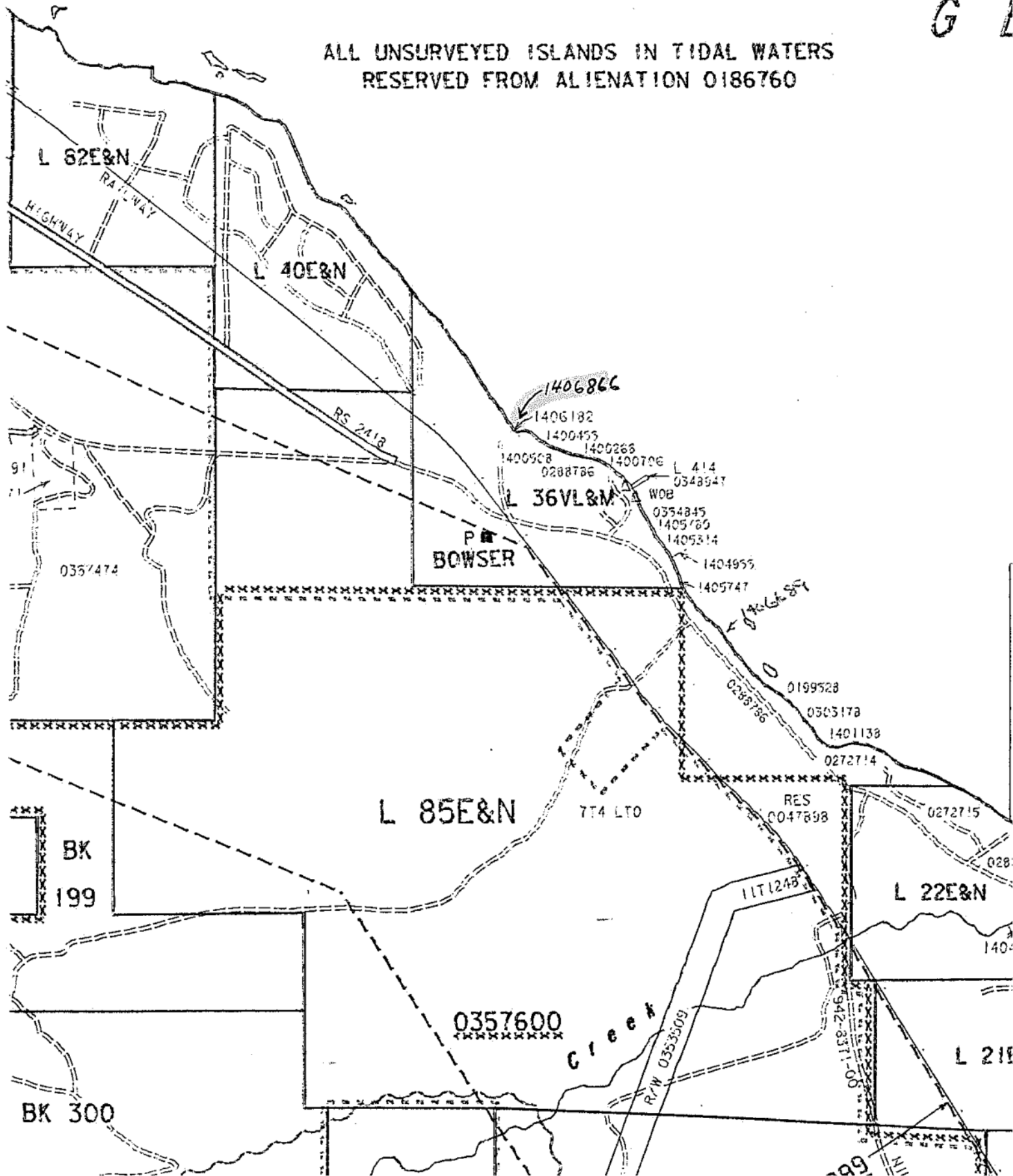
DATE APP. REC'D	YR.	MTH.	DAY	REGIONAL OFFICE	APPLICATION IS <input type="checkbox"/> NEW <input type="checkbox"/> REPLACEMENT	FILE NO. 1406866
APPLICATION IS <input type="checkbox"/> LAND ACT		LAND IS IN PROVINCIAL FOREST		YES <input type="checkbox"/> NO <input type="checkbox"/>	PROVINCIAL FOREST	APPLICATION FOR <input type="checkbox"/> AQUATIC <input type="checkbox"/> OTHER LAND
TYPE OF TENURE FOR APPLICATION <input type="checkbox"/> LEASE <input type="checkbox"/> LICENCE OF OCCUPATION		EASEMENT RIGHT OF WAY CROWN GRANT		SECTION 10 PERMIT		REPLACES SUP. <input type="checkbox"/> YES <input type="checkbox"/> NO
FIELD SERVICES COPY				T.A.S. CODING		



FOR ISLAND AND FORESHORE LOTS  
SE. NAIMO LAND DISTRICT

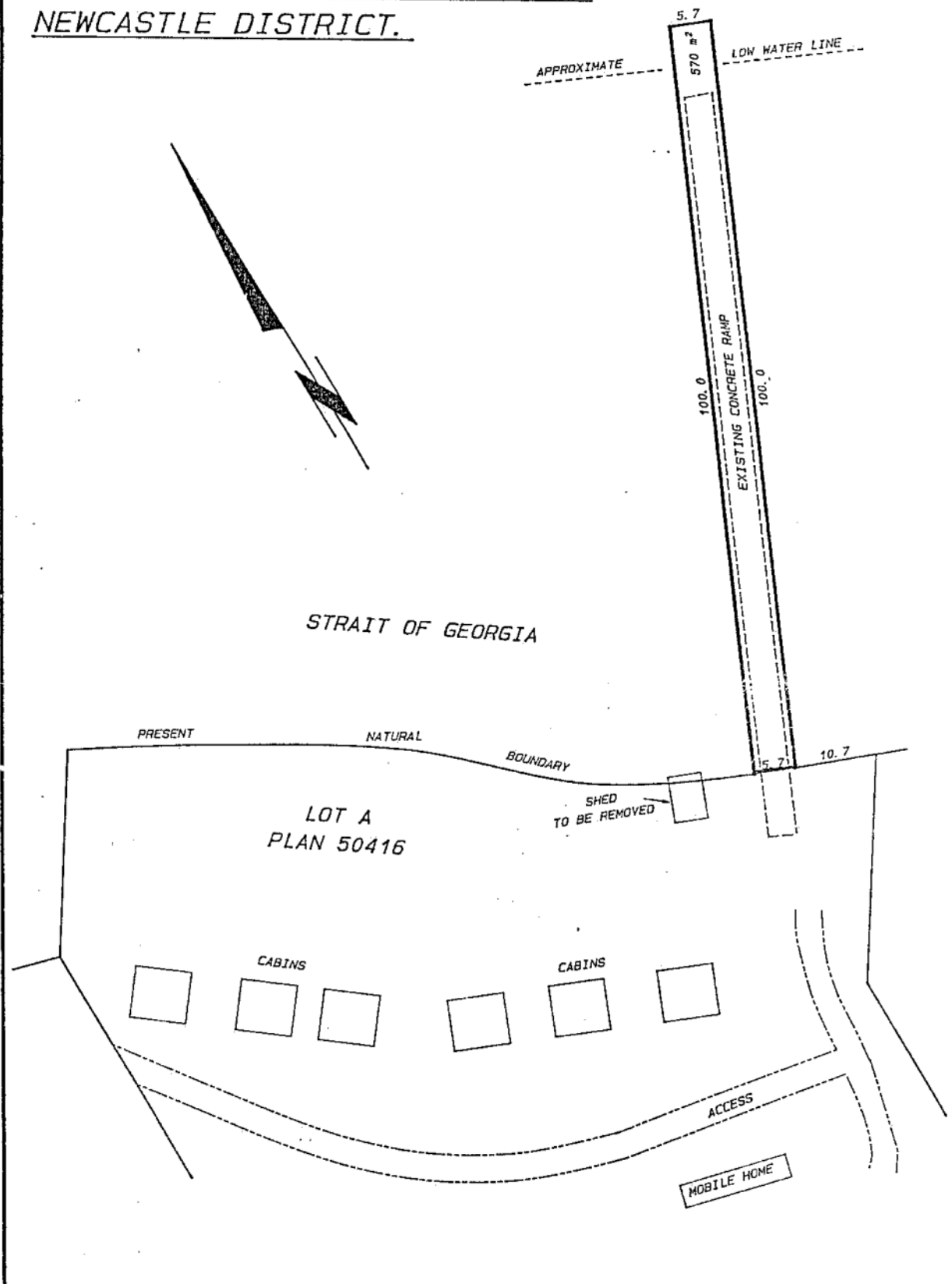
G L

ALL UNSURVEYED ISLANDS IN TIDAL WATERS  
RESERVED FROM ALIENATION 0186760





PLAN OF PROPOSED LEASE FRONTAGE ON LOT A,  
PLAN 50416, DISTRICT LOT 36,  
NEWCASTLE DISTRICT.



**SCALE 1:500**

All distances are in Metres.  
All dimensions and areas are  
subject to final survey.

DATE: 1991/09/27  
REVISIONS:

**SIMS ASSOCIATES**

B.C. LAND SURVEYOR  
P.O. BOX 1927  
QUALICUM BEACH, B.C. V0R 2T0  
PHONE 752-9121

FILE 89-397-A

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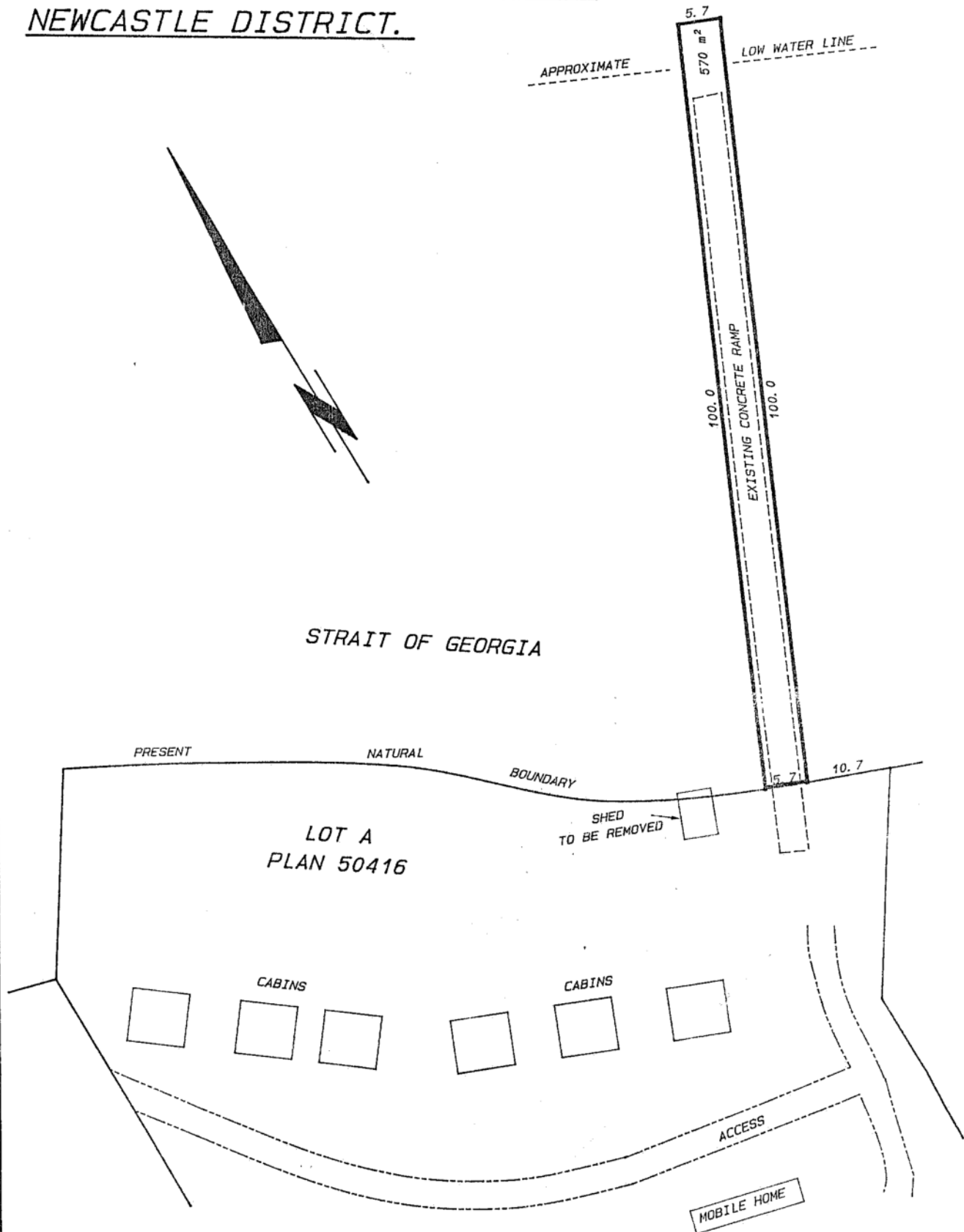


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<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:42:02 PM PST  
Attachments: Scan\_20221214.pdf

PLAN OF PROPOSED LEASE FRONTING ON LOT A,  
PLAN 50416, DISTRICT LOT 36,  
NEWCASTLE DISTRICT.



**SCALE 1: 500**

All distances are in Metres.  
 All dimensions and areas are  
 subject to final survey.

DATE: 1991/03/27  
 REVISIONS:

**SIMS ASSOCIATES**

B. C. LAND SURVEYOR  
P. O. BOX 1327  
QUALICUM BEACH, B. C., V0R 2T0  
PHONE 752-9121

FILE 89-367-A

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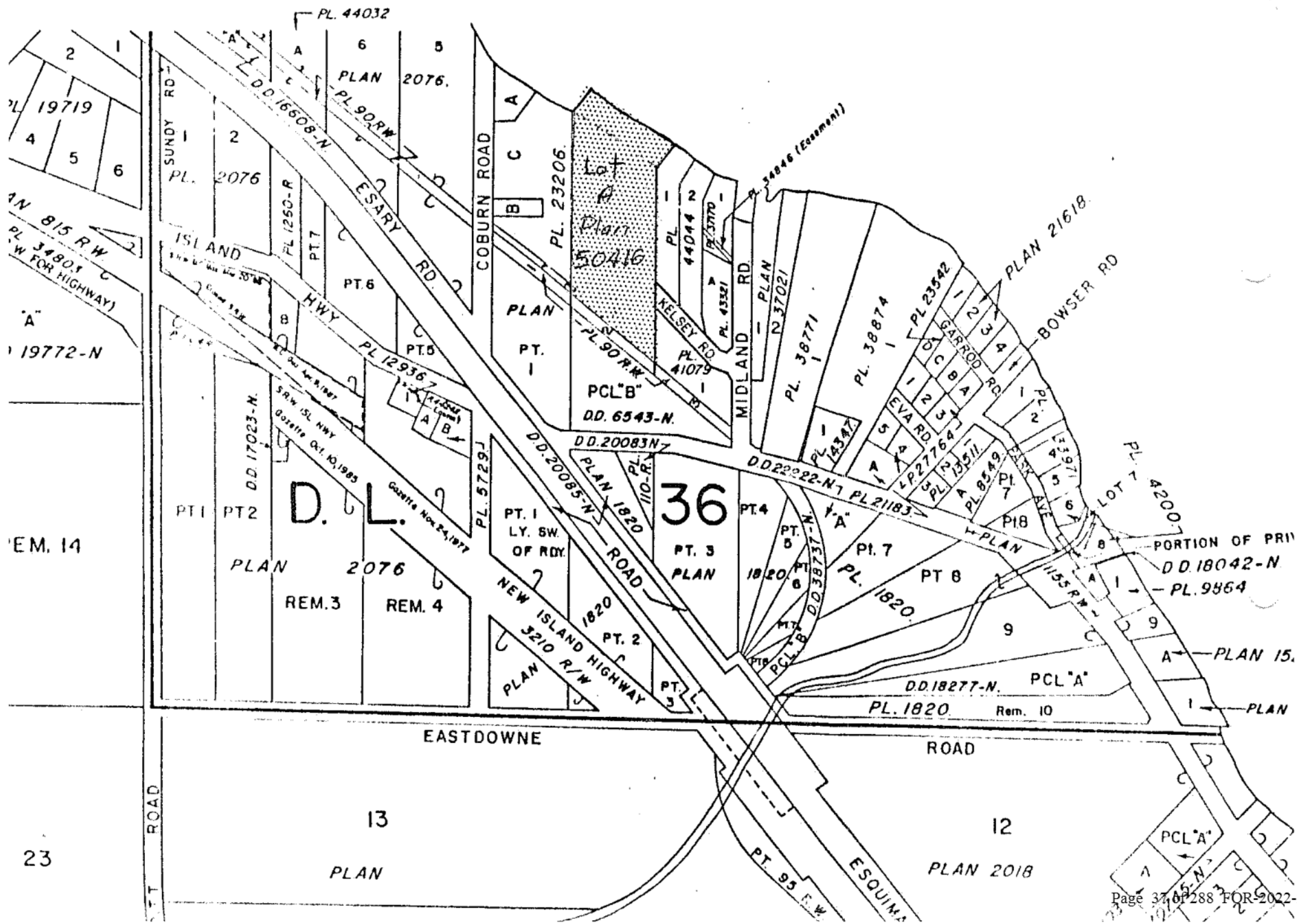




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Attachments: Scan\_20221214.pdf

# ROWN LAND STATUS

MINISTRY OF CROWN LANDS

le No.: 1406866

Date: 1991/07/29

Region No.: 1

Applicant: Cam-Park Enterprises Ltd.

Purpose: Li - Dishing Concrete Boat Launch Ramp

Application entered by: Date:

PIN: 014956700

Plotted on Map Sheet/Plan

PIN:

by: CF Date: 1991/08/02

PIN:

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

PIN:

92 F 047

PIN:

Amended by:

Date:

Reverted: Yes ☐ No ☐ Description of Reversion:

PID No.:

## MAP CLEARANCE

Description:

All that foreshore or land covered by water being part of the bed of Strait of Georgia, Nanaimo District, more particularly shown outlined in red on plan below and containing \_\_\_\_\_ ha. more or less.

Area: \_\_\_\_\_ ha.

Plan:

Tube/Tray:

Location: Bousers

	Name	Code
Assessment Area	Port Alberni	05
Land Title Office	Victoria	7
Regional District	Nanaimo	18
Municipality	—	000
Electoral District	Parkville-2nd	39
Provincial Forest	—	000

REFERENCE MAP MATERIAL  
FORWARDED TO  
SURVEYOR GENERAL BRANCH  
FOR:

☐ PLOTTING

BY: CF DATE: 1991/08/02

☒ DOCUMENT PRINT

BY: CF DATE: 1991/08/02

Forest Service Clearance Requested: Yes ☐ No ☒ Date:

Forest District

Within Agricultural Land Reserve: Yes ☐ No ☒ Partial:

Within Indian Reserve Cut-Off: Yes ☐ No ☒

Upland parcel fronts on \_\_\_\_\_ (body of water)

Foreshore parcel adjoins Lt A DL 36 Newcastle (upland)

Crossed by Dist. Plan 50416. (river or creek)

Crossed by/Adjoins — Railway

Crossed by/Adjoins — Other R/W

Crossed by/Adjoins — Highway/Road

## OTHER CONFLICTS AND REMARKS

1406182  
0288786  
1400455

## UPLAND TITLES ON FILE

## DISPOSITION BY OTHER AGENCIES

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

## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:40:50 PM PST  
Attachments: Scan\_20221214.pdf

Page 041 of 288

Withheld pursuant to/removed as

s.3

## APPLICATION OR AMENDMENT SUMMARY

1406866

APPLICANT NAME(S): CAM-PARK ENTERPRISES LIMITED

COMPANY INCORP. NO. 305720

LOCATION: Bowser

CORRECT LEGAL: UNFIs Strait of Georgia, Nanaimo District

TENURE TYPE: Li TENURE SUBTYPE: 01 PURPOSE: 04

SUBPURPOSE: 01 LAND TYPE: 3 HECTARES: 0.057

SPECIAL USE PERMIT NUMBER: BCGS NO. 92F-047

## LAND REFERRALS REQUIRED

## LOCATION

## LAND REFERRALS REQUIRED

## LOCATION

## AGRICULTURE &amp; FISHERIES:

Aquaculture Operations.....Victoria

ARCHAEOLOGY AND OUTDOOR RECREATION BR.....Victoria

B.C. WILDLIFE FEDERATION.....Sooke

CANADIAN COAST GUARD: Navigable Waters.....Vancouver

CANADIAN WILDLIFE SERVICE.....Delta

COUNCIL OF B.C. YACHT CLUBS.....Campbell R.

## ENERGY MINES &amp; PETROLEUM RESOURCES:

Energy Policy.....Victoria

ENVIRONMENTAL PROTECTION SERVICE.....W. Vancouver

FISH &amp; WILDLIFE BRANCH.....Nanaimo

## FISHERIES &amp; OCEANS CANADA:

Campbell River Regional Office.....Campbell R.

Nanaimo Regional Office.....Nanaimo

Port Alberni Regional Office.....Pt. Alberni

Victoria Regional Office.....Victoria

FISHING VESSEL OWNERS ASSOCIATION.....Vancouver

## FOREST SERVICE:

Campbell River Forest District.....Campbell R.

Duncan Forest District.....Duncan

Port Alberni Forest District.....Pt. Alberni

Port McNeill Forest District.....Victoria

Sunshine Coast Forest District.....Powell River

## GOLD COMMISSIONER

Alberni Division.....Pt. Alberni

Nanaimo Division.....Nanaimo

Vancouver Division.....Vancouver

Victoria Division.....Victoria

GEOLOGICAL SURVEY BRANCH.....Victoria

HARBOUR COMMISSION.....

## HEALTH:

Capital Regional District Health Unit.....Victoria

Central Vancouver Island Health Unit.....Nanaimo

Upper Island Health Unit.....Courtenay

## ADVISE LOCAL BRANCHES OF INTEREST

## GROUPS:

LAND OFFICER: TKO EXAMINER: JAS

- ☒ Verify File number in blue book TKO
- ☒ Entered in Tenure Administration System
- ☒ Tenure Code Sheet completed & affixed
- ☒ Advertising included
- ☒ Acknowledgement checked-off & sent
- ☒ NWPA package and letter sent
- ☒ Maps outlined in red
- ☒ Status sent to Forest Service
- ☒ Referrals completed and batched
- ☒ Spare referral package place on file

DONE BY:

E. Scott

## INDIAN BANDS:

ISLANDS TRUST.....Victoria

## LOCAL GOVERNMENTS:

## PARKS:

PUBLIC WORKS CANADA.....N. Vancouver

REGIONAL DISTRICTS:

Alberni-Clayoquot.....Pt. Alberni

Capital.....Victoria

Comox-Strathcona.....Courtenay

Cowichan Valley.....Duncan

Mount Waddington.....Pt. McNeill

Nanaimo.....Lantzville

Powell River.....Powell River

## TRANSPORTATION &amp; HIGHWAYS:

Vancouver Island Regional Office.....Nanaimo

North Island Office.....Courtenay

Central Island District Office.....Saanich

South Island District Office.....Victoria

TOURISM DEVELOPMENT BRANCH.....Victoria

UNDERWATER ARCHAEOLOGICAL SOCIETY.....Vancouver

## UNDERWATER HARVESTERS ASSOC:

East Coast Vancouver Island.....Qualicum B.

West Coast Vancouver Island.....Tofino

WEST MANAGEMENT BRANCH.....Nanaimo

## WATER MANAGEMENT BRANCH:

Nanaimo Office.....Nanaimo

Victoria.....Victoria

Computer Interq

JUL 29 1991

## OTHERS:

## ADVERTISING REQUIRED:

YES: NO: ☒

If yes, Without Map

Aquaculture

Commercial/Industrial/Log Handling

NWPA

Resort/Call for Proposals

Area in T.F.L.

YES: NO:

Area in Prov. Forest

YES: NO:

If yes, refer status to Forest Serv. at

Accretion 1406182 ✓

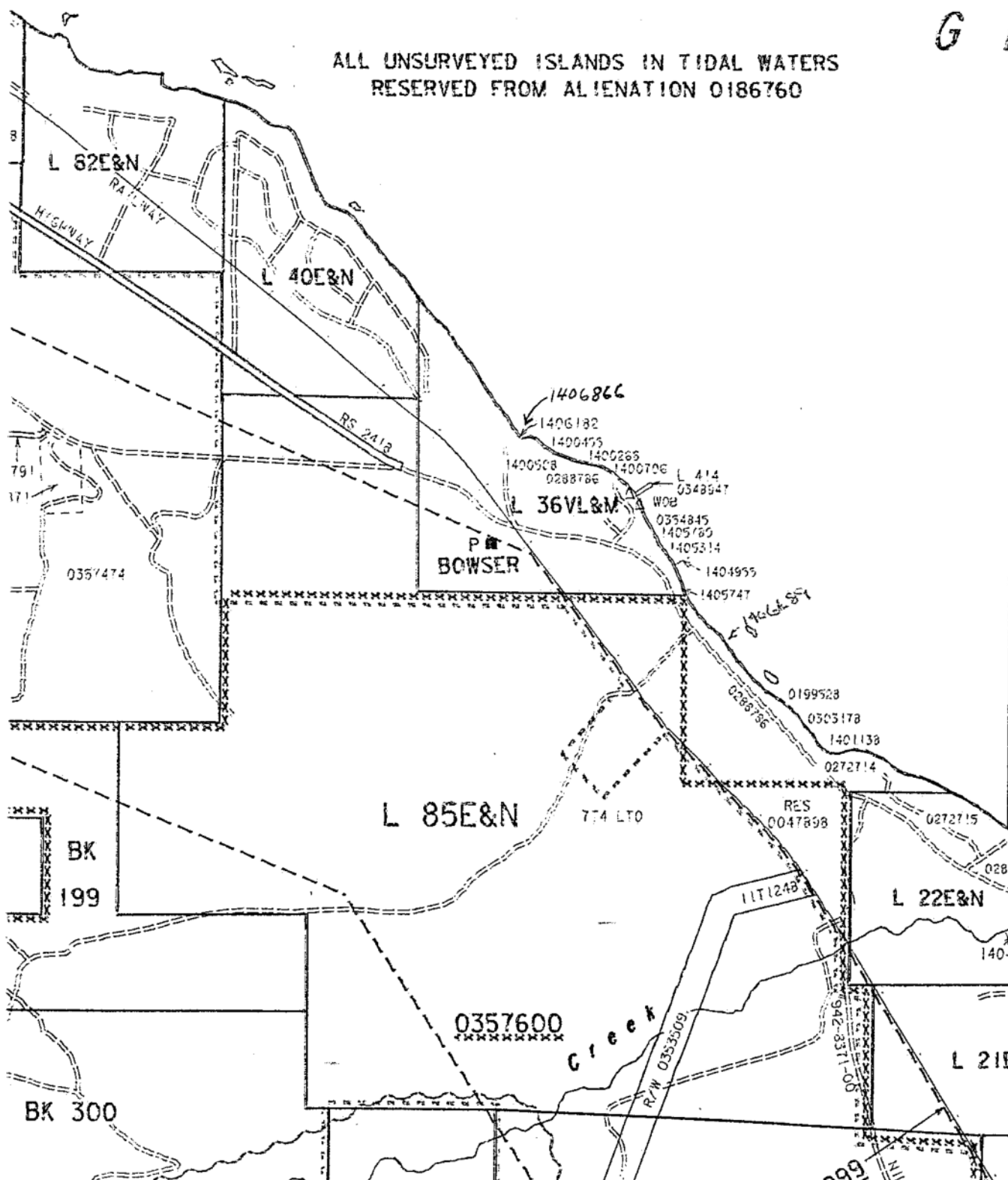
1420455

fitting same upland parcel



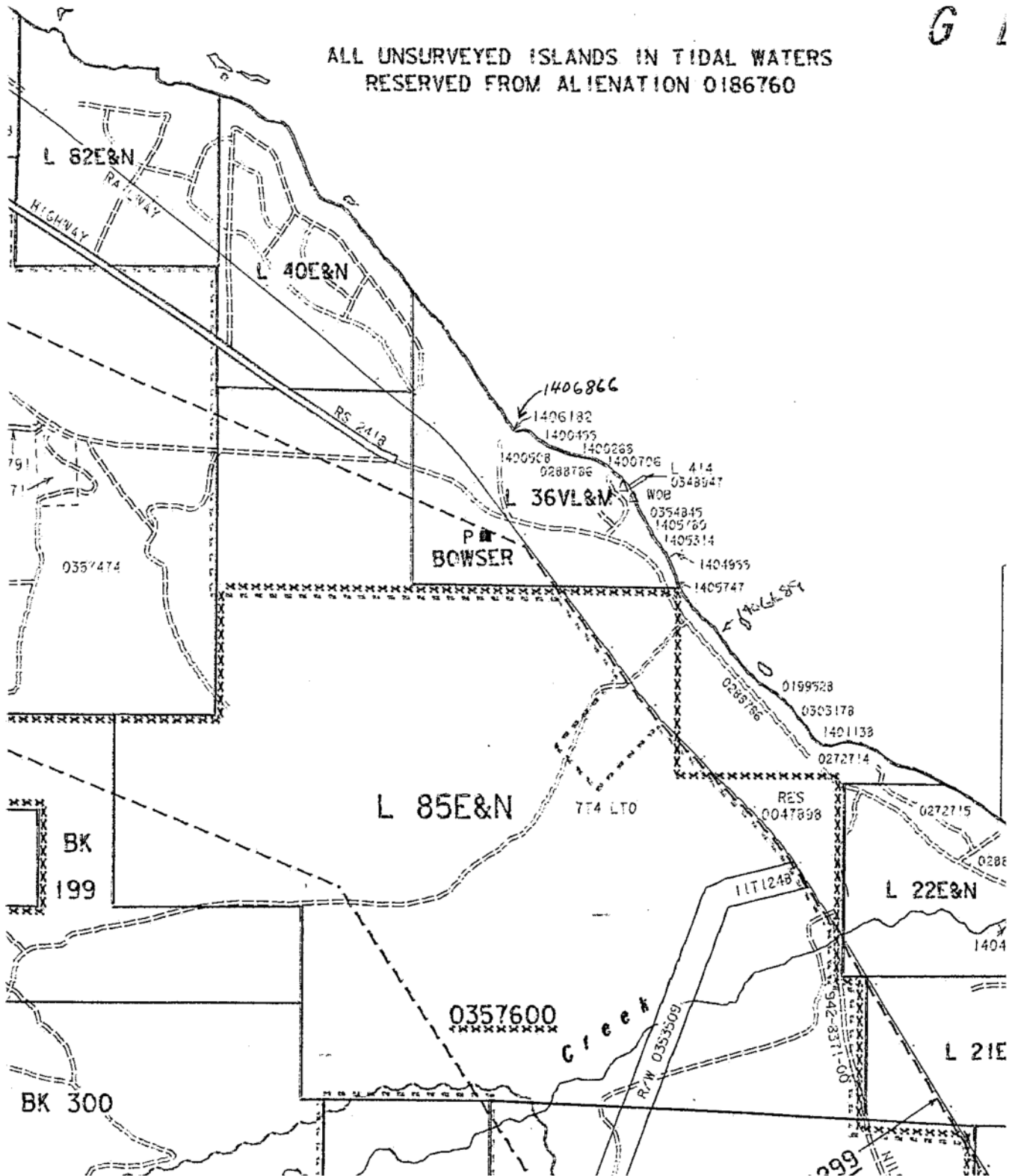
G

ALL UNSURVEYED ISLANDS IN TIDAL WATERS  
RESERVED FROM ALIENATION 0186760



G 1

ALL UNSURVEYED ISLANDS IN TIDAL WATERS  
RESERVED FROM ALIENATION 0186760



SEACROFT.

11406866

# SIMS ASSOCIATES

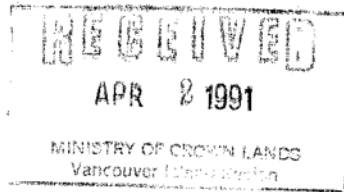
B.C. LAND SURVEYOR  
P.O. BOX 1327, QUALICUM BEACH, B.C. V0R 2T0  
PHONE: 752-9121  
FAX: 752-9241

OUR FILE: 89-387-A

YOUR FILE: \_\_\_\_\_

SUITE A 130 WEST 2nd AVE.

March 27th, 1991



~~1030776~~

1031838

Ministry of Crown Lands  
851 Yates Street  
Victoria, B.C.  
V8V 1X5

Attention: Mr. Phil Christie

50.00  
requires GS  
phoned July 3, 1991.

Dear Sir:

Re: Lot A, Plan 50416, D.L. 36, Newcastle District

Enclosed please find application for foreshore lease  
fronting on Lot A, Plan 50416, D.L. 36, Newcastle  
District.

Yours truly

Michael A. Sims, B.C.L.S.

MAS:am  
encl.

685T  
685T  
6860  
6866  
6882  
6886  
6887  
6897  
6911

RECEIVED

JUL 10 1991

\$ 50.00

BY Marie

JUL 30 1991

OK  
TKO  
existing facility  
applic. is upland owner



YOUR FILE .....

OUR FILE .....

91.07.04

1031832

RECEIVED

JUL 10 1991

MINISTRY OF CROWN LANDS  
Vancouver Island Region

Mr. Michael A. Sims  
Sims Associates  
B.C. Land Surveyor  
P.O. Box 1327  
Qualicum Beach, B.C.  
V0R 2T0

Dear Mr. Sims:

*Michael*

Further to our telephone conversation today, we have received your application for Crown land, however, effective January 1, 1991, all applications for Crown land became subject to the 7% Goods and Services Tax (GST).

We are unable to process your application until we receive the tax. Therefore, we will hold your application in abeyance for 30 days. Please remit to us a cheque for \$3.50, payable to the Minister of Finance and Corporate Relations. If we have not received payment of the tax within 30 days, we will return your application.

If you have any questions regarding the Goods and Services Tax please contact Revenue Canada at 1-800-561-6990.

Yours truly,

*Thomas*

T.K. Ovanin  
Land Officer

TK/lg

*Cheque attached*

RECEIVED

JUL 10 1991

\$ 3.50

BY *Marie*

JUL 10 1991

*C314*



Recycled Paper



Province of  
British Columbia

Ministry of  
Crown Lands

# APPLICATION FOR CROWN LAND

PLEASE PRINT  
INDIVIDUAL(S) —  
PROVIDE NAME(S)  
IN FULL

\*INDICATE  
JOINT TENANCY  
OR TENANCY  
IN COMMON

OR  
COMPANY  
NAME

ADDRESS  
(\*PROVIDE  
BOTH STREET  
AND MAILING)

DESCRIPTION  
☐ SURVEYED  
GIVE LEGAL  
DESCRIPTION

OR  
☐ UNSURVEYED  
GIVE METES  
AND BOUNDS  
DESCRIPTION

Cam-Park Enterprises Limited		1031838	
APT NO	STREET NO	STREET	POST OFFICE BOX NUMBER
			108
CITY - TOWN		PROVINCE	POSTAL CODE
Bowser		B.C.	VOR 1G0
HOME TELEPHONE	BUSINESS TELEPHONE	COMPANY INCORPORATION NO	NON-REFUNDABLE APPLICATION FEE ENCLOSED <input checked="" type="checkbox"/>
757-8474		305720	
AGE - 19 YRS OR OVER	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	CANADIAN CITIZEN	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
LOCATION OF CROWN LAND		AREA - HECTARES	DATE STAMP
Fronting on Lot A, Plan 50416 D.L.36, Newcastle District		570 m <sup>2</sup>	RECEIVED APR 2 1991 MINISTRY OF CROWN LANDS
see attached sketch			
DATE LAND STAKED AS PER FORM 1			
March 27/91			

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

INTENDED LAND USE AND PERIOD REQUIRED	
Lease for existing boat launch ramp - lease for 30 years	
ANY OTHER CROWN LAND HELD BY APPLICANT OR SPOUSE	IF YES, STATE TYPE AND TENURE
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

I HEREBY CERTIFY THAT ALL INFORMATION GIVEN IN THIS APPLICATION FOR CROWN LAND IS TRUE AND CORRECT AND THAT I AM AN AUTHORIZED AGENT / SIGNATORY (IF COMPANY)	
APPLICANT SIGNATURE(S)	<i>E. J. ...</i>
DATE	March 27/91
OCCUPATION (IF INDIVIDUAL(S))	

FOR OFFICE USE ONLY			
DATE APP RECD	YR MTH DAY	REGIONAL OFFICE	APPLICATION IS
			<input type="checkbox"/> NEW <input type="checkbox"/> REPLACEMENT
APPLICATION IS	LAND IS IN PROVINCIAL FOREST	PROVINCIAL FOREST	APPLICATION FOR
<input type="checkbox"/> LAND ACT	YES <input type="checkbox"/> NO <input type="checkbox"/>		<input type="checkbox"/> AQUATIC <input type="checkbox"/> OTHER LAND
TYPE OF TENURE FOR APPLICATION		PRELIMINARY ESTIMATE OF LAND VALUE	
<input type="checkbox"/> LEASE	<input type="checkbox"/> LICENCE OF OCCUPATION	<input type="checkbox"/> EASEMENT <input type="checkbox"/> RIGHT OF WAY <input type="checkbox"/> CROWN GRANT	\$
		<input type="checkbox"/> SECTION 10 PERMIT	REPLACES SUP <input type="checkbox"/> YES <input type="checkbox"/> NO
FIELD SERVICES COPY		T.A.S. CODING	

L 184 (R1/89)



FORM NO. 1

LAND ACT

NOTICE OF INTENTION TO APPLY FOR A DISPOSITION OF CROWN LAND

In Land Recording District of Victoria

\*Here describe by giving name of lake, mountain, stream, village, etc., in vicinity.

and situated\* D.L. 36, Newcastle District

Take notice that Cam-Park Enterprises Limited

of Box 108, Bowser, B.C. V0R 1G0, occupation \_\_\_\_\_

Type of  
tenure  
required

intends to apply for a lease of the following described lands:

Where land is surveyed and evidence of survey is available complete (a).

(a) [Give legal description] fronting on Lot A, Plan 50416, D.L. 36,  
Newcastle District

containing \_\_\_\_\_ ha

or

Where land is unsurveyed or where no evidence of survey is available complete (b).

(b) Commencing at a post planted† 10.7 metres NW and along the natural  
boundary from the NE corner of Lot A, Plan 50416

†Locate with reference to some survey post if possible.

thence 5.7m NW; thence 100m NE;

thence 5.7m SE; thence 100m SW;

and containing 570 sq.metres ~~xxx~~ more or less.

†Be as specific as possible.

The purpose for which the disposition is required is ‡ boat launch ramp

Edward John Whitehouse  
(Name of applicant in full)

(Name of agent if applicable)

Dated March 27, 1991



YOUR FILE 11100-05

OUR FILE 3000

91.07.04

1031832



Mr. Michael A. Sims  
Sims Associates  
B.C. Land Surveyor  
P.O. Box 1327  
Qualicum Beach, B.C.  
V0R 2T0

Dear Mr. Sims:

*Michael*

COPY

Further to our telephone conversation today, we have received your application for Crown land, however, effective January 1, 1991, all applications for Crown land became subject to the 7% Goods and Services Tax (GST).

We are unable to process your application until we receive the tax. Therefore, we will hold your application in abeyance for 30 days. Please remit to us a cheque for \$3.50, payable to the Minister of Finance and Corporate Relations. If we have not received payment of the tax within 30 days, we will return your application.

If you have any questions regarding the Goods and Services Tax please contact Revenue Canada at 1-800-561-6990.

Yours truly,

*Thomas*

T.K. Ovanin  
Land Officer

TK/lg

*Cheque attached*

RECEIVED

JUL 10 1991

\$ 3.50

BY *Marie*

*C314*

## Scan From <Device Name>

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<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:39:38 PM PST  
Attachments: Scan\_20221214.pdf



# SURVEYOR GENERAL BRANCH REQUISITION

REGIONAL OFFICE

PLEASE PRINT ALL INFORMATION

Applicant: Cam-Park Enterprises Ltd

File No.: 1406866

Address: Box 108, Bowser, BC

PIN: 014956700

VOR 150

Date: 1991/07/29

BCGS/NTS: Q2F-047

Application Date: \_\_\_\_\_

Requested By: CAROL FOOTT

## ENCLOSURES

### TYPE OF REQUEST

- ☒ For Plotting Only
- ☐ Legal Description
- ☒ Document Prints
- ☐ Calculate Area
- ☐ Plan Amendment
- ☐ Examination Sketch
- ☐ Mark All Boundaries
- ☐ Accretion/Bdy. Amend.

### TYPE OF DISPOSITION

- ☐ Direct Sale/Crown Grant
- ☐ Lease to Purchase
- ☐ Lease Only
- ☒ Licence
- ☐ Right of Way/Easement
- ☐ Reserve
- ☐ T.A.C.

### SURVEY INSTRUCTIONS

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

### ACCRETIONS/ BDY AMEND

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

### SURVEY INSTRUCTIONS

- ☐ Contract ☐ Client

Instruction Fee Paid

Yes ☐ No ☐

Application Fee Paid

Yes ☐ No ☐

\* Not required for Contracts

Additional Instructions:

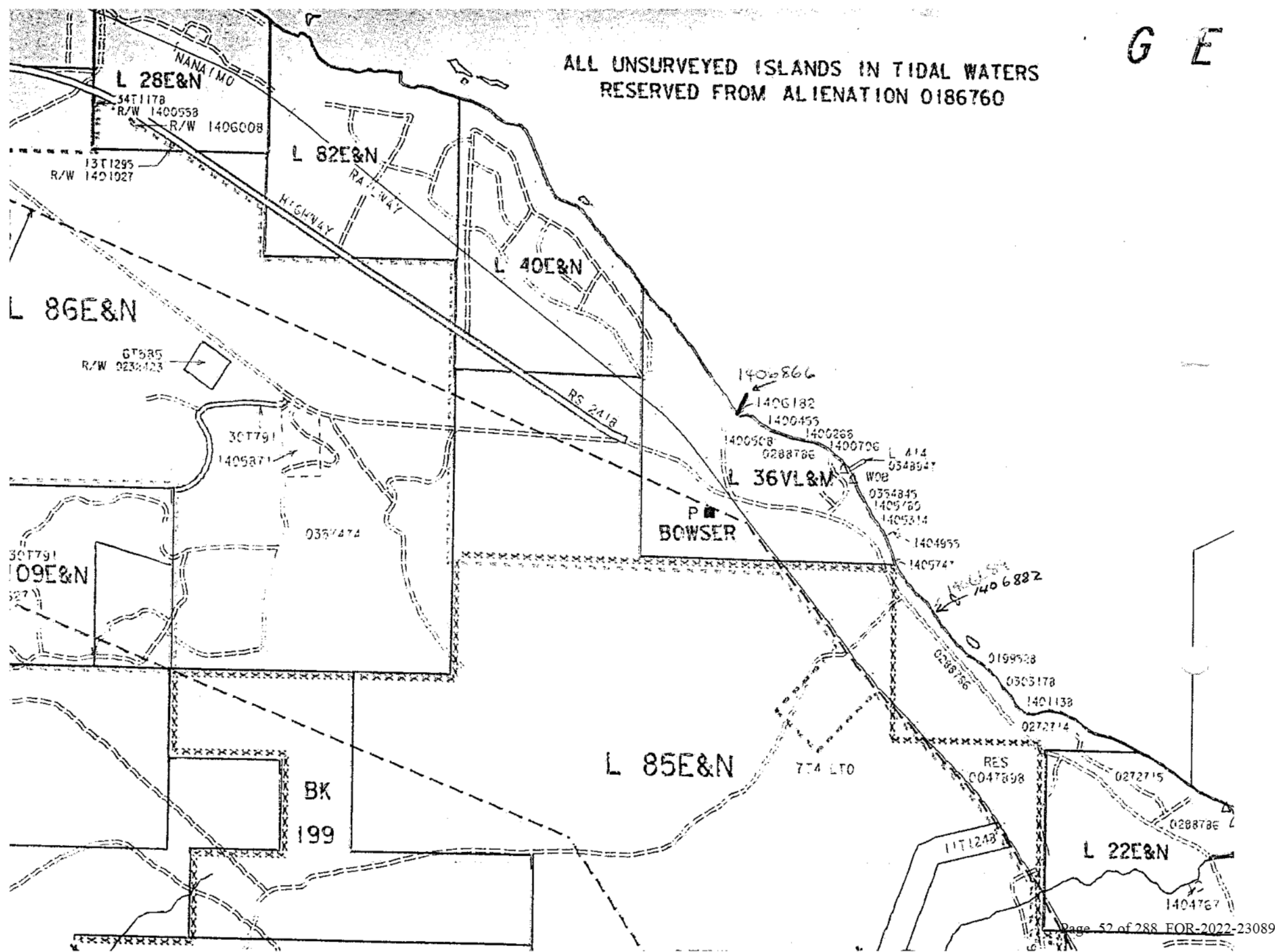
Requisition returned for following reasons

- ☐ Incomplete \_\_\_\_\_
- ☐ Other \_\_\_\_\_

Remarks/Fronts On:

Signature \_\_\_\_\_

ALL UNSURVEYED ISLANDS IN TIDAL WATERS  
RESERVED FROM ALIENATION 0186760



## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
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<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:37:05 PM PST  
Attachments: Scan\_20221214.pdf

Canadian  
Coast Guard

Navigable Waters  
Suite 620  
800 Burrard Street  
Vancouver, BC  
V6Z 2J8  
Tel (604) 631-3730  
Fax (604) 666-6721

Our File

T-9477.1

Date

MAY 15 1991

COAST GUARD REFERRAL  
(AS INITIATING FEDERAL DEPARTMENT)

Senior Land Officer  
Ministry of Crown Lands  
851 Yates Street  
Victoria, BC  
V8V 1X5

☒ For your information only.

☐ No response required.  
(CCG has approved)

☐ Your response is requested within  
45 days.

Contact:

Brian Balfe

This referral has also been sent to the following agencies:

☒ Environment Canada

☐ Ministry of Environment

☐ DFO/Habitat

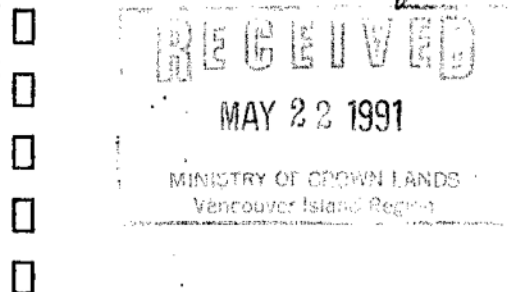
☐ DFO/Subdistrict

☒ Crown Lands

VICTORIA.

8200-T-9477.1

Sec. 5(2) Navigable Waters Protection  
Act application by Sims Associates on  
behalf of Sam Park Enterprises  
Limited, for approval of existing  
dam (concrete, 3.6m wide, 90m  
long) in Strait of Georgia, fronting  
Lot A, Plan 50416, DL 36, Newcastle  
District, Seacroft Resort, Bowser,  
British Columbia.



Re: Project Status - Start Date

☐ Proposed

☐ Existing/to be rebuilt

☒ Existing since

6-10

Chart

3513

Topo

092F07-

Response Summary

Date

☐ Approval Recommended

☐ Approval Recommended Subject  
to Attached Conditions

☐ Permit Required

☐ Interest Unaffected

☐ Approval Not Recommended Due To  
Reasons Attached

Signed by \_\_\_\_\_ Title \_\_\_\_\_

Comments:

# SIMS ASSOCIATES

B.C. LAND SURVEYOR

P.O. BOX 1327, QUALICUM BEACH, B.C. V0R 2T0

PHONE: 752-9121

FAX: 752-9241

SUITE A 130 WEST 2nd AVE.

APR-89 050235 FOR APR

OUR FILE: 89-387-A

YOUR FILE: \_\_\_\_\_

March 27th, 1991

Canadian Coast Guard  
Western Region  
Navigable Waters  
Suite 620  
800 Burrard Street  
Vancouver, B.C.

Attention: Mr. Brian Balfe

Dear Sir:

Re: Exemption under Section 5.(c) of the act for lease application

Enclosed please find 12 sets of plans for lease application fronting on Lot A, Plan 50416, D.L. 36, Newcastle District.

The work consists of an existing concrete ramp at ground level 3.6 metres +- wide and 90 metres +- long. Please refer to sketch.

If there are any questions, please contact this office.

Yours truly



Michael A. Sims, B.C.L.S.

MAS:am  
encl.

# LETTER OF APPLICATION

NAVIGABLE WATERS PROTECTION ACT  
CANADIAN COAST GUARD  
224 West Esplanade  
North Vancouver, B.C.  
V7M 3J7

Telephone 984-3730

Date March 27, 1991

Name of Applicant Cam-Park Enterprises Limited

on behalf of (owner of works) Cam-Park Enterprises Limited

Address Box 108, Bowser, B.C.

Postal Code VOR 1G0

Phone Res 757-8474 Bus \_\_\_\_\_

Address of location of works: Seacroft Resort, Bowser

The work is ☐ proposed ☒ existing ☐ proposed and existing

Proposed "Works" will consist of: \_\_\_\_\_

Existing "Works": Approved? ☒ No ☐ Yes File no. \_\_\_\_\_

Consist of: ground level concrete ramp approx. 3.6m wide 90m long

"Works" are in the navigable waters of: Strait of Georgia  
(Name of: river, lake, bay, creek, stream, etc.)

Legal description of land works are in or fronting on: Lot A, Plan 50416,  
D.L. 36, Newcastle District

Nautical Chart no. \_\_\_\_\_ Topo Map no. \_\_\_\_\_ Water lot lease no. \_\_\_\_\_

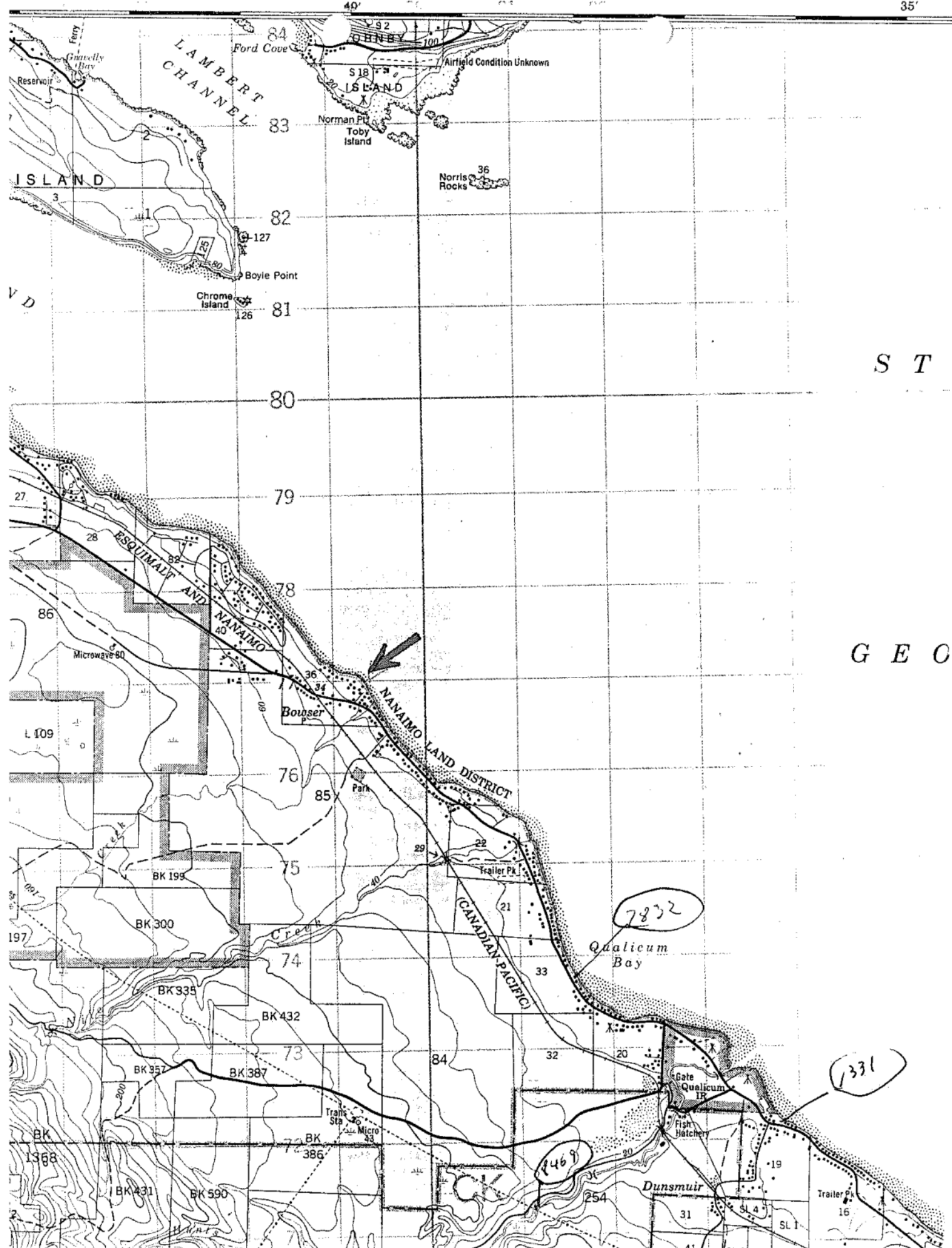
Other file nos. \_\_\_\_\_  
(Provincial, Fisheries, etc.)

Name Ted Whitehouse

Signature *Michael J. Whitehouse* B.C.L.S.

Title AGENT FOR CAM-PARK.  
(TED WHITEHOUSE)

(PLEASE ENCLOSE TEN COPIES OF THE PLAN WITH YOUR APPLICATION)



S T

G E C





## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
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<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:38:23 PM PST  
Attachments: Scan\_20221214.pdf



Province of  
British Columbia

Ministry of  
Crown Lands

1991 01 11

# Land Referral

Please advise the applicant of any serious concerns with a copy to this office

APPLICANT PROPOSER NAME <b>CAM-PARK ENTERPRISES LTD.</b>		REGIONAL OFFICE Ministry of Crown Lands ADDRESS Vancouver Island Region AND 851 Yates St PHONE No. Victoria V8V 1X5		OUR FILE No. <b>1406866</b>
APPLICATION PROPOSAL DATE	REF. MAP No. <b>92F-047</b>			

Tele: (604) 356-2731 Fax: (604) 356-1871

Fish and Wildlife Branch  
Ministry of Environment  
2569 Kenworth Road  
Nanaimo, B.C. V9T 4P7

You are requested to comment on the following application. Your response should be received within 30 days by the undersigned. Where the time limit for response cannot be met, a verbal response should be made. Details of the application are provided

Contact: **Thomas K. Ovanin**

AUG 12 1991

0259/01.

LOCATION OF LAND <b>Bowser</b>	MINISTRY OF CROWN LANDS Vancouver Island Region PARCEL SIZE <b>0.057</b>	ha
LEGAL DESCRIPTION <b>Unsurveyed Foreshore, Strait of Georgia, Nanaimo District</b>		
INTENDED LAND USE AND PERIOD REQUIRED <b>License of Occupation for Existing Concrete Boat Launching Ramp</b>		
ADDITIONAL INFORMATION RELATED TO THE FOLLOWING IS AVAILABLE ON REQUEST		

YOUR COMMENTS MAY BE DISCLOSED TO THE PUBLIC TO JUSTIFY DECISIONS MADE  
Lack of response will be considered as a positive reaction to the application.

AUTHORIZED SIGNATORY TKO DATE July 24, 1991

RESPONSE SUMMARY		DATE <b>AUG 8/91</b>	
<input type="checkbox"/> APPROVAL RECOMMENDED	<input checked="" type="checkbox"/> INTERESTS UNAFFECTED BY PROPOSED USE		
<input type="checkbox"/> APPROVAL RECOMMENDED SUBJECT TO CONDITIONS OUTLINED ON REVERSE	<input type="checkbox"/> APPROVAL NOT RECOMMENDED DUE TO REASONS OUTLINED ON REVERSE		
<input type="checkbox"/> PERMIT REQUIRED	<input type="checkbox"/> PLEASE INFORM US OF OUTCOME		
SIGNED BY <u>R. Diederichs</u>		Ron Diederichs, R.P.Bio. Habitat Protection Technician Fish and Wildlife	



Province of  
British Columbia

Ministry of  
Crown Lands

RECEIVED  
AUG - 8 1991

# Land Referral

Please advise the applicant of any serious concerns with a copy to this office

APPLICANT PROPONENT NAME <b>CAM-PARK ENTERPRISES LTD.</b>		REGIONAL OFFICE ADDRESS AND PHONE No. <b>Ministry of Crown Lands Vancouver Island Region 851 Yates St Victoria V8V 1X5</b>
APPLICATION PROPOSAL DATE	REF. MAP No. <b>92F-047</b>	OUR FILE No. <b>1406866</b>

Tele: (604) 356-2731 Fax: (604) 356-1871

Environment Canada  
Environmental Protection Service  
Conservation and Protection  
224 West Eplanade  
North Vancouver, B.C. V7M 3E7

You are requested to comment on the following application. Your response should be received within 30 days by the undersigned. Where the time limit for response cannot be met, a verbal response should be made. Details of the application are provided

Contact: Thomas K. Ovanin

AUG 26 1991

LOCATION OF LAND <b>BOWSER</b>	PARCEL SIZE <b>0.057</b>	ha
LEGAL DESCRIPTION <b>Unsurveyed Foreshore, Strait of Georgia, Nanaimo District</b>		
INTENDED LAND USE AND PERIOD REQUIRED <b>License of Occupation for Existing Concrete Boat Launching Ramp</b>		
ADDITIONAL INFORMATION RELATED TO THE FOLLOWING IS AVAILABLE ON REQUEST		

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Lack of response will be considered as a positive reaction to the application.

AUTHORIZED SIGNATORY TKO DATE July 24, 1991

## RESPONSE SUMMARY

DATE AUGUST 15/91

- |  |   |
|--|---|
| <input type="checkbox"/> APPROVAL RECOMMENDED  | <input checked="" type="checkbox"/> INTERESTS UNAFFECTED BY PROPOSED USE                |
| <input type="checkbox"/> APPROVAL RECOMMENDED SUBJECT TO<br>CONDITIONS OUTLINED ON REVERSE | <input type="checkbox"/> APPROVAL NOT RECOMMENDED DUE TO<br>REASONS OUTLINED ON REVERSE |
| <input type="checkbox"/> PERMIT REQUIRED   | <input type="checkbox"/> PLEASE INFORM US OF OUTCOME                                    |

SIGNED BY

A.C. Dinning

TITLE  
FOR

COORDINATOR -  
REFERRAL & LIAISON



Fisheries  
and Oceans

Pêches  
et Océans

Fisheries Branch  
Box 1270  
Qualicum Beach, B.C.  
VOR 2T0

UNCLASSIFIED

Your file Votre référence

1406866

Our file Notre référence

8458-0 QUAL.

8454-D3-1-91-123

August 15, 1991

Ministry of Crown Lands  
Vancouver Island Region  
851 Yates Street  
Victoria, B.C.  
V8V 1X5

ATTENTION: THOMAS K. OVANIN, LANDS OFFICER

Dear Sir:

RE: LEASE OF OCCUPATION FOR EXISTING CONCRETE BOAT LAUNCHING  
RAMP, BY CAM-PARK ENTERPRISES LTD., FRONTING ON LOT A, PLAN  
50416, D.L. 36, NEWCASTLE DISTRICT

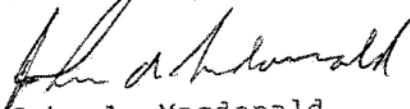
-----  
The Department of Fisheries does not object to the granting of  
this lease, provided:

1. That no alteration to the ramp below the high-tide mark  
including resurfacing of the concrete, is to take place without  
prior approval of the Department of Fisheries and Oceans.
2. That the lease is not to be transferred from the present  
lessee to any other lessee without prior approval of the  
Department of Fisheries and Oceans.

This letter does not constitute approval of any other Federal or  
Provincial Agency.

Thank you for referring this matter to us, if you need further  
assistance, please call us at 752-9712 or FAX 752-5113.

Yours truly,

  
John A. Macdonald  
Fishery Officer

RECEIVED

AUG 21 1991

MINISTRY OF CROWN LANDS  
Vancouver Island Region

JM/dt

cc: R. A. Slater, District Supervisor, Nanaimo  
Rob Russell, South Coast District  
Cam-Park Enterprises Ltd., Box 108, Bowser, B.C. VOR 1G0

Canada



Province of  
British Columbia

Ministry of  
Crown Lands

# Land Referral

Please advise the applicant of any serious concerns with a copy to this office

APPLICANT PROPONENT NAME <b>CAM-PARK ENTERPRISES LTD.</b>		REGIONAL OFFICE Ministry of Crown Lands	
APPLICATION PROPOSAL DATE		ADDRESS Vancouver Island Region	
REF. MAP No. <b>92F-047</b>		AND PHONE No. <b>851 Yates St</b>	
		OUR FILE No. <b>1406866</b>	
		Victoria V8V 1X5	

Tele: (604) 356-2731 Fax: (604) 356-1871

Nanaimo Regional District  
6300 Hammond Bay Road  
P.O. Box 40  
Lantzville, B.C.

VOR 2H0

You are requested to comment on the following application. Your response should be received within 30 days by the undersigned. Where the time limit for response cannot be met, a verbal response should be made. Details of the application are provided

Contact: Thomas K. Ovanin

RECEIVED  
AUG 16 1991

LOCATION OF LAND <b>BOWSER</b>	MINISTRY OF CROWN LANDS Vancouver Island Region	PARCEL SIZE <b>0.057</b>	ha
LEGAL DESCRIPTION <b>Unsurveyed Foreshore, Strait of Georgia, Nanaimo District</b>			
INTENDED LAND USE AND PERIOD REQUIRED <b>License of Occupation for Existing Concrete Boat Launching Ramp</b>			
ADDITIONAL INFORMATION RELATED TO THE FOLLOWING IS AVAILABLE ON REQUEST			

YOUR COMMENTS MAY BE DISCLOSED TO THE PUBLIC TO JUSTIFY DECISIONS MADE  
Lack of response will be considered as a positive reaction to the application.

AUTHORIZED SIGNATORY TKO DATE July 24, 1991

RESPONSE SUMMARY		DATE
<input type="checkbox"/> APPROVAL RECOMMENDED	<input checked="" type="checkbox"/> INTERESTS UNAFFECTED BY PROPOSED USE	
<input type="checkbox"/> APPROVAL RECOMMENDED SUBJECT TO CONDITIONS OUTLINED ON REVERSE	<input type="checkbox"/> APPROVAL NOT RECOMMENDED DUE TO REASONS OUTLINED ON REVERSE	
<input type="checkbox"/> PERMIT REQUIRED	<input type="checkbox"/> PLEASE INFORM US OF OUTCOME	
SIGNED BY <u>[Signature]</u>		TITLE <u>Planner</u>
		FOR <u>RDN</u>

9477.1 (19)

AUG-991 003655

Province of  
British ColumbiaMinistry of  
Crown Lands

R

## Land Referral

ENV

Please advise the applicant of any serious  
concerns with a copy to this office

APPLICANT PROPONENT NAME <b>CAM-PARK ENTERPRISES LTD.</b>		REGIONAL OFFICE ADDRESS AND PHONE No. <b>Ministry of Crown Lands Vancouver Island Region 851 Yates St Victoria V8V 1X5</b>	
APPLICATION PROPOSAL DATE	REF. MAP No. <b>92F-047</b>	OUR FILE No. <b>1406866</b>	

Tele: (604) 356-2731 Fax: (604) 356-1871

Navigable Waters  
Canadian Coast Guard  
Box 220 - 800 Burrard Street  
Vancouver, B.C. V6Z 2J8

You are requested to comment on the following application.  
Your response should be received within 30 days by the  
undersigned. Where the time limit for response cannot be met,  
a verbal response should be made. Details of the application  
are provided

Contact: Thomas K. Ovanin

LOCATION OF LAND <b>BOWSER</b>	PARCEL SIZE <b>0.057</b> ha
LEGAL DESCRIPTION <b>Unsurveyed Foreshore, Strait of Georgia, Nanaimo District</b>	
INTENDED LAND USE AND PERIOD REQUIRED <b>License of Occupation for Existing Concrete Boat Launching Ramp</b>	
ADDITIONAL INFORMATION RELATED TO THE FOLLOWING IS AVAILABLE ON REQUEST	

YOUR COMMENTS MAY BE DISCLOSED TO THE PUBLIC TO JUSTIFY DECISIONS MADE  
Lack of response will be considered as a positive reaction to the application.

AUTHORIZED SIGNATORY TKO DATE July 24, 1991

RESPONSE SUMMARY		DATE <u>Aug 13/91</u>
<input checked="" type="checkbox"/> APPROVAL RECOMMENDED	<input type="checkbox"/> INTERESTS UNAFFECTED BY PROPOSED USE	
<input type="checkbox"/> APPROVAL RECOMMENDED SUBJECT TO CONDITIONS OUTLINED ON REVERSE	<input type="checkbox"/> APPROVAL NOT RECOMMENDED DUE TO REASONS OUTLINED ON REVERSE	
<input type="checkbox"/> PERMIT REQUIRED	<input type="checkbox"/> PLEASE INFORM US OF OUTCOME	
SIGNATURE <u>TSO [Signature]</u>	TITLE <u>N.W.P.A. OFFICER</u>	
	FOR <u>CAN. COAST GUARD</u>	

## Scan From <Device Name>

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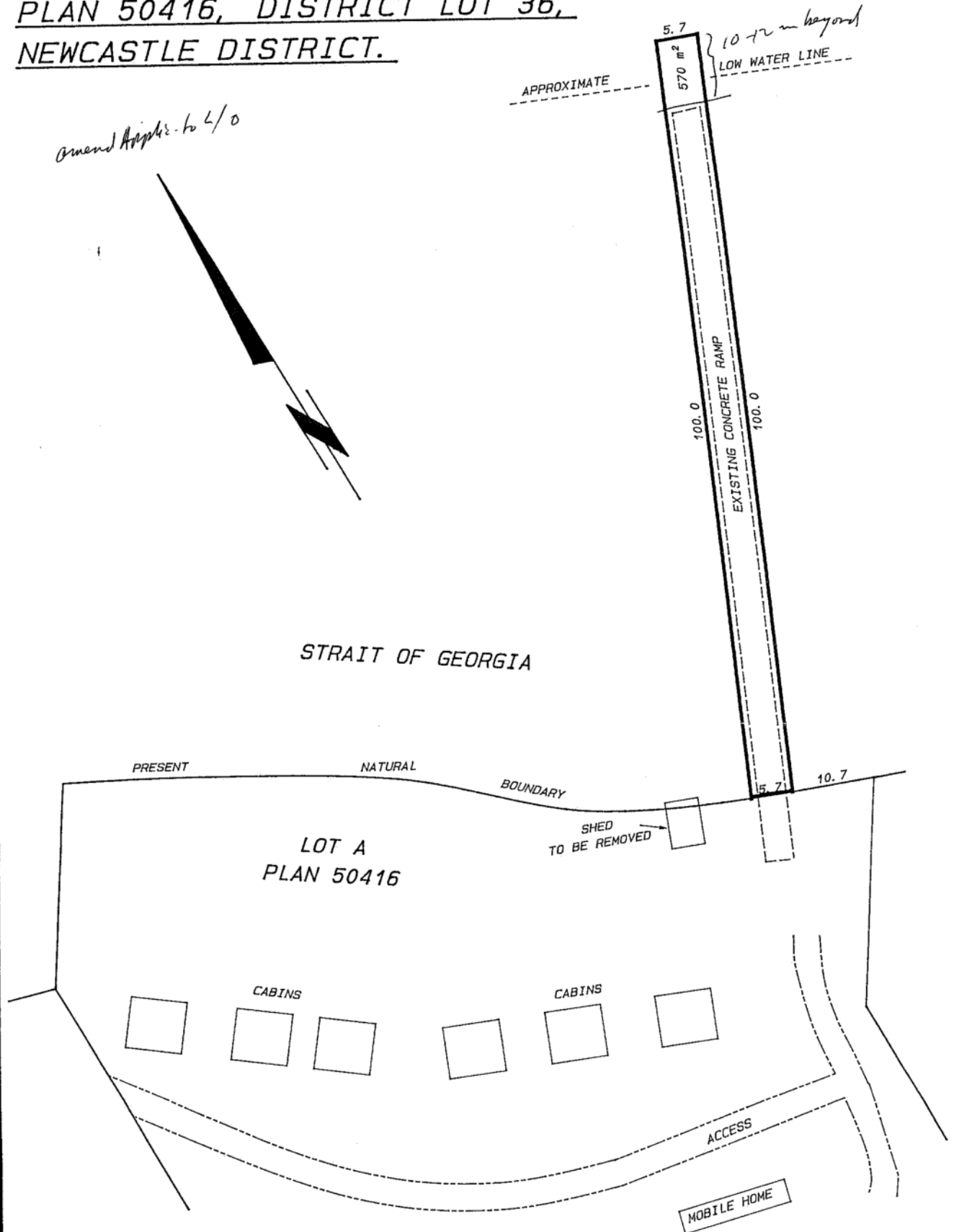
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<Allison.Paquette@gov.bc.ca>  
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<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:38:43 PM PST  
Attachments: Scan\_20221214.pdf

1406866

Can Park  
1406866

PLAN OF PROPOSED LEASE FRONTING ON LOT A,  
PLAN 50416, DISTRICT LOT 36,  
NEWCASTLE DISTRICT.

*Amend Appl. to L/O*



**SCALE 1: 500**

All distances are in Metres.  
All dimensions and areas are  
subject to final survey.

DATE: 1991/03/27  
REVISIONS:

**SIMS ASSOCIATES**

B. C. LAND SURVEYOR  
P. O. BOX 1327  
QUALICUM BEACH, B. C., V0R 2T0  
PHONE 752-9121

FILE 89-387-A

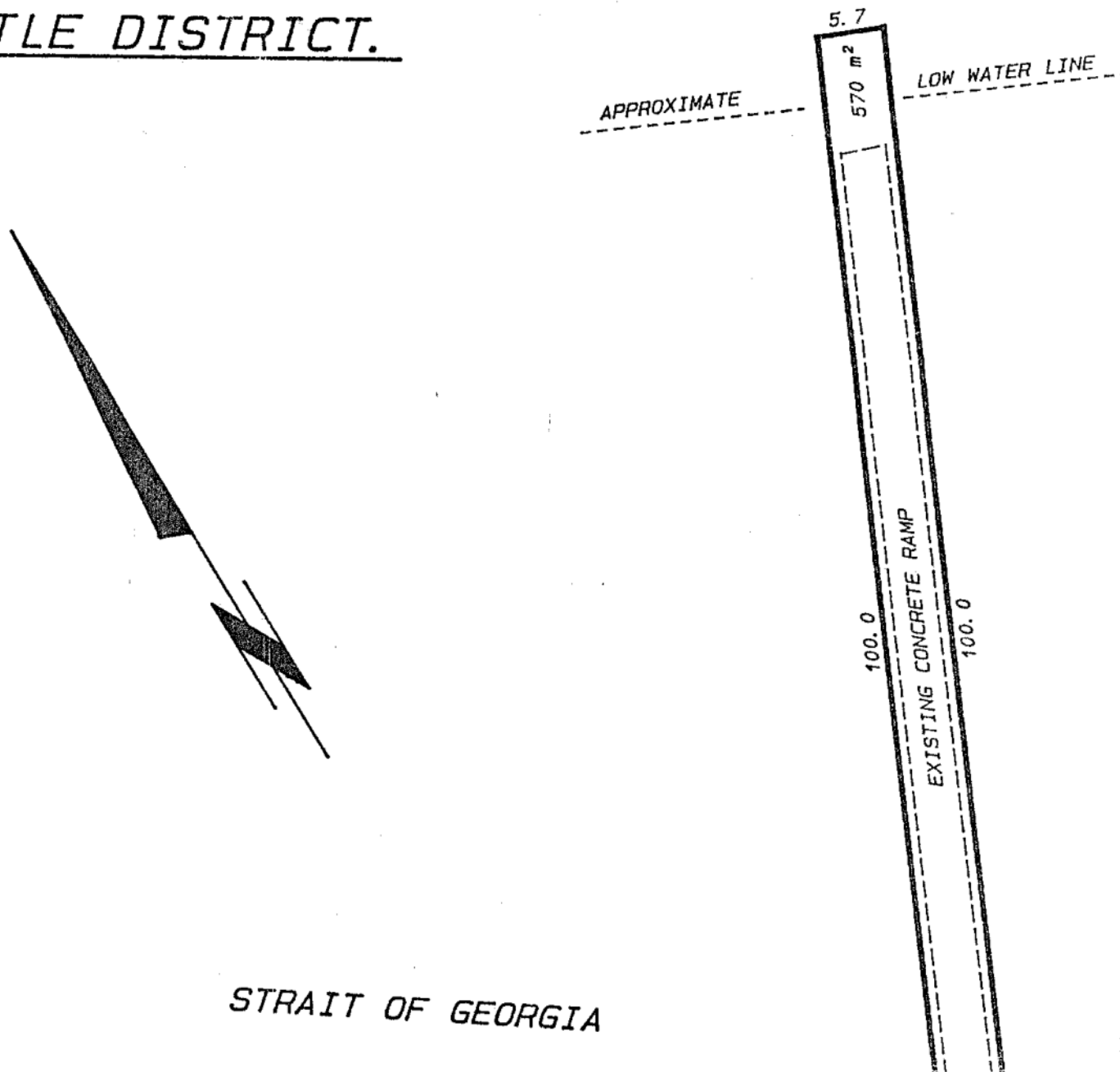


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<Allison.Paquette@gov.bc.ca>  
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Attachments: Scan\_20221214.pdf

PLAN OF PROPOSED LEASE FRONTING ON LOT A,  
PLAN 50416, DISTRICT LOT 36,  
NEWCASTLE DISTRICT.



## Scan From <Device Name>

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<Allison.Paquette@gov.bc.ca>  
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<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:36:11 PM PST  
Attachments: Scan\_20221214.pdf



Province of  
British Columbia

Ministry of  
Lands and Parks

Vancouver Island Region

Lands Operations Division  
851 Yates Street  
Victoria, B.C.  
V8V 1X5  
Telephone: (604) 387-5011

GST Registration No. R107864738

Your contact is: Jas Johal  
Examiner  
356-2710

Our File: 1406866  
NOV 22 1991

OFFER OF LICENSE

Cam-Park Enterprises Limited  
P.O. Box 108  
Bowser, British Columbia  
V0R 1G0

Attention: Edward Whitehouse, President

Dear Sirs:

We are pleased to offer you a License over all that foreshore or land covered by water being part of the bed of Strait of Georgia, Nanaimo District, shown outlined in red in documents attached and containing 0.0570 hectares more or less (the "Land") for commercial boat launch ramp purposes.

You can accept this offer by providing us with the following within 60 days from the date of this offer.

FEES PAYABLE

Payment of the fees as outlined below:

License Fee.....	\$ 200.00	T*
Documentation Fee.....	\$ 150.00	T*
GST (7% X \$350.00).....	\$ 24.50	
TOTAL.....	\$ 374.50	
	=====	

T\* - denotes GST payable

Please make your cheque or money order payable to the Minister of Finance and Corporate Relations.

Computer Entered NOV 22 1991

## SECURITY DEPOSIT

A security deposit in the amount of \$1,000.00 to guarantee your performance of the obligations under the License in the form of cash or a Safekeeping Agreement prepared by your bank. Please refer to the attached instructions for acceptable forms of security. ✓

## SIGNING OF DOCUMENTS

Please ensure the enclosed License documents are signed by company officers who have the power to sign on behalf of the Corporation. Return all copies to our office and an originally executed copy of the License will be sent back to you.

If you accept this offer, you agree that:

1. This offer cannot be transferred to another person;
2. This offer and the License does not guarantee that:
  - (a) the Land is suitable for the approved use,
  - (b) it can be built on,
  - (c) there is access to it, and
  - (d) it is not susceptible to flooding or erosion;
3. This offer shall survive the signing and issuance of the License provided that in the event of any contradiction between the terms of the offer and the License, the License shall prevail;
4. In accordance with the provisions of the Land Act, this offer is not binding upon the Crown until the License is signed by the Crown.

If you accept this offer, you confirm that:

- A. You (or your authorized representative) have inspected the Land and are fully aware of its condition;
- B. You have knowledge of all municipal and regional bylaws regulating the use and development of the Land;
- C. Time is of the essence;
- D. Your company is incorporated or registered in British Columbia under No. 305,720 and has the legal capacity to acquire land.

This offer expires if you do not accept it within the time period stated.

For your information, please note the following:

It is a condition of the license that you effect and maintain insurance in the amount of \$1,000,000.00.

If you have any questions, please contact Jas Johal at 356-2710.

Yours sincerely,

ORIGINAL SIGNED  
BY  
M. NOCK

Authorized Representative

cc: Regional District of Nanaimo

## CROWN LAND STATUS

File No.: 1406866

MINISTRY OF CROWN LANDS

Date: 1991/07/29

Region No.: 1

Applicant: Cam-Park Enterprises Ltd.

Purpose: Li - Ship Concrete Boat Launch Ramp

Application entered by:

Date:

PIN: 014956700

PIN:

PIN:

PIN:

PIN:

PIN:

Plotted on Map Sheet/Plan

by: CF Date: 1991/08/02

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

92 F 047

Amended by:

Date:

Reverted: Yes ☐ No ☐ Description of Reversion:

PID No.:

## MAP CLEARANCE

Description:

UNSURVEYED

~~the bed of Strait of Georgia~~ foreshore or land covered by water being part of  
District, ~~the bed of Strait of Georgia~~ shown outlined in red on plan  
below, containing 570.0 m<sup>2</sup> ha. ~~the bed of Strait of Georgia~~ sketch  
attached

Area: 570.0 m<sup>2</sup> + (0.0570 ha +)

Tube/Tray:

Location: BANSER

	Name	Code
Assessment Area	Port Alberni	05
Land Title Office	Victoria	7
Regional District	Nanaimo	18
Municipality	—	000
Electoral District	Parksville - Qual	39
Provincial Forest	—	000

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

BY: CF DATE: 1991/08/02

☒ DOCUMENT PRINT

BY: CF DATE: 1991/08/02

Forest Service Clearance Requested: Yes ☐ No ☒ Date:

Forest District

UPLAND TITLES ON FILE

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

Upland parcel fronts on (body of water)

Foreshore parcel adjoins Lt A DL36 Newcastle (upland)

Crossed by Dist. Plan 50416 (river or creek)

Crossed by/Adjoins — Railway

Crossed by/Adjoins — Other R/W

Crossed by/Adjoins — Highway/Road

## OTHER CONFLICTS AND REMARKS

1406182  
0288786  
1400455

## DISPOSITION BY OTHER AGENCIES

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

Cam. Park Enterprises Limited, #305,720

Edward Whitehouse, President.

- 10 years.
- purpose - commercial <sup>boat launch ramp.</sup> ~~message~~ purpose.
- 200
- ~~access provided~~
- security
- no alteration of the ramp may occur without written consent of the Ministry



## Scan From <Device Name>

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<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
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Attachments: Scan\_20221214.pdf

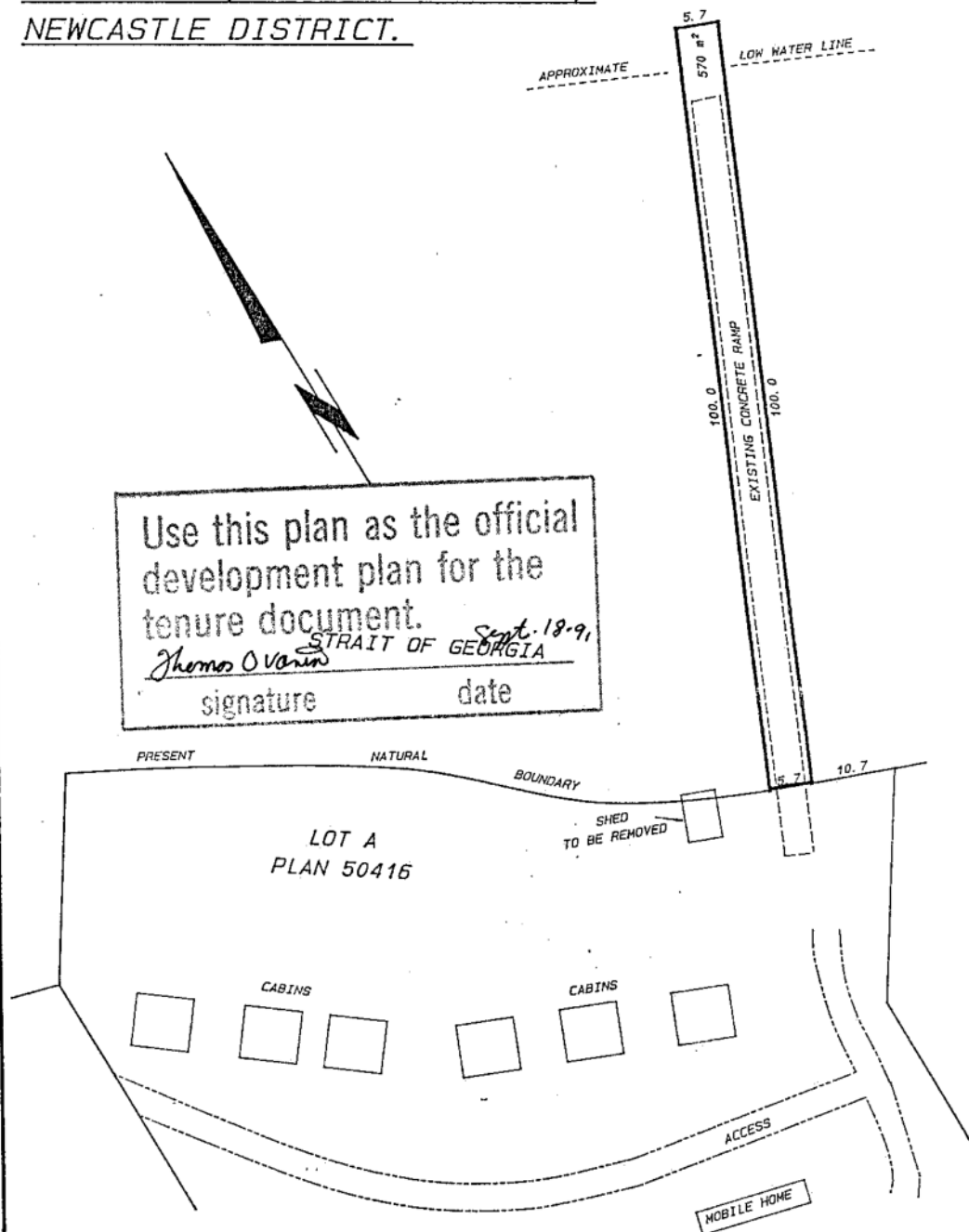


VANCOUVER ISLAND REGION

<b>PURPOSE OF REPORT</b> <input checked="" type="checkbox"/> Replacement Tenure <input checked="" type="checkbox"/> New Application <input type="checkbox"/> Other:		File # <u>1406866</u>	
		<input checked="" type="checkbox"/> PT <input type="checkbox"/> NPT	Work Area <u>C</u>
Report Date <u>Sept. 18-91</u>	Field Exam Made <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date Made <u>July 9-91</u>	<input checked="" type="checkbox"/> Status Completed <input type="checkbox"/> Not Completed <input type="checkbox"/> Not Required
			Examiner <u>Jas</u>
APPLICANT NAME  <u>CAM-PARK ENTERPRISES LIMITED</u>		INC. No: <u>305 720</u>  <input type="checkbox"/> Joint Tenants <input type="checkbox"/> Tenants in Common	
PURPOSE <u>Level</u> <u>Ground Concrete boat launch ramp</u>			
LEGAL DESCRIPTION  <u>Uns. F/S Strait of Georgia, Nanaimo Dist.</u>		Area (Ha) Applied For: <u>0.057</u> Area (Ha) Recommended: <u>0.057</u> Reference Map. No.: <u>92 F-047</u>	
LOCATION <u>Bowser.</u> ( <u>"Seacroft Resort"</u> ) <u>Fronting Lot A, D.L. 36, Newcastle Dist., Plan 50416</u>			
SUMMARY RECOMMENDATION <input checked="" type="checkbox"/> APPROVAL <input type="checkbox"/> DISALLOWANCE		POLICY REFERENCE NO:  <u>3.4.0100</u> <u>Appendix I: Type B.</u>	
FORM OF TENURE: <u>License of Occupation.</u>		TERM OF TENURE: <u>10 years.</u>	
DATE OF NEXT REVIEW: <u>5 years</u>		CIRCLE REASON FOR REVIEW: <u>RENTAL</u> INSURANCE; MGT. PLAN; ROYALTY RATE; SECURITY; EXPIRY; DILIGENT USE; OTHER: _____	
OCCUPATIONAL RENTAL: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No From _____ To _____ Charge Per Day: _____ Flat Fee: _____		ROYALTY RATE:	
RENTAL FORMULA: (Specify Rental Rate, Land Value Type, Minimum, Etc.) <u>4.5% of BCAA Actual Land Value, min. \$200/y.r. (use "determined by owner" rent schedule)</u>			
SPECIFIC RENTAL: <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Pre- for _____ years <input type="checkbox"/> Discount Rate and Period: <input type="checkbox"/> Other:		Calculations (ON PG. 2) Amount: <u>\$200.00</u>	
		TENURE LAND VALUE: <u>\$2048</u> <input checked="" type="checkbox"/> Determined by Owner (A) <input type="checkbox"/> Fee Appraised (A) <input type="checkbox"/> B.C.A.A. (B) <input type="checkbox"/> Zonal (Z) (Calculations on PG. 2)	
SECURITY: <input checked="" type="checkbox"/> Yes - Amount: <u>\$1,000 as a must!</u> <input checked="" type="checkbox"/> No - Reason (If No): <u>minor facility</u>		INSURANCE: <input checked="" type="checkbox"/> Yes - Amount: <u>\$1 million.</u> <input type="checkbox"/> No	
SURVEY: <input type="checkbox"/> Yes - Terms: <input checked="" type="checkbox"/> No		STATE OF TITLE CERTIFICATE: <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required <input checked="" type="checkbox"/> On File	
ADVERTISING: <input type="checkbox"/> Required <input type="checkbox"/> On File <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Date Due: <u>existing facility</u>		UPLOAD OWNER CONSENT: <input type="checkbox"/> Required <input type="checkbox"/> On File <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Date Due: <u>Owner is applicant</u>	
CONDITIONS PRECEDENT for offer letter: (Requirements to be met before tenure issued) <input type="checkbox"/> Yes (See Pg. 2) <input checked="" type="checkbox"/> No			
SPECIAL PROVISOS needed for document: (Ongoing Management Practices) <input checked="" type="checkbox"/> Yes (See Pg. 2) <input type="checkbox"/> No			
DOCUMENTS prepared and attached to report: <u>Computer Entered</u> <u>SEP 19 1991</u> <input checked="" type="checkbox"/> Print showing general area and blow-up of site with dimensions - Surveyor General print to be used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Copy of approved production or management plan <input checked="" type="checkbox"/> Print showing development/improvements <u>not available when updated. (See Page 2)</u>			
PREPARED BY: <u>TKO</u>		CHECKED BY: <u>MS</u>	



PLAN OF PROPOSED LEASE FRONTING ON LOT A,  
PLAN 50416, DISTRICT LOT 36,  
NEWCASTLE DISTRICT.



Use this plan as the official  
development plan for the  
tenure document.

*Thomas Ovarin* *Sept. 18-91*  
STRAIT OF GEORGIA  
signature date

SCALE 1: 500

All distances are in Metres.  
All dimensions and areas are  
subject to final survey.

DATE: 1991/03/27  
REVISIONS:

SIMS ASSOCIATES

B.C. LAND SURVEYOR  
P.O. BOX 1327  
QUALICUM BEACH, B.C., V0R 2T0  
PHONE 752-9121

FILE 89-387-A



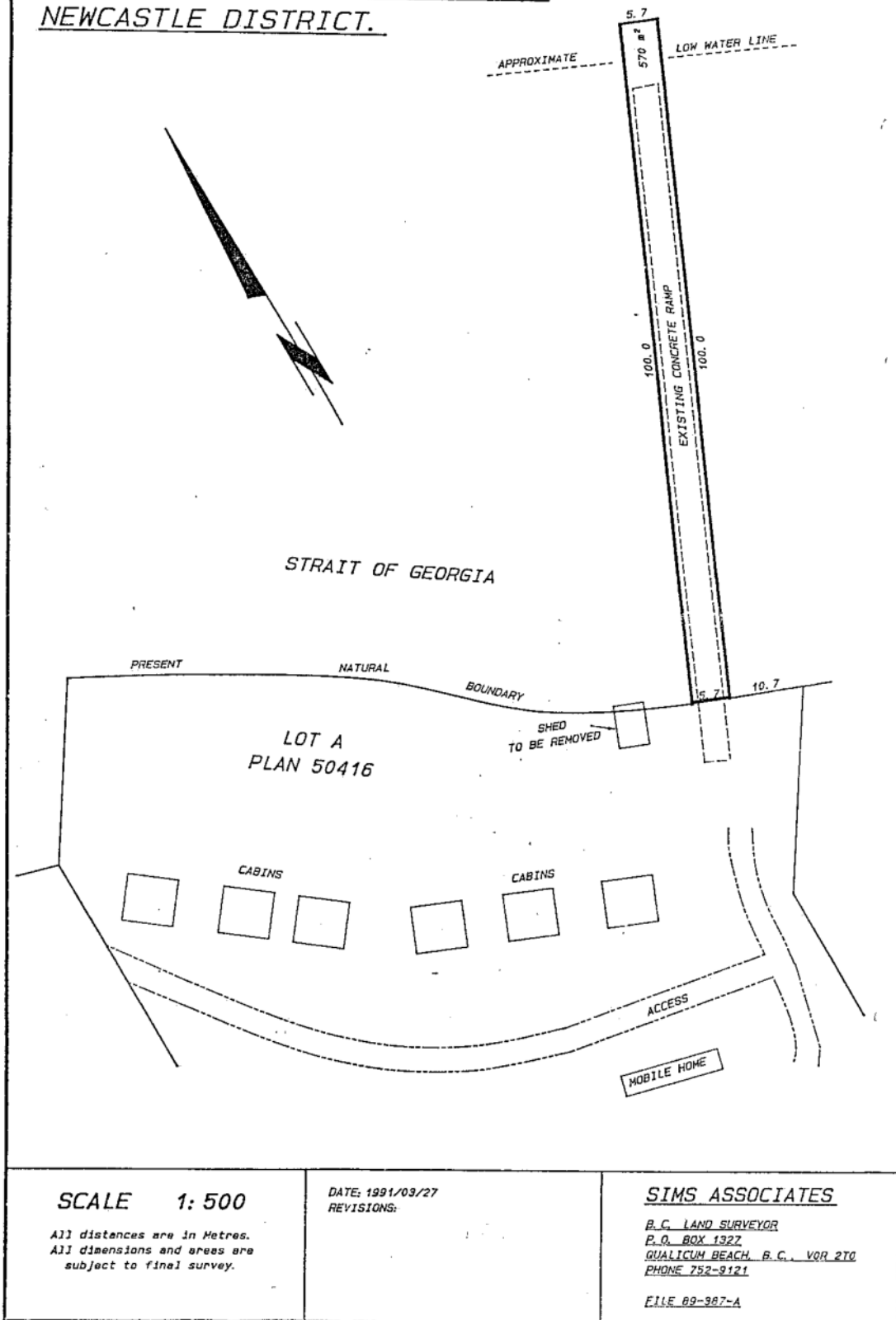
APPLICANT NAME <i>Cam - Park</i>		MINISTRY OF CROWN LANDS 851 YATES STREET VICTORIA, B.C. V8V 1X5	
APPLICATION DATE	REF. MAP NO.		

LOCATION OF LAND	PARCEL SIZE
LEGAL DESCRIPTION	
PROPOSED USE <i>Concrete boat launch ramp.</i>	PURPOSE
STATUS Yes <input type="checkbox"/> No <input type="checkbox"/>	

SUMMARY OF RESPONSE			RESPONSE AND ORDER												NOTIFICATION			
AGENCY/ORGANIZATION	DATE SENT	DATE REC'D	POSITIVE	CONDITIONAL				NEGATIVE				NO INTEREST				OVERRULED	DATE NOTIFIED	LB34
				1st	2nd	3rd	4th	1st	2nd	3rd	4th							
AGRICULTURE & FISHERIES - AQUACULTURE OPERATIONS																		
ARCHAEOLOGY & OUTDOOR REC.																		
CANADIAN COAST GUARD	✓	Aug 13	✓															
ENERGY MINES & PETROLEUM RESOURCES																		
ENVIRONMENT B.C. - FISH & WILDLIFE	✓	Aug 12												✓				
- WASTE MANAGEMENT																		
- WATER MANAGEMENT																		
ENVIRONMENT CANADA	✓	Aug 26												✓				
FISHERIES & OCEANS	✓	Aug 21	✓	no alteration w/o DFO consent														
FISHING VESSEL OWNERS ASS.																		
FOREST SERVICE																		
HEALTH																		
ISLANDS TRUST																		
LOCAL GOVERNMENT																		
PARKS																		
REGIONAL DISTRICT NRD.	✓	Aug 16												✓				
TRANSPORTATION																		
OTHER																		

SUMMARY OF ANALYSIS AND CONFLICT RESOLUTION (USE REVERSE IF NECESSARY)	
RECOMMENDATION	
<input type="checkbox"/> ALLOWANCE	
<input checked="" type="checkbox"/> CONDITIONAL ALLOWANCE <i>TKO</i>	
<input type="checkbox"/> DISALLOWANCE	
<input type="checkbox"/> UNRESOLVED - REFERRED TO REGIONAL DIRECTOR	
SENIOR LAND OFFICER DATE _____	REGIONAL DIRECTOR DATE _____

PLAN OF PROPOSED LEASE FRONTING ON LOT A,  
PLAN 50416, DISTRICT LOT 36,  
NEWCASTLE DISTRICT.



## OF

G E O R G I A

The map shows the Strait of Georgia area with various lots and boundaries. Key features include:

- LOT 36VL&M**: Located in the upper left, with a north arrow pointing towards it.
- LOT 22E&N**: Located in the lower right, with a north arrow pointing towards it.
- LOT 85E&N**: Located in the lower left, with a north arrow pointing towards it.
- STRAIT OF GEORGIA**: The body of water between the lots.
- LOT A PLAN 50415**: A lot in the center, with a north arrow pointing towards it.
- SHED TO BE REMOVED**: A small structure near Lot A.
- 1974 LTD**: A date/label near Lot 85E&N.
- RES 0047898**: A residential lot near Lot 22E&N.
- 0272715**: A lot near Lot 22E&N.
- 0288786**: A lot near Lot 22E&N.
- LICK SAND ECC**: A location near Lot 22E&N.
- 1404767**: A lot near Lot 22E&N.
- 11T1243**: A lot near Lot 85E&N.
- 1406182**, **1400455**, **1400268**, **1400508**, **0288786**, **1400706**, **03489**, **0354845**, **1405789**, **140531**: Various lot numbers and labels near Lot 36VL&M.
- P.B. BOWSER**: A location near Lot 36VL&M.
- APPROXIMATE**, **LOW WATER LINE**, **EXISTING CONCRETE RAMP**: Labels near the top of the map.
- PRESENT**, **NATURAL**, **BOUNDARY**: Labels near the center of the map.

The map is dated 1974 and includes a north arrow.



## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:35:14 PM PST  
Attachments: Scan\_20221214.pdf



MINISTRY OF ENVIRONMENT, LANDS AND PARKS  
BC LANDS - VANCOUVER ISLAND LAND/WATER R  
2080-A LABIEUX ROAD  
NANAIMO B.C. V9T 6J9

Phone: (250) 751-3100  
Fax: (250) 751-3103

\$535.00

**Total Amount Due**

If you wish to meet with staff regarding this tenure please telephone  
the office between 8:30 a.m. and 4:30 p.m.  
Scheduled appointments will occur between 10:00 a.m. and 3:00 p.m.

Due Date: 99/01/31

CAM-PARK ENTERPRISES LIMITED

P.O. BOX 108  
BOWSER BC

V0R 1G0

RECEIVED  
APR 22 1999  
MAY 12 1999  
\$ 535.00  
BY 6

1406866

98/11/30

: Our File  
: Statement Date  
: Your File

Enter Amount  
of Payment:

RMS Service No. 0756  
GST Reg. No. R107864738

Please enclose this Payment Stub with your Remittance in Canadian Funds  
DO NOT MAIL CASH

Please Indicate Change of Address on Reverse ☐

## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:23:09 PM PST  
Attachments: Scan\_20221214.pdf



**Ministry of  
Sustainable Resource  
Management**

BC Assets and Land Corporation  
501 – 345 Wallace Street  
Nanaimo BC V9R 5B6  
Telephone: (250) 741-5650  
Facsimile: (250) 741-5686  
GST Registration No. R107864738

---

February 27, 2002

Our File: 1406866

Edward John Whitehouse  
PO Box 108  
Bowser, BC V0R 1G0

Dear Edward Whitehouse:

Enclosed is an originally executed copy of License No. 108918, covering unsurveyed foreshore or land covered by water being part of the bed of the Strait of Georgia, Nanaimo District as shown outlined on the sketch attached and containing 0.057 hectares, more or less.

This license is issued in the name of Edward John Whitehouse for a term of 10 years commencing February 1, 2002, for private boat launch ramp purposes.

We acknowledge receipt of rental in the amount of \$400.00, representing the fee for the term.

Should you have any further questions, please contact me at 741-5675.

Yours truly,

A handwritten signature in cursive script, appearing to read "G. Schuler".

Geraldine M. Schuler  
Examiner

Enclosures

cc: Crown Land Registry Services, Victoria  
B.C. Assessment Authority, Courtenay  
Regional District of Comox - Strathcona  
Fisheries and Oceans Canada, Nanaimo, Attention: Michelle Begg,

**Acceptance of Offer of licence**

File No. 1406866

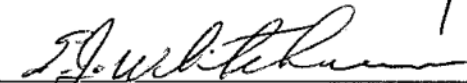
BC Assets and Land Corporation  
Suite 501 345 Wallace Street  
Nanaimo, BC V9R 5B6

Dear Geraldine Schuler:

**Re: Application for licence**

- ☒ I/We accept the offer of licence made to me/us by way of a letter dated JAN 31 2002 from the Ministry of Sustainable Resource Management as represented by British Columbia Assets and Land Corporation and I/we agree to perform and abide by my/our covenants, acknowledgements and representations set out in that offer.
- ☐ I/We do not accept the offer of licence made to me/us by way of a letter dated JAN 31 2002 from the Ministry of Sustainable Resource Management as represented by British Columbia Assets and Land Corporation.

DATED the 11<sup>th</sup> of February, \_\_\_\_.

  
Applicant's signature/Applicant's  
representative's signature

Edward T. Whitehouse  
Print name of person signing

\_\_\_\_\_  
Applicant's signature/Applicant's  
representative's signature

\_\_\_\_\_  
Print name of person signing

MR. EDWARD J. WHITEHOUSE OR  
MRS. BENITA WHITEHOUSE  
BOX 108  
BOWSER, B.C. V0R 1G0  
757-8474

s.21

DATE

*Feb. 11/02*

PAY TO THE  
ORDER OF

*British Columbia Assets & Land Corp.* \$ *1588.50*  
*— Fifteen Hundred & Eighty-Eight — 50/100 DOLLARS*



Security features  
included.  
Details on back.



**Bank of Montreal**  
220 WEST ISLAND HIGHWAY TEL: (250) 248-5711  
PARKSVILLE, B.C. V9P 2G9

MEMO

*Fees + Security*



*E.J. Whitehouse*

MP

s.21


## SEACROFT STRATA CORPORATION

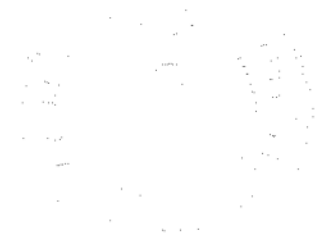
RESOLUTION PASSED BY THE SEACROFT STRATA COUNCIL AT  
A MEETING HELD FEB.10,2002.

BE IT RESOLVED THAT THE SEACROFT STRATA COUNCIL  
APPROVES THE FORESHORE LICENCE OF OCCUPATION BEING  
ISSUED TO EDWARD JOHN WHITEHOUSE AND THE CANCELLATION  
OF THE LICENCE BEING HELD BY CAM-PARK ENTERPRISES LTD.  
FOR THE SAME FORESHORE PARCEL.

  
E.J. WHITEHOUSE  
PRESIDENT

SEAL

  
BENITA M. WHITEHOUSE  
SECRETARY





**BRITISH  
COLUMBIA**

**CERTIFICATE  
OF INSURANCE**

**Freedom of Information and Protection of Privacy Act**  
The personal information requested on this form is collected under the authority of and used for the purpose of administering the *Financial Administration Act*. Questions about the collection and use of this information can be directed to the Manager, Insurance Operations, at (250) 387-0519, PO Box 9405 Stn Prov Govt, Victoria BC V8W 9V1.

**To be completed by Agent or Broker**

THIS CERTIFICATE IS ISSUED TO

B.C. Assets & Land Corporation

Suite 501-345 Wallace Street Nanaimo, B.C. V9R 5B6

CONTRACTOR NAME

Edward John Whitehouse a/o Cam Park Enterprises Ltd

CONTRACT/PERMIT/LICENCE/ IDENTIFICATION NO.

1406866

CONTRACTOR ADDRESS

Box 108 Bowser, B.C.

POSTAL CODE

V0R 1G0

And certifies that policies of insurance as herein described have been issued to the insured(s) named below and are in full force and effect as of the effective date of the agreement.

INSURED	NAME Edward John Whitehouse and Cam Park Enterprises Ltd.				
	ADDRESS P.O. Box 108 Bowser, B.C.				
OPERATIONS INSURED	POSTAL CODE V0R 1G0				
	PROVIDE DETAILS Operating & Maintaining a boat launching ramp used for non commercial use.				
TYPE OF INSURANCE	COMPANY NAME AND POLICY NO.	EXPIRY DATE YR MO DAY			LIMIT OF LIABILITY/AMOUNT
COMPREHENSIVE/ COMMERCIAL GENERAL LIABILITY	Policy # s.21 Axa Pacific Insurance Co. Subject to terms, conditions and exclusions of policy	2002	03	24	INCLUSIVE LIMITS \$ 2,000,000
AUTOMOBILE LIABILITY (OWNED OR LEASED VEHICLES)					PRIMARY \$ EXCESS \$
UMBRELLA LIABILITY					LIMITS \$ EXCESS OF \$
PROFESSIONAL LIABILITY					LIMITS \$
PROPERTY					DETAILS \$ \$
OTHER					DETAILS \$ \$

These policies comply with the insurance requirements of the governing contract, permit or licence with the Province of British Columbia. It is understood and agreed that where required by the governing contract/permit or license, the Province of British Columbia has been added as an additional insured and that thirty (30) days' notice of any material change or cancellation of any of the policies listed herein, either in part or in whole will be given by the insurers to the holder of this certificate.

SIGNED BY THE CONTRACTOR/PERMITTEE/LICENSEE

DATE SIGNED

YR MO DAY

2002 02 11

SIGNED ON BEHALF OF THE CONTRACTOR'S/PERMITTEE'S/LICENSEE'S INSURERS

DATE SIGNED

YR MO DAY

2002 02 07



FILE COPY  
FILE COPY

## 2<sup>ND</sup> NOTICE

January 9, 2002

File: 1406866  
Invoice: 70124

### CERTIFIED MAIL

Cam-park Enterprises Ltd.  
PO Box 108  
Bowser BC V0R 1G0

Dear Sirs/Madams:

Re: Tenure No. 160274 for commercial purposes

Your payment of \$584.15, which was due on January 31, 2001 has not been received as of January 8, 2002.

Interest on the overdue amount is currently being calculated at an annual rate of 8.75%. Interest is accruing at the rate of \$0.16 per diem. Prompt payment will bring your tenure into good standing.

As you are aware, pursuant to the contractual agreement signed between you and the Ministry of Environment, Lands and Parks, full payment is due in advance annually on the anniversary date of said contract. In the event your contractual obligations are not met, British Columbia Assets and Land Corporation has the right to review your agreement to determine further action. Non payment of annual amounts due, may result in the cancellation of your contractual agreement.

Cancellation of your lease will require you to vacate the land.

If you have any questions, regarding this notice, please contact Carlyne Samarin at (250) 741-5653.

Yours truly,

Laurie Dean  
Finance and Administration Manager

CS/as  
1406866b.doc

# FILE COPY

## 2<sup>ND</sup> NOTICE

January 9, 2002

File: 1406866  
Invoice: 58791

### CERTIFIED MAIL

Cam-park Enterprises Ltd.  
PO Box 108  
Bowser BC V0R 1G0

Dear Sirs/Madams:

Re: Tenure No. 160274 for commercial purposes

Your payment of \$642.15, which was due on January 31, 2000 has not been received as of January 8, 2002.

Interest on the overdue amount is currently being calculated at an annual rate of 8.75%. Interest is accruing at the rate of \$0.17 per diem. Prompt payment will bring your tenure into good standing.

As you are aware, pursuant to the contractual agreement signed between you and the Ministry of Environment, Lands and Parks, full payment is due in advance annually on the anniversary date of said contract. In the event your contractual obligations are not met, British Columbia Assets and Land Corporation has the right to review your agreement to determine further action. Non payment of annual amounts due, may result in the cancellation of your contractual agreement.

Cancellation of your lease will require you to vacate the land.

If you have any questions, regarding this notice, please contact Carolyn Samarin at (250) 741-5653.

Yours truly,

Laurie Dean  
Finance and Administration Manager

CS/as  
1406866a.doc

Company/Society No.: \_\_\_\_\_

Subject to Survey: YES ( ) NO ( )

( ) OFFER ( ) COND-DEL finite ( ) Delayed DispositionT<sub>1</sub>  
T<sub>2</sub>  
Cc  
Se  
Rei

NEED Strata  
Council approval  
of PM/Rep  
tenure, as  
repland  
owner.

year/term

Insur

Speci

(✓) Pot

C

C

C

Conditions Precedent

( ) Fees

Rental \$ 400 -

Occupational Rental \$ \_\_\_\_\_ (from \_\_\_\_\_ to \_\_\_\_\_)

Application Fee \$ \_\_\_\_\_

( ) Execution of Documents 150( ) Survey by Applicant/Ministry 550 + 38.50 =

( ) Improvements

( ) Survey Deposit

RemindersStrata Council Res. OKAYING DO C.

Reminders that Can Park will be kept  
for removal of ramp as directed by  
DFO, if not accepted.

CC's

DFO, Vanessa Michelle BeggAdjudicated by: \_\_\_\_\_ Date: \_\_\_\_\_ Approved by: Dr Date: Jan 22/02



Ministry of Sustainable  
Resource Management

BC Assessment and Land Corporation  
Suite 501 345 Wallace Street  
Nanaimo, BC V9R 5B6

Telephone No: 250) 741-5675  
Facsimile No: 250) 741-5686

GST Registration No: R107864738

Your contact is: Geraldine Schuler

Our file: 1406866

### **TENURE OFFER**

EDWARD JOHN WHITEHOUSE  
PO Box 108  
Bowser, BC V0R 1G0

Dear Edward Whitehouse:

#### **Re: Your Application for a Tenure over Crown Land**

Your application for a licence for constructing, operating and maintaining a boat launching ramp used for personal, non-commercial purposes over:

Unsurveyed foreshore or land covered by water being part of the bed of the Strait of Georgia, Nanaimo District, shown outlined on sketch attached and containing 0.057 hectares, more or less,

(the "Land") has been accepted by us subject to fulfillment of certain requirements. Accordingly, we are offering to you a licence on the terms and conditions set out in this letter.

Please remember that Cam-Park Enterprises Limited will be responsible for the removal of the ramp as directed by Fisheries and Oceans Canada if this offer is not accepted.

#### **Deadline for Your Acceptance of this Offer**

This offer may be accepted by you within 60 days of the date of this offer (unless this deadline is extended in writing by us). To accept this offer, you must complete and return to us the enclosed acceptance page by that time. If you do not wish to accept this offer, please check the applicable box on the acceptance page and sign and return the page to us so that we may record your rejection of our offer.

## 1. Conditions of Offer

Enclosed are three copies of your licence. If you accept this offer by returning the acceptance page to us within the time set out above, you must then execute and return these documents to us within 60 days of the date of this letter together with all of the following:

### Monies Payable

You must deliver to us the following amounts:

Licence Fee	*\$	400.00
Documentation Fee	*\$	150.00
GST Total	\$	<u>38.50</u>
<b>Total Fees Payable</b>	<b>\$</b>	<b><u>588.50</u></b>

\* denotes GST payable

Your cheque or money order must be payable to the British Columbia Assets and Land Corporation and be delivered to Suite 501 345 Wallace Street Nanaimo, BC V9R 5B6. Please quote our file number when sending us your payment.

### Security

You must deliver to us a security deposit in the amount of \$1,000.00 to guarantee the performance of your obligations under the licence. Your security deposit must comply with the attached instructions for acceptable forms of security.

### Insurance

You must deliver to us a Province of British Columbia Certificate of Insurance for the insurance required to be maintained under the licence. A sample certificate is enclosed. The Certificate must confirm the following:

- (i) You have obtained, as required under the licence, a comprehensive/commercial general liability insurance policy with a limit of \$1,000,000.00 per occurrence;
- (ii) Her Majesty the Queen in Right of the Province of British Columbia, is an additional insured under the policy; and
- (iii) The policy includes cross-liability and blanket contractual liability clauses or endorsements.

### Additional Requirements

It will be necessary for you to obtain a Strata Council Resolution approving this tenure.

Please sign **all** of the enclosed tenure documents in the spaces provided on the signature page, and **return all copies to our office.**

If you sign the licence documents and return them to us within 60 days of the date of this letter (unless this deadline is extended in writing by us), together with each of the items listed in this section, the licence documents will be signed on behalf of the Province. We will then return an executed copy of the licence to you. If the licence documents and each of the items listed in this section are not returned to us within 60 days of the date of this letter, we will be under no further obligation to issue the licence to you and this offer will terminate.

## **2. Acknowledgments of the Applicant**

By accepting this offer, you agree that:

- (a) This offer cannot be transferred to another person.
- (b) This offer and the licence do not guarantee that
  - (i) the Land is suitable for your proposed use,
  - (ii) the Land can be built on,
  - (iii) there is access to the Land, or
  - (iv) the Land is not susceptible to flooding or erosion.
- (c) This offer will survive the signing and issuance of the licence but if any contradiction exists between the terms of this offer and the licence, the terms of the licence will prevail.
- (d) This offer does not give you any right to use or occupy the Land for any purpose.
- (e) Under the *Land Act*, this offer is not binding upon the Province until the licence is signed by the Province.
- (f) Time is of the essence in this offer.

## **3. Your Representations**

By accepting this offer, you confirm that:

- (a) You (or your authorized representative) have inspected the Land and are fully aware of its condition.

- 4 -

- (b) You have knowledge of all municipal and regional bylaws regulating the use and development of the Land.
- (c) You acknowledge that you have no right to use or occupy the Land unless and until the licence is issued to you under this offer.
- (d) You are a Canadian citizen or permanent resident of Canada and are 19 years of age or older.

### **Freedom of Information**

Personal information is collected under the *Land Act* for the purpose of administering Crown land. Information on your application, and if issued, your tenure, will become part of the Crown Land Registry, from which information is routinely made available to the public under freedom of information legislation.

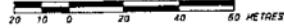
Yours truly,

Authorized representative

cc: Regional District of Comox-Strathcona  
Michelle Bigg, Habitat Auxiliary, Fisheries and Oceans Canada,  
3225 Stephenson Point Road, Nanaimo, BC V9T 1K3

**PHASED STRATA PLAN OF LOT A, PLAN  
VIP53143, DISTRICT LOT 36, NEWCASTLE  
DISTRICT AND PART OF THE BED OF THE  
STRAIT OF GEORGIA, NANAIMO DISTRICT.  
B.C.S. 92F.047**

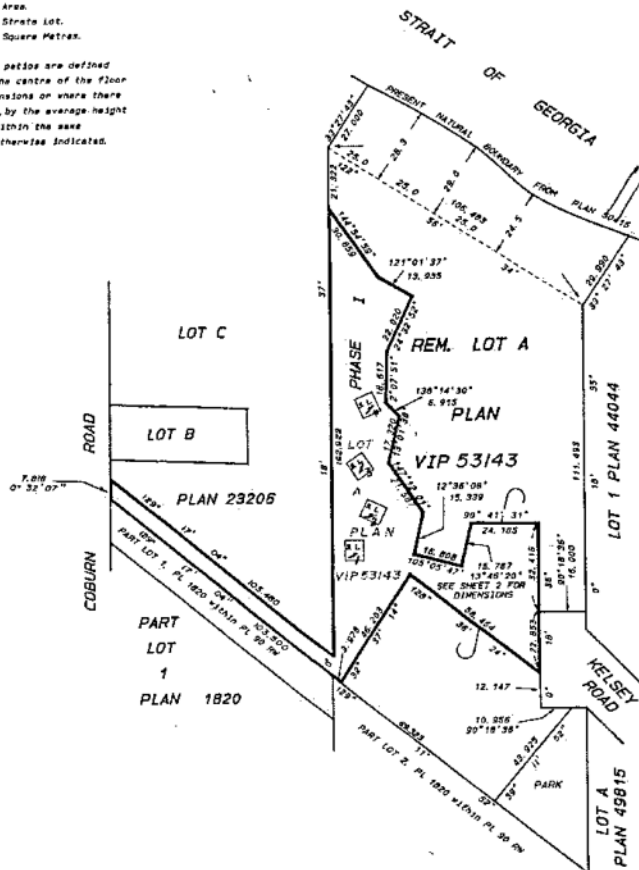
SCALE 1:1000



**LEGEND**

- All distances are in Metres.  
All measurements are Astronomic and derived from Plan VIP53143  
L.C.P. Denotes Limited Common Property.  
C.R. Denotes Common Property.  
A. Denotes Area.  
S.L. Denotes Strata Lot.  
sq. A. Denotes Square Metres.

All balconies and patios are defined as to height, by the centre of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.



FIRST SHEET

Sheet 1 of 3 Sheets

**STRATA PLAN VIS. 2199  
PHASE I**

Deposited and Registered in the Land Title Office

at Victoria, B.C. this 1 day of  
November, 1991

*[Signature]*  
Deputy Registrar

Approved as Phase I of a 4 Phase Strata Plan, under the Common Law Act

Dated this 16 day of OCTOBER, 1991

*[Signature]*  
Approved, District Director of Transportation and Highways

This plan lies within the Regional District of Nanaimo and Part Aboard Assessment Area.

The address for service of documents for the Strata Plan VIS. 2199 is:  
88 Coburn Road,  
Nanaimo, British Columbia  
V9R 1G2

The civic address in the Regional District of Nanaimo is:  
88 Coburn Road,  
Nanaimo, British Columbia  
V9R 1G2

Corrected this 4 December 1991  
See DD E.E.156603

*[Signature]*  
DEPUTY REGISTRAR

I, Michael A. Sles, a British Columbia Land Surveyor of the Town of Quilicum Beach, in British Columbia, hereby certify that the buildings erected on the parcel described above is wholly within the external boundaries of that parcel.

Dated at Quilicum Beach, British Columbia,

this 22 day of JUNE, 1991.

*[Signature]* B.C.L.S.

**SIMS ASSOCIATES**

B.C. LAND SURVEYOR  
B.C. REG. 1922  
QUILICUM BEACH, B.C. V9R 2T0  
PHONE 782-3121

F.I.L.D. 82-382-A

**CERTIFICATE OF APPROVAL**

I hereby certify that construction of the buildings situated on Lot A, Plan VIP53143, D.L. 36, Newcastle District, have been approved for Strata Plan development.

Dated this 21 day of OCTOBER, 1991.

*[Signature]* Authorized Signatory - Chairman  
*[Signature]* Authorized Signatory - Secretary  
Regional District of Nanaimo



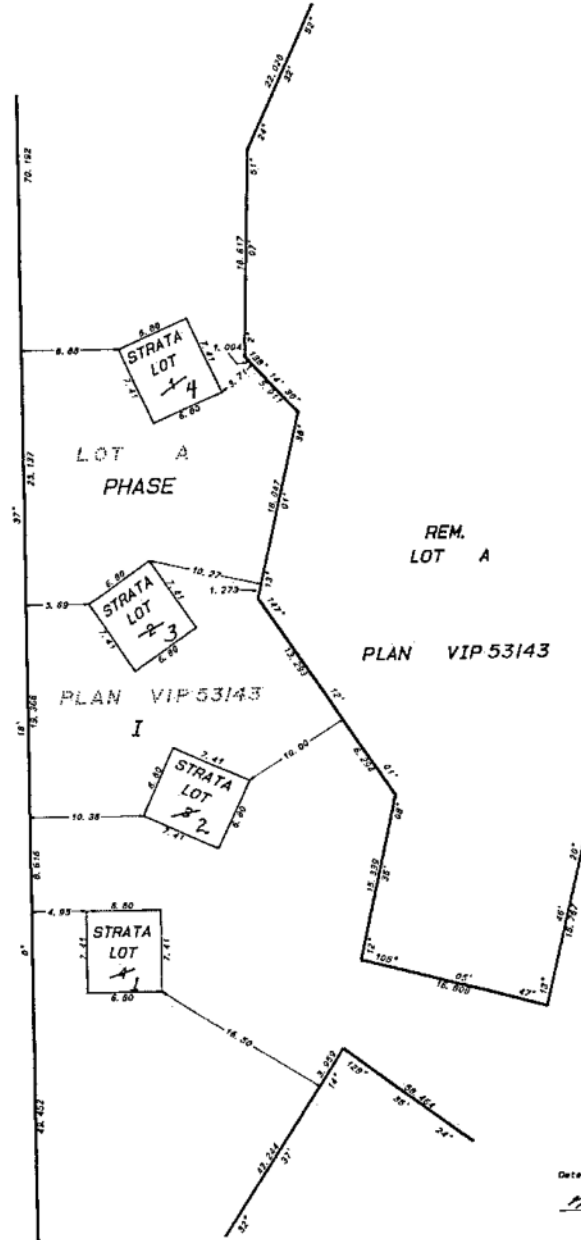
**PHASED STRATA PLAN OF LOT A, PLAN  
VIP 53143, DISTRICT LOT 36, NEWCASTLE  
DISTRICT AND PART OF THE BED OF THE  
STRAIT OF GEORGIA, NANAIMO DISTRICT  
B.C.G.S. 92F.047  
SCALE 1:250**

FIRST SHEET  
Sheet 2 of 5 Sheets  
**STRATA PLAN VIS 2199**  
PHASE I

0 5 10 15 20 METRES



LOT  
C  
  
PLAN  
29206



REM.  
LOT A

PLAN VIP 53143

Corrected this 4 December 1991  
See DD 88136603  
*[Signature]*  
SUDITY REGISTRATION

Dated this 12<sup>th</sup> day of June, 1991  
*[Signature]*  
B.C.L.S.

5110.82-397-A

SECOND SHEET  
Sheet 3 of 3 SheetsSTRATA PLAN VIS **2199**  
PHASE I

CONDOMINIUM ACT				
		FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULES OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
LOT NO.	SHEET NO.	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
1	4	490	<del>490</del> 64,900	1
2	4	490	<del>490</del> 64,900	1
3	4	490	<del>490</del> 74,900	1
4	4	490	<del>490</del> 74,900	1
AGGREGATE		1960	<del>1960</del> 279,600	1

Corrected this 4 December 1991  
See DD EE136603*M. Macaulay*  
DEPUTY REGISTRARRegistered Owner  
Cee-Park Enterprises Ltd., Inc. No. 308 1291*E. J. Whitelaw*  
Authorized Signatory  
Edward J. Whitelaw

Authorized Signatory

Witness, s. 22  
J. W. M. Jit Souds. 22  
Occupation of Witness

s. 22

Address of Witness

Mortgages  
Central Business Development Bank  
Owner of Charge Nos. H22365 and H223284*W. P. S. Jit Soud*  
Authorized Signatory

Authorized Signatory

s. 22

Witness of above Signatures

s. 22

Occupation of Witness

s. 22

Address of Witness

Approved as to Forms 1, 2 and 3 this 29 day of October 1991.*[Signature]*  
Superintendent of Real Estate

## STATUTORY DECLARATION

We the undersigned, do solemnly declare that

(1) We are the owner developers.

(2) The Strata Plan is entirely for commercial use.

I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

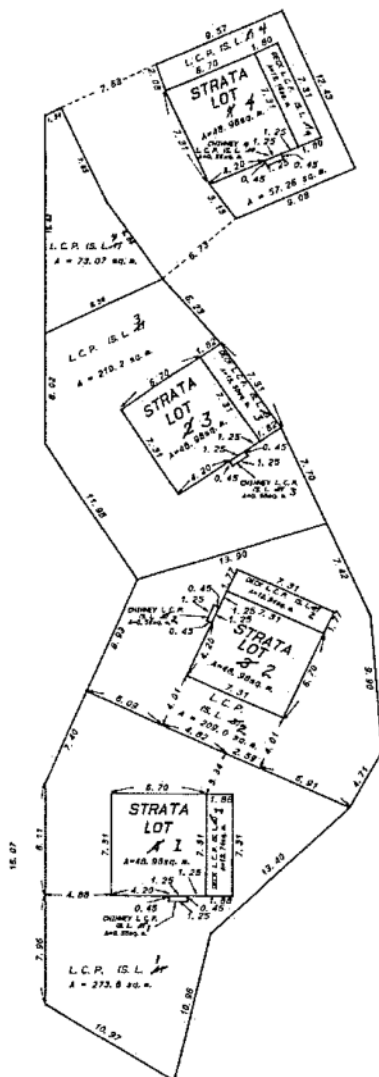
*E. J. Whitelaw*  
Authorized Signatory, Cee-Park Enterprises Ltd.  
Edward J. WhitelawDeclared before me at Qualicum Beach in theProvince of British Columbia this 14 day of June, 1991.s. 22  
A Commissioner for (s. 22) Affidavits for British Columbia.  
J. W. M. Jit SoudDated at Qualicum Beach, B.C., this 29 day of June, 1991.*[Signature]* B.C.L.S.

File: 89-387-1

**STRATA LOTS 1, 2, 3 AND 4**  
**PHASE I**  
**SCALE 1:200**

0 5 10 15 20 METRES

Sheet 4 of 5 Sheets  
**STRATA PLAN VIS 2199**  
**PHASE I**



Corrected this 4 December 1991  
 See DD 65136602  
*[Signature]*  
 DEPUTY REGISTRAR

Dated this 12<sup>th</sup> day of JUNE, 1991  
*[Signature]* R.C.L.S.

FILE 69-367-4

DEALINGS AFFECTING THE COMMON PROPERTY			
REGISTRATION		DOCUMENT	
NUMBER	DATE	TIME	NATURE AND PARTICULARS
MT6300			Exceptional Reservations, Esquimalt & Nanaimo Railway Company, AFR 9,693,743 & A, Section 172(2), for actual date & time of registration see original grant from E & N Railway Company
BS2037	23.6.86	12:18	Covenant, Regional District of Nanaimo, Section 215 Land Title Act, Inter Alia
EE25950	16.10.99	11:08	Covenant, Her Majesty the Queen in Right of the Province of British Columbia and Regional District of Nanaimo Section 215, Land Title Act, Inter Alia
Common Property Sheet Closed Jan 17/96			
Search ALFOS2 or BC OnLine for Current Information- BC Reg-76/95			
<u>K.D. Jacques</u> <u>per BS</u> K.D. JACQUES, Registrar Victoria Land Title District			

RECORD OF BY-LAWS AND ORDERS			
FILING		DOCUMENT	
NUMBER	DATE	TIME	NATURE AND PARTICULARS
EE123207	1.11.91	9:12	Notification of Change of Bylaws - Form B
Below Sheet Closed Search ALFOS2 or BC OnLine for Current Information- BC Reg-76/95			

Dated this 12<sup>th</sup> day of June, 1996
  
 K.D. JACQUES

File: 82-387-2

**PHASED STRATA PLAN OF LOT A, PLAN  
VIP 53143, DISTRICT LOT 36, NEWCASTLE  
DISTRICT AND PART OF THE BED OF THE  
STRAIT OF GEORGIA, NANAIMO DISTRICT.**

**B.C.S. 92F.047**

**SCALE 1:1000**

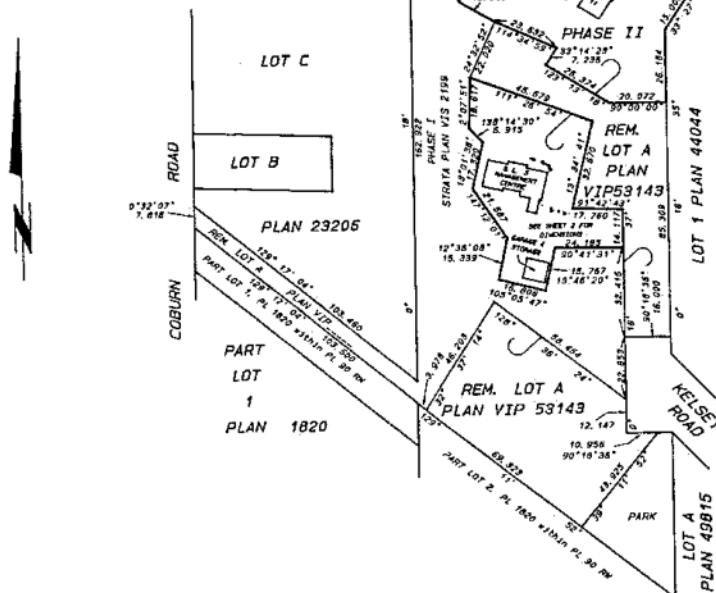


**LEGEND**

- All distances are in Metres.  
Azimuths are Astronomic and derived from Plan V1912199.  
L.C.P. Denotes Limited Common Property.  
C.P. Denotes Common Property.  
A. Denotes Area.  
S.L. Denotes Strata Lot.  
sq. m. Denotes Square Metres.

All balconies and patios are defined as to height, by the centre of the floor above or its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

Strata lot boundaries are defined by exterior of floors, walls and ceilings.



FIRST SHEET

Sheet 1 of 6 Sheets

**STRATA PLAN V1912199**

Deposited and Registered in the Land Title Office at Victoria, 10/08/99, by or for the owner.



Approved as Phase I, II & III of a Phased Strata Plan under the Condominium Act.

Dated this 11th day of JUNE, 1999.

*[Signature]*  
Authorized Officer, Ministry of Transportation and Highways.

This plan lies within the Regional District of Nanaimo and the Port Alberni Assessment Area.

The address for service of documents for the Owner, Strata Plan V1912199, is:

85 Coburn Road,  
Nanaimo, British Columbia  
V9R 1G9

The civic address in the Regional District of Nanaimo is:

85 Coburn Road,  
Nanaimo, British Columbia  
V9R 1G9

I, Michael A. Sims, a British Columbia land surveyor of the Town of Qualicum Beach, in British Columbia, hereby certify that the buildings erected on the parcel described above is wholly within the external boundaries of that parcel.

Dated at Qualicum Beach, British Columbia,

this 20th day of APRIL, 1999.

*[Signature]* B.C.L.S.

**SIMS ASSOCIATES**

B.C. LAND SURVEYOR  
P.O. BOX 1222  
QUALICUM BEACH, B.C., V9R 2T8  
PHONE 752-8121

FILE #9-392-A

**CERTIFICATE OF APPROVAL  
(AS TO STRATA LOT 5)**

I hereby certify that construction of the building situated on Lot A, Plan V1912199, District Lot 36, Newcastle District, have been approved for Strata Plan development.

Dated this 11th day of JUNE, 1999.

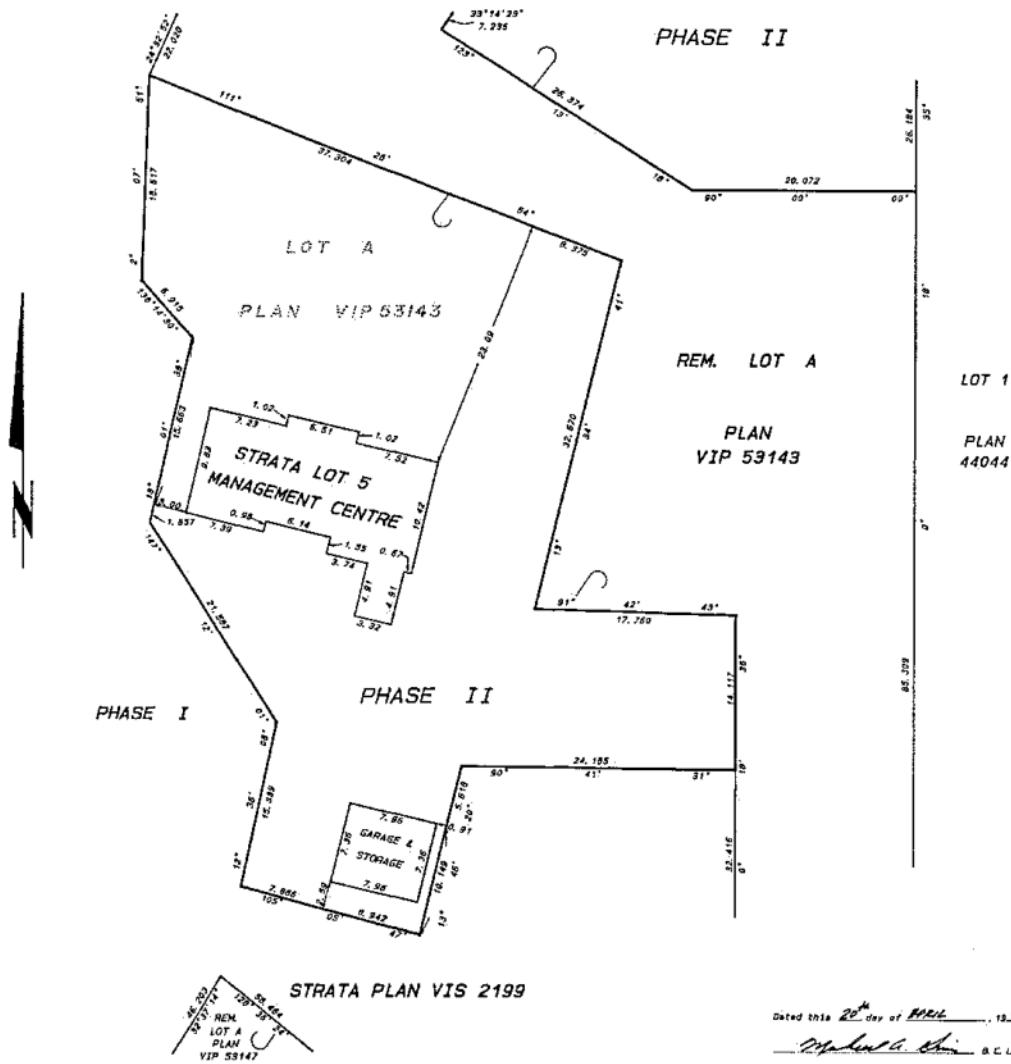
*[Signature]* Authorized Signatory - Chairman  
*[Signature]* Authorized Signatory - Secretary  
Regional District of Nanaimo

PHASED STRATA PLAN OF LOT A, PLAN  
VIP 53143, DISTRICT LOT 36,  
NEWCASTLE DISTRICT AND PART  
OF THE BED OF THE STRAIT OF  
GEORGIA, NANAIMO DISTRICT.  
B.C.S. 92F.047  
SCALE 1:250

0 5 10 15 20 METRES

SHEET 2 OF 8 SHEETS  
 STRATA PLAN VIS 2199  
 PHASE II

FIRST SHEET



ELL-82-287-A

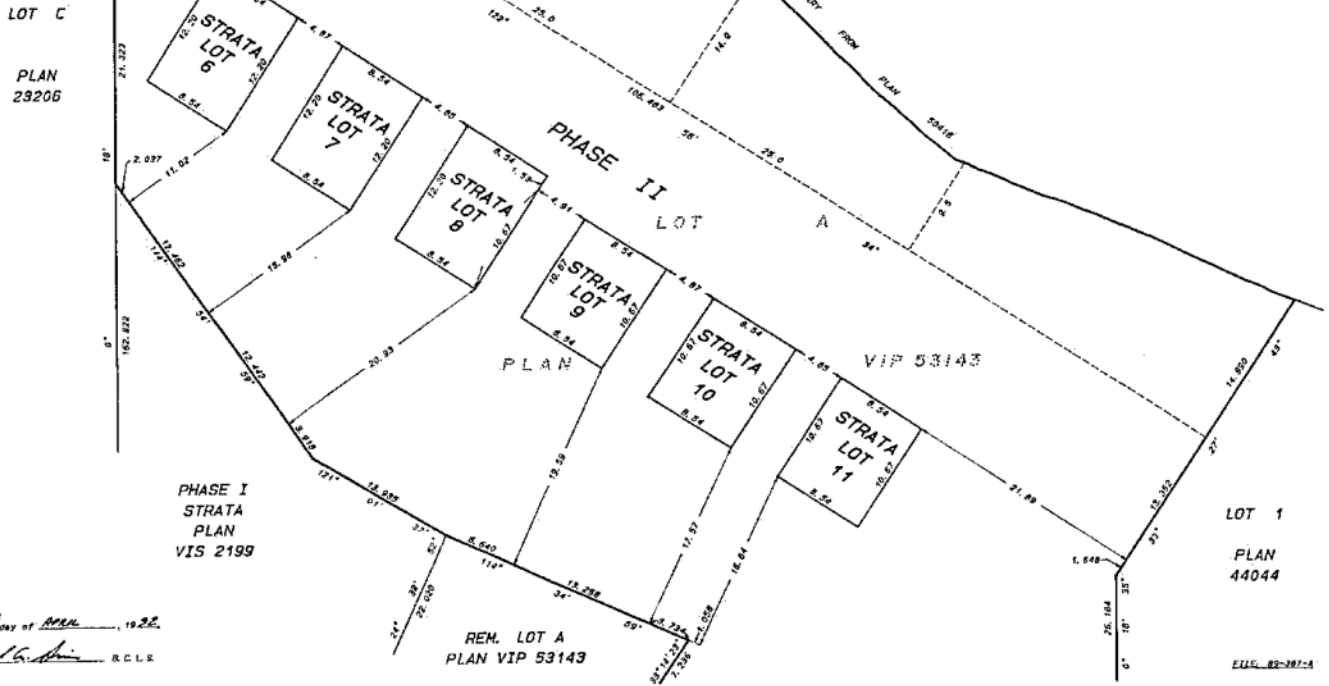
PHASED STRATA PLAN OF LOT A, PLAN  
VIP53143, DISTRICT LOT 35,  
NEWCASTLE DISTRICT AND PART  
OF THE BED OF THE STRAIT OF  
GEORGIA, NANAIMO DISTRICT,  
B. C. S. 92F. 047  
SCALE 1:250

SHEET 3 OF 6 SHEETS

STRATA PLAN VIS 2199  
 PHASE II

0 5 10 20 METRES

LOT C  
 PLAN  
 29206



Dated this 20<sup>th</sup> day of APRIL, 1992.  
*Michael G. Smith* R.C.L.R.

FILE 82-207-1

Sheet 4 of 5 Sheets  
**STRATA PLAN VIS 2199**  
**PHASE II**

CONDOMINIUM ACT				
		FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULES OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
LOT NO.	SHEET NO.	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
5	5	2305	275,000	5
6	5	1042	174,900	1
7	5	1042	174,900	1
8	5	1042	174,900	1
9	5	911	149,900	1
10	5	911	149,900	1
11	5	911	149,900	1
AGGREGATE		8165	1,249,400	12

Registered Owner  
 Co-Part Enterprises Ltd. (Inc. No. 505,720)

*E. Whitehouse*  
 Authorized Signatory  
 EDWARD J. WHITEHOUSE

Authorized Signatory

S.22

Witness as to above Signatures

S.22

Occupation of Witness

S.22

Address of Witness

Mortgagee  
 Federal Business Development Bank  
 Owner of Charge No. 80254

*E. Whitehouse*  
 Authorized Signatory

Authorized Signatory

S.22

Witness as to above Signatures

S.22

Occupation of Witness

S.22

Address of Witness

Mortgagee  
 Royal Bank of Canada  
 Owner of Charge No. 872534

*Alfred W. Tanras*  
 Authorized Signatory ALFRED W. TANRAS  
 for Co-Part A/C's

Authorized Signatory

S.22

Witness as to above Signatures

S.22

Occupation of Witness

S.22

Address of Witness

Approved as to Forms 1, 2 and 3 this 12 day of June, 1992

*E. Whitehouse*  
 Superintendent of Real Estate

**STATUTORY DECLARATION**

We the undersigned, do solemnly declare that  
 (1) We are the owner-developers,  
 (2) The Strata Plan is for commercial and residential use,  
 I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

*E. Whitehouse*  
 Authorized Signatory, Co-Part Enterprises Ltd.  
 EDWARD J. WHITEHOUSE

Declared before me at Qualicum Beach in the

Province of British Columbia this 23 day of April, 1992

*Kenneth G. Walker*  
 A Commissioner for taking Affidavits for British Columbia.

S.22

**(AS TO STRATA LOTS 6 TO 11)**

I, Michael A. Sims, British Columbia land surveyor, hereby certify that the buildings shown in this strata plan have not, as of

the 20<sup>th</sup> day of April, 1992, been previously occupied.

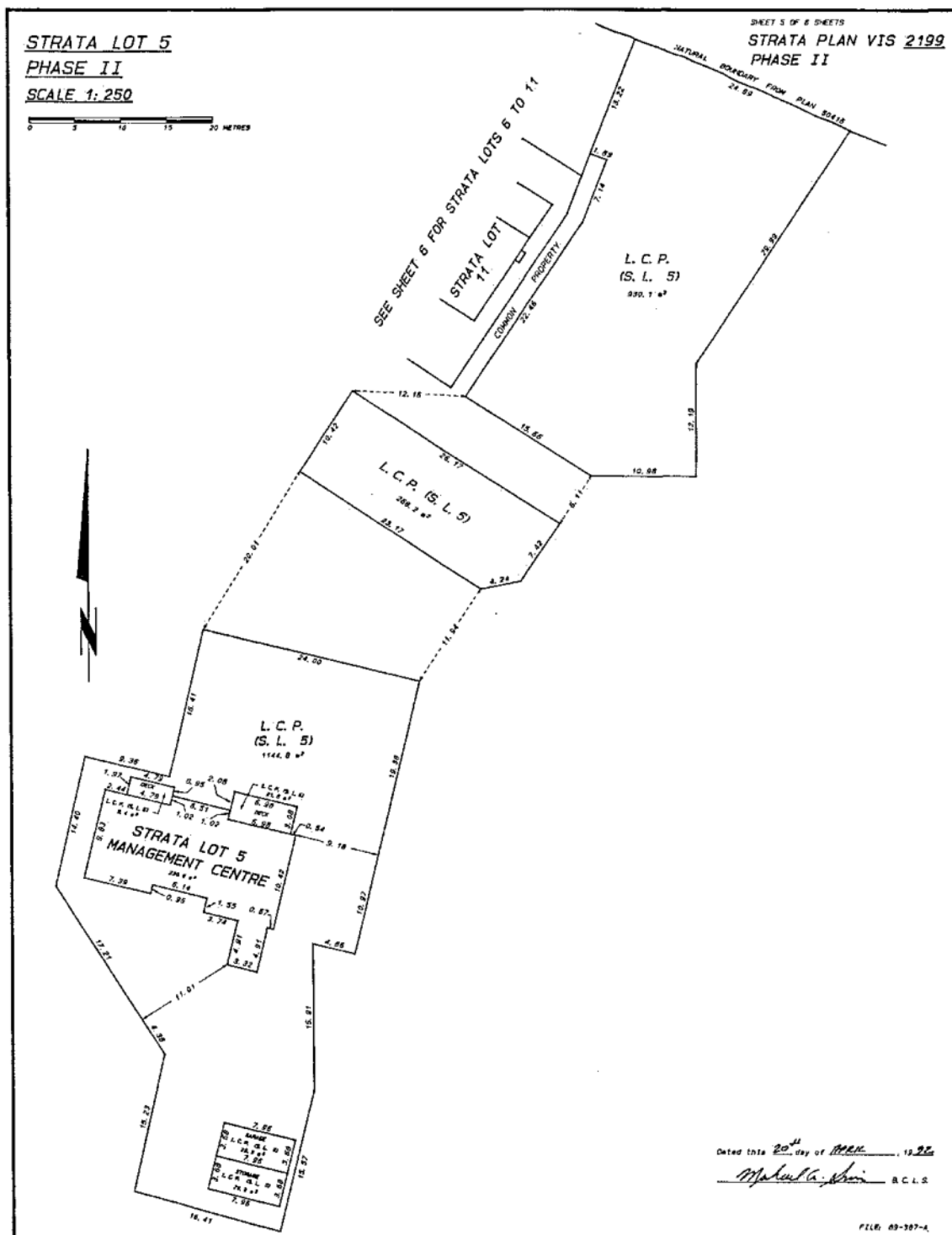
Dated at Qualicum Beach, B.C.

this 20<sup>th</sup> day of April, 1992

*Michael A. Sims* B.C.L.S.

File: 82-282-A





STRATA LOTS 6, 7, 8, 9, 10 AND 11

PHASE II

SCALE 1:250

0 5 10 15 20 METRES

SHEET 6 OF 6 SHEETS

STRATA PLAN VIS 2199

PHASE II



Dated this 20<sup>th</sup> day of April 1999

*Michael A. Smith* R.C.L.S.

FILED 03-382-A

**PHASED STRATA PLAN OF LOT A, PLAN  
VIP 53143, DISTRICT LOT 36, NEWCASTLE  
DISTRICT AND PART OF THE BED OF THE  
STRAIT OF GEORGIA, NANAIMO DISTRICT.**

**B.C.S. 92F.047**

**SCALE 1:1000**

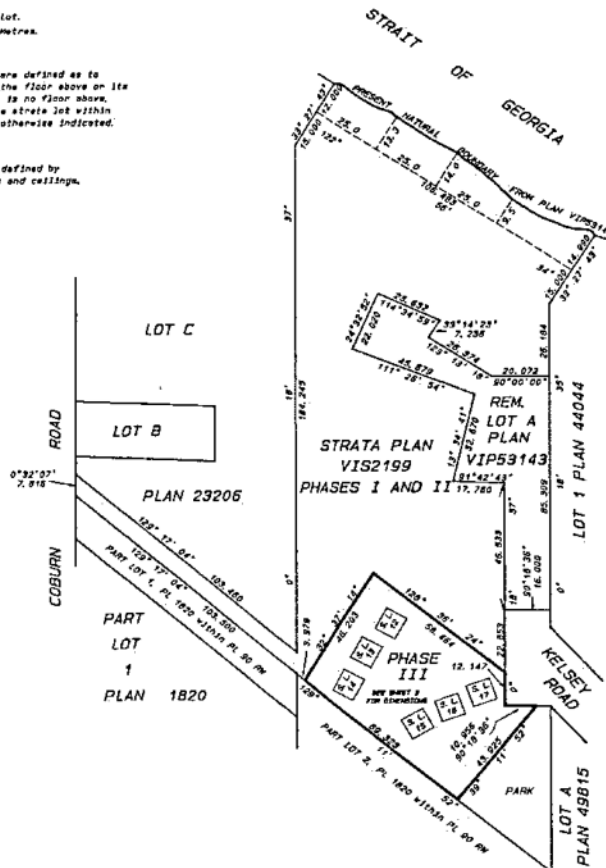


**LEGEND**

All distances are in metres.  
Azimuths are Astronomic and derived from Plan VIP53143  
L.C.P. Denotes Limited Common Property.  
C.P. Denotes Common Property.  
A. Denotes Area.  
S.L. Denotes Strata Lot.  
M² Denotes Square Metres.

All balconies and patios are defined as to height, by the centre of the floor above on its extensions or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

Strata lot boundaries are defined by exterior of floors, walls and ceilings.

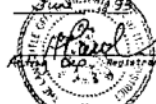


FIRST SHEET

Sheet 1 of 4 Sheets

**STRATA PLAN VIS 2199  
PHASE III**

Deposited and Registered in the Land Title Office  
at Victoria on this 27th day of



E680046

Approved by the Registrar of a Phase Strata  
Plan under the Condominium Act.

Dated this 27th day of JUNE 1993

*[Signature]*  
Applying Officer, Ministry of  
Transportation and Highways.

This plan lies within the Regional District of  
Nanaimo and the Port Alberni Assessment Area.

The address for service of documents  
for the Owners, Strata Plan VIS 2199, is:

85 Coburn Road,  
Boswell, British Columbia,  
V8H 1G9

The civic address in the Regional  
District of Nanaimo is:

85 Coburn Road,  
Boswell, British Columbia,  
V8H 1G9

I, Michael A. Sims, a British Columbia  
Land Surveyor of the Town of Qualicum  
Beach, in British Columbia, hereby certify  
that the buildings erected on the parcel  
described above is wholly within the  
external boundaries of that parcel.

Dated at Qualicum Beach, British Columbia,

this 29th day of APRIL 1993.

*[Signature]* S.C.L.S.

**SIMS ASSOCIATES**

B.C. LAND SURVEYOR  
P.O. BOX 1922  
QUALICUM BEACH, B.C., V8R 2T9  
PHONE 252-2121  
FAX 252-3474

PHASED STRATA PLAN OF LOT A, PLAN  
VIP 53143, DISTRICT LOT 35, NEWCASTLE  
DISTRICT AND PART OF THE BED OF THE  
STRAIT OF GEORGIA, NANAIMO DISTRICT.  
B.C.G.S. 92F.047  
SCALE 1:250

STRATA PLAN  
 VIS2199

SHEET 2 OF 4 SHEETS FIRST SHEET  
 STRATA PLAN VIS 2199  
 PHASE III

0 5 10 15 20 Metres

LOT C  
 PLAN  
 23206

LOT 1  
 PLAN  
 44044

KELSEY  
 ROAD

LOT A  
 PLAN  
 49815

PARK

PART LOT 2, PLAN 1820 WITHIN PLAN 90 R/N

VIP53143

Dated this 29<sup>th</sup> day of APRIL, 1993.

*[Signature]*  
 R.C.L.S.

2110-89-382-A

SECOND SHEET

SHEET 3 OF 4 SHEETS  
STRATA PLAN VIS 2199  
PHASE III

CONDOMINIUM ACT				
		FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULES OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
LOT NO.	SHEET NO.	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
12	4	579	109900	1
13	4	579	109900	1
14	4	579	109900	1
15	4	579	109900	1
16	4	579	109900	1
17	4	579	109900	1
AGGREGATE		4074	659400	6

Approved as to Forms 1, 2 and 3 this 24 day of June, 1993

  
Superintendent of Real Estate.
Registered Owner:  
C&P Enterprises Ltd.  
INC. NO. 208 720

  
Authorized Signatory

Authorized Signatory

s.22

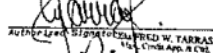
Witness as to above Signatures

s.22

Occupation of Witness

s.22

Address of Witness

Mortgages  
Royal Bank of Canada  
Owner of Certificate No. 105612

  
Authorized Signatory

Authorized Signatory

s.22

Witness as to above signatures

s.22

Occupation of Witness

s.22

Address of Witness

s.22

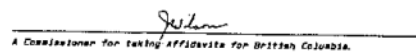
STATUTORY DECLARATION

We the undersigned, do solemnly declare that

(1) We are the owner developers.

(2) The Strata Plan is entirely for commercial and residential use.

I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.


  
Authorized Signatory, C&P Enterprises Ltd.
Declared before me at Qualicum Beach in theProvince of British Columbia this 24 day of April, 1993.

  
A Commissioner for taking Affidavits for British Columbia.

I, Michael A. Siew, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 20 day of April, 1993, been previously occupied.

Dated at Qualicum Beach, B.C.

This 24 day of April, 1993.

  
M. A. Siew

FILED 82-102-A

STRATA LOTS 12 TO 17

### PHASE III

SCALE 1: 200

SHEET 4 OF 4 SHEETS

STRATA PLAN VIS 2199

PHASE III



STRATA PLAN  
VIS2199

STRATA PLAN  
VIS2199

KELSEY  
ROAD

*PARK*

PART LOT 2, PLAN 1920 WITHIN PLAN 90 R/W

Dated this 25<sup>th</sup> day of APRIL, 1942

M. G. L. BCLB

FILE # 88-287-A

**PHASED STRATA PLAN OF LOT A, PLAN VIP59986,  
DISTRICT LOT 36, NEWCASTLE DISTRICT,  
AND PART OF THE FORMER BED OF THE  
STRAIT OF GEORGIA, NANAIMO DISTRICT.**

**B.C.G.S. 92F.042**

**SCALE 1:1000**



**LEGEND**

All distances are in Metres.

Azimuths are Astronomic and derived from Plan VIPS3143.

L.C.P. Denotes Limited Common Property.

C.P. Denotes Common Property.

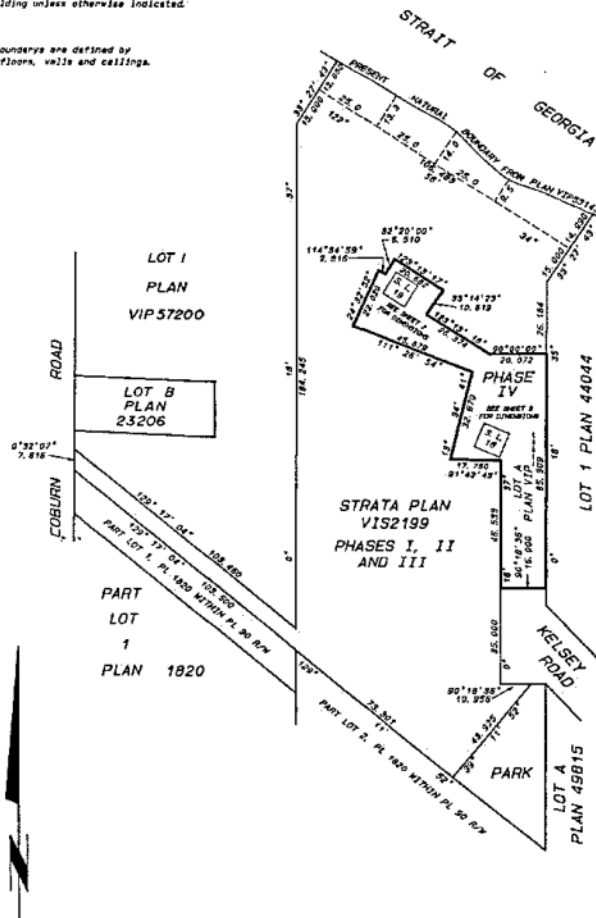
A. Denotes Area.

S.L. Denotes Strata Lot.

m<sup>2</sup> Denotes Square Metres.

All boundaries and points are defined as to height, by the centre of the floor above or its extension or where there is no floor above, by the average height of a strata lot within the same building unless otherwise indicated.

Strata lot boundaries are defined by exterior of floors, walls and ceilings.



FIRST SHEET

SHEET 1 of 3 SHEETS

**STRATA PLAN VIS 2199  
PHASE IV**

Deposited and Registered in the Land Title Office at Victoria, B.C. this 2<sup>nd</sup> day of ~~November~~ 1994.

*Don MacDonald*  
Registrar

Approved as Phase 4 of a 4 Phase Strata Plan under the Condominium Act.

Dated this 23<sup>rd</sup> day of ~~Sept~~ 1994

*[Signature]*  
Approving Officer, Ministry of Transportation and Highways.

This plan lies within the Regional District of Nanaimo and the Port Alberni Assessment Area.

3 Units

The address for service of documents for the Owners, Strata Plan VIS 2199 is:

25 Coburn Road,  
Beverly, British Columbia,  
V0R 1G0

The civic address in the Regional District of Nanaimo is:

25 Coburn Road,  
Beverly, British Columbia,  
V0R 1G0

I, Michael A. Sles, a British Columbia Land Surveyor of the Town of Qualicum Beach, in British Columbia, hereby certify that the buildings erected on the parcel described above is wholly within the external boundaries of that parcel.

Dated at Qualicum Beach, British Columbia,

this 2<sup>nd</sup> day of ~~August~~ 1994

*[Signature]* B.C.L.S.

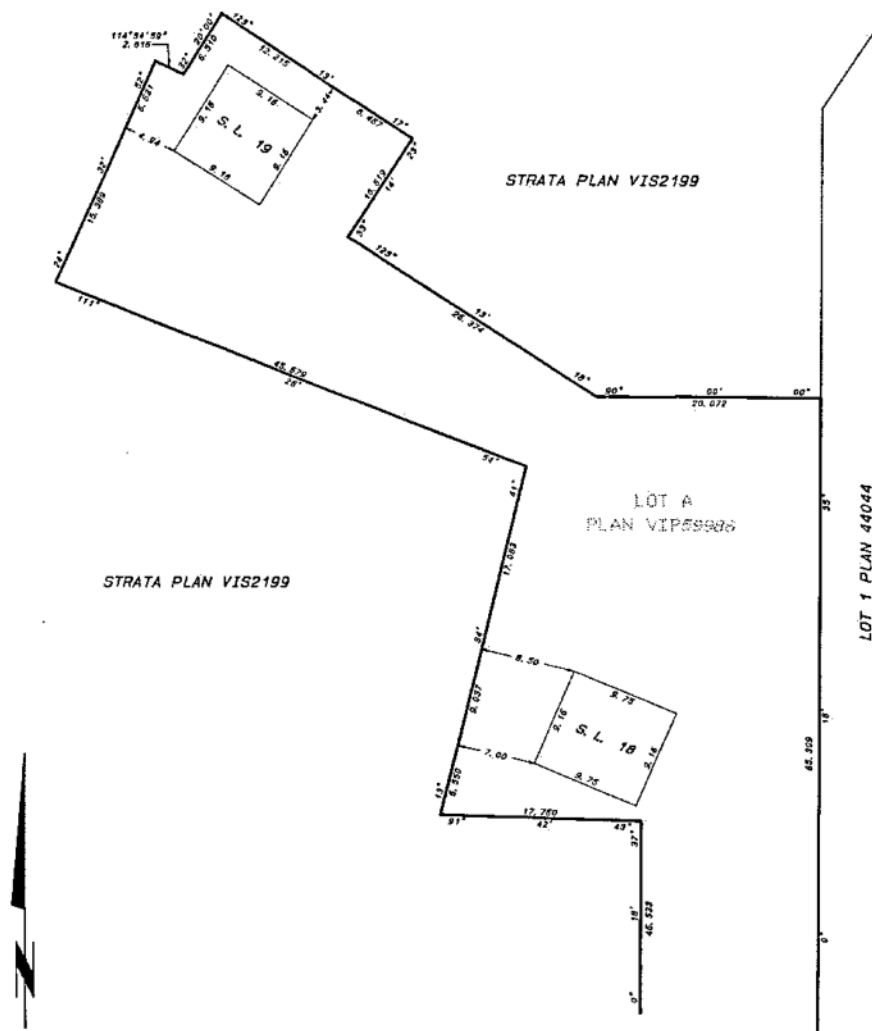
**SIMS ASSOCIATES**

LAND SURVEYING  
223 FERN ROAD WEST,  
QUALICUM BEACH, B.C. V0K 1S6.  
PHONE 252-2121, FAX 252-2241

FILE: 89-382-A

PHASED STRATA PLAN OF LOT A, PLAN VIP59986,  
DISTRICT LOT 36, NEWCASTLE DISTRICT,  
AND PART OF THE FORMER BED OF THE  
STRAIT OF GEORGIA, NANAIMO DISTRICT.  
B.C.G.S. 92F.047  
SCALE 1:250

SHEET 2 OF 5 SHEETS FIRST SHEET  
STRATA PLAN VIS 2199  
PHASE IV



Dated this 2<sup>nd</sup> day of AUGUST, 1929

Mya R. A.C.L.S.

ELG 82-327-A



SECOND SHEET

SHEET 3 OF 3 SHEETS

STRATA PLAN VIS 2199  
PHASE IV

CONDOMINIUM ACT				
		FORM 1	FORM 2	FORM 3
		SCHEDULE OF UNIT ENTITLEMENT	SCHEDULES OF INTEREST UPON DESTRUCTION	SCHEDULE OF VOTING RIGHTS
LOT NO.	SHEET NO.	UNIT ENTITLEMENT	INTEREST UPON DESTRUCTION	NUMBER OF VOTES
18	4, 5	893	225,000	1
19	4, 5	839	225,000	1
AGGREGATE		1732	450,000	2

Approved as to Forms 1, 2 and 3 this 31 day of October, 1994

Eric Dwyer  
Superintendent of Real Estate.

Registered Office  
Coe-Park Enterprises Ltd.  
Inc. No. 365,720

Edward J. Whitehead  
Authorized Signatory  
Edward J. Whitehead - Chairman  
Pres. & Genl.

Authorized Signatory  
s.22

Witness as to above Signatures  
s.22

Occupation of Witness  
s.22 s.22

Address of Witness

Notarary  
JACOB ELIZA JONGEHEEL  
Sole of Notary No. 240781

J. A. Jongeheel  
Authorized Signatory JACOB ELIZA JONGEHEEL  
Asst. Mgr., Credit Adv. & Ctl.

Authorized Signatory s.22

Witness as to above signatures ASHIA CHOW  
s.22

Occupation of Witness  
s.22  
Address of Witness

## STATUTORY DECLARATION

We the undersigned, do solemnly declare that  
(1) We are the owner developers.  
(2) The Strata Plan is entirely for commercial and residential use.  
I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Edward J. Whitehead  
Authorized Signatory, Coe-Park Enterprises Ltd.  
Edward J. Whitehead

Declared before me at Qualicum Beach in the

Province of British Columbia this 3 day of August, 1994.

Wilson  
A Commissioner for taking Affidavits for British Columbia

I, Michael A. Sias, a British Columbia Land Surveyor, hereby certify that the buildings shown in this strata plan have not, as of the 3<sup>rd</sup> day of AUGUST, 1994, been previously occupied.  
Dated at Qualicum Beach, B.C.

This 3<sup>rd</sup> day of AUGUST, 1994

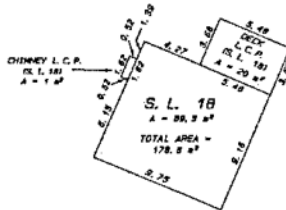
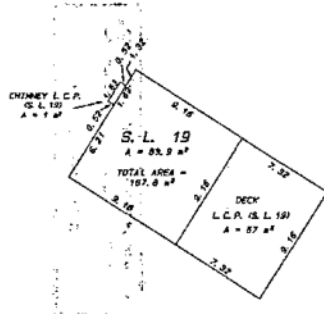
Mr. G. Sias R.C.L.S.

FILED SP-202-A



**STRATA LOTS 18 AND 19**  
**SECOND FLOOR**  
**PHASE IV**  
**SCALE 1: 200**

SHEET 2 OF 5 SHEETS  
**STRATA PLAN VIS 2199**  
**PHASE IV**



Dated this 2<sup>nd</sup> day of August, 1999  
M. H. C. L. R.

FILED 82-182-A

Page 118 of 288 to/à Page 125 of 288

Withheld pursuant to/removed as

s.3

# OVERDUE NOTICE

G.S.T. #12237 3046 RT

SUITE 501, 345 WALLACE STREET  
NANAIMO BC V9R 5B6  
(250) 741-5650  
www.bcal.bc.ca

**FILE COPY**

Invoice Number: 70124  
File Number: 1406866  
Your Reference Number:  
Document Number:  
Billing Date:  
Run Date:  
**DUE DATE: JAN-31-2001**

CAM-PARK ENTERPRISES LTD.  
PO BOX 108  
BOWSER BC V0R 1G0

Disposition No.: 160274  
Legal Description: UNSURVEYED F/S OR LAND COVERED BY WATER  
Location: BOWSER  
Purpose: COMMERCIAL

**Do Not Send Cash in the Mail**

Transaction No.	Transaction Date	Transaction Description	Transaction Amount
70124		ANNUAL RENT	500.00

**THIS ACCOUNT IS OVERDUE. FAILURE TO PAY THIS ACCOUNT IN FULL WILL  
RESULT IN CANCELLATION OF YOUR TENURE. IF PAYMENT HAS BEEN  
MADE, THANK YOU AND PLEASE DISREGARD THIS NOTICE.**

Interest: \$40.84  
GST Applied: \$35.00  
Subtotal: \$575.84  
Payments: \$0.00

Interest will be charged on overdue accounts.  
A service fee of \$25.00 will be charged for dishonoured cheques.  
Your cancelled cheque is your receipt.

**Overdue Notice Amount \$575.84**

(Tear Along Perforated Line)

Client Number	Billing Date	Due Date	Invoice Amount
s.21		JAN-31-2001	\$575.84

Disposition No.: 160274

**Please remit this Part when making Payment**

Please make Cheques Payable to:  
British Columbia Assets and Land Corporation

Invoice No. 70124  
File No. 1406866

Please indicate  
Change of Address ☐

Suite 501, 345 Wallace Street  
Nanaimo BC V9R 5B6

**CAM-PARK ENTERPRISES LTD.**


Amount Paid



British Columbia  
Assets & Land Corporation

## OVERDUE NOTICE

G.S.T. #12237 3046 RT

SUITE 501, 345 WALLACE STREET  
NANAIMO BC V9R 5B6  
(250) 741-5650  
www.bcal.bc.ca

**FILE COPY**

Invoice Number: 58791  
File Number: 1406866  
Your Reference Number:  
Document Number:  
Billing Date:  
Run Date:  
**DUE DATE: JAN-31-2000**

CAM-PARK ENTERPRISES LTD.  
PO BOX 108  
BOWSER BC V0R 1G0

Disposition No.: 160274  
Legal Description: UNSURVEYED F/S OR LAND COVERED BY WATER  
Location: BOWSER  
Purpose: COMMERCIAL

### Do Not Send Cash in the Mail

Transaction No.	Transaction Date	Transaction Description	Transaction Amount
58791		ANNUAL RENT	500.00

**THIS ACCOUNT IS OVERDUE. FAILURE TO PAY THIS ACCOUNT IN FULL WILL  
RESULT IN CANCELLATION OF YOUR TENURE. IF PAYMENT HAS BEEN  
MADE, THANK YOU AND PLEASE DISREGARD THIS NOTICE.**

Interest:	\$98.01
GST Applied:	\$35.00
Subtotal:	\$633.01
Payments:	\$0.00

Interest will be charged on overdue accounts.

A service fee of \$25.00 will be charged for dishonoured cheques.

Your cancelled cheque is your receipt.

**Overdue Notice Amount \$633.01**

(Tear Along Perforated Line)

Client Number	s.21	Billing Date		Due Date	JAN-31-2000	Invoice Amount	\$633.01
---------------	------	--------------	--	----------	-------------	----------------	----------

Disposition No.: 160274

### Please remit this Part when making Payment

Please make Cheques Payable to:  
British Columbia Assets and Land Corporation

Invoice No. 58791  
File No. 1406866

Please indicate  
Change of Address ☐

Suite 501, 345 Wallace Street  
Nanaimo BC V9R 5B6

**CAM-PARK ENTERPRISES LTD.**


Amount  
Paid

--	--

## Scan From <Device Name>

---

From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:28:39 PM PST  
Attachments: Scan\_20221214.pdf

1406866

March 28, 2001

The billing can be suspended effective the date the lessee requested cancellation. However, he needs to be advised that if DFO states that he must remove the ramp, then he will owe additional rental until such time as he has satisfactorily removed the ramp.

Keith

A handwritten signature in black ink, appearing to be 'Keith', with a stylized, cursive script.



## Scan From <Device Name>

---

From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:34:07 PM PST  
Attachments: Scan\_20221214.pdf

ENCLOSURE SLIP

File No. 1406866

From:

Sacraft Resort

RECEIVED

JAN 14 1992

MINISTRY OF LANDS and PARKS  
Vancouver Island Region

Enclosing herewith: \$ 1,374.50

1002551

Description:

200.00  
150.00  
24.50 GST  
1000.00 Security

RECEIVED

JAN 14 1992

\$...1374.50

BY ...R.L.

JAN 16 1992

FILE COPY

April 6, 1999

File: 1406866

REGISTERED MAIL

Cam-Park Enterprises Limited  
PO Box 108  
Bowser BC V0R 1G0

Dear Sirs/Madams:

According to our records, your 1998/99 rental fee of \$500.00 plus \$35.00 GST per year, has not been received. The accumulated interest as of April 6, 1999 is \$7.88 and will increase at a rate of \$.13 per day until we receive your payment.

As stated in your lease agreement, tenures with overdue rental accounts may be cancelled on 60 days notice. Therefore, your lease may be cancelled without further notice on or after June 6, 1999. Cancellation of the rights will end your authority to use the land and result in improvements becoming property of the province. Should cancellation occur, the outstanding rental and interest remains as a debt to the province and you will still be responsible for payment.

As of April 6, 1999, \$542.88 remains outstanding and the interest continues to accumulate. Please remit to us your payment within 60 days, otherwise, your lease will be subject to cancellation under Section 40 of the *Land Act*. However, your account will be brought into good standing if we receive payment of the above noted amount, plus all interest accumulated at a rate of \$.13 per day until payment is made.

Yours truly,

Carolynne Samarin  
Recoveries & Accounts Analyst Clerk

CS/as  
1406866.doc

☐ Address Change  
☐ Mortgage  
☐ Sublease

☐ Name Change  
☐ Discharge  
☐ Rent

☐ Assignment

FILE NO.'S 1406866

Date \_\_\_\_\_

Tenure Type L1  
Purpose 04  
Area \_\_\_\_\_

Tenure Subtype 01  
Subpurpose 02  
Land Type \_\_\_\_\_

Client File No. \_\_\_\_\_  
SUP File No. \_\_\_\_\_  
GST Reg. No. \_\_\_\_\_  
Inc. No. \_\_\_\_\_

Client No. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pin No. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Client Name: \_\_\_\_\_  
New Address: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Document No. 104104

Security \$ \_\_\_\_\_

Commencement Date \_\_\_\_\_  
Expiry Date \_\_\_\_\_

Next Review Date \_\_\_\_\_

Review Reason:

☐ 01 Rental

☐ 07 Royalty Rate

☐ 11 Expiry

☐ 03 Dev/Mgt/Plan

☐ 08 Envir. Concern

☐ 12 Misc.

☐ 04 Survey Req.

☐ 10 Security

Rent Policy No. 01

(F) Fixed Rent \$ \_\_\_\_\_

(N) Prepaid Rent \$ \_\_\_\_\_

(P) Current Rent \$ \_\_\_\_\_ 4.5%

Royalty Rate and Unit  
% of Gross \_\_\_\_\_

Current Land Value \$ \_\_\_\_\_ A B Z

Current Land Value Date \_\_\_\_\_

Year of Development \_\_\_\_\_ (usually 1 greater than lease year)

Notes/Reminders: Before Jan 1st implementation subpurpose codes amended from 00 to the proper subpurpose code as well checked to see that correct rent policy is used

Requested by: DLI

Approved by: \_\_\_\_\_

Work Ledger Updated: JAN 18 1998

Computer Entered: \_\_\_\_\_

Dev Verified: \_\_\_\_\_

# TAS INFORMATION

- ☐ New Tenure  
☐ Address Change  
☐ Mortgage  
☐ Sublease

- ☐ Amendment  
☐ Name Change  
☐ Discharge  
☒ Rent

☐ Assignment

FILE NO.'S 1406866

Date \_\_\_\_\_

Tenure Type \_\_\_\_\_  
 Purpose \_\_\_\_\_  
 Area \_\_\_\_\_

Tenure Subtype \_\_\_\_\_  
 Subpurpose \_\_\_\_\_  
 Land Type \_\_\_\_\_

Client File No. \_\_\_\_\_  
 SUP File No. \_\_\_\_\_  
 GST Reg. No. \_\_\_\_\_  
 Inc. No. \_\_\_\_\_

Client No. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Pin No. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Client Name: \_\_\_\_\_  
 New Address: \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
 \_\_\_\_\_

Document No. \_\_\_\_\_

Security \$ \_\_\_\_\_

Commencement Date \_\_\_\_\_

Expiry Date \_\_\_\_\_

Next Review Date 2002-01-31

Review Reason:

- ☐ 01 Rental  
☐ 03 Dev/Mgt/Plan  
☐ 04 Survey Req.

- ☐ 07 Royalty Rate  
☐ 08 Envir. Concern  
☐ 10 Security

- ☒ 11 Expiry  
☐ 12 Misc.

Rent Policy No. 4

(F) Fixed Rent \$ \_\_\_\_\_

(N) Prepaid Rent \$ \_\_\_\_\_

(P) Current Rent \$ 500.00 45%

Royalty Rate and Unit  
 % of Gross \_\_\_\_\_

Current Land Value \$ 2,500

A B Z

Current Land Value Date \_\_\_\_\_

Year of Development \_\_\_\_\_

(usually 1 greater than lease year)

Notes/Reminders: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Requested by: Joe Golal

Approved by: [Signature]

Work Ledger Updated: 96-07-08

Computer Entered: \_\_\_\_\_

Dev Verified: \_\_\_\_\_





Province of  
British Columbia

VANCOUVER ISLAND REGION

Ministry of  
Crown Lands

# FIELD SERVICES MISCELLANEOUS REPORT

PURPOSE  
Of Report

<input type="checkbox"/> Amendment <input type="checkbox"/> Assignment <input type="checkbox"/> Cleanup	<input type="checkbox"/> Expiry <input type="checkbox"/> Reserve <input checked="" type="checkbox"/> Review	<input type="checkbox"/> Trespass <input type="checkbox"/> Other	<input type="checkbox"/> PT <input checked="" type="checkbox"/> NPT	FILE NO. 1406866
---	---	---	--	---------------------

APPLICANT  
Name

Report Date 9/6/06/26	Field Exam Made <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date Made 7.10.06	Status Completed <input type="checkbox"/> Not Completed <input type="checkbox"/> Not Required	Examiner JAS	Work Area N
--------------------------	--	----------------------	---	-----------------	----------------

PURPOSE  
& Tenure

Inc. No:  
RAN-PARK ENTERPRISES LTD

LEGAL  
Description

LICENSE 104104 - COMMERCIAL BOAT LAUNCH RAMP  
UNS. Crown Foreshore, STRAIT OF GEORGIA, NANAIMO DIST.  
Area 0.037 HAs  
Ref. Map 92F.047

LOCATION

BOJSE

RENTAL  
Formula

(Specify Rental Rate, Land Value Type, Minimum, etc.)  
4.5% OF LAND VALUE

SPECIFIC  
Rental

<input checked="" type="checkbox"/> Annual <input type="checkbox"/> Prepaid for ___ years <input type="checkbox"/> Discount Rate & Period: <input type="checkbox"/> Other	Amount: \$200.00 + GST	Policy Ref. # Tenure Land Value: 2500.00 <input checked="" type="checkbox"/> Determined by Owner (A) <input type="checkbox"/> Fee Appraisal (A) <input type="checkbox"/> B.C.A.A. (B) <input type="checkbox"/> Zonal (Z)
--	------------------------	---

NEXT  
Review

Date: 2002/01/31  
Circle Reason: Rental; Insurance; Mgt. Plan; Royalty Rate; Security  
Expiry; Diligent Use; Other:

REQUIREMENTS

Security Amount Existing Recommended	S.T.C. Required On File	Upland Owner Consent Required On File
---	----------------------------	--

RECOMMENDATION

- LICENSE 104104 ISSUED 1992/01/31 OVER AN EXISTING FACILITY  
- DILIGENT USE (SEASONAL) ONGOING

RECOMMENDATION

- REVIEW PAID TO 2002/01/31

ENTERED  
9/6/06/26

W. J. Hubbard



Province of  
British Columbia

Ministry of Environment,  
Lands and Parks

Lands Operations Division  
Vancouver Island Region  
51 Yates Street  
Victoria, British Columbia  
V8V 1X4  
Telephone: (604) 387-5011  
Fax: (604) 356-1871

Your File:

Our File: 1406866

92.01.23

Cam-Park Enterprises Limited  
P.O. Box 108  
Bowser, British Columbia  
V0R 1G0

Dear Sir/Madam:

Enclosed herewith is License #104104 issued in the name of Cam-Park Enterprises Limited commencing the 31st day of January, 1992 for commercial boat launch ramp purposes.

This document is issued for a period of 10 years. Rental is established at \$200.00 (for the first year, and has been received).

Should you have any inquiries, please contact Jas Johal of this office at 356-2710.

Yours truly,

*Lindsay Aglossop*

*for*

Carol Foott  
Land Administration Clerk

JJ/jb

cc: Surveyor General Branch  
B.C. Assessment Authority - Port Alberni  
Regional District - Nanaimo

NOTE: SEE ATTACHED COPY OF LEGAL DESCRIPTION SCHEDULE

Computer Entered JAN 22 1992

## Scan From <Device Name>

---

From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:34:34 PM PST  
Attachments: Scan\_20221214.pdf





MINISTRY OF ENVIRONMENT, LANDS AND PARKS  
BC LANDS - VANCOUVER ISLAND REGION  
PO BOX 9352 STN PROV GOVT  
VICTORIA B.C. V8W 9M1

Phone: (250) 387-5011  
Fax: (250) 356-1871

1049581

\$535.00

**Total Amount Due**

Due Date: 97/01/31

CAM-PARK ENTERPRISES LIMITED

P.O. BOX 108  
BOWSER BC V0R 1G0

1406866  
96/11/30  
: Our File  
: Statement Date  
: Your File

RMS Service No. 0756  
GST Reg. No. R107864738

RECEIVED

FEB 06 1997  
\$ 535.00  
BY

Enter Amount  
of Payment:

Please enclose this Payment Stub with your Remittance in Canadian Funds

DO NOT MAIL CASH

Please Indicate Change of Address on Reverse ☐

**PLEASE ENCLOSE THIS PAYMENT STUB WITH YOUR REMITTANCE**

RMS SERVICE NO: 0756

File No. 1406866 Document No. 104 Invoice No.

Statement Date: 92/11/30

Due Date: 93/01/31

Name: CAM-PARK ENTERPRISES LIMITED

PLEASE ENTER ADDRESS CHANGES BELOW:

STREET

CITY

POSTAL CODE PHONE NO

1037075

RECEIVED

Balance Owing \$ 535.00

Regional office use only:  
ENVIRONMENT, LANDS AND PARKS  
851 YATES STREET  
VICTORIA  
B.C.  
V8V 1X4 PH: (604) 387-5011

REV. 91/11

ORIGINAL

JAN 04 1993

\$ 535.00

ENTER AMOUNT  
OF  
PAYMENT

BY

**PLEASE ENCLOSE THIS PAYMENT STUB WITH YOUR REMITTANCE**

RMS SERVICE NO: 0756

File No. 1406866 Document N. 4104 Invoice No.

Statement Date: 93/11/30

Due Date: 94/01/31

Name: CAM-PARK ENTERPRISES LIMITED

PLEASE ENTER ADDRESS CHANGES BELOW:

STREET

CITY

POSTAL CODE PHONE NO

535.00

Balance Owing \$

Regional office use only:  
ENVIRONMENT, LANDS AND PARKS  
851 YATES STREET  
VICTORIA  
B.C.  
V8V 1X4

REV. 91/11

ORIGINAL

JAN 05 1994

\$ 535.00

ENTER AMOUNT  
OF  
PAYMENT

BY

## Scan From <Device Name>

---

From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:31:42 PM PST  
Attachments: Scan\_20221214.pdf

FILE COPY

March 29, 2001

File: 1406866

E. J. Whitehouse  
Cam-Park Enterprises Ltd.  
PO Box 108  
Bowser BC V0R 1G0

Dear E. J. Whitehouse:

We understand you wish to abandon your License No. 104104, covering the concrete boat ramp fronting your property at Bowser.

Under normal circumstances, we insist tenure holders remove all their improvements before we cancel their tenure, however, Fisheries and Oceans Canada (DFO) may view their removal as causing more damage to the habitat than if they remain.

Please contact Michelle Biggs, Habitat Auxiliary, DFO at (250) 756-7323 for a letter to support leaving the ramp in place. Upon receipt of this letter, I will initiate cancellation procedures.

Yours truly,

Gordon Smaill, P.Ag.  
Land Officer

GES/as  
1406866.doc

1406866  
exp Jan 31, 02**CAM-PARK ENTERPRISES LIMITED  
BOWSER, B.C.**

FEBRUARY 28, 2001

B.C. Assets & Land Corp.  
2080-A Labieux Road  
Nanaimo, B.C. V9T 6J9

Attention-Mr. Gord Smaill

Dear Mr. Smaill:

Re: Tenure No. 160274

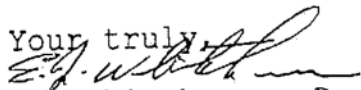
We were of the understanding that this tenure had been cancelled after our phone conversation with your office in January of 2000 and again in January of 2001.

Due to the closing of the coho fishing in this area and the restrictions placed on the chinook fishing activity at the boat ramp has been very limited. This along with the tremendous amount of gravel moving with the tides and covering the ramp during each storm has made the operation a money losing activity. The fact that your office raised the lease from \$200 to \$500 also helped to make it lose money.

We feel that the best way to deal with this ramp is to let nature cover it and we are sure Fisheries would agree that this would cause no disruption to the ecosystem.

We trust this will be acceptable to your office.

Your truly,

  
E.J. Whitehouse, President

TO FILE

YOUR FILE \_\_\_\_\_

OUR FILE(S) 1406866

DATE 01/01/09

CALL TO ☐ \_\_\_\_\_

VISIT/CALL FROM ☒ Mr. Whitehouse

757-8474  
Telephone No.

\_\_\_\_\_  
Fax No.

SUBJECT: 0/DUE LETTER

MESSAGE: Mr. Whitehouse said that he had discussed this file with staff (can't remember their name) & said he wanted Seneca cancelled & why wasn't it cancelled & would like a call back.

ACTION REQUIRED: Handed to Ruth A. to delegate.

03/02 - Ruth the 90 day cancellation letter is due to go out next week. Please advise as to status of cancellation of Seneca.

Thx C.S. - See letter dated Mar 29'01 on file

ORIGINATOR OR RECIPIENT OF CALL L.

FOLLOW UP LETTER REQUIRED: YES ☐ NO ☐

FILE CHARGED TO: \_\_\_\_\_

SPECIAL INSTRUCTIONS:

**FILE COPY**

February 26, 2001

File: 1406866

REGISTERED MAIL

Cam-Park Enterprises Ltd.  
PO Box 108  
Bowser BC V0R 1G0

Dear Sirs/Madams:

Re: Tenure No. 160274 for commercial purposes

Your payment of \$591.25, which was due on January 31, 2000 has not been received as of February 26, 2001.

Interest on the overdue amount is currently being calculated at an annual rate of 10.5%. Interest is accruing at the rate of \$0.17 per diem. Prompt payment will bring your tenure into good standing.

As you are aware, pursuant to the contractual agreement signed between you and the Ministry of Environment, Lands and Parks, full payment is due in advance annually on the anniversary date of said contract. In the event your contractual obligations are not met, British Columbia Assets and Land Corporation has the right to review your agreement to determine further action. Non payment of annual amounts due, may result in the cancellation of your contractual agreement.

Cancellation of your lease will require you to vacate the land.

Yours truly,

Laurie Dean  
Finance and Administration Manager

LD/as  
1406866m.doc

*Tenure  
Cancelled?  
To Keith?*



British Columbia  
Assets & Land Corporation

## Overdue Notice

G.S.T.#12237 3046 RT

2080-A LABIEUX ROAD  
NANAIMO, BC V9T 6J9  
(250) 751-3160  
[www.bcal.bc.ca](http://www.bcal.bc.ca)

Invoice Number: 70124  
File Number: 1406866  
Your Reference Number:  
Document Number: 104104  
Billing Date: DEC-04-2000  
Run Date: MAR-05-2001

CAM-PARK ENTERPRISES LIMITED  
P.O. BOX 108  
BOWSER, BC V0R 1G0

Disposition No: 160274  
Legal Description: UNS.F/S OR LAND COVERED BY WATER SHOWN OUTLINED IN  
Location: BOWSER  
Purpose: COMMERCIAL

**Do Not Send Cash in the Mail**

Transaction No.	Transaction Date	Transaction Description	Transaction Amount
70124	31 JAN 2001	Annual Rent: Land Value Base	500.00

**THIS ACCOUNT IS OVERDUE. FAILURE TO PAY THIS ACCOUNT IN FULL WILL  
RESULT IN CANCELLATION OF YOUR TENURE. IF PAYMENT HAS BEEN MADE,  
THANK YOU AND PLEASE DISREGARD THIS NOTICE.**

Interest: 4.37  
GST Applied: 35.00  
Subtotal: 539.37  
Payments: .00

Interest will be charged on overdue accounts.

A service fee of \$25.00 will be charged for dishonoured cheques.

**Overdue Notice Amount \$539.37**

(Tear Along Perforated Line)

Client Number	s.21	Billing Date	DEC-04-2000	Due Date	JAN-31-2001	Invoice Amount	\$539.37
---------------	------	--------------	-------------	----------	-------------	----------------	----------

Disposition No.: 160274

**Please remit this Part when making Payment**

**Please make Cheques Payable to:  
British Columbia Assets and Land Corporation**

Invoice Number: 70124  
File Number: 1406866

2080-A LABIEUX ROAD  
NANAIMO, BC V9T 6J9

Please Indicate  
Change of Address ☐

CAM-PARK ENTERPRISES LIMITED


Amount  
Paid:

FILE 001

February 26, 2001

File: 1406866

REGISTERED MAIL

Cam-Park Enterprises Ltd.  
PO Box 108  
Bowser BC V0R 1G0

Dear Sirs/Madams:

Re: Tenure No. 160274 for commercial purposes

Your payment of \$591.25, which was due on January 31, 2000 has not been received as of February 26, 2001.

Interest on the overdue amount is currently being calculated at an annual rate of 10.5%. Interest is accruing at the rate of \$0.17 per diem. Prompt payment will bring your tenure into good standing.

As you are aware, pursuant to the contractual agreement signed between you and the Ministry of Environment, Lands and Parks, full payment is due in advance annually on the anniversary date of said contract. In the event your contractual obligations are not met, British Columbia Assets and Land Corporation has the right to review your agreement to determine further action. Non payment of annual amounts due, may result in the cancellation of your contractual agreement.

Cancellation of your lease will require you to vacate the land.

Yours truly,

Laurie Dean  
Finance and Administration Manager

LD/as  
1406866m.doc



TO FILE

YOUR FILE

OUR FILE(S) 1406866

DATE

Feb 28

CALL TO ☐ Whitehouse

VISIT/CALL FROM ☐ \_\_\_\_\_

Telephone No. \_\_\_\_\_

Fax No. \_\_\_\_\_

SUBJECT:

Boat ramp tenure  
strata titled

MESSAGE:

Property was ~~strata~~ several years ago  
Owners are scattered all over the  
world so it is impossible to gather  
any consents

ACTION REQUIRED:

He wants to abandon license  
as he cannot maintain & pay  
annual fee when ramp is no longer used.  
Ramp is low profile concrete &  
is completely covered by sand &  
gravel

Recommend he provide us a letter  
in comments from DFO to support  
leaving ramp in place

ORIGINATOR OR RECIPIENT OF CALL \_\_\_\_\_

FOLLOW UP LETTER REQUIRED: YES ☐ NO ☐

FILE CHARGED TO: \_\_\_\_\_

SPECIAL INSTRUCTIONS:

Page 147 of 288 to/à Page 148 of 288

Withheld pursuant to/removed as

s.3

FILE NOTE

Date: 10 January 2000

File: 1406866

Edward Whitehouse (757-8474) called Jas today who passed the file to me. Mr. Whitehouse aka Cam-Park Ent. wants to abandon his current commercial moorage licence to a private moorage licence.

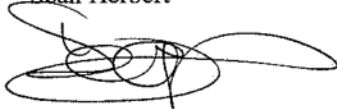
The original use was for a resort but that has changed and the site is now a strata development.

The ramp is only used for 3 months of the year and there has been a lot of gravel movement on the beach in recent years. This has made it impractical to keep the ramp open for business purposes.

The strata group wants access to the ramp and wishes a licence at a lower cost than a commercial tenure. I wrote Mr. Whitehouse a letter detailing the steps necessary to convert his tenure and I outlined the general conditions of a private moorage licence.

The tenure is located in Bowser on Coburn Road. Past Nile Creek, just north of the rail crossing.

Sean Herbert



\* Jas said: Mr. Whitehouse is charging \$60+ to each of the cabin owners for use of the ramp. There is some question as to the authenticity of the strata corporation.

If he is charging this has to be a commercial tenure. If it's a bona fide strata we can issue a private tenure to the strata corp.

FIELD  
SERVICES  
REPORT

Vancouver Island Region  
Land Management Division  
2080-A Labieux Road  
Nanaimo, British Columbia  
V9T 6J9  
Telephone: (250) 751-3100  
Fax: (250) 751-3103

Page 1

<b>PURPOSE OF REPORT</b>		<input checked="" type="checkbox"/> Replacement Tenure <input type="checkbox"/> New Application <input type="checkbox"/> Other:		File # 1406866	Work Area
Report Date Feb 28, 2001	Field Exam Made <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date Made	<input type="checkbox"/> Status Completed <input type="checkbox"/> Not Completed <input type="checkbox"/> Not Required	<input type="checkbox"/> PT <input type="checkbox"/> NPT	
<b>APPLICANT NAME</b> Cam Park Enterprises Ltd.		<b>INC. NO.</b> <input type="checkbox"/> Joint Tenants <input type="checkbox"/> Tenants in Common			
<b>PURPOSE</b> Boat launch					
<b>LEGAL DESCRIPTION</b> Uns foreshore, Georgia Strait, Nanaimo District		<b>Area (Ha) Applied For:</b> <b>Area (Ha) Recommended: .057</b> <b>Reference Map No.:</b>			
<b>LOCATION</b> Bowser					
<b>SUMMARY RECOMMENDATION</b> <input type="checkbox"/> APPROVAL <input type="checkbox"/> DISALLOWANCE		<b>POLICY REFERENCE NO.</b>			
<b>FORM OF TENURE</b> L/O		<b>TERM OF TENURE:</b> 10 years			
<b>DATE OF NEXT REVIEW</b>		<b>REASON FOR REVIEW:</b>		RENTAL	
<b>OCCUPATIONAL RENTAL</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>ROYALTY RATE:</b> From To Charge Per Day: Flat Fee:			
<b>RENTAL FORMULA:</b> (Specify Rental Rate, Land Value Type, Minimum, etc.)					
<b>SPECIFIC RENTAL:</b>		<b>Calculations</b> (on Pg. 2) Amount: \$ 500		<b>TENURE LAND VALUE:</b> <input checked="" type="checkbox"/> Determined by Owner (A) <input type="checkbox"/> Fee Appraised (A) <input type="checkbox"/> B.C.A.A. (B) <input type="checkbox"/> Zonal (Z) (Calculations on Pg. 2)	
<b>SECURITY:</b> <input checked="" type="checkbox"/> Yes - Amount: 1,000 <input type="checkbox"/> No - Reason (if no)		<b>INSURANCE:</b> <input checked="" type="checkbox"/> Yes - Amount: one million <input type="checkbox"/> No			
<b>SURVEY:</b> <input type="checkbox"/> Yes - Terms: <input checked="" type="checkbox"/> No		<b>STATE OF TITLE CERTIFICATE:</b> <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required <input checked="" type="checkbox"/> On File			
<b>ADVERTISING:</b> <input type="checkbox"/> Required <input type="checkbox"/> On File <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Date Due:		<b>UPLOAD OWNER CONSENT:</b> <input checked="" type="checkbox"/> Required <input checked="" type="checkbox"/> On File <input type="checkbox"/> Not Required <input type="checkbox"/> Date Due:			
<b>CONDITIONS PRECEDENT</b> for offer letter: (Requirements to be met before tenure issued) <input type="checkbox"/> Yes (See Pg. 2) <input checked="" type="checkbox"/> No					
<b>SPECIAL PROVISOS</b> needed for document: (Ongoing Management Practices) <input type="checkbox"/> Yes (See Pg.2) <input checked="" type="checkbox"/> No					
<b>DOCUMENT MATERIALS</b> prepared and attached to report: <input type="checkbox"/> Print showing general area and blow-up of site with dimensions - Surveyor General print to be used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Copy of approved production or management plan <input type="checkbox"/> Print showing development/improvements					
PREPARED BY: Gordon Smaill		CHECKED BY:		(See Page 2)	

<u>CONDITIONS PRECEDENT:</u>  
<u>SPECIAL PROVISOS:</u>  
<u>VALUATION:</u>  BCAA VALUE:  BCAA FOLIO NO.:  LAND VALUE CALCULATIONS:      Previous report valued ramp area at \$2000 so minimum rent applied  RENTAL CALCULATIONS:  Minimum annual rent of \$500 still applicable as there is no evidence value of land has changed since previous report
<u>SITE DESCRIPTION (TERRAIN/SOILS, FOREST COVER, DRAINAGE, BATHYMETRY, SERVICES/ACCESS, SITE IMPROVEMENTS):</u>  Concrete ramp placed across intertide ancillary to upland trailer park
<u>PUBLIC, AGENCY AND FIRST NATIONS RESPONSE:</u>  
<u>LAND USE FACTORS (EXISTING OR PREVIOUS USE, ZONING OR PLANNING CONSTRAINTS, RESOURCE FOLIO VALUES, ACCESS/CONSENTS, RIPARIAN RIGHTS, TRESPASS OR ILLEGAL USE)</u>  
<u>RECOMMENDATIONS</u>  Issue replacement license for 10 year term

TO FILE

YOUR FILE \_\_\_\_\_

OUR FILE(S) 1406866

DATE 01/01/09

CALL TO ☒ Mr. Whitehouse

VISIT/CALL FROM ☐ \_\_\_\_\_

757-8474  
Telephone No.

Fax No. \_\_\_\_\_

SUBJECT: BOAT LAMP.

MESSAGE:

Mr. Whitehouse stated that he did not want the tenure cancelled. My understanding is that he wants a reduced rental<sup>s.22</sup>  
s.22 I understand that he is threatening to abandon the tenure.

ACTION REQUIRED:

- 1) I told Mr. Whitehouse that I would require a letter stating his intentions with regards to this ~~tenure~~ before we would be able to respond to his concerns. ~~The letter~~ I asked him to write the letter within the next two days.
- 2) He claimed the upland is held under strata, this should be investigated after his letter comes in.

ORIGINATOR OR RECIPIENT OF CALL \_\_\_\_\_

FOLLOW UP LETTER REQUIRED: YES ☒ NO ☐

FILE CHARGED TO: \_\_\_\_\_

*SW*

SPECIAL INSTRUCTIONS:

CHECK ON THE STATUS OF THE STRATA CORP.

TO FILE

Dave -  
Please follow up on inspection  
and stat Dec. will be required

YOUR FILE \_\_\_\_\_

OUR FILE(S) 1406866

DATE 01/01/09

CALL TO ☐ Keith Jan 16/2009

VISIT/CALL FROM ☒ Mr. Whitehouse

757-8474

Telephone No.

Fax No.

SUBJECT: ODUE LETTER

MESSAGE: Mr. Whitehouse said that he had discussed this  
file with staff (can't remember their name) & said he  
wanted denuro cancelled & why wasn't it cancelled &  
would like a call back.

ACTION REQUIRED: Handed to Keith A. to delegate.

p.s. Keith I put a red card on the file  
stating you have it at your desk.

ORIGINATOR OR RECIPIENT OF CALL al.

FOLLOW UP LETTER REQUIRED: YES ☐ NO ☐

FILE CHARGED TO: \_\_\_\_\_

SPECIAL INSTRUCTIONS:

FILE COPY

December 11, 2000

File: 1406866  
Invoice: 58791

Cam-Park Enterprises Limited  
PO Box 108  
Bowser BC V0R 1G0

Dear Sirs/Madams:

Re: Tenure No: 160274 for Commercial purposes

This is a reminder that your payment, which was due on January 31, 2000 has not been received as of December 11, 2000.

The total amount due if paid by January 24, 2001 will be \$589.00 at Day 45.

The total amount due if paid by February 8, 2001 will be \$591.25 at Day 60.

Interest is calculated at the rate of 10.5%.

In accordance with your tenure agreement, full payment is due in advance annually on the anniversary date of the agreement. It is important for you to forward your payment immediately so that the corporation will not cancel you tenure, as stated in Section 43 of the *Land Act*.

Please make the cheque payable to British Columbia Assets and Land Corporation and forward to the address at the bottom of this letter.

Please contact me at (250) 751-3130 if you require further information or assistance.

Yours truly,

SHIPPED DEC 13 2000

Carolyn Samarin  
Finance and Administrative Assistant

CS/as  
1406866.doc



**Tantalis  
CHECKLIST**

File: 1406866

- ☐ New Tenure      ☐ Amendment  
  
☐ Replacement      ☐ Name Change  
  
☐ Address Change      ☐ Assignment  
  
☐ Mortgage      ☐ Rent Review

Land Officer: \_\_\_\_\_  
Examiner: \_\_\_\_\_  
Land Administrative Technician: \_\_\_\_\_

<b>File Tab</b>	TYPE: _____ SUBTYPE: _____ PURPOSE: _____ SUBPURPOSE: _____	LOCATION: _____ COMMENCEMENT (date): _____ DOCUMENT (enter #): _____ DISPOSITION ID: _____	
<b>Tenure Tab</b> (not used for CGs)	TERM: _____ RENT START DATE: _____ EXPIRY date: _____ REVIEW date: _____	Bound with Other Tenures? _____ _____ _____ (Enter file numbers if required)	Security: _____ Type: _____
<b>Client Tab</b>	INTERESTED PARTY NO(s) _____ _____ _____ INCORPORATION No.: _____	Client Name(s): _____ Address: _____ _____ Telephone: (    ) _____	
<b>Parcels Tab</b>	Parcel #: _____	Parcel No(s): _____ _____	
<b>Valuation Tab</b>	PREPAID \$ _____ FIXED \$ _____ ROYALTY: _____ FINANCIAL FACTOR VERSION#: <u>8</u>	LAND VALUE: Z=Zonal M=Ministry B=BCAA, E=Estimate I=Inhouse RENT FREE \$ 0.00 (e.g. Reserves)	LAND VALUE: \$ _____ DATE: _____ PERCENT of Land Value: _____ % CURRENT RENT: \$ <u>500</u> BCAA FOLIO# _____

Notes/Reminders:

*Pre-bill valuation code changed from M to E, rental unchanged*

Requested by:

*Jon Jhal*

Approved by: \_\_\_\_\_

Task Tab Updated:

*2000-11-16*

FILE COPY

January 10, 2000

File: 1406866

Edward Whitehouse  
Cam-Park Enterprises Limited  
PO Box 108  
Bowser BC V0R

Dear Edward Whitehouse:

I discussed your request to change your Commercial Moorage Licence, No. 104104 to a Private Moorage Licence with my senior co-workers. If you are the sole, registered owner of the upland parcel in front of the boat launch, then BC Assets and Land Corporation (BCAL) will not require you to complete the usual application forms. Situations such as you have described can normally be accomplished with a written request from the licensee explaining the reasons for the change of tenure. Additionally, you will need to provide a copy of the State of Title Certificate for the upland property and a copy of the subdivision plan for the area described during our telephone conversation as the common strata area.

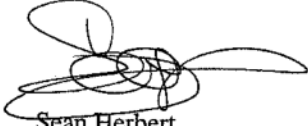
If the intent of the revised licence is to permit the owners of the properties within the strata group to be guaranteed access to the boat launch, they must be named on the new licence as co-licensees or, we must have a copy of the strata agreement that specifically details the rights of the property owners to the lands in question. BCAL must be assured that access will not be restricted to those property owners in the future.

Another point for your consideration is to determine if you wish the use of the boat launch to be for the exclusivity of the strata group. If you decide to request a *licence*, the rate will be \$400.00 for the ten year term plus the administration fees we discussed. You must keep in mind that a *licence* does not grant exclusive use and you will not be able to restrict access to the ramp from the water. If you request a *lease*, you will be granted exclusive use of the ramp but at an additional cost. The fees for a private moorage *lease* of your size will be \$200.00 per year plus the administration fees. Under the terms of both of these agreements, fees cannot be charged to the public for use of the ramp nor can the ramp be used to support any type of commercial activity, i.e. resort purposes, fishing guide operations and shellfish harvesting businesses.

.../2

I hope that I have been able to provide you with enough information to enable you to proceed with your request. If you have any other questions or concerns, please feel free to contact me directly at (250) 751-3260.

Yours truly,

A handwritten signature in black ink, appearing to read 'Sean Herbert', with a large, stylized flourish extending to the right.

Sean Herbert  
Land Inspector

SH/dc  
1406866.doc

**Invoice****British Columbia  
Assets and Land Corporation**2080-A Labieux Rd  
Nanaimo BC V9T 6E9

Invoice Number

**58791**

Page 1 of 1

CAM-PARK ENTERPRISES LIMITED  
P.O. BOX 108  
BOWSER BC V0R 1G0

Annual Rent: File # 1406866 Document # 104104

**Do Not Send Cash in the Mail**

Client Number	S.21	Billing Date	Nov 30, 1999	Due Date	Jan 31, 2000	Invoice Amount	\$535.00
Tenure Number	Item Description						Amount
160274	Annual Rent: Land Value Base						\$500.00
	Total GST Applied						\$35.00
	Total Charges						\$535.00
* A service fee will be charged for dishonoured cheques. Your cancelled cheque is your receipt.							

(Tear Along Perforated Line)

Client Number	S.21	Billing Date	Nov 30, 1999	Due Date	Jan 31, 2000	Invoice Amount	\$535.00
Tenure Number	160274	<b>Please remit this Part when making Payment</b> If mailing payment please mail to: Accounts Receivable 2080-A Labieux Rd Nanaimo BC V9T 6E9				Invoice Number <b>58791</b>	
Please indicate Change of Address on Reverse <input type="checkbox"/>							
Please make cheques payable to: <b>British Columbia Assets and Land Corporation</b>						Amount Paid	
For Office Use Only: Posting Instructions							

## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:25:31 PM PST  
Attachments: Scan\_20221214.pdf

# Invoice



## British Columbia Assets & Land Corporation

2080-A Labieux Rd  
Nanaimo BC V9T 6E9

G.S.T. # 12237 3046 RT

Invoice Number

70124

Page 1 of 1

CAM-PARK ENTERPRISES LIMITED  
P.O. BOX 108  
BOWSER BC V0R 1G0

Annual Rent: File # 1406866 Document # 104104

Do Not Send Cash in the Mail

Client Number	s.21	Billing Date	Dec 04, 2000	Due Date	Jan 31, 2001	Invoice Amount	\$535.00
Tenure Number	Item Description						Amount
160274	Annual Rent: Land Value Base						\$500.00
	Total GST Applied						\$35.00
	Total Charges						\$535.00
*A service fee will be charged for dishonoured cheques. Your cancelled cheque is your receipt.							

(Tear Along Perforated Line)

Client Number	s.21	Billing Date	Dec 04, 2000	Due Date	Jan 31, 2001	Invoice Amount	\$535.00
Tenure Number 160274	<b>Please remit this Part when making Payment</b> If mailing payment please mail to: Accounts Receivable 2080-A Labieux Rd Nanaimo BC V9T 6E9					Invoice Number <b>70124</b>	
Please indicate Change of Address on Reverse	<input type="checkbox"/>						
Please make cheques payable to: British Columbia Assets and Land Corporation						Amount Paid	
For Office Use Only: Posting Instructions							

## Scan From <Device Name>

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<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:28:21 PM PST  
Attachments: Scan\_20221214.pdf

Gord: on file

This needs a field report  
from you for cancellation.

We must get stat. declaration  
from him indicating improvements  
removed. etc.

1  
see my  
letter

Joe Guhal

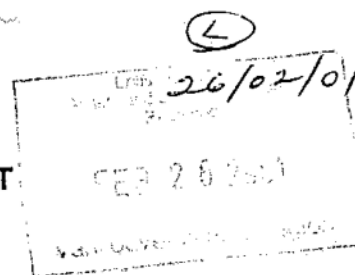
2001-03-29



BC MAIL PLUS  
460 Selby St  
Nanaimo BC V9R 2R7

# REGISTERED MAIL TRACE SHEET

Mailed by:  
February 26, 2001



c/o

Ministry Name: British Columbia Assets and Land Corporation 2080-A Labieux Road Nanaimo BC V9T 6J9	Branch Contact: Aleda Spring File No.: Telephone: s.22
File # 1406779 John A. Ellingson s.22 s.22 RT 418 691 934 CA	File # 1406866 Cam-Park Enterprises Ltd. PO Box 108 Bowser BC V0R 1G0 RT 418 691 877 CA
File # 1408048 Ditidaht Band Council C/o Richard Frizell IMAC Land and Trust Services 600 - 1138 Melville St Vancouver BC V6E 4S3 RT 418 691 925 CA	File # 2402555 & 2402556 Richard G. Bomford s.22 s.22 s.22 RT 418 691 863 CA
File # 1408118 Barkley Sound Shellfish Ltd. PO Box 759 Ucluelet BC V0R 3A0 RT 418 691 917 CA	File # 1408485 Cliff Pardiack Fishing Ltd. RR1, Site 150, C-5 Bowser BC V0R 1G0 RT 418 691 850 CA
<del>File # 1409080</del> <del>Cumberland Wood Industries Ltd.</del> <del>PO Box 1090</del> <del>Cumberland BC V0R 1S0</del>	File # 2402464 Edward G. Bereziak s.22 s.22 RT 418 691 846 CA
File # 2402764 Julia Rendall s.22 s.22 RT 418 691 903 CA	File # 2404874 Cam McKenzie s.22 RT 418 691 832 CA
File # 2406311 French's Clam Co. Ltd. GD Lund BC V0N 2G0 RT 418 691 894 CA	File # 6405817 Ethelda Bay Ventures Inc. 5991 Trafalgar St Vancouver BC V6N 1C5 RT 418 691 829 CA
File # 1407981 Marhal Investments Ltd. 5021 West Saanich Rd Victoria BC V8X 4M6 RT 418 691 885 CA	

registered mail trace sheet.doc

Gord: on file

This needs a field report  
from you for cancellation.

We must get stat. declaration  
from him indicating improvements  
removed. etc.

1  
see my  
letter

Gas Jubal

2001-03-29

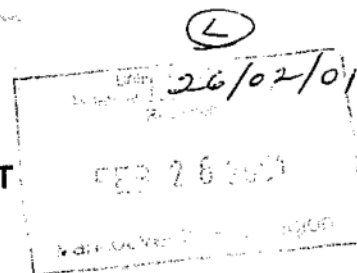
BC MAIL PLUS

460 Selby St

Nanaimo BC V9R 2R7

REGISTERED MAIL TRACE SHEET

Mailed by:  
February 26, 2001



c/o

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File # 1407981 Marhal Investments Ltd. 5021 West Saanich Rd Victoria BC V8X 4M6 RT 418 691 885 CA	

registered mail trace sheet.doc



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***Certificate Of Delivery Confirmation - Registered Mail***

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ITEM NUMBER ENTERED: **rt418691877ca**

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**Last Delivery Status****The item has been successfully delivered to the customer.**Final CPC Location: **BOWSER BC**Date / Time: **February 27, 2001 AM**Item was signed for by: **BENITA WHITEHOUSE****Trace History**

Date / Time	Municipality	Prov.	Delivery Event Description
February 27, 2001 AM	BOWSER	BC	Delivery of the item was attempted and a card will be left advising the recipient that we attempted delivery.
February 27, 2001 AM	BOWSER	BC	<b>The item has been successfully delivered to the customer.</b>

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**Please allow one business day for our systems to be updated.**  
**A verbal Delivery Confirmation may also be obtained through our automated response system by calling 1 888 550-6333, 24 hours per day, 7 days per week**

*Our Customer Service Representatives are available Monday to Friday 8:00 a.m. to 6:00 p.m. local time.*

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Copyright © Canada Post Corporation.

*British Columbia  
Assets and Land Corporation*

April 6, 1999

File: 1406866

REGISTERED MAIL

Cam-Park Enterprises Limited  
PO Box 108  
Bowser BC V0R 1G0

Dear Sirs/Madams:

According to our records, your 1998/99 rental fee of \$500.00 plus \$35.00 GST per year, has not been received. The accumulated interest as of April 6, 1999 is \$7.88 and will increase at a rate of \$.13 per day until we receive your payment.

As stated in your lease agreement, tenures with overdue rental accounts may be cancelled on 60 days notice. Therefore, your lease may be cancelled without further notice on or after June 6, 1999. Cancellation of the rights will end your authority to use the land and result in improvements becoming property of the province. Should cancellation occur, the outstanding rental and interest remains as a debt to the province and you will still be responsible for payment.

As of April 6, 1999, \$542.88 remains outstanding and the interest continues to accumulate. Please remit to us your payment within 60 days, otherwise, your lease will be subject to cancellation under Section 40 of the *Land Act*. However, your account will be brought into good standing if we receive payment of the above noted amount, plus all interest accumulated at a rate of \$.13 per day until payment is made.

Yours truly,

Carolyn Samarin  
Recoveries & Accounts Analyst Clerk



MINISTRY OF ENVIRONMENT, LANDS AND PARKS  
BC LANDS - VANCOUVER ISLAND LAND/WATER R  
2080-A LABIEUX ROAD  
NANAIMO B.C. V9T 6J9

Phone: (250) 751-3100  
Fax: (250) 751-3103

\$542.88

**Total Amount Due:**

99/01/31

If you wish to meet with staff regarding this tenure please telephone  
the office between 8:30 a.m. and 4:30 p.m.  
Scheduled appointments will occur between 10:00 a.m. and 3:00 p.m.

Due Date:

1406866  
99/03/31  
: Our File  
: Statement Date  
: Your File

CAM-PARK ENTERPRISES LIMITED

P.O. BOX 108  
BOWSER BC V0R 1G0

Enter Amount  
of Payment:

RMS Service No. 0756  
GST Reg. No. R107864738

Please enclose this Payment Stub with your Remittance in Canadian Funds  
DO NOT MAIL CASH

Please Indicate Change of Address on Reverse ☐

Please detach here and retain this portion for your records

## STATEMENT OF ACCOUNT

Due Date:

99/01/31

1406866  
99/03/31  
: Our File  
: Statement Date  
: Your File

BALANCE FORWARD  
CURRENT CHARGES

Annual License Fee	\$500.00
GST Due	\$35.00
Interest on Overdue Amount	\$7.88

Interest is charged on all overdue  
accounts at an equivalent rate of:  
.81% per month, 9.75% per annum

\$542.88

**Total Amount Due**

Please make cheque payable to:  
and  
Mail with Payment Stub direct to:

**"MINISTER OF FINANCE AND CORPORATE RELATIONS"**

MINISTRY OF ENVIRONMENT, LANDS AND PARKS  
BC LANDS - VANCOUVER ISLAND LAND/WATER REGION  
2080-A LABIEUX ROAD  
NANAIMO B.C. V9T 6J9

Phone: (250) 751-3100  
Fax: (250) 751-3103

RMS Service No. 0756  
GST Reg. No. R107864738

### NOTE

A service fee will be charged  
for dishonoured cheques.  
Your cancelled cheque is your  
receipt.

Document Number: 104104

**THIS ACCOUNT IS OVERDUE. FAILURE TO PAY THIS ACCOUNT IN FULL MAY RESULT IN  
CANCELLATION OF YOUR TENURE. IF PAYMENT HAS BEEN MADE, THANK YOU AND PLEASE  
DISREGARD THIS NOTICE.**

LEGAL DESCRIPTION:

UNS.F/S OR LAND COVERED BY WATER SHOWN OUTLINED IN RED(1406866)

LOCATION:

BOWSER

(CONFIDENTIAL) ----- Account Inquiry ----- TASSA33 --  
 Client Name : CAM-PARK ENTERPRISES LIMITED LICENCE  
 File Number : 1406866 Ten Stat : ACTIVE  
 Expiry : 02/01/31 Security Act : 1000.00 C Princ Due: 500.0  
 Review : 02/01/31 Pend: .00 Other Due: .0  
 CLA Project : Blkt: Int Due : 7.88  
 Interest to : 99/04/06 Current Rent : 500.00 GST Due : 35.00

```

=====
Date      Reference    Revenue Code    Charge      Payment      Balance
98/01/31      18504 C402      500.00
98/01/31      18504 C313      35.00
98/02/12  2170 /01051982 C418      1.48
98/02/12  2170 /01051982 C101      535.00      1.48
98/02/12  2170 /01051982 C420      1.48      .00
98/02/12  2170 /01051982 C313      35.00     -35.00
98/02/12  2170 /01051982 C314      35.00      .00
99/01/31      19958 C402      500.00      500.00
99/01/31      19958 C313      35.00      535.00
99/02/28  19990228      C418      3.74      538.74
99/03/31  19990331      C418      4.14      542.88
99/04/06  INTEREST      .80      543.68
PF1  RECALC  PF2  ..... PF3  ..... PF4  NOTES  PF5  TENURE  PF6  REVERSE
PF7  BACK    PF8  DEFINE  PF9  HELP    PF10 FORWARD PF11 EXIT   PF12 PREV
  
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## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:25:20 PM PST  
Attachments: Scan\_20221214.pdf



**CAM-PARK ENTERPRISES LIMITED  
BOWSER, B.C.**

July 27, 2001

B.C. Assets & Land Corp.  
2080-A Labieux Road  
Nanaimo, B.C. V9T 6J9

Attention - Mr. Gord Smaill

Dear Mr. Smaill:-

Re: Licence No. 104104 *File 1406866*

As per your instructions set out in your letter of July 17, 2001. Please cancel Licence No. 104104. Enclosed please find payment of \$107.00 to cover application fee for a Licence in the name of Edward Whitehouse.

Due to the fact Cam-Park Enterprises Ltd. s.21  
s.21  
helpful and very much appreciated if you would cancel Licence No. 104104 effective January 31, 2000 as first requested and commence the new licence effective as of February 1, 2000.

Trusting this will meet with your approval I remain,

Yours truly,

*E. J. Whitehouse*  
E. J. Whitehouse

AUG 02 2001  
**RECEIVED**  
1406866  
JUL 31 2001  
\$ 107.00  
BY *Aug* 44878

## APPLICATION OR AMENDMENT SUMMARY

1406866

APPLICATION COMPLETED DATE: \_\_\_\_\_

Our File: 740-866 Your File: \_\_\_\_\_APPLICANT'S NAME(S): Edward Whitehouse

AGENT'S NAME: \_\_\_\_\_

AGENT'S ADDRESS: \_\_\_\_\_

APPLICANT'S ADDRESS: PO Box 108  
Bowser VOR 100LOCATION: BowserCORRECT LEGAL: U/F Georgia Strait, Nanaimo DistrictTENURE TYPE: L1 TENURE SUBTYPE: 01 PURPOSE: 05SUBPURPOSE: 06 LAND TYPE: 3 HECTARES: .057

SPECIAL USE PERMIT NO.: \_\_\_\_\_ COMPANY INCORP. NO.: \_\_\_\_\_ BCGS NO.: \_\_\_\_\_

Re: \_\_\_\_\_  
 Thank you for your application that we will be processing under file number \_\_\_\_\_. Please quote this file number when making any inquiries regarding this application or your tenure (lease, license or permit).

## NOTICE TO APPLICANTS

In order for us to make the most informed decision on your application, input from the public is required. Please follow the instructions contained in the enclosed information package (OPTIONAL PARAGRAPH).

Please note that your application falls within the boundaries of a Guide Outfitter's Wildlife Act operating area. We will therefore be sending the licensed guide an information advisory respecting your application, a copy of this advisory will also be forwarded to the Guide Outfitters Association of British Columbia. (OPTIONAL PARAGRAPH).

As part of our review process, we will be referring your application to the following agencies:

LAND REFERRALS REQUIRED	LOCATION	LAND REFERRALS REQUIRED	LOCATION
50 MINISTRY OF AGRICULTURE & FOOD	Courtenay	28 INDIAN AND NORTHERN AFFAIRS:	Nanaimo
51	Duncan	INDIAN BANDS: First Nations	
3 ARCHAEO RESEARCH LTD.	Victoria		
54 BC PRAWN FISHERMEN'S CONSERVATION	Powell River		
4 BC WILDLIFE FEDERATION	Sooke		
5 CANADIAN COAST GUARD: Navigable Waters	Vancouver		
7 COUNCIL OF BC YACHT CLUBS	Nanaimo	29 ISLANDS TRUST:	Saltspring Island
6 MINISTRY OF ENERGY & MINES	Nanaimo	30 Vancouver Island Office	Victoria
8 Petroleum Titles Branch	Victoria	31 KWAKWIKWULT TERRITORIAL FISH COMM	Alert Bay
9 ENVIRONMENTAL PROTECTION SERVICE	Vancouver	LOCAL GOVERNMENTS:	
10 MINISTRY OF ENVIRONMENT, LANDS & PARKS	Nanaimo		
11 DEPARTMENT OF FISHERIES & OCEANS	Nanaimo	32 BC PARKS: Malahat District	Victoria
49 Aquaculture Division, Pacific Region	Vancouver	33 Strathcona District	Parksville
1 MINISTRY OF FISHERIES Aquaculture Operations	Courtenay	34 PUBLIC WORKS CANADA:	Vancouver
12 Rick Deegan, Seafood Planning and Development	Victoria	REGIONAL DISTRICTS:	
2 Aquaculture & Commercial Fisheries Br	Victoria	35 Alberni-Clayoquot	Port Alberni
MINISTRY OF FORESTS:		36 Capital	Victoria
13 Campbell River Forest District	Campbell River	37 Comox-Strathcona	Courtenay
14 Port Alberni Forest District	Port Alberni	38 Cowichan Valley	Duncan
15 Port McNeill Forest District	Port McNeill	39 Mount Waddington	Port McNeill
16 Sunshine Coast Forest District	Powell River	40 Nanaimo	Lantzville
17 GOLD COMMISSIONER: Victoria Division	Victoria	41 Powell River	Powell River
18 GEOLOGICAL SURVEY BRANCH	Nanaimo	MINISTRY OF TRANSPORTATION & HWYS:	
22 PORT AUTHORITY	Port Alberni	42 Vancouver Island Regional Office	Nanaimo
23 Harbour Master	Victoria	43 North Island	Courtenay
24 HEALTH		44 Central Island District Office	Nanaimo
25 Capital Regional District HU	Victoria	52 South Island District Office	Saanich
26 Central Vancouver Island HU	Nanaimo	45 TOURISM DEVELOPMENT BRANCH	Victoria
27 Upper Island Health Unit	Courtenay	46 UNDERWATER ARCHAEOLOGICAL SOC	Vancouver
DAVE ZEUST - Sea Kayaking Association		47 TONY THOMPSON - Pacific Coast Fishermen's Mutual Marine Insurance Company	Burnaby
WALLY PRIEDOLINS - Recreational Canoeing		48 UFAWU	Vancouver
ADVISE LOCAL BRANCHES OF INTEREST		19 LICENSED GUIDE OUTFITTER	Richmond
GROUPS:		Guide Outfitters Association of British Columbia	
OTHERS:		53 AGRICULTURAL LAND COMMISSION	Burnaby

When all replies have been received and a field inspection carried out, we will be in a position to decide on your application.

Please call me at (250) 751-\_\_\_\_\_ should you have any questions regarding the technical aspect of the processing of your application. Should you have any questions regarding the preparation of the offer or documents pertaining to your application, please call \_\_\_\_\_, Examiner, at (250) 751-\_\_\_\_\_.

Yours truly,

cc: \_\_\_\_\_

Land Officer

LAND OFFICER: GSLAND EXAMINER: CarrieADVERTISING REQUIRED? Yes ☐ NO ☐☐ Verify file number in blue book☐ Maps outlined in redIf yes, ☐ Without map☐ Enter in Disposition Management☐ Status sent to Forest Service☐ Aquaculture☐ Tenure Code Sheet completed & affixed☐ Referrals completed and batched☐ Commercial/Industrial/Log handling☐ Advertising included☐ Spare referral package placed on file☐ NWPA/LIA/CCLRMP☐ Acknowledgement checked-off & sent☐ LO entered amendment in TASK TAB☐ Resort/Call for ProposalsArea in TFL? Yes: ☐ No: ☐Area in Prov. Forest? Yes: ☐ No: ☐

If yes, refer status to Forest Service at \_\_\_\_\_

Date: \_\_\_\_\_

DONE BY: \_\_\_\_\_



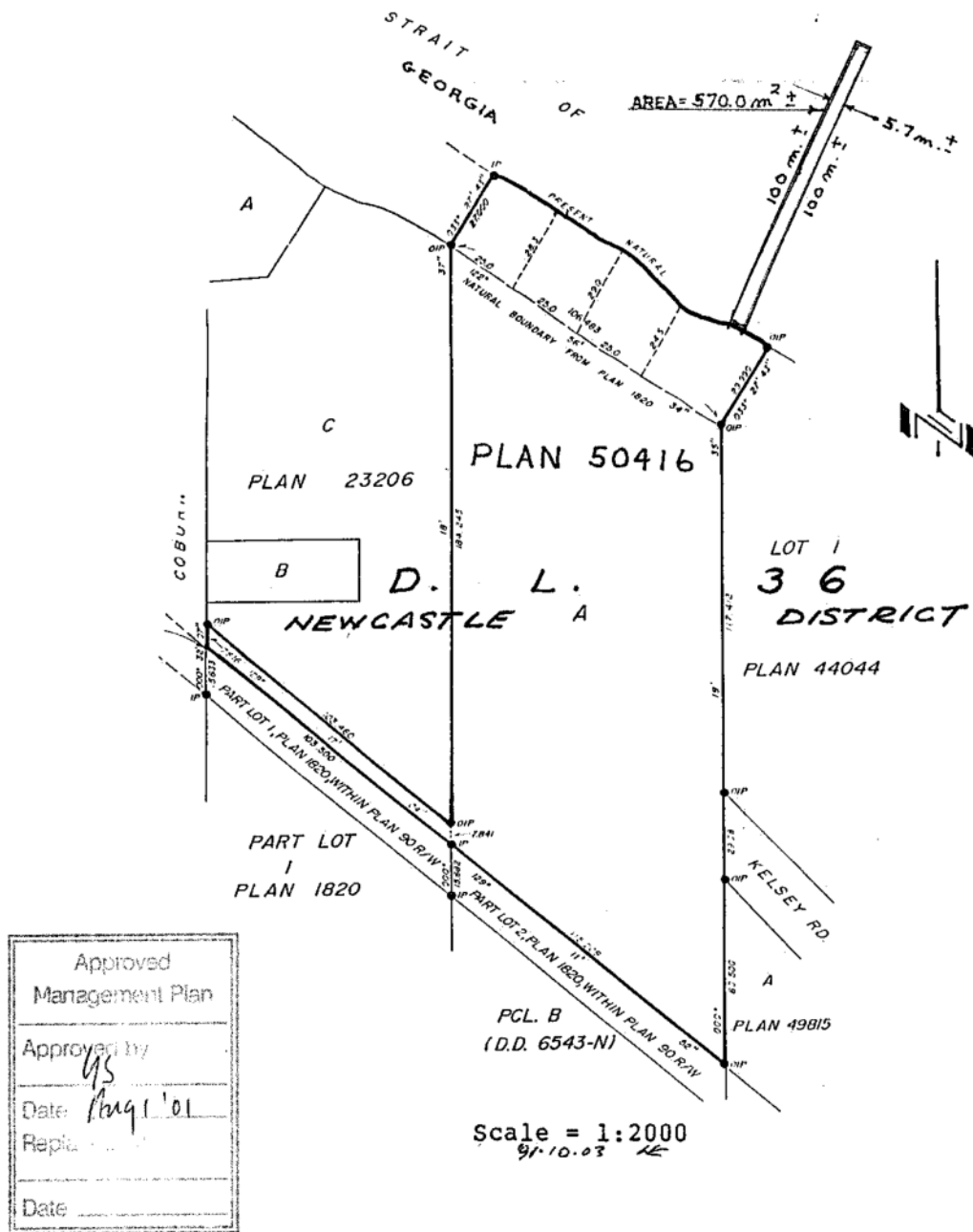
# British Columbia Assets & Land Corporation

## FIELD SERVICES REPORT

Vancouver Island Region  
Land Management Division  
2080-A Labieux Road  
Nanaimo, British Columbia  
V9T 6J9  
Telephone: (250) 751-3160  
Fax: (250) 751-3116

Page 1	<u>Purpose of Report</u> <input checked="" type="checkbox"/> Replacement Tenure <input type="checkbox"/> New Application <input type="checkbox"/> Other:		File No.: 1406866 <input type="checkbox"/> PT <input type="checkbox"/> NPT		Work Area
	Report Date August 1, 2001	Field Exam Made <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Status completed <input type="checkbox"/> Not Completed <input checked="" type="checkbox"/> Not Required	
Applicant Name Edward Whitehouse			INC. NO. <input type="checkbox"/> Joint Tenants <input type="checkbox"/> Tenants in Common		
Purpose private moorage - <i>boat ramp</i> .					
Legal Description u/f Goergia Strait, Nanaimo District				Area (ha) applied for: Area (ha) recommended: .057 Reference Map No.:	
Location Bowser					
Summary Recommendation <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disallowance				Policy Reference No.	
Form of Tenure License of Occupation				Term of Tenure 10 years	
Date of Next Review 10 years		Reason for Review		Rental	
Occupational Rental <input type="checkbox"/> Yes From To <input checked="" type="checkbox"/> No Charge Per Day: Flat Fee:				Royalty Rate	
Rental Formula (specify Rental Rate, Land Value Type, Minimum, etc.)					
Specific Rental <input type="checkbox"/> Annual <input checked="" type="checkbox"/> Prepaid for 10 years <input type="checkbox"/> Discount Rate and Period: <input type="checkbox"/> Other:		Calculations (on Pg. 2) Amount: \$400		Tenure Land Value \$1000 <input checked="" type="checkbox"/> Determined by Owner (A) <input type="checkbox"/> Fee Appraised (A) <input type="checkbox"/> B.C.A.A. (B) <input type="checkbox"/> Zonal (Z) (Calculation on Pg. 2)	
Security <input checked="" type="checkbox"/> Yes - Amount: \$1000 <input type="checkbox"/> No - Reason (if no)		Insurance <input checked="" type="checkbox"/> Yes - Amount: one million <input type="checkbox"/> No			
Survey <input type="checkbox"/> Yes - Terms: <input checked="" type="checkbox"/> No		State of Title Certificate <input checked="" type="checkbox"/> Required <input type="checkbox"/> Not Required <input checked="" type="checkbox"/> On File			
Advertising <input type="checkbox"/> Required <input type="checkbox"/> On File <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Date Due:		Upland Owner Consent <input type="checkbox"/> Required <input type="checkbox"/> On File <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Date Due:			
Conditions Precedent for offer letter (Requirements to be met before tenure issued) <input type="checkbox"/> Yes (See Pg. 2) <input checked="" type="checkbox"/> No					
Special Provisos needed for document (Ongoing Management Practices) <input type="checkbox"/> Yes (See Pg. 2) <input checked="" type="checkbox"/> No					
Document Materials prepared and attached to report <input type="checkbox"/> Print showing general area and blow-up of site with dimensions - Surveyor General print to be used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Copy of approved production or management plan <input type="checkbox"/> Print showing development/improvements					
Prepared by: Gordon Smail <i>GS</i>				Checked by: (See Page 2)	

<u>Conditions Precedent:</u>
<u>Special Provisos:</u>
<u>Valuation:</u>  BCAA Value:  BCAA Folio No.:  Land Value Calculations:  Rental Calculations: Nominal rent of \$400 applies for this small private moorage boat ramp
<u>Site Description</u> (Terrain/Soils, Forest Cover, Drainage, Bathymetry, Services/Assess, Site Improvements): Site was developed with a concrete boat ramp extending across the foreshore approx 100 meters . Ramp was used in conjunction with upland tourist operation.
<u>Public, Agency and First Nations Response:</u>
<u>Land Use Factors (Existing or previous use, zoning or planning constraints, resource folio values, access/consents, riparian rights, trespass or illegal use)</u> Upland tourist operation has disappeared with upland now strata titled to individuals. Very little use has been made of the ramp in recent years and Whitehouse who operated the previous tourist facility requested cancellation of the commercial license. I advised him to get the approval from DFO to either remove or allow the ramp to remain prior to us cancelling his license. DFO told him to remove ramp if he was going to cancel license. Whitehouse decided it was cheaper to keep ramp for private use than have it broken up and removed to a land fill hence his application to have private moorage
<u>Recommendations:</u> Cancel commercial License No. 104104 and issue a new private moorage license
Notify following agencies when tenure offered:



**CAM-PARK ENTERPRISES LIMITED**  
**BOWSER, B.C.**

July 27, 2001

B.C. Assets & Land Corp.  
2080-A Labieux Road  
Nanaimo, B.C. V9T 6J9

Attention - Mr. Gord Smaill

Dear Mr. Smaill:-

Re: Licence No. 104104 *File 1406866*

As per your instructions set out in your letter of July 17, 2001. Please cancel Licence No. 104104. Enclosed please find payment of \$107.00 to cover application fee for a Licence in the name of Edward Whitehouse.

Due to the fact Cam-Park Enterprises Ltd. <sup>s.21</sup>

<sup>s.21</sup>  
helpful and very much appreciated if you would cancel Licence No. 104104 effective January 31, 2000 as first requested and commence the new licence effective as of February 1, 2000.

Trusting this will meet with your approval I remain,

Yours truly,

*E. J. Whitehouse*  
E. J. Whitehouse

MR. EDWARD J. WHITEHOUSE OR  
MC. J. BENITA WHITEHOUSE  
BOX 238  
BOWSER, B.C. V0R 1G0  
Tel: 757-8474

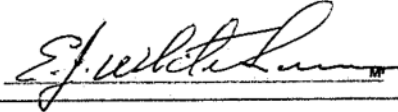
s.21

DATE July 27, 2001

PAY TO THE ORDER OF B.C. Assets & Land Corp. \$ 107.00  
One Hundred & Seven ~~100~~ DOLLARS

 **Bank of Montreal**  
220 WEST ISLAND HIGHWAY TEL: (250) 248-5711  
PARKSVILLE, B.C. V9P 2G9

MEMO



s.21

FILE COPY

July 17, 2001

File: 1406866

Ted Whitehouse  
Cam-Park Enterprises Ltd.  
PO Box 108  
Bowser BC V0R 1G0

Dear Ted Whitehouse:

We understood you had wanted to abandon your License No. 104104, covering the concrete boat ramp fronting your property in Bowser. In March, we instructed you to discuss the ramp removal with staff at Fisheries and Oceans Canada (DFO).

We now understand you want to leave the ramp in place and use it for your private and personal use, as DFO would require its removal as a condition for abandonment.

I will prepare a report recommending License No. 104104 be cancelled, in favour of a replacement license for private moorage, provided you confirm this in writing and enclose an application fee of \$107.00. In the meantime, you remain responsible for the annual rent associated with License No. 104104 until it has been formally cancelled and replaced.

If you have any questions regarding this, please call me at (250) 751-3201.

Sincerely,

Gordon Smaill, P.Ag.  
Land Officer

GS/ay  
1406866.doc





## FIELD SERVICES MISCELLANEOUS REPORT

Vancouver Island Region  
Land Management Division  
2080-A Labieux Road  
Nanaimo, British Columbia  
V9T 6J9  
Telephone: (250) 751-3160  
Fax: (250) 751-3116

PURPOSE of Report	<input type="checkbox"/> Amendment <input type="checkbox"/> Expiry <input type="checkbox"/> Trespass <input type="checkbox"/> PT <input type="checkbox"/> Assignment <input type="checkbox"/> Reserve <input type="checkbox"/> Other <input type="checkbox"/> NPT <input checked="" type="checkbox"/> Clean-up <input type="checkbox"/> Review					FILE NO.: 1406866
Report Date	Field Exam Made <input type="checkbox"/> Yes <input type="checkbox"/> No	Date Made	<input type="checkbox"/> Status Completed <input type="checkbox"/> Not Completed <input type="checkbox"/> Not Required	Examiner	Work Area	
APPLICANT Name	Cam Park Enterprises Ltd / E. R. Whitehouse					Inc. No.:
PURPOSE & Tenure	private moorage					
LEGAL Description	U/F Georgia Strait, Nanaimo District				Area .057	
					Ref. Map	
LOCATION	Bowser					
RENTAL Formula	(Specify Rental Rate, Land Value Type, Minimum, etc.)			Policy Ref. #:		
SPECIFIC Rental	<input type="checkbox"/> Annual    Amount: <del>\$500</del> <sup>\$400.00</sup> <input checked="" type="checkbox"/> Prepaid for 10 years <input type="checkbox"/> Discount Rate & Period: _____ <input type="checkbox"/> Other			Tenure Land Value: <input checked="" type="checkbox"/> Determined by Owner (A) <input type="checkbox"/> Fee Appraised (A) <input type="checkbox"/> B.C.A.A. (B) <input type="checkbox"/> Zonal (Z)		
NEXT Review	Date:	Circle Reason: Rental <input type="checkbox"/> Insurance <input type="checkbox"/> Mgt. Plan <input type="checkbox"/> Royalty Rate <input type="checkbox"/> Security <input type="checkbox"/> Expiry <input type="checkbox"/> Diligent Use <input type="checkbox"/> Other: <input type="checkbox"/>				
REQUIREMENTS	<u>Security Amount</u> Existing <u>\$1000</u> Recommended <u>\$1000</u>		<u>S.T.C.</u> Required <input type="checkbox"/> On File <input type="checkbox"/>		<u>Upland Owner Consent</u> <input type="checkbox"/> Required <input checked="" type="checkbox"/> On File	

### DISCUSSION/RECOMMENDATION:

Cam Park Ent. currently holds License No. 104104 and since the upland was subdivided years ago very few if any owners or their guests make use of ramp. Ted Whitehouse of Cam Park stopped paying his rent and had wanted to abandon the license and allow the ramp to be left in place and buried under the shifting tidal gravels. I contacted him about the removal and suggested he discuss the ramp removal with DFO as they may allow him to leave it in place. When DFO showed up in May stating the ramp had to be removed if he was abandoning it he said he was going to use it for private moorage. I have asked Whitehouse to confirm his intentions for private moorage in writing along with an application fee of \$107 and we will prepare new license documents for private moorage.

FLDMISC.DOT

Recommend;

1. Cancel License No. 104104
2. Replace with a private moorage license preaid at \$500 for 10 year term
3. subject to receiving letter to confirm cancellation in favour of pvt moorage license and payment of all outstanding fees including application fee of \$107

FLDMISC.DOT

## **Smaill, Gord BCAL:EX**

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**From:** Biggm@pac.dfo-mpo.gc.ca  
**Sent:** May 11, 2001 12:21 PM  
**To:** Smaill, Gord BCAL:EX  
**Cc:** RussellL@pac.dfo-mpo.gc.ca  
**Subject:** Seacroft Resorts, Bowser

Gord,

As per our conversation today, I want to let you know that I have been onsite re: the boat ramp with Ted Whitehouse. He indicated that he wanted to transfer the commercial foreshore lease to a private one and that he wasn't interested in abandoning it. Therefore, I think we don't need to be involved unless, any works on the foreshore are planned. If the lease were to be terminated, This Department would be requiring the removal of parts of the ramp and would like to be notified as soon as possible if the status of the lease changes.

Please contact me anytime if you have any questions.

THanks

Michelle Bigg  
Habitat Auxiliary  
Fisheries and Oceans Canada  
3225 Stephenson Point Road  
Nanaimo, B.C. V9T 1K3  
Ph.250-756-7144  
Fax 250-756-7162  
biggm@pac.dfo-mpo.gc.ca

## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:14:23 PM PST  
Attachments: Scan\_20221214.pdf



Licence No.:

File No.: 1406866

108918

Disposition No.: 818655

THIS AGREEMENT is dated for reference February 1, 2002 and is made under the *Land Act*.

**BETWEEN:**

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

(the "Province")

**AND:**

EDWARD JOHN WHITEHOUSE  
PO Box 108  
Bowser, BC V0R 1G0

(the "Licensee")

The parties agree as follows:

**ARTICLE 1 - INTERPRETATION**

1.1 In this Agreement,

**"Agreement"** means this licence of occupation;

**"Commencement Date"** means February 1, 2002;

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

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

**"Improvements"** includes anything made, constructed, erected, built, altered, repaired or added to, in, on or under the Land, and attached to it or intended to become a part of it, and also includes any clearing, excavating, digging, drilling, tunnelling, filling, grading or ditching of, in, on or under the Land;

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

Unsurveyed foreshore or land covered by water being part of the bed of the Strait of Georgia, Nanaimo District, shown outlined on sketch attached and containing 0.057 hectares, more or less,

except for those parts of the land that, on the Commencement Date, consist of highways (as defined in the *Highway Act*);

**“Realty Taxes”** means all taxes, rates, levies, duties, charges and assessments levied or charged, at any time, by any competent governmental authority which relate to the Land, the Improvements or both of them and which you are liable to pay;

**“Security”** means the security referred to in section 6.1 or 6.2, as replaced or supplemented in accordance with section 6.5;

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

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

**“you” or “your”** refers to the Licensee.

- 1.2 In this Agreement, “person” includes a corporation, firm or association and wherever the singular or masculine form is used in this Agreement it will be construed as the plural or feminine or neuter form, as the case may be, and vice versa where the context or parties require.
- 1.3 The captions and headings contained in this Agreement are for convenience only and do not define or in any way limit the scope or intent of this Agreement.
- 1.4 This Agreement will be interpreted according to the laws of the Province of British Columbia.
- 1.5 Where there is a reference to an enactment of the Province of British Columbia or of Canada in this Agreement, that reference will include a reference to every amendment to it, every regulation made under it and any subsequent enactment of like effect and, unless otherwise indicated, all enactments referred to in this Agreement are enactments of the Province of British Columbia.
- 1.6 If any section of this Agreement, or any part of a section, is found to be illegal or unenforceable, that section or part of a section, as the case may be, will be considered separate and severable and the remainder of this Agreement will not be affected and this Agreement will

be enforceable to the fullest extent permitted by law.

- 1.7 Each schedule to this Agreement is an integral part of this Agreement as if set out at length in the body of this Agreement.
- 1.8 This Agreement constitutes the entire agreement between the parties and no understanding or agreement, oral or otherwise, exists between the parties with respect to the subject matter of this Agreement except as expressly set out in this Agreement and this Agreement may not be modified except by subsequent agreement in writing between the parties.
- 1.9 Each party will, upon the request of the other, do or cause to be done all lawful acts necessary for the performance of the provisions of this Agreement.
- 1.10 All provisions of this Agreement in our favour and all of our rights and remedies, either at law or in equity, will survive the termination of this Agreement.
- 1.11 Time is of the essence of this Agreement.
- 1.12 Wherever this Agreement provides that an action may be taken, a consent or approval must be obtained or a determination must be made, then you or we, as the case may be, will act reasonably in taking such action, deciding whether to provide such consent or approval or making such determination; but where this Agreement states that you or we have sole discretion to take an action, provide a consent or approval or make a determination, there will be no requirement to show reasonableness or to act reasonably in taking that action, providing that consent or approval or making that determination.

## **ARTICLE 2 - GRANT AND TERM**

- 2.1 On the terms and conditions set out in this Agreement, we grant you a licence of occupation of the Land for the purpose of constructing, operating and maintaining a boat launching ramp used for personal, non-commercial use. You acknowledge this licence of occupation does not grant you exclusive use and occupancy of the Land.
- 2.2 The term of this Agreement commences on the Commencement Date and terminates on the tenth anniversary of that date, or such earlier date provided for in this Agreement.

## **ARTICLE 3 - FEES**

- 3.1 The Fee for the Term is \$400.00, the receipt of which we acknowledge.

**ARTICLE 4 - COVENANTS****4.1 You must**

- (a) pay, when due,
  - (i) the Fees to us at the address set out in Article 10,
  - (ii) the Realty Taxes, and
  - (iii) all charges for electricity, gas, water and other utilities supplied to the Land for use by you or on your behalf or with your permission;
- (b) deliver to us, immediately upon demand, receipts or other evidence of the payment of Realty Taxes and all other money required to be paid by you under this Agreement;
- (c) observe, abide by and comply with
  - (i) all applicable laws, bylaws, orders, directions, ordinances and regulations of any competent governmental authority in any way affecting your use and occupation of the Land and the Improvements, and
  - (ii) the provisions of this Agreement;
- (d) in respect of the use of the Land by you or by anyone you permit to use the Land, keep the Land and the Improvements in a safe, clean and sanitary condition satisfactory to us, and at our written request, make the Land and the Improvements safe, clean and sanitary;
- (e) not commit any wilful or voluntary waste, spoil or destruction on the Land or do anything on the Land that may be or become a nuisance or annoyance to an owner or occupier of land in the vicinity of the Land;
- (f) not construct, place, anchor, secure or affix any Improvement in, on, to or into the Land except as necessary for the purposes set out in section 2.1 and, despite those purposes, you will not construct, place, anchor, secure or affix anything on or to the Land that may interfere with the riparian right of access of any person over the Land without first obtaining from that person a statutory right of way, in registrable form and in our favour, by which that person allows us to curtail his or her riparian right of access over the Land;
- (g) use and occupy the Land only in accordance with and for the purposes set out in section 2.1;



- (h) pay all accounts and expenses as they become due for work performed on or materials supplied to the Land at your request, on your behalf or with your permission, except for money that you are required to hold back under the *Builders Lien Act*;
- (i) if any claim of lien over the Land is made under the *Builders Lien Act* for work performed on or materials supplied to the Land at your request, on your behalf or with your permission, immediately take all steps necessary to have the lien discharged, unless the claim of lien is being contested in good faith by you and you have taken the steps necessary to ensure that the claim of lien will not subject the Land or any interest of yours under this Agreement to sale or forfeiture;
- (j) not cut or remove timber on or from the Land without
  - (i) our prior written consent, and
  - (ii) being granted the right under the *Forest Act* to harvest Crown timber on the Land;
- (k) not interfere with public access over the Land;
- (l) dispose of raw sewage and refuse only in accordance with the requirements and regulations of appropriate federal and provincial agencies;
- (m) store bulk hazardous petroleum products and other toxic substances in accordance with the provisions of the *Waste Management Act*;
- (n) not use construction materials containing toxic substances, except in marine waters where the use of a preservative-treated wood may be necessary;
- (o) not without prior written consent from us
  - (i) deposit on the Land, or any part of it, any earth, fill or other material for the purpose of filling in or raising the level of the Land;
- (p) not interrupt passage by the public on foot, over the intertidal portion of the Land;
- (q) at our request and at your expense, have a British Columbia Land Surveyor complete, in accordance with the instructions of the Surveyor General of British Columbia, a *Land Act* survey plan of the Land within 12 months after survey instructions are issued by the Surveyor General of British Columbia;
- (r) agree to develop the Land, in a diligent and workmanlike manner, in accordance with the Management Plan held on file at our office;

- (s) permit us, or our authorized representatives, to enter on the Land at any time to inspect the Land and the Improvements;
- (t) indemnify and save us and our servants, employees and agents harmless against all claims, actions, causes of action, losses, damages, costs and liabilities, including fees of solicitors and other professional advisors, arising out of
  - (i) your breach, violation or nonperformance of a provision of this Agreement, and
  - (ii) any personal injury, bodily injury (including death) or property damage occurring or happening on or off the Land by virtue of your entry upon, use or occupation of the Land,

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

- (u) on the termination of this Agreement,
  - (i) peaceably quit and deliver to us possession of the Land and, subject to paragraphs (ii), (iii) and (iv), the Improvements in a safe, clean and sanitary condition,
  - (ii) within 60 days, remove from the Land any Improvement you want to remove, if the Improvement was placed on or made to the Land by you and you are not in default of this Agreement,
  - (iii) not remove any Improvement from the Land if you are in default of this Agreement, unless we direct or permit you to do so under paragraph (iv),
  - (iv) remove from the Land any Improvement that we, in writing, direct or permit you to remove, other than any Improvement permitted to be placed on or made to the Land under another disposition, and
  - (v) restore the surface of the Land as nearly as may reasonably be possible to the same condition as it was on the Commencement Date, to our satisfaction, but if you are not directed or permitted to remove an Improvement under paragraph (iv), this paragraph will not apply to that part of the surface of the Land on which that Improvement is located,

and all of your right, interest and estate in the Land will be absolutely forfeited to us, and to the extent necessary, this covenant will survive the termination of this Agreement.

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

## ARTICLE 5 - LIMITATIONS

### 5.1 You agree with us that

- (a) we are under no obligation to provide access or services to the Land or to maintain or improve existing access roads;
- (b) this Agreement is subject to
  - (i) all subsisting grants to or rights of any person made or acquired under the *Coal Act, Forest Act, Mineral Tenure Act, Petroleum and Natural Gas Act, Range Act, Wildlife Act* or *Water Act*, or any extension or renewal of the same, whether or not you have actual notice of them, and
  - (ii) the exceptions and reservations of interests, rights, privileges and titles referred to in section 50 of the *Land Act*;
- (c) we may make other dispositions of or over the Land;
- (d) you will make no claim for compensation, in damages or otherwise, in respect of a disposition made under subsection (c), where such disposition does not materially affect the exercise of your rights under this Agreement;
- (e) subject to subsection (d), all of your costs and expenses, direct or indirect, that arise out of any lawful interference with your rights under this Agreement as a result of the exercise or operation of the interests, rights, privileges and titles reserved to us in subsections (b) and (c) will be borne solely by you;
- (f) you will not commence or maintain proceedings under section 65 of the *Land Act* in respect of any lawful interference with your rights under this Agreement that arises as a result of the exercise or operation of the interests, rights, privileges and titles described in subsections (b) and (c);
- (g) you will not dredge or displace beach materials on the Land without our prior written consent;
- (h) you will not moor or secure any boat or structure to the Improvements or on any part of the Land for use as a live-aboard facility, whether permanent or temporary;
- (i) you will not use mechanized equipment other than a pile-driver during the construction, operation or maintenance of Improvements on the Land;

- (j) you will not interrupt or divert the movement of water or of beach materials by water along the shoreline without our prior written consent;
- (k) you will not remove or permit the removal of any Improvement from the Land except as expressly permitted or required under this Agreement;
- (l) any interest you may have in the Improvements ceases to exist and becomes our property upon the termination of this Agreement, except where an Improvement may be removed under paragraph 4.1(u)(ii), (iii) or (iv) in which case any interest you may have in that Improvement ceases to exist and becomes our property if the Improvement is not removed from the Land within the time period set out in paragraph 4.1(u)(ii) or the time period provided for in the direction or permission given under paragraph 4.1(u)(iii); and
- (m) if, after the termination of this Agreement, we permit you to remain in possession of the Land and we accept money from you in respect of such possession, a tenancy from year to year will not be created by implication of law and you will be deemed to be a monthly occupier only subject to all of the provisions of this Agreement, except as to duration, in the absence of a written agreement to the contrary.

#### ARTICLE 6 - SECURITY AND INSURANCE

- 6.1 On the Commencement Date, you will deliver to us security in the amount of \$1,000.00 which will
- (a) guarantee the performance of your obligations under this Agreement;
  - (b) be in the form required by us; and
  - (c) remain in effect until we certify, in writing, that you have fully performed your obligations under this Agreement.
- 6.2 Despite section 6.1, your obligations under that section are suspended for so long as you maintain in good standing other security acceptable to us to guarantee the performance of your obligations under this Agreement and all other dispositions held by you.
- 6.3 We may use the Security for the payment of any costs and expenses incurred by us to perform any of your obligations under this Agreement that are not performed by you or to pay any overdue Fees and, if such event occurs, you will, within 30 days of that event, deliver further Security to us in an amount equal to the amount drawn down by us.
- 6.4 After we certify, in writing, that you have fully performed your obligations under this Agreement, we will return to you the Security maintained under section 6.1, less all amounts drawn down by us under section 6.3.

6.5 You acknowledge that we may, from time to time, notify you to

- (a) change the form or amount of the Security; and
- (b) provide and maintain another form of Security in replacement of or in addition to the Security posted by you under this Agreement;

and you will, within 60 days of receiving such notice, deliver to us written confirmation that the change has been made or the replacement or additional form of Security has been provided by you.

6.6 You must

- (a) without limiting your obligations or liabilities under this Agreement, at your expense, effect and keep in force during the Term Comprehensive/Commercial General Liability insurance protecting us as an additional insured in an amount of not less than \$1,000,000.00 inclusive per occurrence insuring against liability for personal injury, bodily injury and property damage, and claims for liability assumed under contract, arising from all accidents or occurrences on the Land or the Improvements;
- (b) on the Commencement Date and immediately upon demand, deliver to us a completed "Province of British Columbia Certificate of Insurance" for all insurance required to be maintained by you under this Agreement;
- (c) ensure that all insurance required to be maintained by you under this Agreement is
  - (i) placed with insurers licensed in British Columbia,
  - (ii) primary and does not require the sharing of any loss by any insurer that insures us, and
  - (iii) endorsed to provide us with 30 days' advance written notice of cancellation or material change; and
- (d) deliver to us, immediately upon demand, certified copies of all policies of insurance required to be maintained by you under this Agreement.

6.7 You acknowledge that we may, from time to time, notify you to

- (a) change the amount of insurance set out in subsection 6.6(a); and
- (b) provide and maintain another type or types of insurance in replacement of or in addition to the insurance previously required to be maintained by you under this Agreement;

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

#### ARTICLE 7 - ASSIGNMENT

- 7.1 You must not sublicense, assign, mortgage or transfer this Agreement, or permit any person to use or occupy the Land, without our prior written consent, which consent we may withhold in our sole discretion.
- 7.2 For the purpose of section 7.1, if you are a corporation, a change in control (as that term is defined in subsection 1(4) of the *Company Act*) will be deemed to be a transfer of this Agreement.
- 7.3 Section 7.2 does not apply to a corporation if the shares of the corporation which carry votes for the election of the directors of the corporation trade on a stock exchange located in Canada.
- 7.4 Prior to considering a request for our consent under section 7.1, we may require you to meet certain conditions, including without limitation, that you submit to us a "site profile", "preliminary site investigation" or "detailed site investigation" (as those terms are defined in the *Waste Management Act*) for the Land or other similar type of investigation of the Land.

#### ARTICLE 8 - TERMINATION

- 8.1 You agree with us that
- (a) if you
- (i) default in the payment of any money payable by you under this Agreement, or
- (ii) fail to observe, abide by and comply with the provisions of this Agreement (other than the payment of any money payable by you under this Agreement),
- and your default or failure continues for 60 days after we give written notice of the default or failure to you,
- (b) if, in our opinion, you fail to make diligent use of the Land for the purposes set out in this Agreement, and your failure continues for 60 days after we give written notice of the failure to you;
- (c) if you

- (i) become insolvent or make an assignment for the general benefit of your creditors,
  - (ii) commit an act which entitles a person to take action under the *Bankruptcy and Insolvency Act* (Canada) or a bankruptcy petition is filed or presented against you or you consent to the filing of the petition or a decree is entered by a court of competent jurisdiction adjudging you bankrupt under any law relating to bankruptcy or insolvency, or
  - (iii) voluntarily enter into an arrangement with your creditors;
- (d) if you are a corporation,
- (i) a receiver or receiver-manager is appointed to administer or carry on your business, or
  - (ii) an order is made, a resolution passed or a petition filed for your liquidation or winding up;
- (e) if you are a society, you convert into a company in accordance with the *Society Act* without our prior written consent;
- (f) if this Agreement is taken in execution or attachment by any person; or
- (g) if we require the Land for our own use or, in our opinion, it is in the public interest to cancel this Agreement and we have given you 60 days' written notice of such requirement or opinion;

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

8.2 If the condition complained of (other than the payment of any money payable by you under this Agreement) reasonably requires more time to cure than 60 days, you will be deemed to have complied with the remedying of it if you commence remedying or curing the condition within 60 days and diligently complete the same.

8.3 You agree with us that

- (a) you will make no claim for compensation, in damages or otherwise, upon the lawful termination of this Agreement under section 8.1; and
- (b) our remedies under this Article are in addition to those available to us under the *Land Act*.

## ARTICLE 9 - DISPUTE RESOLUTION

- 9.1 If any dispute arises under this Agreement, the parties will attempt to resolve the dispute within 60 days of the dispute arising (or within such other time period agreed to by the parties) and, subject to applicable laws, provide candid and timely disclosure to each other of all relevant facts, information and documents to facilitate those efforts.
- 9.2 Subject to section 9.5, if a dispute under this Agreement cannot be resolved under section 9.1, we or you may refer the dispute to arbitration conducted by a sole arbitrator appointed pursuant to the *Commercial Arbitration Act*.
- 9.3 The cost of the arbitration referred to in section 9.2 will be shared equally by the parties and the arbitration will be governed by the laws of the Province of British Columbia.
- 9.4 The arbitration will be conducted at our offices (or the offices of our authorized representative) in Nanaimo, British Columbia, and if we or our authorized representative have no office in Nanaimo, British Columbia, then our offices (or the offices of our authorized representative) that are closest to Nanaimo, British Columbia.
- 9.5 A dispute under this Agreement in respect of a matter within our sole discretion cannot, unless we agree, be referred to arbitration as set out in section 9.2.

## ARTICLE 10 - NOTICE

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

to us

British Columbia Assets and Land Corporation  
Suite 501 345 Wallace Street  
Nanaimo, BC V9R 5B6;

to you

EDWARD J. WHITEHOUSE  
PO Box 108  
Bowser, BC V0R 1G0;

or at such other address as a party may, from time to time, direct in writing, and any such notice will be deemed to have been received if delivered, on the day of delivery, and if mailed, 7 days



after the time of mailing, except in the case of mail interruption in which case actual receipt is required.

- 10.2 In order to expedite the delivery of any notice required to be given by either party to the other, a concurrent facsimile copy of any notice will, where possible, be provided to the other party but nothing in this section, and specifically the lack of delivery of a facsimile copy of any notice, will affect the deemed delivery provided in section 10.1.
- 10.3 The delivery of all money payable to us under this Agreement will be effected by hand, courier or prepaid regular mail to the address specified above, or by any other payment procedure agreed to by the parties, such deliveries to be effective on actual receipt.

#### ARTICLE 11 - MISCELLANEOUS

- 11.1 No provision of this Agreement will be considered to have been waived unless the waiver is in writing, and a waiver of a breach of a provision of this Agreement will not be construed as or constitute a waiver of any further or other breach of the same or any other provision of this Agreement, and a consent or approval to any act requiring consent or approval will not waive or render unnecessary the requirement to obtain consent or approval to any subsequent same or similar act.
- 11.2 No remedy conferred upon or reserved to us under this Agreement is exclusive of any other remedy in this Agreement or provided by law, but that remedy will be in addition to all other remedies in this Agreement or then existing at law, in equity or by statute.
- 11.3 The grant of a sublicense, assignment or transfer of this Agreement does not release you from your obligation to observe and perform all the provisions of this Agreement on your part to be observed and performed unless we specifically release you from such obligation in our consent to the sublicense, assignment or transfer of this Agreement.
- 11.4 This Agreement extends to, is binding upon and enures to the benefit of the parties, their heirs, executors, administrators, successors and permitted assigns.
- 11.5 If, due to a strike, lockout, labour dispute, act of God, inability to obtain labour or materials, law, ordinance, rule, regulation or order of a competent governmental authority, enemy or hostile action, civil commotion, fire or other casualty or any condition or cause beyond your reasonable control, other than normal weather conditions, you are delayed in performing any of your obligations under this Agreement, the time for the performance of that obligation will be extended by a period of time equal to the period of time of the delay so long as
- (a) you give notice to us within 30 days of the commencement of the delay setting forth the nature of the delay and an estimated time frame for the performance of your obligation;

and

- (b) you diligently attempt to remove the delay.

11.6 You agree with us that

- (a) we are under no obligation, express or implied, to provide financial assistance or to contribute toward the cost of servicing, creating or developing the Land or the Improvements and you are solely responsible for all costs and expenses associated with your use of the Land and the Improvements for the purposes set out in this Agreement; and
- (b) nothing in this Agreement constitutes you as our agent, joint venturer or partner or gives you any authority or power to bind us in any way.

11.7 This Agreement does not override or affect any powers, privileges or immunities to which you are entitled under any enactment of the Province of British Columbia.

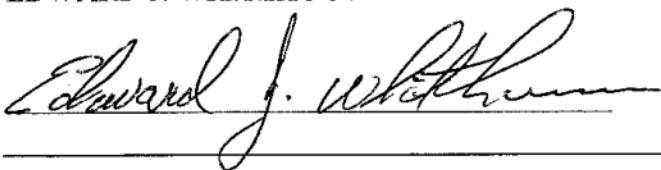
The parties have executed this Agreement as of the date of reference of this Agreement.

SIGNED on behalf of **HER MAJESTY  
THE QUEEN IN RIGHT OF THE  
PROVINCE OF BRITISH COLUMBIA** by  
British Columbia Assets and Land Corporation,  
authorized representative of the  
minister responsible for the *Land Act*



Authorized Signatory,  
British Columbia Assets and Land Corporation

SIGNED BY  
EDWARD J. WHITEHOUSE

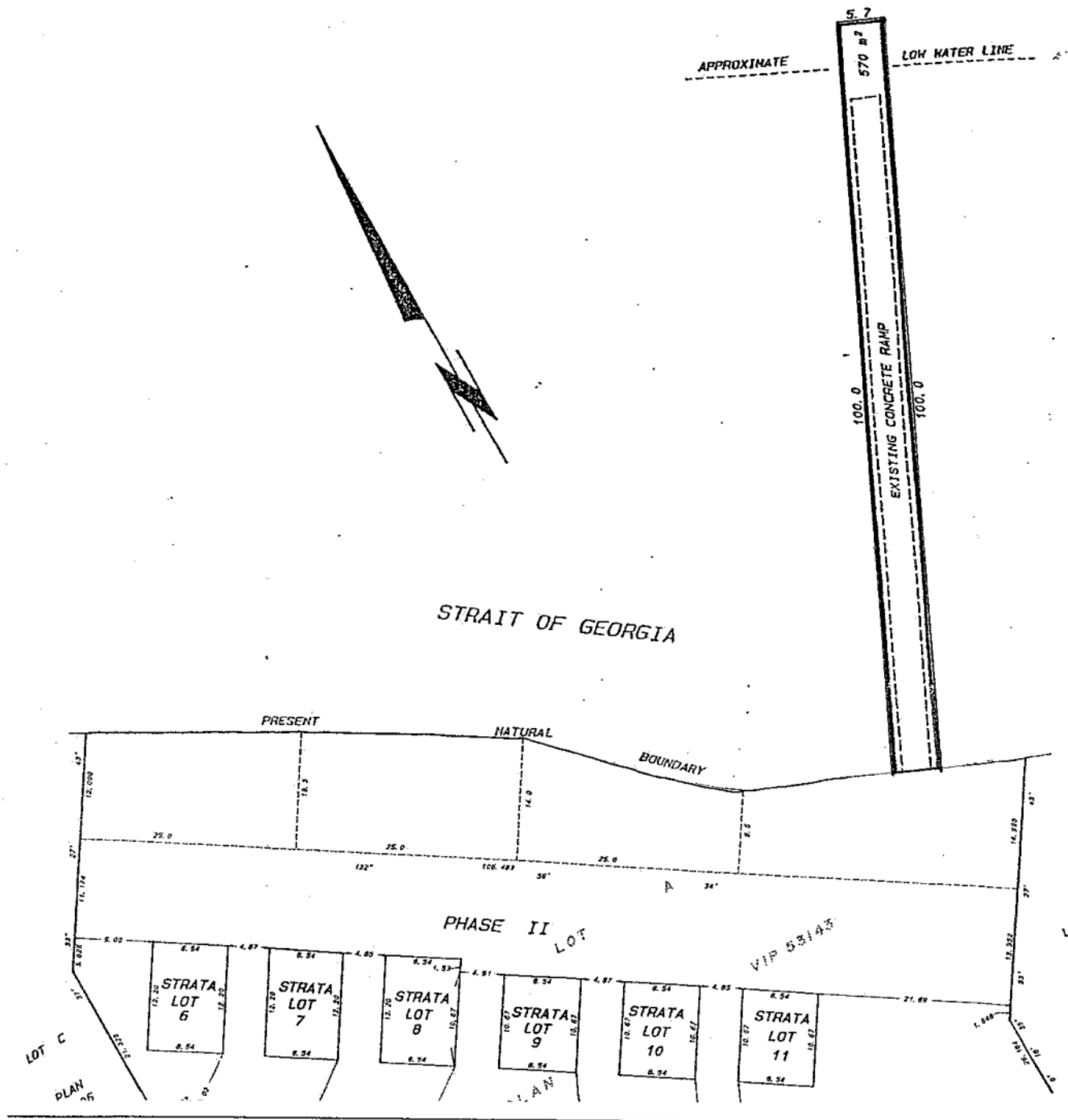


MOORAGE LICENCE

Page 14 of \_\_\_\_\_

# LEGAL DESCRIPTION SCHEDULE

Unsurveyed foreshore or land covered by water being part of the bed of the Strait of Georgia, Nanaimo District, shown outlined on sketch below and containing 0.057 hectares, more or less.





Ministry of  
Agriculture and Lands

## ENDORSEMENTS

Licence No. 108918  
Endorsement No.: 1

File No.: 1406866  
Date: November 7, 2006

Article 6 – Security and Insurance, Clause 6.1 to read 0.00.

  
Authorized Representative



Ministry of  
Agriculture and Lands

## ENDORSEMENTS

Licence No.: 108918  
Endorsement No.: 2

File No.: 1406866  
Date: August 7, 2007

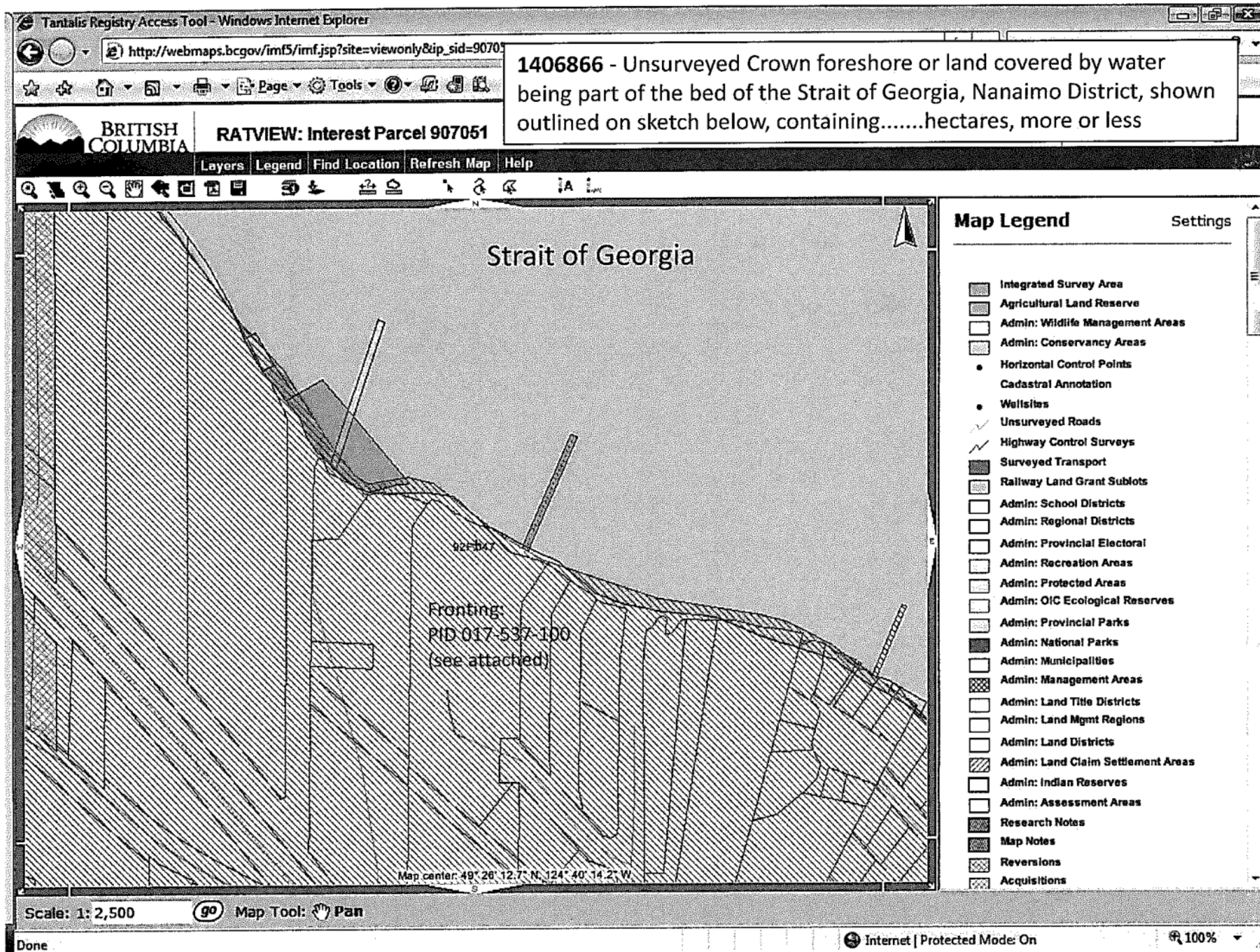
Licence recorded in the name of John Robert Whitehouse, Executor/Trustee of the Last Will and Testament of Edward John Whitehouse, deceased.

  
Authorized Representative

## Scan From <Device Name>

---

From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:19:57 PM PST  
Attachments: Scan\_20221214.pdf



Page 202 of 288 to/à Page 204 of 288

Withheld pursuant to/removed as

s.3



## **Gaskell, Maureen FLNR:EX**

---

**From:** Yates, Dai LTSA:EX  
**Sent:** Friday, June 17, 2005 2:15 PM  
**To:** Gaskell, Maureen LWBC:EX  
**Subject:** RE: Inclusion in DL 36E&N, Newcastle District

The off-site files arrived so here's the two files missing from my last note:

1405314 M. Sims BCLS Accretion application for Lot A Plan 15252 and Part of Lot 9, Plan 1820, all in DL 36, Newcastle District

1989-01-09 application approved

1990-05-07 plan signed by SG's office, deposited in Land Titles as Plan VIP49967

1406182 M. Sims BCLS Accretion application for Lots 1&2, Plan 1820, all in DL 36, Newcastle District

1990-03-30 application approved

1990-05-31 plan signed by SG's office, deposited in Land Titles as Plan VIP50416

Copies of approval and plan signed letters for both files went to Mr. P. Christie, Vancouver Island Region, Ministry of Crown Lands

### **Dai Yates, B.C.L.S.**

Surveyor General Division  
Land Title and Survey Authority of British Columbia  
Tel 250-952-5325...Fax 250-387-1830...3400 Davidson Ave, Victoria B.C.  
[dai.yates@ltsa.ca](mailto:dai.yates@ltsa.ca)  
Web site: [www.ltsa.ca](http://www.ltsa.ca)



K'ómoks First Nation

3320 Comox Road, Courtenay BC V9N 3P8 Tel: (250) 339-4545 Fax: (250) 339-7053

October 24, 2011

FrontCounter BC  
Integrated Land Management Bureau  
142-2080 Labieux Rd.  
Nanaimo, BC V9T 6J9  
Email: WestCoastReferrals@gov.bc.ca

Re: Licence of Occupation / Bowser  
Nanwakolas File No: 2012 KMX – 1<sup>st</sup> Quarter Replacement

ILMB File No: 1406866

To Whom It May Concern:

The K'ómoks Nation is in receipt of the 1<sup>st</sup> Quarter replacements for 2012 and the above mentioned replacement of a Licence of Occupation / Private Moorage presently held by Edward Whitehouse is on the list. This proposed replacement is located within the K'ómoks statement of intent area, it is the interest of the K'ómoks Nation to respectfully maintain our rights and access to resources under ancient and traditional protocols we have with other nations.

We would like to remind your Ministry that First Nations are legally entitled to meaningful and effective consultation and accommodation of our interests with respect to any resource or land use decisions, including the sale of crown land.

The K'ómoks First Nation has no concerns at this time with this replacement proceeding.

We do however reserves the right to raise objections if any cultural use or archaeological sites are identified while this project is being carried out or if we discover impacts on our rights or interest that we had not foreseen.

Should you require any further information, please do not hesitate to contact our office.

Sincerely,

  
Ernie Hardy, Chief



August 7, 2007

File: 1406866

FILE COPY

John Robert Whitehouse  
PO Box 108  
Bowser BC V0R 1G0

Dear Sir

Enclosed is Endorsement No. 2 recorded in the name of John Robert Whitehouse, Executor/Trustee, covering unsurveyed Crown foreshore or land covered by water being part of the bed of the Strait of Georgia, Nanaimo District, containing 0.057 hectares, more or less; endorsed as follows:

**\* Licence recorded in the name of John Robert Whitehouse, Executor/Trustee  
s.22 of Edward John Whitehouse<sup>s.22</sup>**

Please attach it to your copy of the document.

If you have any questions regarding the above, please contact me at (250) 751-7248.

Yours truly,

Barbara Biss  
Portfolio Administrator

Enclosure

pc: BC Assessment Authority, Central Vancouver Island  
Regional District of Nanaimo

**Integrated Land  
Management Bureau**

Ministry of  
Agriculture and Lands

Mailing/Location Address:  
Suite 142  
2080 Labieux Road  
Nanaimo BC V9T 6J9

Telephone: 250-751-7220  
Facsimile: 250-751-7224  
Web Address:  
<http://www.al.gov.bc.ca>

**Tantalus  
CHECKLIST**

File: 1406866

- ☐ New Tenure  
☐ Status  
☐ Replacement  
☐ Address Change  
☐ Mortgage  
☐ Field Report
- ☐ Amendment Expansion/Reduction  
☐ Rat  
☒ Name Change  
☐ Assignment  
☐ Rent Review

Land Officer: \_\_\_\_\_

Portfolio Administrator: B. Bess

Land Administrative Technician: \_\_\_\_\_




BCGS Ref Map # \_\_\_\_\_

<b>File Tab</b>	TYPE/ _____ SUBTYPE: _____ PURPOSE/ _____ SUBPURPOSE: _____	LOCATION: _____ COMMENCEMENT (date): _____ DOCUMENT (enter #): _____ DISPOSITION ID: _____	
<b>Tenure Tab</b> (not used for CGs)	TERM: _____ RENT START DATE: _____ EXPIRY date: _____ REVIEW date: _____	Bound with Other Tenures? _____ _____ _____ (Enter file numbers if required)	Security: _____ Type: _____
<b>Client Tab</b> <input checked="" type="checkbox"/> Information Updated <u>Aug 07 2007</u> Initialed by <u>[Signature]</u>	INTERESTED PARTY NO(s) <u>192953</u> _____ _____ INCORPORATION No.: _____	Client Name(s): <u>John Robert Whitehouse</u> Address: <u>P.O. Box 108</u> <u>Bowser BC</u> <u>VORIGO</u> Telephone: ( ) _____	
<b>Parcels Tab</b> <input type="checkbox"/> RAT Updated	Parcel #: _____ Parcel #: _____	Parcel No(s) / PIN No(s): _____ _____	
<b>Valuation Tab</b>	PREPAID \$ _____ FIXED \$ _____ ROYALTY: _____ FINANCIAL FACTOR VERSION#: _____	DATE: _____ LAND VALUE: \$ _____ SIZE of Tenure (Ha) _____ PERCENT of Land Value: _____ % Method used to determine Land Value <input type="checkbox"/> BCAA <input type="checkbox"/> Zonal <input type="checkbox"/> Owner Determined CURRENT RENT: \$ _____ BCAA FOLIO# _____	

Notes/Reminders/Parked \_\_\_\_\_

Received: \_\_\_\_\_ Accepted: \_\_\_\_\_  
 Task Tab Updated by: B. Bess

Due: \_\_\_\_\_  
 Date: AUG 07 2007

 From anywhere... to anyone					
	Find a Postal Code	Ship	Track a Package	Find a Post Office	
Home > Online Tools					
Postal Code Look-Up					
<a href="#">Quick Search</a> <a href="#">Advanced Search</a> <a href="#">Rural Addresses &amp; P.O. Boxes Search</a> <a href="#">Reverse Search</a> <a href="#">Municipality Lookup</a>					

### Search Results

Your search returned the following results.

[← BACK](#) [SEARCH AGAIN](#)

Updated: 2007/07/16

Building, Govt or Bus Name	Number	Delivery Mode	Delivery Installation	Suite	Municipality	Province	Postal Code
	1-178	PO			BOWSER	BC	V0J

### Related Online Tools:

[FIND A POST OFFICE](#)  
Post Office Locator

[TRACK A PACKAGE](#)  
Delivery Confirmation

[FIND A PARCEL RATE](#)  
Rate Calculator

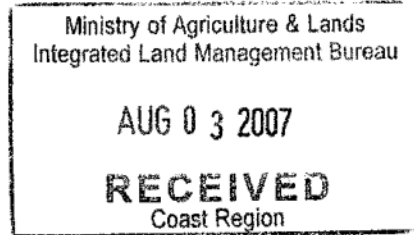
Canada

[Help](#), [Legal](#), [Copyright](#), [Privacy](#), [Contact Us](#)

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8/02/2007

Integrated Land Management Bureau  
Suite 142  
2080 Labieux Rd.  
Nanaimo BC  
V9T 6J9



Attn: Jas Johal

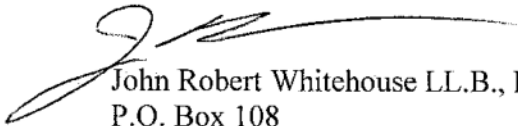
**Re: File 1406866**

Dear Sir;

Thank you for your letter and enclosures of July 31, 2007. Please find enclosed the completed statutory declaration;<sup>s.22</sup>

s.22 as per your request. I look forward to the receipt of amended foreshore lease in my name.

Thank you for your assistance,



John Robert Whitehouse LL.B., LL.M.  
P.O. Box 108  
Bowser BC  
V0R 1G0  
250-757-8474

Page 211 of 288 to/à Page 216 of 288

Withheld pursuant to/removed as

s.22



**BRITISH  
COLUMBIA**  
Canada's Westernmost Province  
**The Best Place on Earth**

July 31, 2007

File: 1406866

**FILE COPY**

John Robert Whitehouse  
PO Box 108  
Bowser, BC V0R 1G0

Dear John Robert Whitehouse:

Thank you for your recent letter of July 11, 2207 transferring Licence No. 108918 in the name of Edward John Whitehouse.

s.22

s.22

Also, I have enclosed a  
statutory declaration to say the estate is less than<sup>s.22</sup> Please sign and  
return to our office within 30 days from the date of this letter.

Once we have received the statutory declaration, we will endorse the licence into your name. If you have any questions, please feel free to contact me at 250-751-7240.

Yours truly,

Jas Johal  
Portfolio Administrator

1406866/JJ/rjp

Enclosure

**Integrated Land  
Management Bureau**

Ministry of  
Agriculture and Lands

Mailing/Location Address:  
Suite 142  
2080 Labieux Road  
Nanaimo BC V9T 6J9

Telephone: 250-751-7220  
Facsimile: 250-751-7224  
Web Address:  
<http://www.al.gov.bc.ca>



7/11/2007

Integrated Land Management Bureau  
Suite 142  
2080 Labieux Rd.  
Nanaimo BC  
V9T 6J9



Attn: Jas Johal

**Re: File 1406866**

Dear Sir;

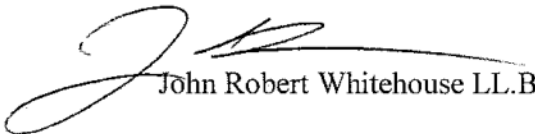
Further to our telephone conversation of today's date I confirm<sup>s.22</sup>

s.22

s.22

s.22 As per our conversation I would like to have the above noted foreshore license to occupy placed in my name. Would you be so kind as to forward the necessary documentation to facilitate this request at your earliest convenience?

Thank you for your assistance,



John Robert Whitehouse LL.B., LL.M.



## REFUND REQUISITION

Date of Request: November 9, 2006	File #: 1406866
Payee Name: Whitehouse, Edward John	

Payee Address:

PO BOX 108 BOWSER BC VOR 1G0	Entered Oracle A/P by:
	Amount of Refund: \$1000.00

Reason for Refund:

Private moorage, security no longer required. Refunding clients cash security.	Disposition ID#:	818655
	Client (IP)#:	s.22
	Original Invoice #:	13762
	Original Receipt #:	SEC13762
	Coding:	
	CR Memo #:	
	Debit Memo #:	
	Invoice #:	

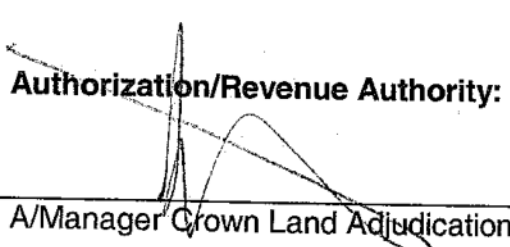
Verification:

X	C. Samarin - Nov 09/06

Refund Requested by:

B. Biss  
Portfolio Administrator

Authorization/Revenue Authority:

  
A/Manager Crown Land Adjudication

Verified By:

  
Corporate Services Manager

**Corporate Services  
Division**

Serving The Ministry of  
Agriculture & Land and  
The Ministry of Environment

Mailing/Location  
Address:  
Suite 142  
2080 Labieux Rd  
Nanaimo BC V9T 6J9

Telephone: 250-751-  
7276  
Facsimile: 250-751-  
7224

Web Address:  
<http://www.al.gov.bc.ca>



**BRITISH  
COLUMBIA**

The Best Place on Earth

November 9, 2006

File: 1406866

**FILE COPY**

Edward John Whitehouse  
PO Box 108  
Bowser BC V0R 1G0  
Dear Sir:

Re: Release of Security

We no longer require a security on this tenure.

Your security will be released back to you under separate cover.

Please attach the enclosed endorsement to your copy of the licence.

If you have any questions please do not hesitate to contact me at (250) 751-7248.

Yours truly,

Barbara Biss  
Portfolio Administrator

---

**Integrated Land  
Management Bureau**

Ministry of  
Agriculture and Lands

Mailing/Location Address:  
Suite 142  
2080 Labieux Road  
Nanaimo BC V9T 6J9

Telephone: 250-751-7220  
Facsimile: 250-751-7224  
Web Address:  
<http://www.al.gov.bc.ca>

# ACCOUNT ADJUSTMENT FORM

FILES(S) # 1406866  
CLIENT # \_\_\_\_\_  
DID # \_\_\_\_\_

\*\*\*\*\*

☐ ESTABLISH CREDIT Amount \$ \_\_\_\_\_  
Amount \$ \_\_\_\_\_

Reason for Refund: ☐ \_\_\_\_\_

Payee: \_\_\_\_\_

Reason for Credit: ☐ \_\_\_\_\_

☒ RELEASE SECURITY TYPE CASH Amount \$ 1000.00

Reason: private mortgage - security no longer required

Payee: Edward John Whitehouse

☐ TRANSFER OF FUNDS FROM File: \_\_\_\_\_ Client # \_\_\_\_\_ TO File: \_\_\_\_\_ Client # \_\_\_\_\_  
Credit as: \_\_\_\_\_

Reason: \_\_\_\_\_

☐ CLEAR ACCOUNT Amount \$ \_\_\_\_\_  
GST \$ \_\_\_\_\_

Reason: \_\_\_\_\_

☐ AMEND/CANCEL INVOICE # \_\_\_\_\_ Amount \$ \_\_\_\_\_

Manual Invoice Required ☐ YES ☐ NO GST \$ \_\_\_\_\_

Interest Effective Date: \_\_\_\_\_

Reason: \_\_\_\_\_

\*\*\*\*\*

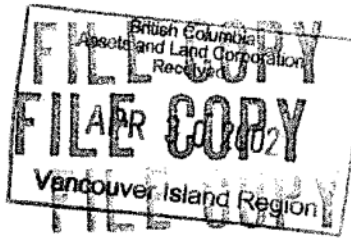
Requested by: BBuso Date: NOV 03 2006

Senior Portfolio Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

Finance: [Signature] Date: NOV 09 2006

[illegible]

Dale, I have added line 18, this file was permanently transferred to Mark Halam at D&M for the possibility of selling this piece of property. That is the only addition that I had at this time.



April 30, 2002

File: 1406866

Tracey Bains  
Land and Water British Columbia Inc  
PO Box 9475 Stn Prov Govt  
Victoria BC V8W 9W6

Dear Tracey:

RE: Cancellation of File 1406866 - Document No. 108918

Client Name: Cam Park Enterprises Ltd.  
Client No.: s.21

Thirty – sixty – ninety day process finished. Cash security pulled and applied to outstanding invoices. See attached summary of action taken. Client indicated he would not be making this payment.

Total Owing as of April 30, 2002: \$245.52

Rent:	\$	151.27		
GST:	\$	35.00		
Interest:	\$	59.25	=	\$ 245.52

.../2

Documentation Enclosed:

- customer inquiry report run April 30, 2002
- overdue spreadsheet action
- account detail/transaction and balance screens
- adjustment form showing cash security seized and applied to outstanding invoices
- overdue process correspondence
- miscellaneous file notes
- copy of license

Yours truly,

Carolyne Samarin  
Finance and Administrative Assistant

CS/as  
1406866coloprocess.doc

Attachment

## **Samarin, Carolyn BCAL:EX**

---

**From:** Fitton, Susan BCAL:EX  
**Sent:** April 17, 2002 11:54 AM  
**To:** Samarin, Carolyn BCAL:EX  
**Cc:** Dean, Laurie BCAL:EX; Anderson, Keith BCAL:EX  
**Subject:** RE: CANCELLATION OF FILES.

See comments. Keith make note of file 0314057. Carolyn can you give me and Keith the time period invoice against file 0314057.

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

**From:** Samarin, Carolyn BCAL:EX  
**Sent:** April 16, 2002 9:53 AM  
**To:** Fitton, Susan BCAL:EX  
**Cc:** Dean, Laurie BCAL:EX  
**Subject:** CANCELLATION OF FILES.

Sue, I have a few files that require cancellation letters before sending to collections. If there are some outstanding circumstances that would preclude the letter going out please respond to those separately.

The list I have for cancellation is as follows:

FILE 0108227 - 449042 BC LTD. & 0126792 - J&K Baystore Marina

Client had payment plan in place and he defaulted on his payments. The o/due process was done and at the N to V stage Neil met with client and gave him the date that payment was to be made. No payment has come in so I think this is a cancellation candidate. Please advise.

**I will call the trustee and get back to you**

FILE 0293477 - M&E ENTERPRISES - D. Berry has been dealing with client. I talked to him this a.m. and there is no change in the status of making payment. Client and WALP are in some sort of negotiations. D.Berry and I had given client 1 months grace to make payment which ended on the 13th. You might want to discuss with Doug before cancellation. Doug just came in for a talk about this tenure, cabinet is involved and 2 ministry heads. We sold this property and as yet the client cannot use land because of contaminants on the land. I think this will be one that will have to be monitored. Please advise.

**We are in the process of consenting to a mortgage and a condition of our consent is that rent will be paid. I will keep you up to date.**

FILE 0314057 - 352238 BC LTD. Nothing special to note at this end. It is an inactive tenure I believe. Overdue letters were returned and re-sent to address given by K. Anderson/D. Berry. Looks like a cancellation is in order. Please advise.

**Tenure was cancelled in 1995 but Armac has been occupying. Keith/Neil have been negotiating with Armac, please advise what period of time the invoice #3031 covers.**

FILE 1406866 - CAM-PARK ENTERPRISES LTD. - Mr. Whitehouse phoned and indicated he did not want to pay his o/due and made a case for why he should not pay interest. Client agreed that I would take his 1000.00 cash security and use it against overdue rent. He only owes 245.52 but he indicated he would find an MLA who would waive the interest charges.

**This is a delinquent account, send to collections. New tenure and client however is associated with Cam-Park but tenure is now in the name of an individual.**

FILE 1408604 - JOHNSTON, RICHARD - Notice to Vacate letter was sent out under your direction, client is in trespass to it is likely a cancellation candidate.

**Client does not have an active tenure, send to collections and I will attach a trespass work task against the file.**



- 2 -

**1. Conditions of Offer**

Enclosed are three copies of your licence. If you accept this offer by returning the acceptance page to us within the time set out above, you must then execute and return these documents to us within 60 days of the date of this letter together with all of the following:

**Monies Payable**

You must deliver to us the following amounts:

Licence Fee	*\$ 400.00
Documentation Fee	*\$ 150.00
GST Total	\$ 38.50
<b>Total Fees Payable</b>	<b>\$ 588.50</b>

FEB 20 2002  
\* denotes GST payable

RECEIVED  
1406866  
FEB 14 2002  
\$ 588.50  
BY aj 51980

RECEIVED  
1406866  
FEB 14 2002  
\$ 1000.00  
BY aj

Your cheque or money order must be payable to the British Columbia Assets and Land Corporation and be delivered to Suite 501 345 Wallace Street Nanaimo, BC V9R 5B6. Please quote our file number when sending us your payment.

**Security**

You must deliver to us a security deposit in the amount of \$1,000.00 to guarantee the performance of your obligations under the licence. Your security deposit must comply with the attached instructions for acceptable forms of security.

**Insurance**

You must deliver to us a Province of British Columbia Certificate of Insurance for the insurance required to be maintained under the licence. A sample certificate is enclosed. The Certificate must confirm the following:

- (i) You have obtained, as required under the licence, a comprehensive/commercial general liability insurance policy with a limit of \$1,000,000.00 per occurrence;
- (ii) Her Majesty the Queen in Right of the Province of British Columbia, is an additional insured under the policy; and
- (iii) The policy includes cross-liability and blanket contractual liability clauses or endorsements.

**Additional Requirements**

FILE COPY

## NOTICE TO VACATE

February 11, 2002

File: 1406866

Invoice: 70124

### **CERTIFIED MAIL**

Cam-Park Enterprises Ltd.  
PO Box 108  
Bowser BC V0R 1G0

Dear Sir or Madam:

Reference is made to the British Columbia Assets and Land Corporation's (the Corporation) previous letter regarding the continuation of Tenure No. 160274 issued for residential purposes.

The Corporation has not received the balance of overdue amount owing of \$588.63 plus interest as of February 11, 2002.

Therefore, as provided by Section 43 of the *Land Act*, the Corporation is canceling your tenure effective April 12, 2002, for failure to comply with our requirements. We further advise, upon cancellation, your file will be transferred to the Ministry of Finance and Corporate Relations, Collection Loan Management Branch, for further collection action.

By written authority of the Ministry of Sustainable Resource Management, pursuant to Section 60 (d) and 97 (1) of the *Land Act*, I hereby order you to vacate the area, removing any improvements and leaving the area in a safe, clean and sanitary condition.

If you have any questions, regarding this notice, please contact Carolyn Samarin at (250) 741-5653.

Yours truly,

Neil Banera  
Regional Director

CS/ay  
1406866a.doc

# FILE COPY

## NOTICE TO VACATE

February 11, 2002

File: 1406866  
Invoice: 58791

### CERTIFIED MAIL

Cam-Park Enterprises Ltd.  
PO Box 108  
Bowser BC V0R 1G0

Dear Sir or Madam:

Reference is made to the British Columbia Assets and Land Corporation's (the Corporation) previous letter regarding the continuation of Tenure No. 160274 issued for residential purposes.

The Corporation has not received the balance of overdue amount owing of \$647.08 plus interest as of February 11, 2002.

Therefore, as provided by Section 43 of the *Land Act*, the Corporation is canceling your tenure effective April 12, 2002, for failure to comply with our requirements. We further advise, upon cancellation, your file will be transferred to the Ministry of Finance and Corporate Relations, Collection Loan Management Branch, for further collection action.

By written authority of the Ministry of Sustainable Resource Management, pursuant to Section 60 (d) and 97 (1) of the *Land Act*, I hereby order you to vacate the area, removing any improvements and leaving the area in a safe, clean and sanitary condition.

If you have any questions, regarding this notice, please contact Carolyn Samarin at (250) 741-5653.

Yours truly,

Neil Banera  
Regional Director

CS/ay  
1406866.doc



# Land and Water British Columbia Inc.

An agency of the government of British Columbia

## ADJUSTMENTS

Date: Mar. 27/02  
File No.: 1406866

Region No: 1      Type (Check Box) #  
Resp No.: 430      Credit Transaction ☒ 1000.00  
                         Write Off ☐  
                         Interest ☐  
                         Debit Memo ☐

### Client Information

Credit Transaction #	53580
IP/Client No.	s.22
Client Name	CAM PARK ENTERPRISES LTD.

### Adjustment

Original Invoice	26904
Original Amount	1000.00
Amount to be Credited	1000.00
Original Receipt	26904
Amount to be Debited	

Reason: Cash security, amount seized to apply to outstanding rental as per clients wishes. 30-60-90d process finished. S. Fitton, Sr. Examiner agreed with client that cash security be used to pay most of the outstanding rentals.

Date Requested:	Mar. 4/02
Requested by:	G. Schuler
Position:	Examiner

Revenue Authority:

☒ Senior Land Officer/  
Regional Manager

☒ Senior Examiner

Prepared by:

☒ C. Samarin

☐ A. Spring

Financial Officer

Customer Name CAM-PARK ENTERPRISES LIMITE  
Customer Number s.21  
Location OFFICE-001

Receipt Amount CAD 1,000.00  
Unapplied 0.00  
On Account 0.00  
Exchange Gain/Loss 0.00



## Applications



## Receipt Applications - CAS1

Apply	Saved	Transaction Number	Amount Applied	Balance Due	GL Date	Reversal
<input type="checkbox"/>	<input type="checkbox"/>	On Account			27-MAR-2002	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	s.21	651.27	0.00	27-MAR-2002	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		348.73	243.71	27-MAR-2002	
<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>					
<input type="checkbox"/>	<input type="checkbox"/>					

Chargebacks

Adjustments

## ACCOUNT ADJUSTMENT FORM

FILE(S) 1406866

Client # \_\_\_\_\_

\*\*\*\*\*

- ( ) ESTABLISH CREDIT ☒ KEEP ON ACCOUNT Amount \$ 1,000 -  
( ) REFUND Amount \$ \_\_\_\_\_

Reason for Refund: \_\_\_\_\_

Payee: \_\_\_\_\_

(for refunds)

Reason for Credit with supporting documentation Cash security  
of Camp Park Rentals Ltd to pay back  
rent, per info from Carl Lyne.

- ( ) RELEASE SECURITY TYPE \_\_\_\_\_ Amount \$ \_\_\_\_\_

Reason: \_\_\_\_\_

Payee: \_\_\_\_\_

- ( ) TRANSFER OF FUNDS Amount \$ \_\_\_\_\_

From File: \_\_\_\_\_ Client # \_\_\_\_\_ to File: \_\_\_\_\_ Client # \_\_\_\_\_

Credit as: \_\_\_\_\_

(e.g., rental, GST, assignment fee, etc.)

Reason: \_\_\_\_\_

- ( ) CLEAR ACCOUNT Amount \$ \_\_\_\_\_

Reason: \_\_\_\_\_

- ( ) AMEND BILLING INV. # Amount \$ \_\_\_\_\_

or Manual Invoice required with amount \_\_\_\_\_

Reason: \_\_\_\_\_

INTEREST EFFECTIVE DATE: \_\_\_\_\_

\*\*\*\*\*

Requested by: G. M. Schuler Date: 02.02.27Senior Examiner: Susan Tuttle Date: Mar 4/02Finance: C. O. Date: Mar. 27/02Back up attached? Yes ☐ No ☐

If yes list the items attached.



Credit Transactions (BCAL) - CAM-PARK ENTERPRISES LIMITED: 53580
Action Edit Query Go Folder Special Help

**Credited Transaction**  
Number s.21 Source MANUAL-OTHER

**Credit Memo**  
Batch None Batch Name  
Source MANUAL-OTHER Date 27-MAR-2002 ☒ Complete  
Number s.21 Reference 1406866 Trans  
Reason CANCELLATION Type CREDIT\_MEMO  
GL Date 27-MAR-2002 Rules Method  
Currency CAD Split Term Method

**Transaction Amounts**

Credit Memo		Credited Transaction	
	%	Original	Balance Due
Line	100.0000	1000	0.00
Tax			0
Freight			0
Total	100.0000%	1000	0

Incomplete

Credit Balance

Credit Lines

## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:20:41 PM PST  
Attachments: Scan\_20221214.pdf





License No.      **104104**

File No. 1406866

THIS AGREEMENT dated for reference the 31st day of January, 1992.

IN PURSUANCE of the *LAND ACT* (Section 36).

BETWEEN:

HER MAJESTY THE QUEEN IN RIGHT OF THE  
PROVINCE OF BRITISH COLUMBIA, represented  
by the Minister of Lands and Parks,  
Parliament Buildings, Victoria, British Columbia

(hereinafter called the " Owner")

OF THE FIRST PART

AND:

CAM-PARK ENTERPRISES LIMITED, (Inc. No. 305,720)  
P.O. Box 108  
Bowser, British Columbia  
V0R 1G0

(hereinafter called the " Licensee")

OF THE SECOND PART

WITNESS THAT WHEREAS the Owner has agreed to grant to the Licensee a license over that parcel of land described in the attached schedule entitled Legal Description (hereinafter referred to as the "Land");

**Article I - Grant of License**

(1.01) The Owner, on the terms set forth herein, hereby grants to the Licensee a license to enter on the Land for commercial boat launch ramp purposes.

**Article II - Duration**

(2.01) The duration of this license and the rights herein granted shall be for term of 10 years commencing on the 31st day of January, 1992 (hereinafter called the "Commencement Date") unless cancelled in accordance with the terms hereof.

**Article III - License Fee**

(3.01) The Licensee shall pay to the Owner, in advance, on the Commencement Date, the license fee as prescribed in the Fee Schedule attached.

**Article IV - Covenants of the Licensee****(4.01) The Licensee covenants with the Owner**

- (a) to pay the license fee due at the address of the Owner first above written or at such other place as the Owner may specify from time to time;
- (b) to pay and discharge when due all applicable taxes, levies, charges and assessments now or hereafter assessed, levied or charged which relate to the Land or any improvements thereon (herein called "Realty Taxes") which the Licensee is liable to pay;
- (c) to observe, abide by and comply with all applicable laws, bylaws, orders, directions, ordinances and regulations of any competent government authority in any way affecting the Land and improvements situate thereon, or their use and occupation;
- (d) not to commit or suffer any willful or voluntary waste, spoil or destruction on the Land or do or suffer to be done thereon anything that may be or become a nuisance or annoyance to the owners or occupiers of adjoining land;
- (e) to deliver to the Owner from time to time, upon demand, proof of insurance required to be maintained by the Licensee, receipts or other evidence of payment of Realty Taxes, insurance premiums and other monetary obligations of the Licensee required to be observed by the Licensee pursuant to this License;
- (f) to indemnify and save the Owner harmless against all losses, damages, costs and liabilities, including fees of solicitors and other professional advisors arising out of
  - (i) any breach, violation or non-performance of any covenant, condition or agreement in this license by the Licensee,
  - (ii) any personal injury, death or property damage occurring on the Land or happening by virtue of the Licensee's occupation of the Land, and the Owner may add the amount of such losses, damages, costs and liabilities to the license fee and the amount so added shall be payable to the Owner immediately;
- (g) to keep the Land in a safe, clean and sanitary condition satisfactory to the Owner and to make clean and sanitary any portion of the Land or any improvement that the Owner may direct by notice in writing to the Licensee;
- (h) to permit the Owner, or his authorized representative to enter upon the Land at any time to inspect the Land and any improvements thereon;
- (i) to use and occupy the Land in accordance with the provisions of this license including those set forth in any special Proviso Schedule;
- (j) on the expiration or at the earlier cancellation of this license
  - (i) to quit peaceably and deliver possession of the Land to the Owner,
  - (ii) to remove all buildings, machinery, plant equipment and apparatus and all other improvements to or things on the Land, from the Land,
  - (iii) to restore the surface of the Land to the satisfaction of the Owner, and to the extent necessary, this covenant shall survive the expiration or cancellation of this license;
- (k) to effect and keep in force during the term, insurance protecting the Owner and the Licensee (without any rights of cross-claim or subrogation against the Owner) against claims for personal injury, death, property damage or third party or public liability claims arising from any accident or occurrence on the Land to an amount not less than \$1,000,000.00 PROVIDED, however, that the Owner may, in his sole discretion, waive the requirements of this subsection on the delivery to the Owner of evidence that the Licensee is self insured;
- (l) notwithstanding subsection (k) of section 4.01, the Owner may from time to time notify the Licensee that the amount of insurance posted by the Licensee pursuant

to that subsection be changed and the Licensee shall, within 60 days of receiving such notice, cause the amount of insurance posted, pursuant to subsection (k) of section 4.01 to be changed to the amount specified in the notice and deliver to the Owner written confirmation of the change;

- (m) not to interfere with the activities of any other person to enter on and use the Land under a prior or subsequent license granted by the Owner;
- (n) not to deposit on the Land or any part of it, any earth, fill or other material for the purpose of filling in or raising the level of the Land without the prior written consent of the Owner;
- (o) not to dredge or significantly displace beach materials on the Land without the prior written consent of the Owner;
- (p) not to place any improvements on the Land or carry on any activity on the Land or on the surface of the water covering the Land that may constitute an interference with the riparian rights of the owner or occupier of the land adjacent to the Land;
- (q) not to prohibit or restrict any person from passing over the Land.

#### Article V - Assignment

- (5.01) The Licensee shall not assign this license or sublicense any part of the Land without the prior written consent of the Owner.

#### Article VI - Cancellation

- (6.01) In the event that

- (a) the Owner requires the Land for his own use or in his sole discretion, considers that it is in the public interest to cancel the rights herein granted, in whole or in part;
- (b) the Licensee ceases to use the Land for the purposes permitted herein;
- (c) the Owner, in his sole discretion, considers that it is no longer necessary for the Licensee to use the Land for the purposes permitted herein;

the Owner may on 90 days written notice to the Licensee, cancel this license and the rights herein granted, in whole or in part.

- (6.02) In the event that the Licensee fails to observe or perform any of the covenants, agreements, provisions or conditions contained herein, and such failure continues for a period of 60 days next after the giving of written notice by the Owner to the Licensee of the nature of the failure, the Owner may cancel this license in accordance with the *Land Act* and, notwithstanding subsection (j) of section 4.01, any building, machinery, plant equipment, and apparatus and all other improvements to the Land shall become, at the discretion of the Owner, the property of the Owner.

- (6.03) In the event that

- (a) the license hereby granted should be taken in execution or attachment by any person or the Licensee commits an act of bankruptcy, becomes insolvent or is petitioned into bankruptcy or voluntarily enters into an arrangement with his creditors,
- (b) The Owner discovers that the Licensee either in his application for this license or otherwise has, in the opinion of the Owner, misrepresented or withheld any fact material to the application,

the Owner may on 90 days written notice to the Licensee, cancel this license and the rights herein granted.

- (6.04) Thirty days after the expiration or cancellation of this license, any improvements or fixtures that remain unremoved from the Land shall be absolutely forfeited to

and become the property of the Owner and the Owner may remove them from the Land and the Licensee shall, on demand, compensate the Owner for all costs incurred by the Owner respecting their removal.

- (6.05) The Licensee shall not be entitled to any compensation, whether for damages or otherwise, in respect of a cancellation of this license by the Owner under this Article.

#### Article VII - Security

- (7.01) The security in the sum of \$1,000.00 and all rights, privileges, benefits and interests accruing thereto delivered by the Licensee to the Owner (herein called the "Security") to guarantee the performance of the Licensee's obligations under this license shall be maintained in effect until such time as the Owner certifies in writing that such obligations have been fully performed; provided, however, that the Owner may, in his sole discretion, waive the requirements of this subsection.
- (7.02) In the event the Licensee should default in the performance of any of his obligations hereunder, it shall be lawful for the Owner, in his sole discretion, to sell, call in and convert the Security, or any part of it, and such Security shall be deemed to have been absolutely forfeited to the Owner.
- (7.03) The rights of the Owner under this Article shall be deemed to continue in full force and effect notwithstanding the expiration or earlier cancellation of this license.
- (7.04) Notwithstanding section 7.01, the Owner may from time to time notify the Licensee that the amount of Security delivered by the Licensee to the Owner be changed and specify the amount of Security required by the Owner.
- (7.05) The Licensee shall, within 60 days of receiving the notice referred to in section 7.01, cause the amount of Security delivered to the Owner to be changed to the amount specified in the notice and provide the Owner with written confirmation of the change.

#### Article VIII - Notice

- (8.01) Where service of a notice or a document is required under this license, the notice or document shall be in writing and shall be deemed to have been served if delivered to, or if sent by prepaid registered mail addressed to, the Owner and the Licensee at the addresses specified for each on the first page of this license, and where service is by registered mail the notice or document shall be conclusively deemed to have been served on the eighth day after its deposit in a Canada Post office at any place in Canada.
- (8.02) Either party may, by notice in writing to the other, specify another address for service of notices under this license and where another address is specified under this section, notices shall be mailed to that address in accordance with this Article.
- (8.03) Notwithstanding section 8.01, any written notice to be served or given by the Owner to the Licensee under this license shall be effectively given or served by posting the same in a conspicuous place on the Land.

#### Article IX - Miscellaneous

- (9.01) No term, condition, covenant or other provision herein shall be considered to have been waived by the Owner unless such waiver is expressed in writing by the Owner. Any such waiver of any term, condition, covenant or other provision herein shall not be construed as or constitute a waiver of any further or other breach of the same or any other term, condition, covenant, or other provision and the consent or approval of the Owner to any act by the Licensee requiring the consent

or approval of the Owner shall not be considered to waive or render unnecessary such consents or approvals to any subsequent similar act by the Licensee.

(9.02) No remedy conferred upon or reserved to the Owner is exclusive of any other remedy herein or provided by law, but such remedy shall be cumulative and shall be in addition to any other remedy herein or hereafter existing at law, in equity, or by statute.

(9.03) This license is subject to:

- (a) all subsisting grants to or rights of any person made or acquired under the *Coal Act, Forest Act, Mineral Tenure Act, Petroleum and Natural Gas Act, Range Act, Water Act or Wildlife Act*, or any extension or renewal of the same, whether or not the Licensee has actual notice of them;
- (b) the exceptions and reservations of rights, interests, privileges and titles referred to in section 47 of the *Land Act*; AND
- (c) any prior dispositions made pursuant to the *Land Act*.

(9.04) The Licensee acknowledges and agrees with the Owner that

- (a) any interference with the rights of the Licensee under this license by virtue of the exercise or operation of the rights, privileges or interests described in section 9.03 shall not constitute a breach of the Owner's obligations hereunder and the Licensee releases and discharges the Owner from and against any claim for loss or damage arising directly or indirectly out of any such interference;
- (b) all costs and expenses, direct or indirect, that arise out of any interference by the Licensee with the rights, privileges and interests described in section 9.03 shall be borne solely by the Licensee;
- (c) he shall not commence or maintain proceedings under section 60 of the *Land Act* in respect of any interference with his rights hereunder arising directly or indirectly out of the exercise or operation of the rights, privileges or interests described in section 9.03; AND
- (d) all schedules attached to this license form an integral part of this license.

(9.05) This license shall not entitle the Licensee to exclusive possession of the Land, and the Owner may grant licenses to others to use the Land for any purpose other than that permitted herein, so long as the grant does not materially affect the exercise of the Licensee's rights hereunder. The question of whether a grant materially affects the exercise of the Licensee's rights hereunder shall be determined by the Owner in his sole discretion.

(9.06) The terms and provisions of this license shall extend to, be binding upon and enure to the benefit of the parties hereto and their successors and permitted assigns.

(9.07) Time is of the essence in this agreement.

#### Article X - Interpretation

(10.01) In this license, unless the context otherwise requires, the singular includes the plural and the masculine includes the feminine gender and a corporation.

(10.02) The captions and headings contained in this license are for convenience only and are not to be construed as defining or in any way limiting the scope or intent of the provisions herein.

(10.03) Where in this license there is a reference to an enactment of the Province of British Columbia or of Canada, that reference shall include a reference to any subsequent enactment of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.

(10.04) If any section of this license or any part of a section is found to be illegal or unenforceable, that part or section, as the case may be,

shall be considered separate and severable and the remaining parts or sections, as the case may be, shall not be affected thereby and shall be enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties have executed this license as of the day and year first above written.

SIGNED on behalf of Her Majesty  
the Queen in Right of the Prov-  
ince of British Columbia by the  
Minister of Lands and Parks or  
his duly authorized signatory in  
the presence of:

*Carol J. H.*

851 YATES ST.  
VICTORIA, B.C.

*Maui Hork*

Authorized Signatory

SIGNED on behalf of  
Cam-Park Enterprises Limited by  
a duly authorized signatory in the  
presence of:

*John W.M. Wilson*

JOHN W.M. WILSON  
119 W. 2nd. AVENUE, BOX 2100  
QUALICUM BEACH, B.C.  
BARRISTER AND SOLICITOR

*E.J. White*

Authorized Signatory



License No.

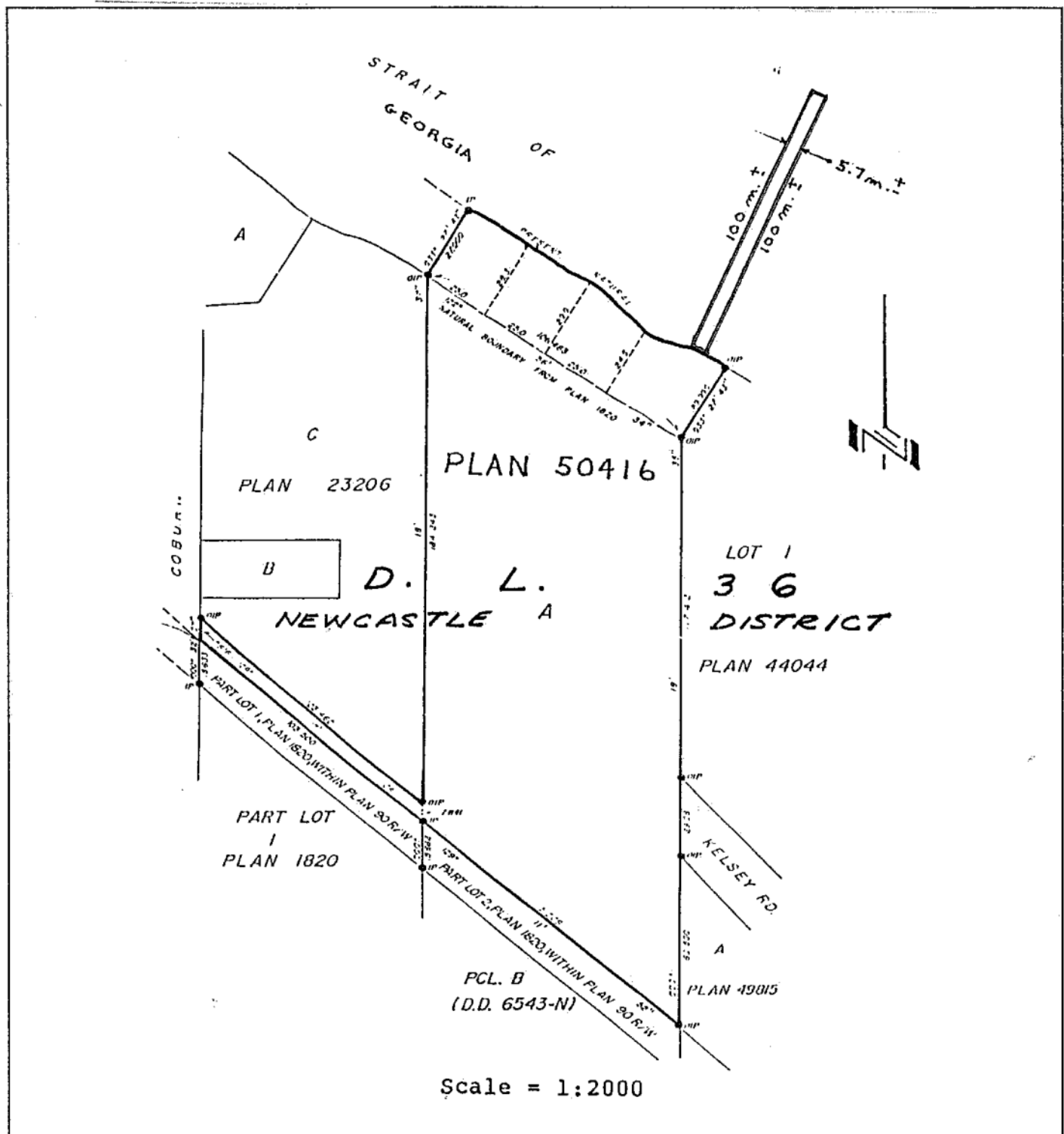
104104

File No. 1406866

1. Legal Description

All that foreshore or land covered by water being part of the bed of Strait of Georgia, Nanaimo District, as shown outlined in red on the sketch attached and containing 0.0570 hectares, more or less.

2. Sketch Plan



Scale =





License No.

104104

File No. 1406866

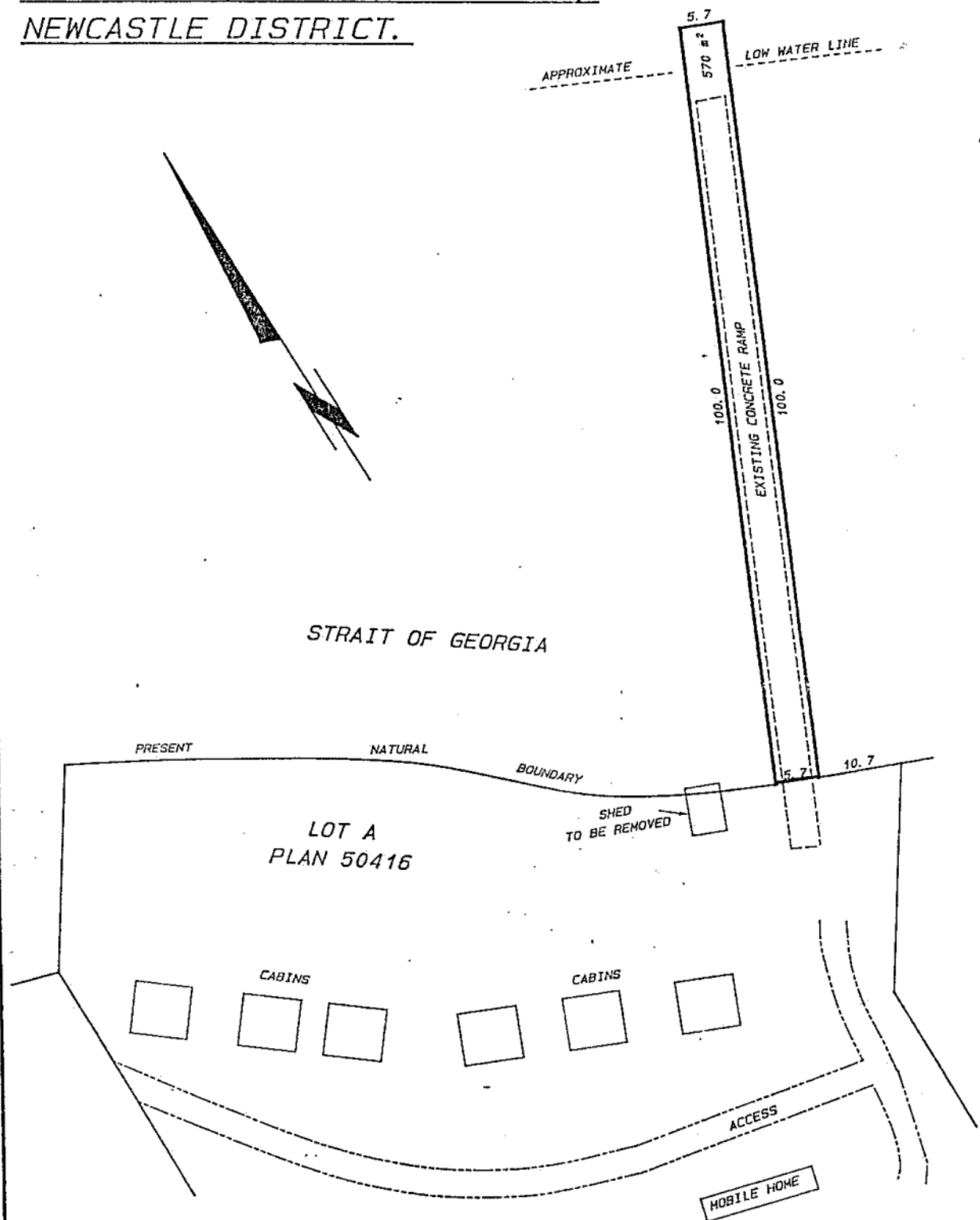
1. The Licensee shall:

- (a) not anchor or secure any buildings, structures or improvements on the Land except as shown in the schedule attached to this License called the Legal Description Schedule;
- (b) not interrupt the movement of beach sedimentary material by water along the shoreline;
- (c) not construct a fence, bulkhead, groin, breakwater, floating boom or any structure by another name which acts in a like manner, on the Land, without the prior written consent of the Owner;
- (d) dispose of raw sewage and refuse only in accordance with the requirements and regulations of appropriate federal and provincial agencies;
- (e) store bulk hazardous petroleum products and other toxic substances in accordance with the provisions of the *Waste Management Act*;
- (f) not use construction materials containing toxic substances, except in marine waters where the use of preservative-treated wood may be necessary.

2. ADDITIONAL PROVISOS

- (a) The Licensee covenants and agrees that it shall not construct, erect or place any buildings, structures or other improvements on the Land except as shown in the Site Plan Schedule attached to this Schedule.
- (b) The Licensee covenants and agrees that at the request of the Owner the Licensee shall have a boundary survey of the Land completed by a British Columbia Land Surveyor under instructions from the Surveyor General, which shall be completed within 12 months of the request and at the expense of the Licensee.

**SITE PLAN SCHEDULE**  
PLAN OF ... POSED LEASE FRONT ... ON LOT A,  
PLAN 50416, DISTRICT LOT 36,  
NEWCASTLE DISTRICT.



**SCALE 1: 500**

All distances are in Metres.  
 All dimensions and areas are  
 subject to final survey.

DATE: 1991/09/27  
 REVISIONS:

**SIMS ASSOCIATES**

B.C. LAND SURVEYOR  
 P.O. BOX 1327  
 QUALICUM BEACH, B.C., V0R 2T0  
 PHONE 752-9121

FILE 89-387-A



License No.

**104104**

File No. 1406866

1. THE FEE SHALL BE

- (a) for the first year of the term, a fee of \$200.00 payable in advance on the Commencement Date; AND
- (b) during the balance of the term, the annual fee determined by the Owner under this Schedule, payable in advance, beginning on the first anniversary of the Commencement Date and thereafter on each successive anniversary of that date.

- 2. The Owner shall, in each year of the term not later than 15 days before the anniversary of the Commencement Date during those years, give written notice to the Licensee specifying the annual fee payable for the immediately succeeding year of the term and the annual fee specified in the notice shall constitute conclusive evidence of the annual fee payable for the year of the term specified in it.
- 3. If the Owner does not give notice to the Licensee under section 2, the annual fee payable for that year shall be equal to the annual fee payable for the immediately preceding year of the term.

## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:17:40 PM PST  
Attachments: Scan\_20221214.pdf



Document name: I:\Share\Crown Land and Resources\Typing\1406866 - Notif Multi FNs.docx  
Contact: Simone Engels, Section Head, Crown Land Authorizations, FLNR, 250-751-7271  
Date last saved: 12/1/2011 2:00 PM

File: 1406866

December 1, 2011

«FN\_Email»

«First\_Nation»

«Address\_Line\_1»

«Address\_Line\_2»

«Address\_3»

FILE COPY

Dear «Salutation»:

**Re: Notification of Decision Regarding Replacement of *Land Act* Tenures**

The purpose of this letter is to advise you of our recommendations with respect to the above noted replacements of expired or expiring *Land Act* tenures previously referred to you.

We have assessed the potential impact of these replacements on First Nations interests as being low, based on the following:

- None of the information reviewed indicates that the proposed replacements have the potential to significantly impact Aboriginal interests;
- First Nations consulted did not identify specific concerns with respect to replacing these tenures;
- There are no proposed changes to the current uses, structures or tenure areas; and
- The replacement of these tenures is unlikely to result in any new impacts to registered or unrecorded archaeological sites.

An archaeological site notice covenant will be placed on the tenure agreement which states that the tenure holder "must take all reasonable precautions to avoid disturbing or damaging any archaeological material found on or under the Land and, upon discovering any archaeological material found on or under the Land, must immediately notify the ministry responsible for administering the *Heritage Conservation Act*".

On the basis of these and other considerations, I am recommending replacement of the above noted tenures. If you require any additional information, please do not hesitate to contact me at 250 751-7240.

Yours truly,

Arvid Carlson  
Land Officer

<p>Cowichan Tribes – HTG  5760 Allenby Road  Duncan, BC V9L 5J1  Helen Reid/Tracy Fleming 250-751-3196  <a href="mailto:Referral.Coordinator@cowichantribes.com">Referral.Coordinator@cowichantribes.com</a></p>	<p>Halalt First Nation – HTG  7973 Chemainus Rd  Chemainus BC V0R 1K5  Georgia Dixon 250-246-4736  <a href="mailto:manager@halalt.org">manager@halalt.org</a></p>
<p>Lake Cowichan First Nation – HTG  313B Deer Road Box 159 Lake Cowichan BC V0R 2G0  Lake Cowichan BC V0R 2G0  Send all documents to the attention of Alice Baal  Band Administrator  250.749.3301 Fax: 250.749.4286  <a href="mailto:adminlkcw@shaw.ca">adminlkcw@shaw.ca</a> or <a href="mailto:lcfdoug@telus.net">lcfdoug@telus.net</a></p>	<p>Lyackson First Nation  RR 1 - 9137 Chemainus Rd  9137 Chemainus Rd  Chemainus BC V0R 1K2</p>
<p>Penelakut – HTG  PO Box 360 Chemainus BC  V0R 1K0  Robert Sam <a href="mailto:robert@penelakut.ca">robert@penelakut.ca</a></p>	<p>Stz'uminus First Nations (Chemainus)  RR1  12611 Trans Canada Hwy  Ladysmith BC V9G 1M5</p>
<p>Nanwakolas Council  203-3005 Eagle Drive  Campbell River BC V9H 1V8  Art Wilson 250-286-7200  <a href="mailto:referrals@nanwakolas.com">referrals@nanwakolas.com</a></p>	<p>We Wai Kai Nation (Cape Mudge)  690 Headstart Crescent Campbell  River BC V9H 1P9  Lise Steele, Director of Lands and Natural  Resources  250-914-1890 Ext 111 Fax 250-914-1891  <a href="mailto:lise@wewaikai.com">lise@wewaikai.com</a></p>
<p>Wei Wai Kum (Campbell River Band)  1400 Weiwaikum Rd  Campbell River BC V9W 5W8  Curtis Wilson  <a href="mailto:cwilson@crband.ca">cwilson@crband.ca</a></p>	<p>Laich-Kwil-Tach Treaty Society  1441 Old Island Highway  Campbell River BC V9W 2E4</p>

1406866

**Wallace, Bonita FLNR:EX**

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**From:** Wallace, Bonita FLNR:EX  
**Sent:** Monday, January 16, 2012 1:56 PM  
**To:** 'George, Barry'  
**Subject:** RE: Copy of License of Occupation for boat launch

Barry:

My understanding is that a right of exclusive use is in favour of the party who holds the right and no one else.

**Bonita Wallace**

Land Technical Officer

Ministry of Forests, Lands and Natural Resource Operations  
Crown Land Resources  
West Coast Region

2080 Labieux Rd  
Nanaimo BC V9T 6J9

Phone: (250) 751-7266  
Fax: (250) 751-7224

---

**From:** George, Barry [mailto:Barry\_George@BCTransit.Com]  
**Sent:** Monday, January 16, 2012 1:24 PM  
**To:** Wallace, Bonita FLNR:EX  
**Subject:** RE: Copy of License of Occupation for boat launch

Hi Anita,

I have already gone for that legal opinion, the question I still have is with him holding the property directly in front of the boat ramp, Does he hold a greater right to have the license in his name as do we the strata that represent all owners?  
Thanks for the clarification and your patience,  
Barry

Barry George  
Safety and Training Officer  
(250)385-2551, ext 203  
[barry\\_george@bctransit.com](mailto:barry_george@bctransit.com)



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**From:** Wallace, Bonita FLNR:EX [mailto:Bonita.Wallace@gov.bc.ca]  
**Sent:** Monday, January 16, 2012 1:18 PM  
**To:** George, Barry  
**Subject:** RE: Copy of License of Occupation for boat launch

The LCP provides the right of exclusive use to the holder. You should seek appropriate legal consultation to determine if the LCP can be transferred<sup>s.22</sup>

**Bonita Wallace**

Land Technical Officer

Ministry of Forests, Lands and Natural Resource Operations  
Crown Land Resources  
West Coast Region

2080 Labieux Rd  
Nanaimo BC V9T 6J9

Phone: (250) 751-7266  
Fax: (250) 751-7224

---

**From:** George, Barry [mailto:Barry\_George@BCTransit.Com]  
**Sent:** Monday, January 16, 2012 12:24 PM  
**To:** Wallace, Bonita FLNR:EX  
**Subject:** RE: Copy of License of Occupation for boat launch

Thanks for the reply.  
s.22

s.22 strata owners had the right to use the ramp to get in and out of the water and if they wanted their boats launched they then paid him a small fee for him to launch them. Now under John Whitehouse we are all forbidden to use the ramp either to walk in and out of the water or to even pull a kayak in and out over the ramp. The strata owners feel that having the license in the name of the strata would at least reduce some of the present conflict.  
Barry

Barry George  
Safety and Training Officer  
(250)385-2551, ext 203  
[barry\\_george@bctransit.com](mailto:barry_george@bctransit.com)



---

**From:** Wallace, Bonita FLNR:EX [mailto:Bonita.Wallace@gov.bc.ca]  
**Sent:** Monday, January 16, 2012 11:51 AM  
**To:** George, Barry  
**Cc:** Carlson, Arvid FLNR:EX; Biss, Barbara FLNR:EX  
**Subject:** RE: Copy of License of Occupation for boat launch

Barry:

As I understand it, the LCP is a registered interest in the land held by Mr. Whitehouse and Strata consent is not required for the replacement of this tenure.

However, I am forwarding your message to the Land Technical Officer who made the recommendation for replacement as he may be able to provide more information.

If Mr. Whitehouse determines that he no longer wishes to hold a license for this boat ramp then he can request an assignment to the Strata. A request for Assignment documents should be directed to Barbara Biss, Portfolio Administrator.

**Bonita Wallace**



1406866

Land Technical Officer

Ministry of Forests, Lands and Natural Resource Operations  
Crown Land Resources  
West Coast Region

2080 Labieux Rd  
Nanaimo BC V9T 6J9

Phone: (250) 751-7266  
Fax: (250) 751-7224

---

**From:** George, Barry [mailto:Barry\_George@BCTransit.Com]  
**Sent:** Monday, January 16, 2012 11:22 AM  
**To:** Wallace, Bonita FLNR:EX  
**Subject:** RE: Copy of License of Occupation for boat launch

Happy New year Bonita,

The Strata Council for Seacroft Strata had a meeting of the new council on Saturday to discuss business for 2012. On the agenda was the renewal of the foreshore lease Lic. # 108918 File # 1406866. The council wants to have this foreshore license renewed in the name of the strata not in John Whitehouse's name, but they have some more questions on the process. If you have time today to call me, I am at 5:22

Question #1

Does the strata have the legal right to hold this license over the individual, as we represent all the owners, or does Mr. Whitehouse hold a greater right as his limited common property connects directly with this ramp? The strata has a common access to one side of the ramp, but have been denied legal access to the LCP in front of the ramp. The history is that it was to be common property but John's father had it changed to LCP so that he could operate boat launching from this location.

Question #2

Do you need a registered letter from us to say we do not approve the renewal of this lease in John Whitehouse's name? Does this letter need to reach you before Feb. 1, 2012? Do we need to notify Mr. Whitehouse of our intent? Right now he is not answering any of our correspondence.

Thanks for your help with our questions,  
Barry George, President Seacroft Strata

Barry George  
Safety and Training Officer  
(250)385-2551, ext 203  
[barry\\_george@bctransit.com](mailto:barry_george@bctransit.com)



---

**From:** Wallace, Bonita FLNR:EX [mailto:Bonita.Wallace@gov.bc.ca]  
**Sent:** Wednesday, October 19, 2011 9:50 AM  
**To:** George, Barry  
**Subject:** Copy of License of Occupation for boat launch

Hi Barry:  
Here are the documents we discussed.

Our application process is on line and you will be applying for a Specific Permission -- This will be issued for so long as required and there is no annual fee.

[http://www.agf.gov.bc.ca/clad/tenure\\_programs/programs/privatemoorage/index.html](http://www.agf.gov.bc.ca/clad/tenure_programs/programs/privatemoorage/index.html)

**Bonita Wallace**

Land Technical Officer

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Crown Land Resources  
West Coast Region

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Phone: (250) 751-7266

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Land Technical Officer

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Crown Land Resources  
West Coast Region

2080 Labieux Rd  
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40°26'11.03" N, 124°40'14.75" W, 10m





Page 256 of 288 to/à Page 259 of 288

Withheld pursuant to/removed as

s.3

Page 260 of 288

Withheld pursuant to/removed as

s.18



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<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:13:22 PM PST  
Attachments: Scan\_20221214.pdf



This Act is Current to January 4, 2012

## **STRATA PROPERTY ACT**

### **[SBC 1998] CHAPTER 43**

## **Part 1 — Definitions and Interpretation**

### **Definitions and interpretation**

**1 (1)** In this Act:

**"approving officer"** means an appropriate approving officer appointed under the *Land Title Act*;

**"assessed value"** means the value assessed under the *Assessment Act*;

**"bare land strata plan"** means

- (a) a strata plan on which the boundaries of the strata lots are defined on a horizontal plane by reference to survey markers and not by reference to the floors, walls or ceilings of a building, or
- (b) any other strata plan defined by regulation to be a bare land strata plan;

**"bylaw"** means a bylaw of a strata corporation;

**"common asset"** means

- (a) personal property held by or on behalf of a strata corporation, and
- (b) land held in the name of or on behalf of a strata corporation, that is
  - (i) not shown on the strata plan, or
  - (ii) shown as a strata lot on the strata plan;

**"common expenses"** means expenses

- (a) relating to the common property and common assets of the strata corporation, or
- (b) required to meet any other purpose or obligation of the strata corporation;

**"common property"** means

- (a) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
- (b) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services, if they are located
  - (i) within a floor, wall or ceiling that forms a boundary
    - (A) between a strata lot and another strata lot,
    - (B) between a strata lot and the common property, or
    - (C) between a strata lot or common property and another parcel of land, or
  - (ii) wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property;

**"contingency reserve fund"** means a fund for common expenses that usually occur less often than once a year or that do not usually occur, as set out in section 92 (b);

**"convey"** and **"conveyance"**, when referring to the conveyance of a strata lot to a purchaser, means any of the following in respect of which an application to the land title office has been made to register:

- (a) a transfer of a freehold estate in the strata lot;
- (b) an agreement for sale of the strata lot;
- (c) an assignment of a purchaser's interest in an agreement for sale of the strata lot;
- (d) an assignment of a strata lot lease in a leasehold strata plan;

**"eligible voters"** means persons who may vote under sections 53 to 58;

**"judgment"** means a judgment of a court, and includes costs awarded

1406866

in respect of the judgment;

**"landlord"** means an owner who rents a strata lot to a tenant and a tenant who rents a strata lot to a subtenant, but does not include a leasehold landlord in a leasehold strata plan as defined in section 199;

**"limited common property"** means common property designated for the exclusive use of the owners of one or more strata lots;

**"majority vote"** means a vote in favour of a resolution by more than 1/2 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting;

**"occupant"** means a person, other than an owner or tenant, who occupies a strata lot;

**"operating fund"** means a fund for common expenses that usually occur either once a year or more often than once a year, as set out in section 92 (a);

**"owner"** means a person, including an owner developer, who is

(a) a person shown in the register of a land title office as the owner of a freehold estate in a strata lot, whether entitled to it in the person's own right or in a representative capacity, or

(b) if the strata lot is in a leasehold strata plan, as defined in section 199, a leasehold tenant as defined in that section,

unless there is

(c) a registered agreement for sale, in which case it means the registered holder of the last registered agreement for sale, or

(d) a registered life estate, in which case it means the tenant for life;

**"owner developer"** means

(a) a person

(i) who, on the date that application is made to the registrar for deposit of the strata plan, is registered in the land title office as

(A) the owner of the freehold estate in the land shown on the strata plan, or

(B) in the case of a leasehold strata plan as defined in

section 199, the lessee of the ground lease of the land, or

(ii) who acquires all the strata lots in a strata plan from the person referred to in subparagraph (i), and

(b) a person who acquires all of the interest of a person who is an owner developer under paragraph (a) in more than 50% of the strata lots in a strata plan;

**"phased strata plan"** means a strata plan that is deposited in successive phases under Part 13;

**"purchaser"** means a person, other than an owner developer, who enters into an agreement to purchase a strata lot or to acquire a strata lot lease in a leasehold strata plan as defined in section 199, but to whom the strata lot or strata lot lease has not yet been conveyed or assigned;

**"registrar"** means a registrar of titles as defined in the *Land Title Act*, and includes a deputy registrar or acting registrar under that Act;

**"regulations"** means regulations made by the Lieutenant Governor in Council under section 292;

**"residential strata lot"** means a strata lot designed or intended to be used primarily as a residence;

**"rule"** means a rule of a strata corporation made under section 125 or 197;

**"section"**, when used in reference to a strata corporation, means a section of the strata corporation created under section 192 or 193;

**"Standard Bylaws"** means the bylaws set out in the Schedule of Standard Bylaws;

**"strata corporation"** means a strata corporation established under section 2;

**"strata lot"** means a lot shown on a strata plan;

**"sue"** means the act of bringing any kind of court proceeding;

**"suit"** means any kind of court proceeding;

**"superintendent"** means the Superintendent of Real Estate;

**"Supreme Court"** means the Supreme Court of British Columbia;

**"tenant"** means a person who rents all or part of a strata lot, and includes a subtenant but does not include a leasehold tenant in a leasehold strata plan as defined in section 199 or a tenant for life under a registered life estate;

**"3/4 vote"** means a vote in favour of a resolution by at least 3/4 of the votes cast by eligible voters who are present in person or by proxy at the time the vote is taken and who have not abstained from voting;

**"unanimous vote"** means a vote in favour of a resolution by all the votes of all the eligible voters;

**"unit entitlement"** of a strata lot means the number indicated in the Schedule of Unit Entitlement established under section 246, that is used in calculations to determine the strata lot's share of

(a) the common property and common assets, and

(b) the common expenses and liabilities of the strata corporation.

(2) A word or expression in this Act has the meaning given to it in the *Land Title Act*, unless it is defined in this Act or the context requires otherwise.

**Contents | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15  
| 16 | 17 | Schedule of Standard Bylaws**

- (3) The strata corporation may, by bylaw, take responsibility for the repair and maintenance of specified portions of a strata lot.

## **Division 2 — Limited Common Property and Exclusive Use of Common Property**

### **Designation of limited common property**

**73** Common property may be designated as limited common property

- (a) by the owner developer
  - (i) by a designation on the strata plan when it is deposited in the land title office, or
  - (ii) by a plan amendment under section 258,
- (b) by an amendment to the strata plan under section 257, or
- (c) by a resolution passed at an annual or special general meeting under section 74.

### **Designation of limited common property by 3/4 vote**

**74** (1) Common property may be designated as limited common property by a resolution passed by a 3/4 vote at an annual or special general meeting.

(2) A resolution passed under subsection (1) must be filed in the land title office with a sketch plan that

- (a) satisfies the registrar,
- (b) defines the areas of limited common property, and
- (c) specifies each strata lot whose owners are entitled to the exclusive use of the limited common property.

(3) A resolution passed under subsection (1) does not have effect until it is filed in the land title office.

(4) The designation of limited common property by a resolution under this section does not require an amendment to the strata plan.

### **Removal of designation of limited common property**

**75** (1) If a designation of common property as limited common property was made

- (a) by the owner developer at the time the strata plan was deposited or by a plan amendment by the owner developer under

section 258, or

(b) by an amendment to the strata plan under section 257,  
the designation may only be removed by amending the plan under  
section 257.

(2) If a designation of common property as limited common property was made by a resolution passed by a 3/4 vote under section 74, it may only be removed by a resolution passed by a 3/4 vote at an annual or special general meeting.

(3) A resolution passed under subsection (2) does not have effect until it is filed in the land title office.

(4) The removal of a designation of limited common property by a resolution under subsection (2) does not require an amendment to the strata plan.

### **Short term exclusive use**

**76** (1) Subject to section 71, the strata corporation may give an owner or tenant permission to exclusively use, or a special privilege in relation to, common assets or common property that is not designated as limited common property.

(2) A permission or privilege under subsection (1) may be given for a period of not more than one year, and may be made subject to conditions.

(3) The strata corporation may renew the permission or privilege and on renewal may change the period or conditions.

(4) The permission or privilege given under subsection (1) may be cancelled by the strata corporation giving the owner or tenant reasonable notice of the cancellation.

### **Access to common property by strata corporation**

**77** An owner who has the right to use common property, including limited common property, or common assets must allow the strata corporation reasonable access to the common property or common assets to exercise its powers and perform its duties.

## **Division 3 — Property Acquisition and Disposal**

### **Acquisition of land by strata corporation**

**78** (1) Before the strata corporation acquires land, the acquisition must be



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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
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Attachments: Scan\_20221214.pdf



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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
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To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:12:48 PM PST  
Attachments: Scan\_20221214.pdf



Ministry of Forests, Lands and  
Natural Resource Operations  
Suite 142 - 2080 Labieux Road  
Nanaimo, BC V9T 6J9

Telephone No: 250 751-7248  
Facsimile No: 250 751-7224

HST Registration No: R107864738

Your contact is: Barbara Biss

Our file: 1406866

### **TENURE OFFER**

Date DEC 07 2011

JOHN ROBERT WHITEHOUSE  
PO Box 108  
Bowser, BC V0R 1G0

Dear Sir:

#### **Re: Your Application for a Tenure over Crown Land**

Your application for a permission for private moorage purposes over:

Unsurveyed Crown foreshore or land covered by water being part of the bed of the Strait of Georgia, Nanaimo District, containing 0.056 hectares, more or less

(the "Land") has been accepted by us subject to fulfillment of certain requirements. Accordingly, we are offering to you a permission on the terms and conditions set out in this letter.

This is to replace Licence No. 108918 which expires February 1, 2012.

Please be aware that you are required under this permission to observe, abide by and comply with all applicable laws, bylaws, orders, directions, ordinances and regulations of any competent governmental authority which in any way affects your use and occupation of the Crown land and any improvements made to that land. If you have any concerns or questions regarding any such laws, bylaws, orders, directions, ordinances and regulations you are encouraged to seek legal advice.

#### **Deadline for Your Acceptance of this Offer**

This offer may be accepted by you within 45 days of the date of this offer (unless this deadline is extended in writing by us). To accept this offer, you must complete and return to us the enclosed acceptance page by that time. If you do not wish to accept

- 2 -

this offer, please check the applicable box on the acceptance page and sign and return the page to us so that we may record your rejection of our offer.

# **1. Conditions of Offer**

Enclosed are two copies of your permission. If you accept this offer by returning the acceptance page to us within the time set out above, you must then execute and return these documents to us within 45 days from the date of this letter, together with all of the following:

## Monies Payable

You must deliver to us the following amounts:

Replacement Fee	*\$	200.00
HST Total	\$	<u>24.00</u>
<b>Total Fees Payable</b>	<b>\$</b>	<b><u>224.00</u></b>

\* denotes HST payable

Your cheque or money order must be payable to the Minister of Finance and be delivered to Suite 142 - 2080 Labieux Road Nanaimo, BC V9T 6J9. Please quote our file number when sending us your payment.

## Insurance

You must effect and keep in force a current Homeowner's Insurance Policy or other personal lines residential insurance policy, including Comprehensive Personal Liability in an amount of not less than \$2,000,000.00 per occurrence.

You must make your insurer aware of this Agreement within 30 days of signing this Agreement.

## Additional Requirements

**You must deliver to us current photographs of any improvements, as defined in the tenure, which exist on the Land. Where practical, photographs from each direction must be provided, accompanied by a notation showing the direction from which the photograph was taken.**

Please sign **all** of the enclosed tenure documents in the spaces provided on the signature page, and **return all copies to our office.**

If you sign the permission documents and return them to us within 45 days from the date of this letter. (unless this deadline is extended in writing by us), together with

each of the items listed in this section, the permission documents will be signed on behalf of the Province. We will then return an executed copy of the permission to you. If the permission documents and each of the items listed in this section are not returned to us within 45 days from the date of this letter, we will be under no further obligation to issue the permission to you and this offer will terminate.

## **2. Acknowledgments of the Applicant**

By accepting this offer, you agree that:

- (a) This offer cannot be transferred to another person.
- (b) This offer and the permission do not guarantee that
  - (i) the Land is suitable for your proposed use,
  - (ii) the Land can be built on,
  - (iii) there is access to the Land, or
  - (iv) the Land is not susceptible to flooding or erosion.
- (c) This offer will survive the signing and issuance of the permission but if any contradiction exists between the terms of this offer and the permission, the terms of the permission will prevail.
- (d) This offer does not give you any right to use or occupy the Land for any purpose.
- (e) Under the *Land Act*, this offer is not binding upon the Province until the permission is signed by the Province.
- (f) Time is of the essence in this offer.

## **3. Your Representations**

By accepting this offer, you confirm that:

- (a) You (or your authorized representative) have inspected the Land and are fully aware of its condition.
- (b) You have knowledge of all municipal and regional bylaws regulating the use and development of the Land.
- (c) You acknowledge that you have no right to use or occupy the Land unless and until the permission is issued to you under this offer.
- (d) You are the registered owner of the upland property adjacent to the Land.

## Freedom of Information

Personal information is collected under the *Land Act* for the purpose of administering Crown land. Information on your application, and if issued, your tenure, will become part of the Crown Land Registry, from which information is routinely made available to the public under freedom of information legislation.

Yours truly,

A handwritten signature in cursive script, appearing to read "B. Biss".

Authorized representative

- 5 -

**Acceptance of Offer of permission**

File No. 1406866

Ministry of Forests, Lands and Natural Resource Operations  
Suite 142 - 2080 Labieux Road  
Nanaimo, BC V9T 6J9

Dear Barbara Biss:

**Re: Application for permission**

- ☐ I/We accept the offer of permission made to me/us by way of a letter dated DEC 07 2011 from the Ministry of Forests, Lands and Natural Resource Operations and I/we agree to perform and abide by my/our covenants, acknowledgements and representations set out in that offer.
- ☐ I/We do not accept the offer of permission made to me/us by way of a letter dated DEC 07 2011 from the Ministry of Forests, Lands and Natural Resource Operations.

DATED the \_\_\_\_ of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Applicant's signature/Applicant's  
representative's signature

\_\_\_\_\_  
Applicant's signature/Applicant's  
representative's signature

\_\_\_\_\_  
Print name of person signing

\_\_\_\_\_  
Print name of person signing



- 5 -

**Acceptance of Offer of permission**

File No. 1406866

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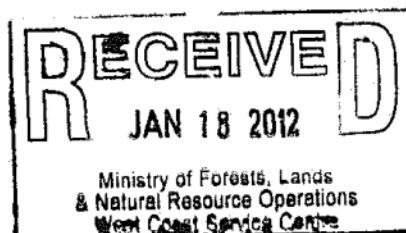
DATED the 17 of January, 2011

[Signature]  
Applicant's signature/Applicant's  
representative's signature

\_\_\_\_\_  
Applicant's signature/Applicant's  
representative's signature

John Whitehouse  
Print name of person signing

\_\_\_\_\_  
Print name of person signing



**Tantalis  
CHECKLIST**

File: 1406866

- ☒ New Tenure      ☐ Amendment  
  
☐ Replacement      ☐ Name Change  
  
☐ Address Change      ☐ Assignment  
  
☐ Mortgage      ☐ Rent Review

Land Officer: G. Smalls

Examiner: C. Landry

Land Administrative Technician: \_\_\_\_\_

BCGS Mapsheet Number: 92F 047

<b>File Tab</b>	TYPE: <u>License</u> SUBTYPE: <u>Occupation</u> PURPOSE: <u>Residential</u> SUBPURPOSE: <u>Private Mortgage</u>	LOCATION: <u>Bowser</u> COMMENCEMENT (date): _____ DOCUMENT (enter #): <u>108918</u> DISPOSITION ID: <u>818655</u>	
<b>Tenure Tab</b> (not used for CGs)	TERM: _____ RENT START DATE: _____ EXPIRY date: _____ REVIEW date: _____	Bound with Other Tenures? _____ _____ _____ (Enter file numbers if required)	Security: _____ Type: _____
<b>Client Tab</b>	INTERESTED PARTY NO(s) <u>128287</u> _____ _____ INCORPORATION No.: _____	Client Name(s): <u>Edward Whitehouse</u> Address: <u>PO Box 108</u> <u>Bowser VOR 1G0</u> _____ s.22 Telephone: _____	
<b>Parcels Tab</b>	Parcel #: <u>825126</u>	Parcel No(s). & PIN(s): _____ _____ _____	
<b>Valuation Tab</b>	PREPAID \$ _____ FIXED \$ _____ ROYALTY: _____ FINANCIAL FACTOR VERSION#: _____	LAND VALUE: Z=Zonal M=Ministry B=BCAA E=Estimate I=Inhouse RENT FREE \$ 0.00 (e.g. Reserves)	LAND VALUE: \$ _____ DATE: _____ PERCENT of Land Value: _____ % CURRENT RENT: \$ _____ BCAA FOLIO# _____

Notes/Reminders: Active tenure must be cancelled. - Carrie

Requested by: G. Smalls      Approved by: \_\_\_\_\_

Task Tab Updated: Janette Lacasse Aug 1, 2001

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Advertisement

## J Whitehouse

(250) 757-8474

s.22

Text Size [A<sup>+</sup>](#) [A<sup>-</sup>](#) [Help](#)

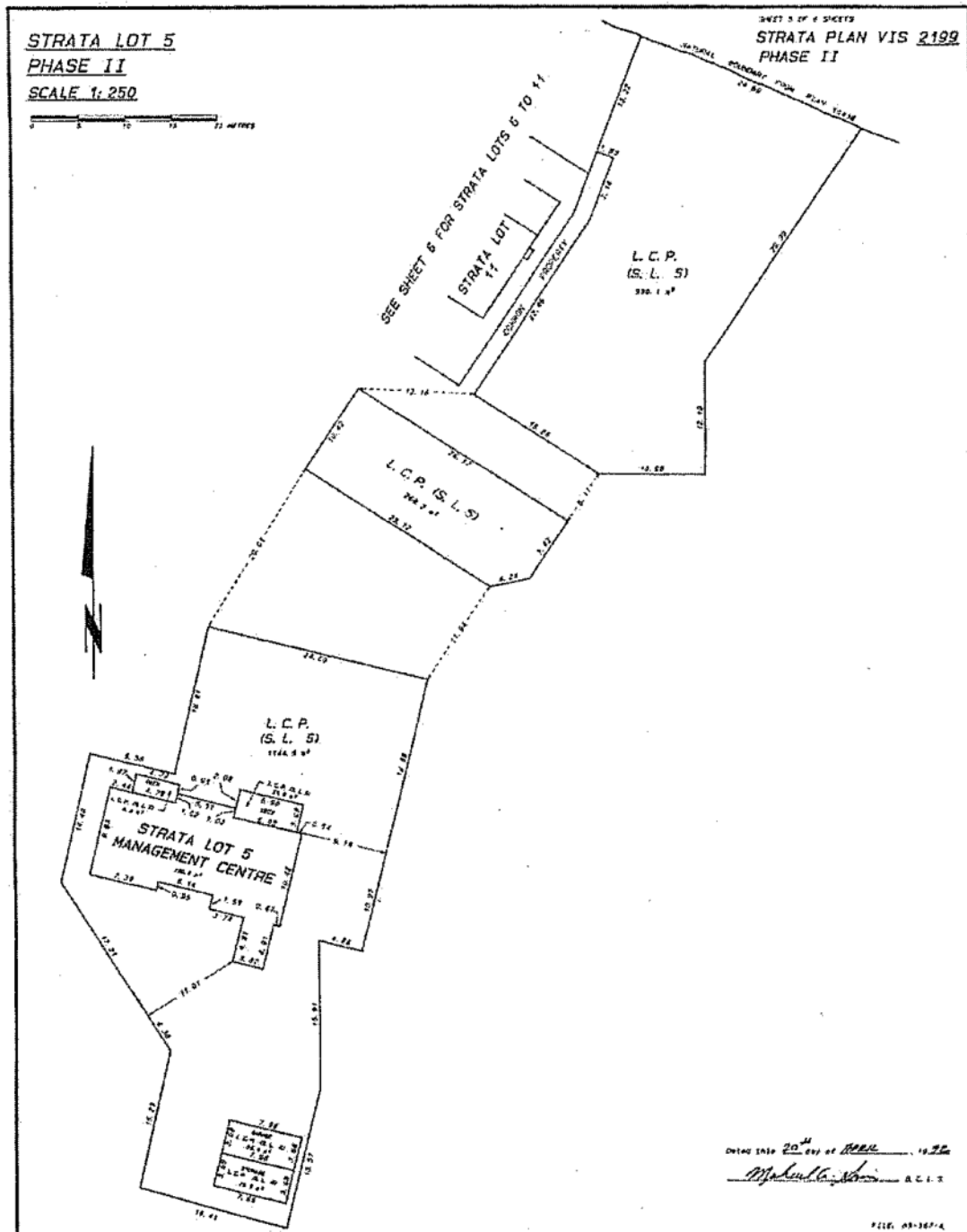
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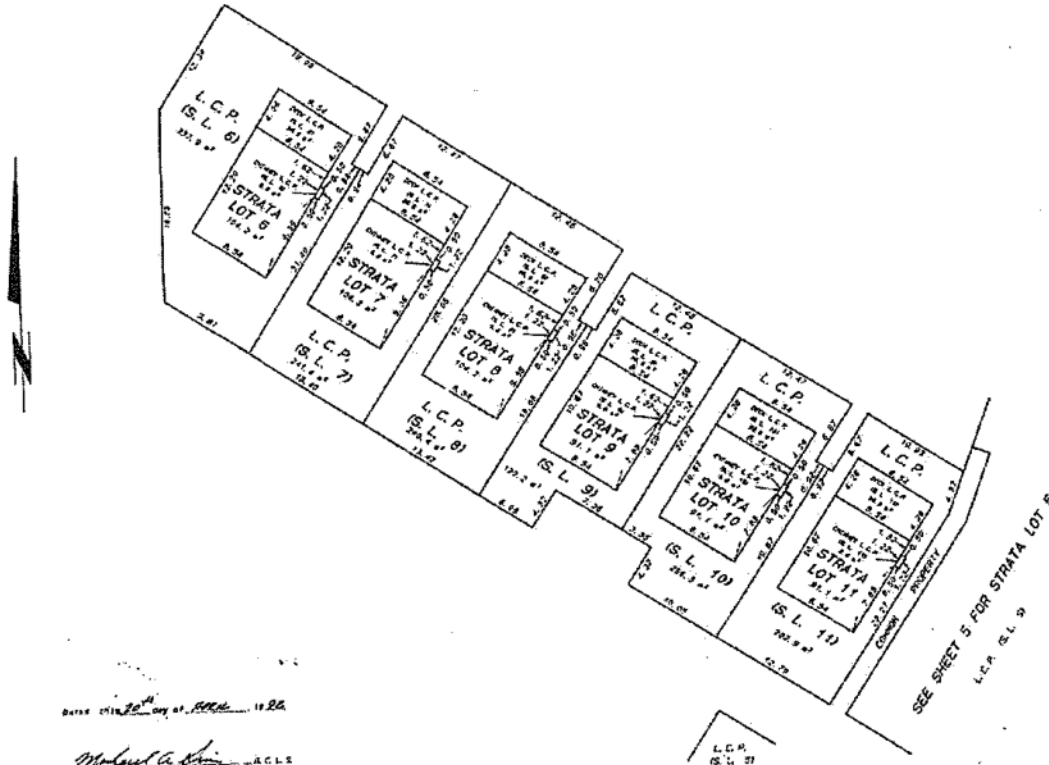
RC125-00104-00003



**STRATA LOTS 6, 7, 8, 9, 10 AND 11**  
**PHASE II**  
**SCALE 1:250**



SHEET 6 OF 8 SHEETS  
**STRATA PLAN VIS 2199**  
**PHASE II**



FILE: 9838204

# ADJUDICATION

File No.: 1406866

Company/Society No.: \_\_\_\_\_

☐ Tenant in Common ☐ Joint Tenants

Subject to Survey: ☐ Yes ☐ No

☒ Offer ☐ Mod Offer ☐ To Obtain Survey ☐ Delayed

Document Type: ☒ Permission ☐ License ☐ Lease ☐ Permit ☐ Stat RW

Purpose: Pm

☐ Documents Received

Term: \_\_\_\_\_ Years

Commencement Date: 2012-02-01

Security \$ \_\_\_\_\_ ☐ on file Blanket \$ \_\_\_\_\_ ☐ Received

Rental \$ \_\_\_\_\_ ☐ 1<sup>st</sup> Year ☐ Term

Client Day Rate \$ \_\_\_\_\_

Royalty Rate \$ \_\_\_\_\_ per cubic metre Nominal Rent Land Value \$ \_\_\_\_\_

Insurance: \$1,000,000.00 ☐ \$2,000,000.00 ☒ \$ \_\_\_\_\_ ☐ Received

## Special Covenants/Limitations

☐ Survey may be required 90 days ☐ Survey required within 1 year  
☐ Log Handling ☐ Management Plan on file  
☒ Archaeological ☐ Other

X can-Slot 5, Plan VLP59986, DL 36, Newcastle District & part of the former bed of the Strait of Georgia, Nanaimo District.

## Conditions Precedent - Fees

☐ Confirmed Amendment/Application Fee received: \_\_\_\_\_  
☐ Rent \$ \_\_\_\_\_  
☐ Occupational Rental \$ \_\_\_\_\_ (from \_\_\_\_\_ to \_\_\_\_\_) Per Diem \$ \_\_\_\_\_  
☐ Green sheet for Occupational Rent ☐ Approved ☐ To Accounts  
☒ Replacement Fee (excluding Aquaculture - 50% of Application Fee) \$ 200.00  
 \$200.00, \$250.00, \$500.00, \$1,650.00

Reminders - upland owner consent, MoTI, blanket sec. clause etc ☐ Received

upland owner consent letter from Strata VLS 2199 - not reg'd as hence is in front of LCP to SL5 only.

## CC's

☒ Regional District NANAIMO ☒ BC Assessment COI  
☐ Islands Trust \_\_\_\_\_ ☐ Rick Deegan, , Victoria  
☐ Shelley Meadows, DFO, Vancouver ☐ Ministry of Forests, \_\_\_\_\_  
☐ Other \_\_\_\_\_

Adjudicated by PA: B. Buss

Date: DEC 07 2011

Approved by SPA: \_\_\_\_\_

Date: \_\_\_\_\_

## Scan From <Device Name>

---

From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:10:40 PM PST  
Attachments: Scan\_20221214.pdf

## Scan From <Device Name>

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<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:11:05 PM PST  
Attachments: Scan\_20221214.pdf



FRONT COUNTER BC  
2000A LABIEX ROAD V9T6J6  
NANAIMO BC  
22381418

|||| PURCHASE ||||

01-19-2012 12:08:23  
Acct # 519123\*\*\*\*\*0456 M  
Exp Date 05/14 Card Type MC  
Name:

Trace # 710002  
FS2238141801

Auth # 15082B CVD Resp  
RRN 001735002

Total \$224.00

X

Signature  
I agree to pay above total  
amount according to the  
card issuer agreement.

Retain this copy for your  
records  
Merchant copy

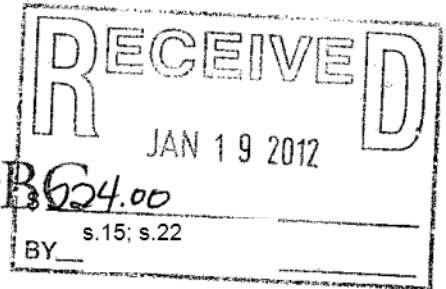
## Scan From <Device Name>

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From: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
To: s.15; s.22 <Allison.Paquette@gov.bc.ca>, Paquette, Allison FOR:EX  
<Allison.Paquette@gov.bc.ca>  
Sent: December 14, 2022 2:10:54 PM PST  
Attachments: Scan\_20221214.pdf



FrontCounter



1406866

## Credit Card Not Present – Payment Authorization Form

Name as stated on the credit card:

John R Whitehouse

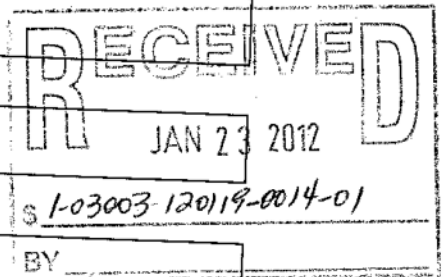
Name as it appears on the application if different than the name on the credit card:

Phone Number (including area code) of where the card holder can be reached:

E-Mail Address:

s.22

Organization Name:



Paid By: Visa \_\_\_\_\_ Master Card ☒

Fee: \$ \_\_\_\_\_ + GST: Yes \_\_\_\_\_ No \_\_\_\_\_ (5%) \_\_\_\_\_ Total Amount: \$ 224.00

Credit Card Authorization #: \_\_\_\_\_ EGarms Transaction #: 1000014  
s.22

ATS Project #: \_\_\_\_\_ ATS Client # \_\_\_\_\_

File # 1406866

Emailed receipt  
Jan 9/12

GOVERNMENT AGENTS REVENUE MANAGEMENT SYSTEM  
TRANSACTION RECEIPT

JANUARY 19, 2012 12:56  
03003 FCBC NANAIMO

TRANSACTION ID: 1000014

SD46156

		ITEM PRICE	QUANT	AMOUNT
		-----	-----	-----
1717	FCBC CROWN LAND REVENUE	224.00	1	224.00
	CLIENT NUMBER s.21			
DOCUMENT:	FILE # 1406866			
REFERENCE:	CLIENT NAME JOHN R WHITEHOUSE			
SUBTOTAL				224.00
HST CHARGED ON			0.00	0.00
TRANSACTION TOTAL				224.00
MASTERCARD				224.00
TOTAL PAYMENT				224.00
CHANGE				0.00

FRONT COUNTER BC  
2080A LABIEX ROAD V9T6J9  
NANAIMO BC  
22381418

```

      PURCHASE
01-19-2012      12:08:23
Acct # *****s.21      M
Exp Date **/**      Card Type MC
Name:

```

Trace # 710002  
FS2238141801

Auth # 15082B CVD Resp  
RRN 001735002

Total	\$224.00
-------	----------

Retain this copy for your  
records  
Customer copy