

PLAN No. 1 2 3 4 5

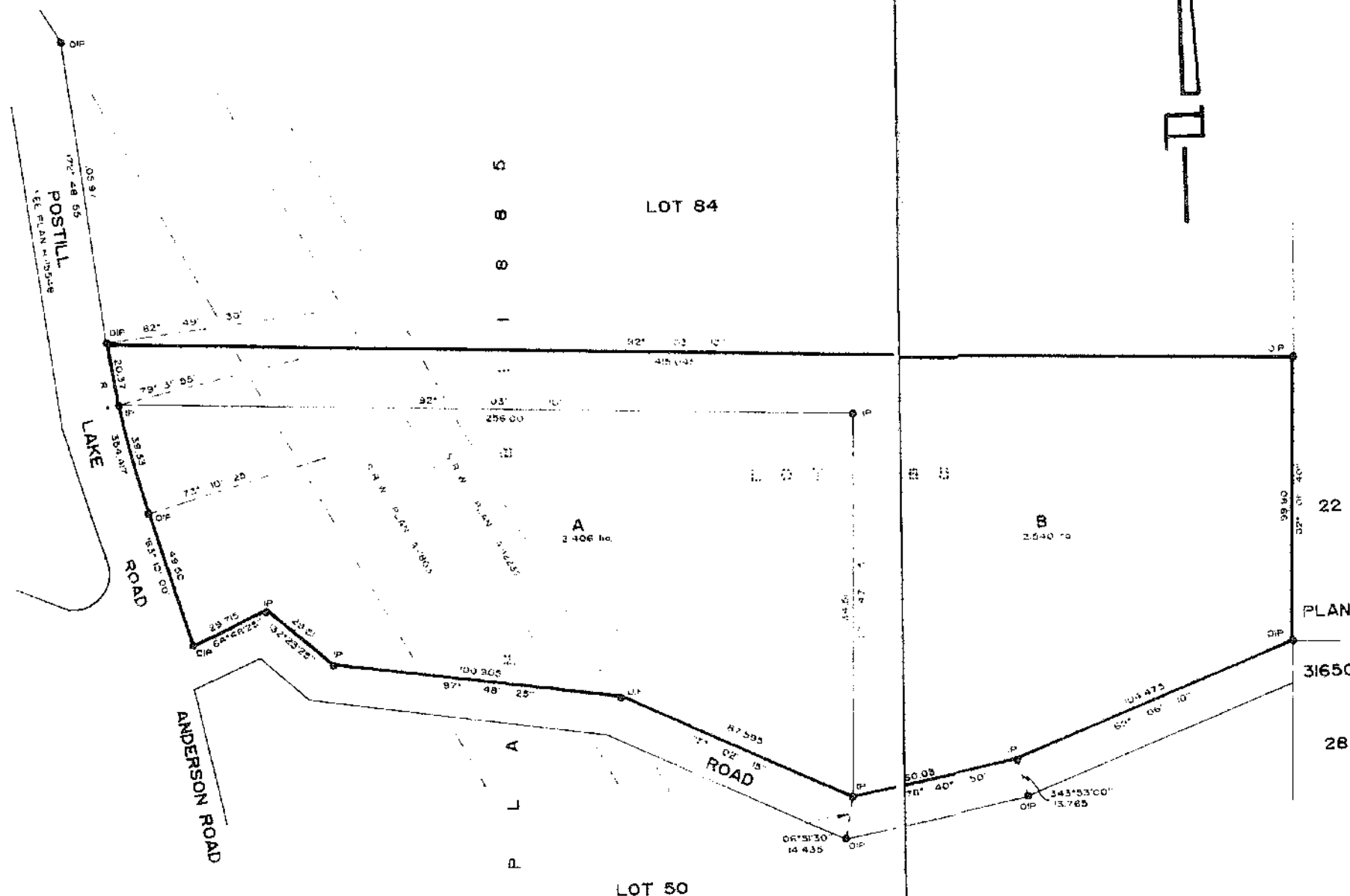
DEPOSITED IN THE LAND TITLE OFFICE AT VANCOUVER, B.C.  
THIS DAY OF 19

REGISTRAR

PLAN OF SUBDIVISION OF LOT 85,  
PLAN 475 AS SHOWN ON PLAN B11885,  
EXCEPT PLAN H-15548, D.L. I, O.D.Y.D.

B.C.G.S. 82E.094

SCALE : 1 : 1250 METRES



LEGEND

BEARINGS ARE ASTRONOMICAL, DERIVED FROM PLAN H-15548

- OIP DENOTES OLD IRON POST FOUND
- IP DENOTES IRON POST SET

APPROVAL

APPROVED UNDER THE LAND TITLE ACT THIS 6th DAY OF  
JUNE 1990

"R.E. DODDS"

APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION  
AND HIGHWAYS

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL  
OKANAGAN

WITNESS

OWNER

PLAN

31650

28

THOMAS E. FERGUSON, A BRITISH COLUMBIA LAND SURVEYOR, OF  
THE CITY OF KELOWNA, IN BRITISH COLUMBIA, CERTIFY THAT I WAS  
PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY  
REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN  
ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 14th DAY  
OF MAY 1990

T.E. Ferguson & Associates  
BRITISH COLUMBIA LAND SURVEYORS  
216 1626 RICHTER STREET, KELOWNA, B.C.  
TEL 763-3115

South Okanagan Highways District  
1939 Kent Road,  
Kelowna, B.C. V1Y 7S6  
Telephone #861-7350  
Fax #861-7354

Our File No: KEL 2358

April 3, 1991

Wayne Weninger  
s.22

Dear Sir:

Re: Lot B, Plan 43192, D.L. 1 ODYD  
Oyama Road - Weninger

---

I acknowledge receipt of your letter dated March 20, 1991  
regarding the above noted.

I have reviewed your request to use the unmaintained road adjacent  
to your property for access and I approve subject to the following:

1. The unmaintained road will continue to be "unmaintained".
2. You must make application for access to Lot B, Plan 43192.  
Please come to our office for the application form.
3. The unmaintained road may be used by any other neighbour at  
any time.

I trust this meets with your approval.

Yours truly,

G.C. Turner  
Development Approvals Technician

GCT/mms

Wayne Weninger

s.22

March 20, 1991

Ministry of Hwys. & Trans.  
1939 Kent Rd.  
Kelowna, B. C.  
V1Y 7S6

Attention: G. Turner

Re: File Reference KEL 2358

Dear Sir,

Futher to our conversation concerning the property on Postill Lake Rd., Lot B, Plan 43192. Last year I purchased the above property from L & D McAnulty which was in the process of being subdivided. The subdivision has since been approved according to the plans submitted by L & D McAnulty. Lot A, Plan 43192 was then sold. While in the process of putting in the driveway for Lot B, Plan 43192 according to the Surveyor's map that was approved in the subdivision plans, I find West Kootenay power-lines and poles are right in the middle of where my driveway is to be. After walking the site over with Keith Gabber of West Kootenay Power it is his opinion that there is no realistic or feasible way of moving these poles.

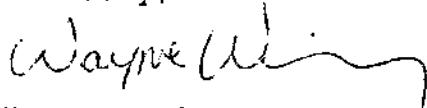
s.22

Therefore I am appealing to you for permission to upgrade and use the Non-Maintained government road alongside the property.

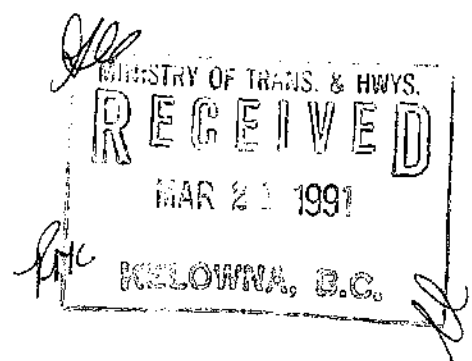
I would appreciate your prompt attention into this matter as all construction will remain at a standstill until a solution is met.

Thank you for your help.

Sincerely,



Wayne Weninger



Page 004

Withheld pursuant to/removed as

s.3

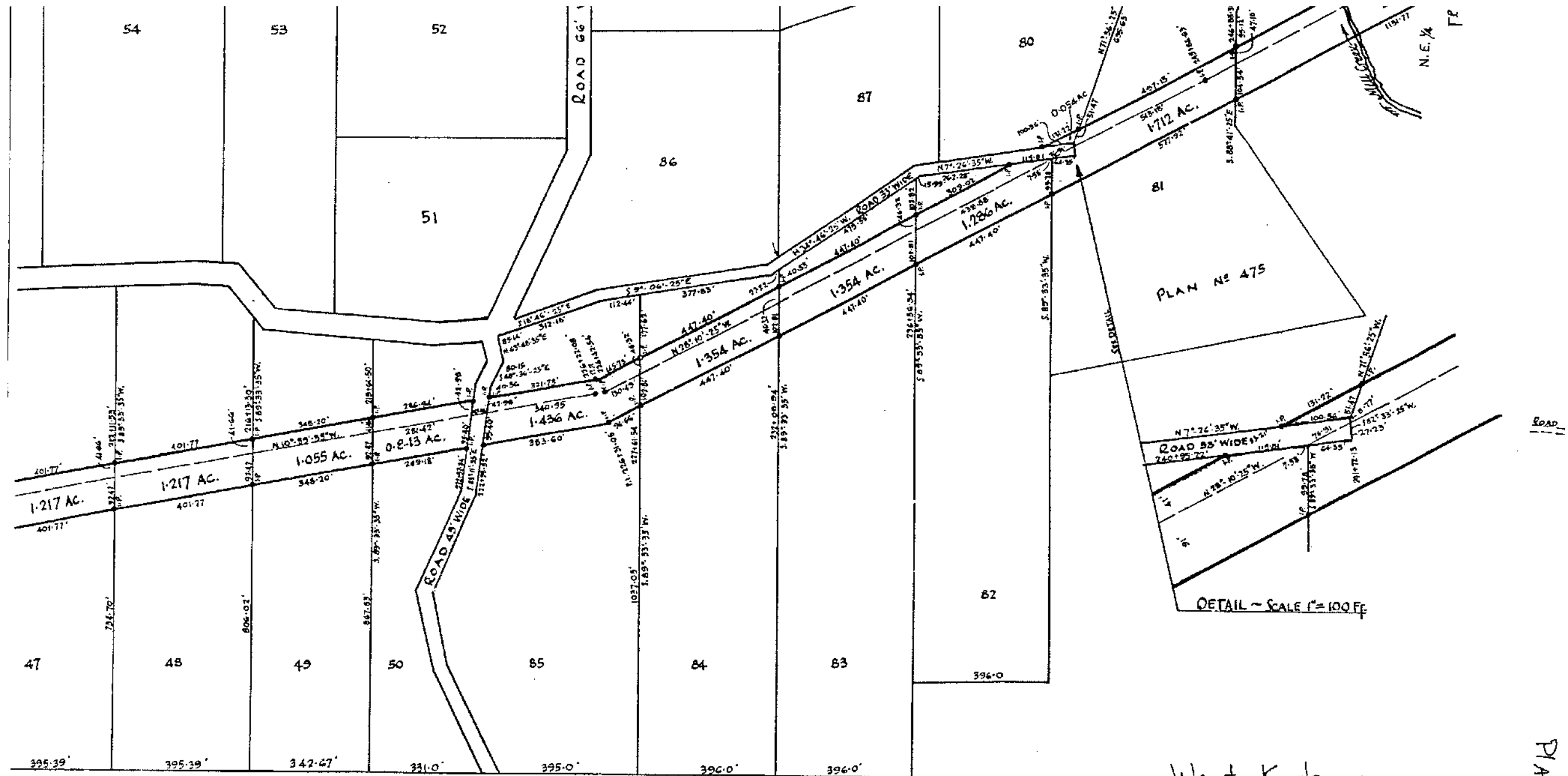


March 11/31 (Mon.)

NR

11:45 Counter. Keith (W. Kort.) re: ~~Re: 2358~~ 2358. Owners would like W. Kort. to re-locate works so they can build their access in the panhandle. This is a major transmission line - towers about 1000 ft. apart. We neglected to send revised proposal to W. Kort. (panhandle proposal along N. bdy). Re-locating will involve getting more easements as easement bends in panhandle area.  
s.13, s.17 I'll discuss & get tomorrow.

NR



MEMO TO FILE:

Mar. 12, 1991  
(Date)

KEL 2358  
(File)

RE:

Lot B, Plan 43192 (formerly Lot 85  
Plan 475) DL 1, ODYP - Oyama Rd.

MESSAGE:

Keith Gabent of W.K. Power called to say  
new owner of Lot B, Plan ----- wanted  
W.K. Power to relocate their power poles to  
allow construction of his access road. Keith  
says the poles are on a bend and any relocation  
would cost mega Bucks.

2:23- Wayne Weninger called to ask what  
could be done. I suggested he write  
me and I will reply accordingly.



(Signed)

memofile

11/10 12

File No. Kel 2358

Date: MAY 23/90.

Proposed subdivision on POSTILL LAKE Road  
located in ELLISON area  
for WAYNE & DOREEN WENINGER (owner/developer).

FINAL PLANS ARE IN HOLDING DRAWER.

  
(Sign)

REASON(S) FOR HOLDING:

- ① Preparation of H235F report
- ② Ink fix # on mylar

FINAL SUBDIVISION SUBMISSION

File No. KEL 2358  
Date Recv'd: MAY 23/90

- ☒ One (1) original mylar.
- ☐ \_\_\_\_\_ (# of) mylar copy.
- ☒ 5 (# of) paper prints.
- ☒ Irrigation District Tax Certificate, if applicable  
(by letter)
- ☐ Form FIN55.
- ☒ Original and two (2) copies of any Restrictive Covenants required.
- ☐ Any correspondence from other agencies as required by Preliminary Layout Approval. \_\_\_\_\_
- ☒ Original and two (2) copies of any easement documents required.
- ☒ Cash or cheque for processing fees.  
Amount \$ 120.00  
Receipt # 464161J  
Submitted by: DOREEN WENINGER

SEND APPROVED SIGNED PLANS TO: WAYNE & DOREEN WENINGER  
s.22

SEND PLANS VIA (a) Courier - would be collect  
(b) registered mail  
(c) Priority Post

208-78F

✓ Monthly Stats  
Rec.

Page 010

Withheld pursuant to/removed as

s.22



Province of  
British Columbia

# RECEIPT

464161 J

THE SUM OF		
One hundred and twenty		DOLLARS XX
		\$ 120.00
ON ACCOUNT OF		
PLAN EXAMINATION FEE		
KEL 2358		
Hwys. 52734		
RK60		

WAUNE/DOREEN WENINGER  
s.22

RECEIVED FROM	s.22	ON	MAY 23	19 90
ISSUING OFFICE	KELOWNA	ISSUING OFFICER'S SIGNATURE	Robt M. Clifford	
FIN 48 REV 85/5 (GP 78-63)		WHITE: CUSTOMER	PINK: MINISTRY FILE	CANARY: RETAIN IN BOOK FOR AUDIT

s.22

Date: May 23/90

Ministry of Trans. & HIGHWAYS,  
1939 Kent Road,  
Kelowna, B.C. V1Y 7S6

Attention: Development Approvals

RE: Proposed Subdivision of Lot 85  
Plan 475, As Shown on Plan R 11385  
Except Plan H-15458 O.D.Y.D.  
Postill Lake Road. (Road).

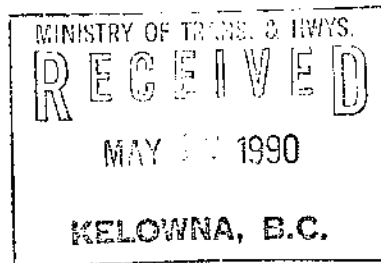
I hereby request relief of frontage requirements under Section 6.08  
of B.C. Regulation 262/70, pursuant to Local Services Act.

Yours truly,

Wayne Weninger  
Doreen Weninger  
(Sign)

Wayne & Doreen Weninger

s.22





# GLENMORE IRRIGATION DISTRICT

R.R. #1, GLENMORE ROAD, KELOWNA, B.C. V1Y 7P2  
TELEPHONE 763-6506

May 09, 1990

Ministry of Transportation and Highways  
South Okanagan District  
1939 Kent Road  
Kelowna B.C.  
V1Y 7S6

Dear Sir:

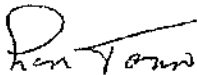
Re: Subdivision of Lot 85 (shown on Plan B11885) Plan 475, DL 1  
O.D.Y.D. except Plan H15458 - Postill Lake Road - Your File #KEL2358

This is to confirm all requirements as listed in our letter dated February 13, 1990 have been complied with.

1989 irrigation taxes have been paid in full and 1990 irrigation taxes will not be billed until November 1990.

I trust this is the information you require.

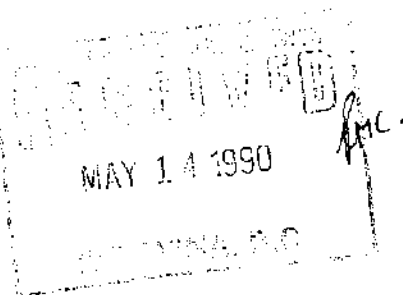
Yours truly,  
GLENMORE-ELLISON IMPROVEMENT DISTRICT



Len Tom  
Manager

LT/dvp

cc Wayne Weninger  
s.22





Province of  
British Columbia

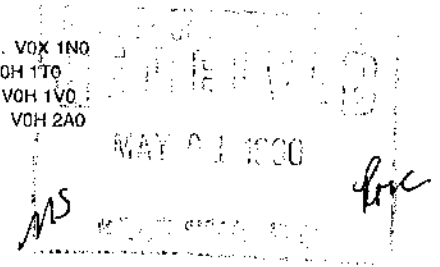
Ministry of  
Health

South Okanagan Health Unit  
390 Queensway  
Kelowna  
British Columbia  
V1Y 6S7  
Telephone: (604) 762-2704

HEALTH CENTRES:

390 Queensway Avenue, Kelowna, B.C. V1Y 6S7  
300 Eckhardt Avenue East, Penticton, B.C. V2A 1Z2  
Box 220, Princeton, B.C. V0X 1W0  
155 Gray Road, Kelowna, B.C. V1X 1W6  
Box 340, Summerland, B.C. V0H 1Z0

Box A61, Keremeos, B.C. V0X 1N0  
Bag 5000, Oliver, B.C. V0H 1T0  
Box 552, Osoyoos, B.C. V0H 1V0  
Box 829, Westbank, B.C. V0H 2A0



90 04 25

File: KEL 2358  
D.L. 1 ODYD

Ministry of Highways  
1939 Kent Road  
Kelowna, B.C.  
V1Y 7S6

Attention: s.22

Dear Sir:

RE: Subdivision KEL #2358, Lot 85, Plan 475, District Lot 1, ODYD  
2 Lots - Postill Lake Road

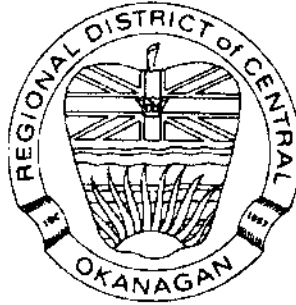
We now have no objection to this proposal, subject to a Glenmore  
Irrigation District water connection to each lot.

Your truly

E.H. Cawston, C.P.H.I.(C)  
Public Health Inspector  
Rutland Health Centre  
155 Gray Road  
Kelowna, B.C. V1X 1W6

EHC/bm

cc: Wayne & Doreen Weninger  
s.22



540 Groves Ave.  
Kelowna, British Columbia  
V1Y 4Y7

APR 26 1990  
Department of Regional and  
Community Planning  
Telephone 763-4918  
FAX 763-0606

April 25, 1990

Our file: 90/4261  
Your file: KEL 2358

Ministry of Transportation  
& Highways  
1939 Kent Road  
Kelowna, B.C.  
V1Y 7S6

Attn: G. Turner

Dear Sir:

Re: Proposed subdivision of Lot 85 (as shown on Plan B1185),  
Plan 475, DL 1, ODYD, except Plan H15458, Postill Lake Rd.

The subdivision processing fee has been paid. We have received a letter from the Glenmore Irrigation District stating that they are willing to supply water subject to certain conditions, and it is noted that their satisfaction is a requirement of PLA. This will suffice as proof of potable water.

The Planning Department would have no further comments or requirements with regard to this application.

Yours truly,

Ilene Watson  
Planning Assistant

IW/ew

cc: L & D McNulty

CC: WAYNE & DOREEN WENINGER

British Columbia  
Agricultural  
Land Commission

9 May 1990

Telephone: (604) 660-7000  
Faxcom: (604) 660-7033

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6

Reply to the attention of  
Gordon Bednard

Wayne & Doreen Weninger  
s.22

Dear Mr. & Mrs. Weninger:

Re: Application #21-G-23453  
Subdivision of Lot 85, as shown on Plan B11885, DL 1,  
O.D.Y.D., Plan 475, Except Plan H15458

This is in response to a letter from Deborah McNulty, received on 13 March 1990, and your telephone conversation with Mr. Gordon Bednard of our office on 3 April 1990.

The Commission has no objection to the change in the panhandle access to your proposed Lot A as shown on the attached proposed subdivision plan of Lot 85. That access to proposed Lot A will now be along the north boundary instead of the south boundary as approved earlier by Commission resolution #748/89.

Please note that all other conditions as outlined in the Commission's letter of 11 August 1989 (copy enclosed) still apply except where amended by this letter.

Yours truly,

AGRICULTURAL LAND COMMISSION

per: ORIGINAL SIGNED BY  
K. B. MILLER

K.B. Miller, A/General Manager

GB\*dd

Enclosure

cc: Central Okanagan Regional District (A 89 24)  
Ministry of Transportation and Highways - Kelowna  
B.C. Assessment Authority - Kelowna

August 11, 1989

Reply to the attention of  
Barbara Snyder

Lawrence and Deborah McAnulty  
s.22

Dear Mr. and Mrs. McAnulty:

Re: Application # 21-G-23453

This is to advise that the Provincial Agricultural Land Commission has considered your application regarding land described as Lot 85, shown on Plan B11885, D.L. 1, O.D.Y.D., Plan 475 except Plan H15458.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution #748/89 refused your application as submitted on the grounds that the creation of four smaller lots may cause impact problems for nearby farmers and could lead to similar requests for subdivision from neighbouring land owners.

However, the Commission has approved the subdivision of this property into two lots as shown outlined in red on the attached plan.

The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other land use bylaws of the regional district and decisions of other responsible authorities which may apply to the land.

Before your development can proceed, other requirements such as public road dedications, highway access permits, sewage disposal permits, etc. may be necessary and we urge you to check with the responsible authorities.

...2

Page 2

Please obtain the confirmation of the Commission, if, in the process of approval by the Approving Officer, any substantial changes are required to the subdivision proposal as approved by this office.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office prior to registration. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

Please quote Application #21-G-23453 in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

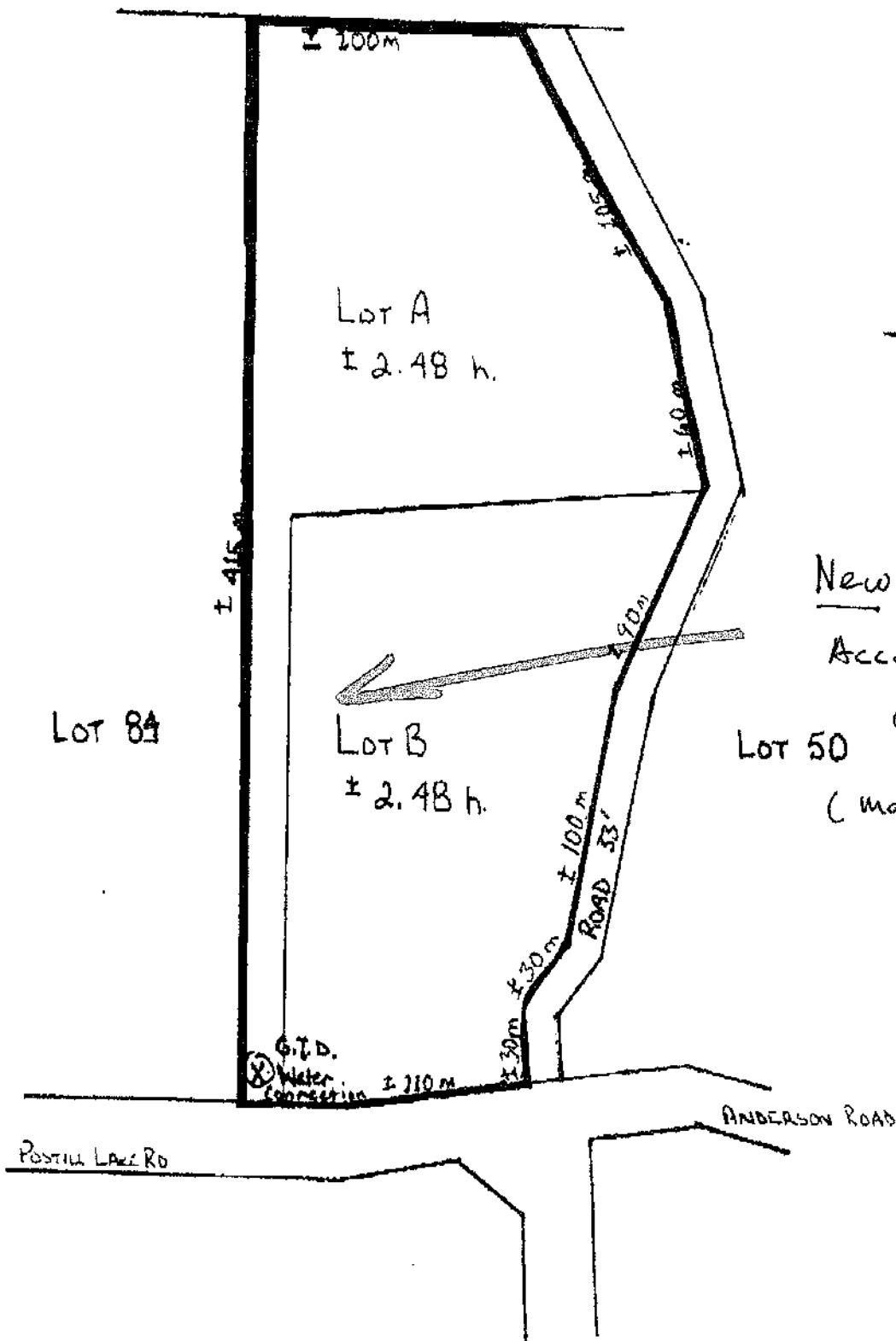
ORIGINAL SIGNED BY  
R. P. MURDOCH

Per: R. P. Murdoch, General Manager

BS/lv  
Encl.

cc: Regional District - Central Okanagan (#A.89.24)  
Approving Officer, Hwys - Kelowna  
B.C. Assessment Authority - Kelowna

PROPOSED SUBDIVISION PLAN OF LOT 85.  
 PLAN 475, AS SHOWN ON PLAN B-11885  
 EXCEPT PLAN H-15458. O.D.Y.D.



INTENDED LAND USE: Rural Residential

OWNERS: LAWRENCE JERRY & DEBORAH JAN  
 McAN Page 19 of 152 TRA-2015-50727



Province of  
British Columbia

Ministry of  
Transportation and Highways

South Okanagan District  
1939 Kent Road  
Kelowna, B.C. V1Y 7S6  
Telephone: 861-7350  
Fax: 861-7354

YOUR FILE .....  
OUR FILE ..... KEL 2358  
DATE April 18, 1990 .....

Wayne & Doreen Weninger  
s.22

Proposed subdivision of Lot 85 (shown on Plan B11885), Plan 475, DL 1,  
ODYD except Plan H15458 - Postill Lake Road

Your proposal for a two lot subdivision has received preliminary layout approval by the approving officer, subject to the following conditions:

- ✓1. Written confirmation of approval from the B.C. Agricultural Land Commission.
- ✓2. Satisfaction of the requirements of the Medical Health Officers's letter dated January 23, 1990 and his written approval thereafter.
- ✓3. Written confirmation from the Regional District Central Okanagan stating compliance with Bylaw No. 176, specifically proof of potable water.
- ✓4. Written confirmation from the Regional District Central Okanagan stating compliance with Bylaw No. 365, specifically payment of subdivision processing fees.
- ✓5. Written confirmation from the Glenmore Irrigation District stating compliance with the requirements of their letter dated February 13, 1990.
- ✓6. Provision of a written request for relief from the 10% minimum frontage requirements to the Ministry of Transportation and Highways for proposed Lot A.

cc: Regional Approving Officer, Kamloops  
Regional District of Central Okanagan, Your file: 90/4261  
Ministry of Health, Rutland, Your file: KEL 2358 DL 1 ODYD  
Glenmore Irrigation District  
Heritage Conservation Branch, Victoria, Your file 653.9(2358)

RMClifford/mms

Submission of Final Plans to be accompanied by a current Tax Certificate (TX 55), together with a plan examination fee of \$40 plus \$40 per lot created by the plan and made payable in the form of a cheque to the Minister of Finance. and Corporate Relations.

The approval granted is only for the general layout of the subdivision and is valid for 180 days from this date. However, if at any time there is a change in legislation, regulations or bylaws this preliminary layout approval is automatically cancelled.

Very truly yours,

B.D. Hunter, P.Eng.  
District Highways Manager,





District Highways Manager  
South Okanagan District

April 6, 1990  
Region: Thompson-Okanagan

KELOWNA

Regional File: R2-29-21-78(2358)  
District File: 29-21-78(2358)

Attention: G.C. Turner  
Senior Development Approvals Technician

Lot 85 (as shown on Plan B11885), Plan 475  
(Except Plan H15458), D.L. 1, O.D.Y.D.

**PRELIMINARY LAYOUT APPROVAL** subject to:

1. Written confirmation of approval from the B.C. Agricultural Land Commission.
2. Satisfaction of the requirements of the Medical Health Officer's letter dated January 23, 1990 and his written approval thereafter.
3. Written confirmation from the Regional District Central Okanagan stating compliance with Bylaw No. 176, specifically proof of potable water.
4. Written confirmation from the Regional District Central Okanagan stating compliance with Bylaw No. 365, specifically payment of subdivision processing fees.
5. Written confirmation from the Glenmore Irrigation District stating compliance with the requirements of their letter dated February 13, 1990.
6. Provision of a written request for relief from the 10% minimum frontage requirements to the Ministry of Transportation and Highways for proposed Lot A.

T.W. Freeman  
DEVELOPMENT APPROVALS TECHNICIAN  
THOMPSON-OKANAGAN REGION

TWF/pew

APR 11 1990

APRIL 3/90.

8:55 COUNTER. WAYNE WENINGER IN Re: Kel 2358. HE IS NOW  
OWNER OF PROPERTY. <sup>s.22</sup>  
s.22

H23SP TO RAO ON MAR. 19/90 - NOTHING BACK YET.

TUES. MAR. 27/90.

NR

WAYNE WENINGER IN RE: Kel 2358. <sup>s.22</sup>  
<sup>s.22</sup> . GAVE HIM COPIES OF Hwy. Plan, Pl. 415 & B11885.

NR

FRIDAY, MARCH 9/90

NR

9:30 DEBORAH MCANULTY CALLED RE: Kel 2358. WHEN  
LETTER IS READY WE WILL FAX HER A COPY AT  
s.22 I WILL DISCUSS WITH GEORGE.

NR

FRIDAY, MARCH 9/90 (continued)

②

NR

4:00 DEBORAH MCANULTY CALLED - s.22  
s.22

RHC.

②

FRIDAY, MARCH 16/90. (Continued)

NR

2:56 CALLED DEBORAH MCANULTY RE: PROPOSED SOURCE OF WATER.  
S.22

Ministry of Transportation  
and Highways

TELEX/FACSIMILE RECORD

Date March 9, 1990

File No. KEL 2358

VIA: ☐ TELETYPE ☐ RADIO ☒ FACSIMILE

TO: DEBORAH McANULTY

s.22

FROM:

R.M. CLIFFORD

DEVELOPMENT APPROVALS TECHNICIAN

SOUTH OKANAGAN DISTRICT - KELOWNA

%: PHONE No.

FAX No. 545-7227

TELEX No.

FAX No. 861-7354

PHONE No. 861-7350

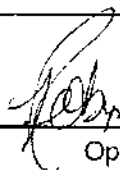
SUBJECT:

Proposed Subdivision of Lot 85 shown on Plan B11885, D.L. 1, ODYD, Plan 475,

except Plan H15458 - Postill Lake Road

See the attached letter.

PAGES: 2  
(including this sheet)



Operator's Signature Page 27 of 152 TRA-2015-50727

South Okanagan Highway District  
1339 Kent Road,  
Kelowna, B.C.  
V1Y 7K6  
Telephone: #361-7350

**FAX**

Our File No. REL 2358

March 9, 1990

L.J. & D.J. McAnulty  
s.22

Dear Sir/Madam:

Re: Proposed Subdivision of Lot 31 shown on Plan B1886, DL 1,  
\_\_\_\_\_ 1980, Plan 475, R.R. 11, 115/118, \_\_\_\_\_ Road, \_\_\_\_\_

Upon further review of your application received January 9, 1990 for  
the above noted proposal, we regretfully advise that under current  
policy we cannot agree with the proposal as submitted, specifically  
the location of the driveway access to proposed lot A.

We recommend that you consult a DMS for assistance in designing an  
acceptable subdivision layout.

We sincerely apologize for any inconvenience this may have caused.

Yours truly,

E.H. Clifford  
Development Approval  
Technician  
For:  
B.E. Hunter, F.Eng.  
District Highways Manager

BHJ/ams





# MEMORANDUM

District Highways Manager  
South Okanagan  
Kelowna

March 2, 1990  
Branch: Thompson-Okanagan  
Region

Regional File: R2-29-21-78(2358)  
District File: 29-21-78(2358)

Attention: G.C. Turner

Re: Proposed Subdivision of Lot 85, shown on Plan B 11885,  
D.L. 1, ODYD, Plan 475, except Plan H 15458 - McAnulty

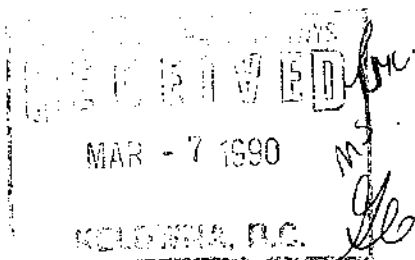
Please be advised that the panhandle (as shown) is an attempt to circumvent the legislation and could lead to other similar types of applications in the area. Thus, we would not agree with the panhandle as shown. Other possible options would include:

- east/west subdivision of the property
- dedication of widening with no guarantee of maintenance
- restrictive covenant specifying no further subdivision

Also, note that KEL 1818 created R.P. 36375 to the north.

T.W. Freeman  
DEVELOPMENT APPROVALS TECHNICIAN

TWF:mj



Regional Approving Officer  
Kamloops

February 12, 1990  
South Okanagan Highways  
Kelowna  
1939 Kent Road,  
Kelowna V1Y 7S6  
861-7350

KEL 2358

Re: Lot 86, Shown on Plan B11885, DL 1, OBYD Plan 475.  
Exc. Plan H15458 - McNulty

The attached proposed subdivision was referred to you on January 16, 1990. The panhandle concept submitted may have been a result of a discussion I had with the owner sometime ago. Since that time and after viewing the plan submitted I am having second thoughts as to this concept.

The adjacent road was dedicated by Plan 475. It was constructed in a manner of speaking, but is very steep and is not maintained at any time, now or in the past.

I would appreciate your guidance and comments on this application. It is acknowledged that any widening of the road would not render the road maintainable due to the steep grade.

For your consideration please.

G.C. Turner  
Senior Development  
Approvals Technician  
for:  
B.D. Hunter, P.Eng.  
District Highways Manager

GCT/mms



Province of  
British Columbia

Ministry of  
Transportation  
and Highways

South Okanagan Highways District  
Kelowna Office  
1939 Kent Road  
Kelowna, B.C. V1Y 7S6  
Telephone: 861-7350

January 16, 1990

Your file: \_\_\_\_\_

Our file: KEL 2358

Lawrence & Deborah McAnulty  
s.22

Dear Sir or Madam:

We have received your application to subdivide:

Lot 85 (as shown on Plan B11885)  
Plan 475 (except Plan H15458), D.L. 1, ODYD

into two lots, received Jan. 9, 1990 and have forwarded  
the submission to the following agencies for their comments:

- ( x ) Medical Health Officer (Kelowna-~~Rutland~~-Summerland)
- ( x ) Regional District (Kelowna-Penticton-Trail)
- ( x ) Irrigation/Improvement District ( Ellison )
- ( ) Ministry of Environment - Penticton
- ( ) Ministry of Forests (Penticton-Kamloops-Vernon)
- ( x ) Heritage Conservation Branch - Victoria
- ( )
- ( )
- ( )

Please quote file KEL 2358 when contacting this office. We  
suggest that you contact the Regional District of Central Okanagan  
to address any requirements they may have.

Yours truly,

B.D. Hunter, P.Eng.  
District Highways Manager

By:

*M. Sinclair*

*Geordie*

*DRIVEWAY PLEASE  
DISCUSS*

/mms  
Enclosures

cc: Regional Approving Officer, Kamloops  
cc: Area Manager (Kelowna - Westside)

REQUIRED A STATE OF TITLE CERTIFICATE AS TO  
THE FOLLOWING LANDS

Lot 85 (as shown on Plan B11885)  
Plan 475 (except Plan H15458)  
D.L. 1  
ODYD  
(Parcel Identifier 012 302 465)

Fee \$3 for each title

Use back if space insufficient.

(THIS SPACE FOR LAND TITLE OFFICE USE ONLY.)

Ministry of Trans. & HIGHWAYS  
1939 Kent Road  
Kelowna, B.C. V1Y 7S6

Attn: M. SinclairFile: KEL 2358

Received  
Mailed



Province of  
British Columbia

Ministry of  
Transportation  
and Highways

1939 Kent Road  
Kelowna, B.C.  
V1Y 7S6  
861-7350

January 16, 1990

Your File \_\_\_\_\_

Our File KEL 2358

- x West Kootenay Power & Light  
B.C. Hydro & Power Authority (Kelowna - Vernon)  
B.C. Gas Inc. (Kelowna - Penticton - Vernon)
- x Fire Protection District (Westside - Oyama - Winfield) Ellison  
Indian Council (Westbank - Okanagan)  
School District No. 23, Kelowna  
Royal Canadian Mounted Police, Kelowna
- x B.C. Telephone (Kelowna - Vernon)

Dear Sir:

RE: SUBDIVISION KEL 2358

I enclose a copy of a sketch of a proposed subdivision of:

Lot 85 (as shown on Plan B11885),  
Plan 475 (except Plan H15458), D.L. 1, ODYD

for your information only.

If you require any additional information, please contact  
the applicant directly:

Lawrence & Deborah McAnulty  
s.22

Yours truly,

B.D. Hunter, P.Eng.  
District Highways Manager

By:

*M. Sinclair*

/mms

Encl.



Province of  
British Columbia

Ministry of  
Transportation  
and Highways 1939 Kent Road  
Kelowna, B.C.  
V1Y 7S6

861-7350

January 16, 1990

Your File

Our File KEL 2358

- x Ministry of Health (Kelowna-Rutland-Summerland)
- x Regional District (Kelowna-Penticton-Trail)
- x Irrigation District ( Ellison )
- Ministry of Forest & Lands (Penticton-Kamloops)
- Ministry of Environment & Parks (Penticton)
- Health & Welfare Canada (Salmon Arm)
- x Heritage Conservation Branch, Victoria, Attn: Brian Aplan

Dear Sir:

RE: PROPOSED SUBDIVISION OF Lot 85 (as shown on  
Plan B11885), Plan 475 (except Plan H15458),  
D.L. 1, ODYD

I enclose a copy of a sketch of the above-noted 2 lot proposal.

I would be grateful if you would examine this from the viewpoint  
of your Regulations & Policies and give me your comments accordingly,  
so that I may advise the Regional Approving Officer.

In order to expedite the processing of the application, would you  
please reply within ten (10) days.

Please send a copy of your reply to the applicant:  
Lawrence & Deborah McAnulty  
s.22

If you require any additional information, please contact the  
applicant directly, with a copy of the correspondence to this office.

Yours truly,

B.D. Hunter, P.Eng.  
District Highways Manager

By:

*M. Sinclair*

/mms  
Encl.



Province of  
British Columbia

Ministry of  
Transportation  
and Highways

South Okanagan Highways District  
Kelowna Office  
1939 Kent Road  
Kelowna, B.C. V1Y 7S6  
Telephone: 861-7350

Your file: \_\_\_\_\_

Our file: KEL 2358

January 16, 1990

Lawrence & Deborah McAnulty  
s.22

Dear Sir or Madam:

We have received your application to subdivide:

Lot 85 (as shown on Plan B11885)  
Plan 475 (except Plan H15458), D.L. 1, ODYD

into two lots, received Jan. 9, 1990 and have forwarded  
the submission to the following agencies for their comments:

- ( x ) Medical Health Officer (Kelowna-~~Rutland~~-Summerland)
- ( x ) Regional District (Kelowna-Penticton-Trail)
- ( x ) Irrigation/Improvement District ( Ellison )
- ( ) Ministry of Environment - Penticton
- ( ) Ministry of Forests (Penticton-Kamloops-Vernon)
- ( x ) Heritage Conservation Branch - Victoria
- ( )
- ( )
- ( )

Please quote file KEL 2358 when contacting this office. We  
suggest that you contact the Regional District of Central Okanagan  
to address any requirements they may have.

Yours truly,

B.D. Hunter, P.Eng.  
District Highways Manager

By:

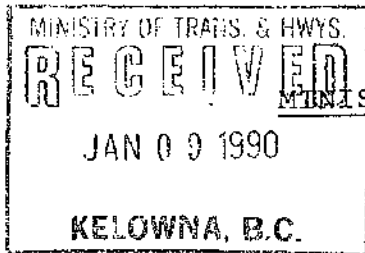
*M. Sinclair*

/mms  
Enclosures

cc: Regional Approving Officer, Kamloops  
cc: Area Manager (Kelowna - Westside)

FILE: Kel 2358

SUBDIVISION APPLICATION



TO

MINISTRY OF TRANSPORTATION & HIGHWAYS

DATE: January 8, 1990

LEGAL: Lot 85 (Shown on Plan B11885) District Lot 1, ODYD, Plan 475 except Plan H15458  
Parcel Identifier 012-302-465

ROAD: corner Anderson Road, Postill Lake Road

REGISTERED OWNERS OF PROPERTY(IES): Lawrence Jerry McAnulty & Deborah Jan

McAnulty

s.22

ADDRESS: \_\_\_\_\_

POSTAL C \_\_\_\_\_

PHONE: s.22

NAME OF \_\_\_\_\_

ADDRESS: \_\_\_\_\_

POSTAL CODE: \_\_\_\_\_

FILE #: \_\_\_\_\_

PROPOSED LAND USE: rural residential

NO. OF LOTS BEING CREATED: two

kelsubdi

al/06 10



January 8, 1990

Via Ace Courier

Ministry of Transportation & Highways  
District Office  
1939 Kent Road  
Kelowna, B.C.

Dear Sirs:

Re: Proposed Subdivision  
Lot 85, Plan 475 - Preliminary Approval

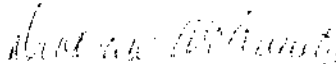
Please find enclosed the following documents:

- subdivision application information form;
- proposed Plan of subdivision;
- copy of State of Title Certificate; and,
- letter from Agricultural Land Commission.

We would like to obtain preliminary approval for subdivision according to the enclosed Plan and await your confirmation.

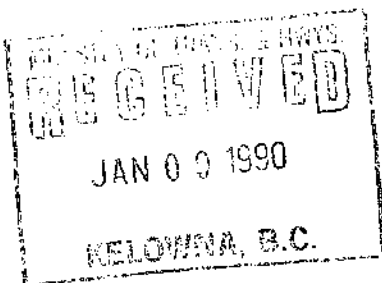
If you have any questions please do not hesitate to call. Thank you.

Yours truly,

  
Deborah McAnulty

Telephone s.22 (res.)  
s.22 (bus.)

/djm



British Columbia  
Agricultural  
Land Commission  
August 11, 1989

Telephone: (604) 660-7000  
Faxcom: (604) 660-7033

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6  
Reply to the attention of  
Barbara Snyder

Lawrence and Deborah McAnulty  
s.22

Dear Mr. and Mrs. McAnulty:

Re: Application # 21-G-23453

This is to advise that the Provincial Agricultural Land Commission has considered your application regarding land described as Lot 85, shown on Plan B11885, D.L. 1, O.D.Y.D., Plan 475 except Plan H15458.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution #748/89 refused your application as submitted on the grounds that the creation of four smaller lots may cause impact problems for nearby farmers and could lead to similar requests for subdivision from neighbouring land owners.

However, the Commission has approved the subdivision of this property into two lots as shown outlined in red on the attached plan.

The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other land use bylaws of the regional district and decisions of other responsible authorities which may apply to the land.

Before your development can proceed, other requirements such as public road dedications, highway access permits, sewage disposal permits, etc. may be necessary and we urge you to check with the responsible authorities.

...2

Page 2

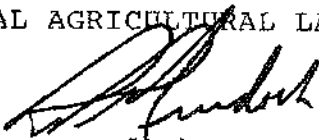
Please obtain the confirmation of the Commission, if, in the process of approval by the Approving Officer, any substantial changes are required to the subdivision proposal as approved by this office.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office prior to registration. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

Please quote Application #21-G-23453 in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

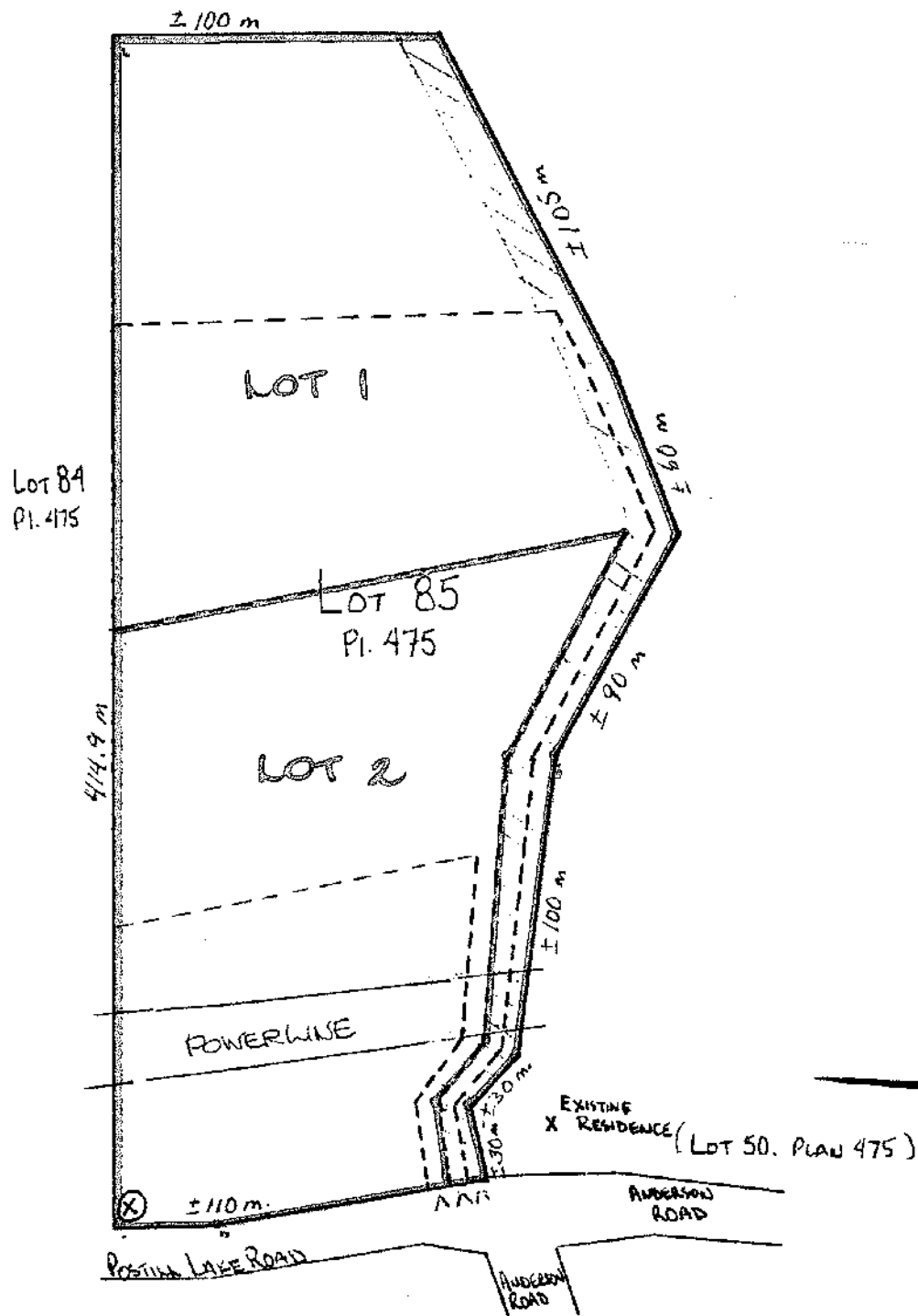


Per: R. P. Murdoch, General Manager

BS/lv

Encl.

cc: Regional District - Central Okanagan (#A.89.24)  
Approving Officer, Hwys - Kelowna  
B.C. Assessment Authority - Kelowna



(X) ELLISON IRRIGATION DISTRICT HOOD-IP

EXISTING HIGHWAYS ROAD \* WHICH MINISTRY OF HIGHWAYS PROVIDES TO SELL TO PROPERTY OWNERS \*  
(PROVIDES ACCESS TO LOTS B, C & D)

PROPOSED PROPERTY BOUNDARY LINES AFTER SUBDIVISION

AND 20 FT. ACCESS TO POSTILL LAKE ROAD

Page 041 to/à Page 042

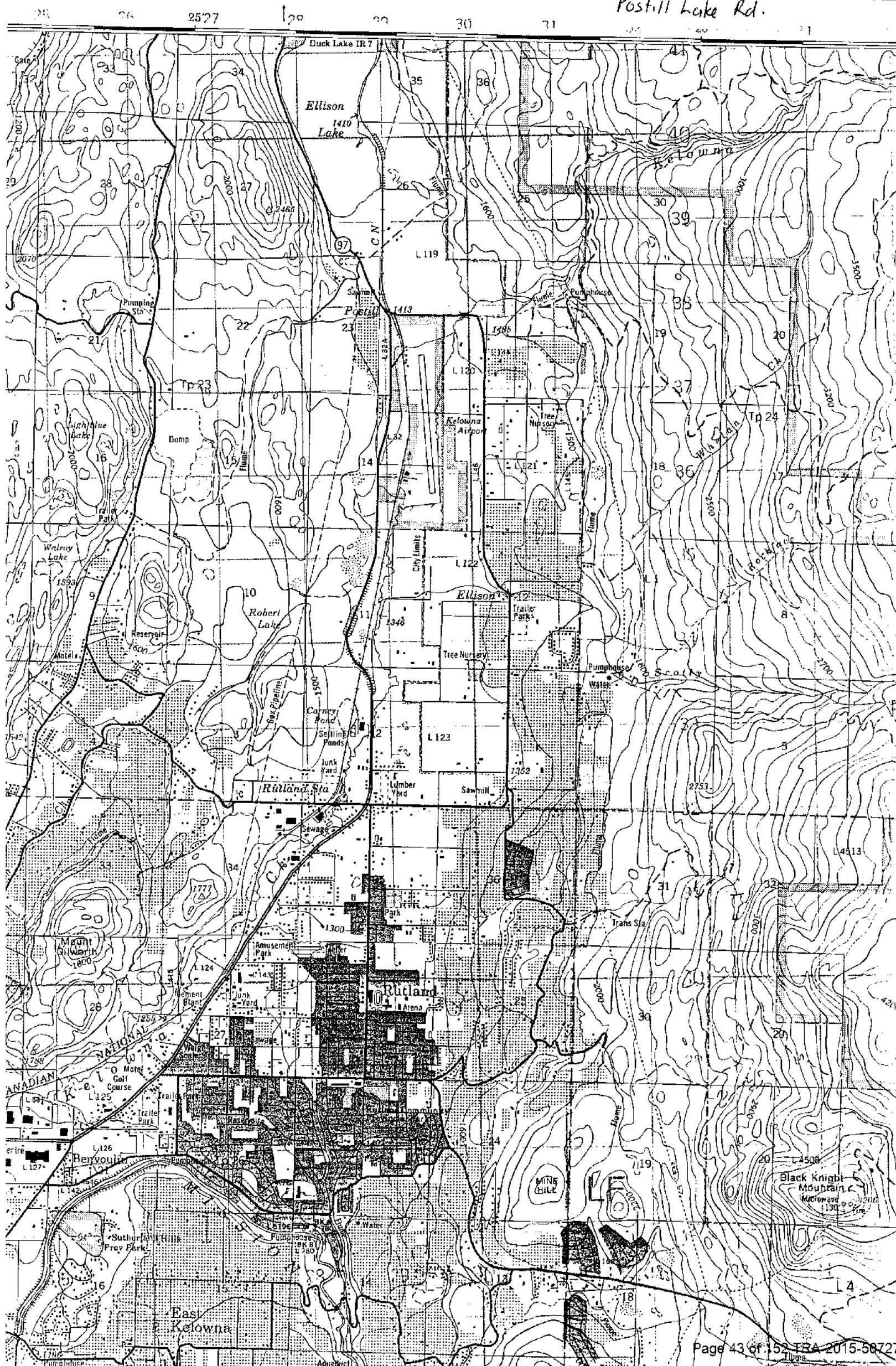
Withheld pursuant to/removed as

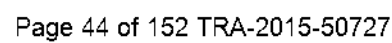
s.3

1:50,000

Vernon 32 km

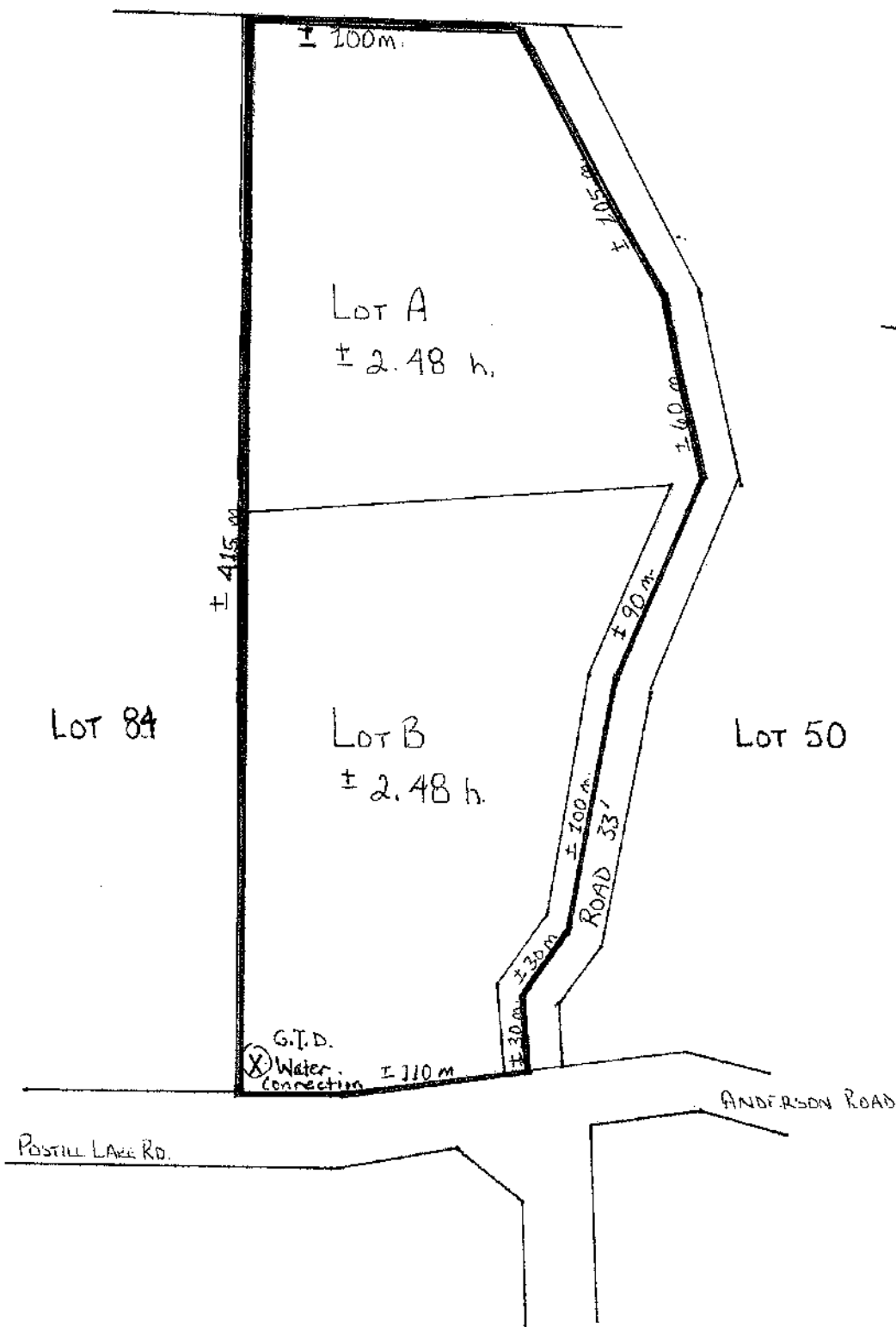
1001. 2352  
Mc Anulty  
Postill Lake Rd.





PROPOSED SUBDIVISION PLAN OF LOT 85,  
 PLAN 475, AS SHOWN ON PLAN B-11885,  
 EXCEPT PLAN H-15458, O.D.Y.D.

LOT 2358  
 McAnulty  
 Postill Lake Rd.



N  
 Scale 1:1250

INTENDED LAND USE : RURAL RESIDENTIAL

OWNERS : LAWRENCE JERRY & DEBORAH JAN  
 McANULTY



Page 046 to/à Page 047

Withheld pursuant to/removed as

s.3



Province of  
British Columbia

Ministry of  
Transportation  
and Highways

1939 Kent Road  
Kelowna, B.C.  
VIY 7S6

861-7350

Your File 90/4261

Our File KEL 2358

June 13, 1990

Regional District (Kelowna - Penticton - Trail)

Dear Sirs:

RE: PROPOSED SUBDIVISION OF

Lot 85, (shown on Plan B11885), Plan 475, D.L. 1, ODYD except  
Plan H15458.

The attached approved plan is for information and up-dating of  
your files.

Yours truly,

B.D. Hunter, P. Eng.  
District Highways Manager

By:  
R.M. Clifford  
Dist. Development Officer

/mms

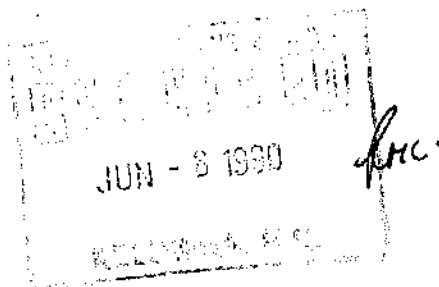
Encl.



R2-208-21-78(2358)

June 6, 1990

Wayne & Doreen Weninger  
S.22



Dear Sirs:

Re: Lot 85 (shown on Plan B11885), plan 475, D.L. 1, ODYD, except Plan H15458

Attached hereto are plans, etc., pertaining to the above mentioned subdivision which has been duly approved. The list of documents enclosed is as follows:

1. 1 Mylar
2.        Covenant Documents
3.        Easement Documents
4. 2 Paper Prints
5.        Priority Agreements

Please note that these plans must be deposited in the Land Title Office for registration within 60 days of the date of approval.

Yours truly

*R.E. Dodds*  
for R.E. Dodds  
REGIONAL APPROVING OFFICER

RED: lf

Attach.

cc: District Highways Manager, South Okanagan, Kelowna.

Mondan. June 4/95.

1:00 Called RAO re: Kel. 2358. Dave advises that<sup>s.22</sup>  
s.22

Returned Doreen Weninger's call to advise accordingly.

# Ministry of Transportation and Highways

## REPORT ON FINAL

## SUBDIVISION

DATE May 25, 1990  
DISTRICT FILE NO. KEL 2358  
DATE DISTRICT REC'D May 23, 1990

HIGHWAY DISTRICT So. Okanagan REGIONAL DISTRICT RDCO MUNICIPALITY -

REGIONAL FILE NO. R2-208-21-78/2358 REFERENCE/DATE H235P March 19, 1990

ROAD NAME/ROUTE NO. Postill Lake Road #250

LEGAL DESCRIPTION Lot 85 (shown on Plan B11885), plan 475, D.L. 1, ODYD  
except Plan H15458

LOCATED IN ~~XXXXXX~~ Ellison

REPORTED ON BEFORE AS ZONING /LUC /DEVELOPMENT PERMIT /ACCESS /SUBDIVISION X

WHAT WAS THE OUTCOME? PLA Granted REFERENCE/DATE RAO Letter April 6, 1990

PLA REFERENCE H343A April 18, 1990

NO PLA, THEREFORE COMPLETED FORM H235P IS ATTACHED

WORKS INSTALLED OR BONDED? APPROVALS/PERMITS IN HAND? Yes

NAME/ADDRESS OF APPLICANT Wayne & Doreen Weninger  
s.22

AGENT

ATTACHED: (PLEASE CHECK/INDICATE QUANTITY AND COMPLETE WHERE APPLICABLE)

1 TX 55	COVENANT
I.D. TAX CERTIFICATE	EASEMENT
1 TRANSPARENCY	X APPROVAL FEE AMOUNT? \$120.00
MYLAR	RECEIPT NO. 464161J
3 PAPER PRINT S	STATE OF TITLE CERTIFICATE
75 (1) (b)(c) DECLARATION	

**\*\*Please return approved plans to the applicant via courier "Collect".\***

### COMMENTS

1. Written confirmation of approval from the BCALC has been provided as required (copy of approval letter attached).
2. Written confirmation of approval from the MHO has been provided as required (copy of letter attached).
3. Written confirmation from the RDCO of compliance with their bylaws #176 and #365 has been provided as required (copy of letter attached).
4. Written confirmation from Glenmore Irrigation District of compliance with all bylaws and regulations has been provided as required (copy of letter attached).
5. Written request for relief from minimum frontage requirements has been provided as required (copy of letter attached).

### Recommendations:

Recommend final approval as submitted. B.D. Hunter, P.Eng.

DISTRICT HIGHWAYS MANAGER

TO DISTRICT HIGHWAYS MANAGER DATE REGIONAL FILE NO.

PLAN(S) RETURNED: APPROVED RE-APPROVED NOT APPROVED 75 (1)(b)(c) ENDORSED

ALSO ATTACHED

COMMENTS

REGIONAL APPROVING OFFICER

WEDNESDAY, MAY 9, 1990.

NR

9:30 Kel 2358 - Wayne Weninger in to discuss outstanding items  
of PLA. s.22  
s.22

s.22

Nothing!

Checked mail.

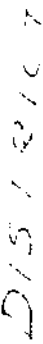
NR

TUES. MAY 1/90.

11:25 DOREEN WENINGER CALLED Re: Kel 2358. s.22

s.22

I ADVISED THAT WE SENT HER CC. OF  
KDCO "SIGN-OFF" LETTER.





DATE: March 15, 1990

TELEFAX COVER SHEET

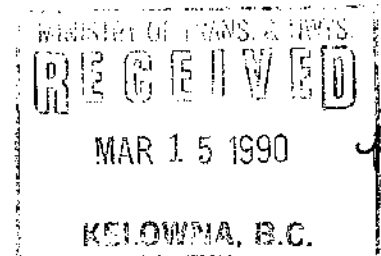
FROM: Deborah McAnulty

c/o SIGALET, MAGUIRE & COLE  
Barristers and Solicitors  
2743 - 30 Street  
Vernon, B.C., Canada, V1T 5C6

Total number of pages  
including this telefax  
cover sheet: ONE

Telephone: (604) 545-6054

Telefax: (604) 545-7227



ooOoo

TO: Ministry of Highways  
Fax # 861-7354

ATTENTION: Robyn

Your File Ref: KEL 2358 McAnulty

MESSAGE:  
(if any)

Robyn:

Please accept this as your authority to release information and  
deal with Wayne and Doreen Weninger, of s.22  
B.C., with respect to our file KEL 2358 for the proposed  
subdivision of Lot 85, Postill Lake Road. s.22

s.22  
s.22

s.22

Thank you for your attention to this matter.

Deborah McAnulty

*Deborah McAnulty*

s.22

Date March 19, 1990

District File No. KEL 2358

Date District Rec'd January 9, 1990

**MINISTRY OF TRANSPORTATION  
AND HIGHWAYS  
REPORT ON PRELIMINARY SUBDIVISION**

Highway District <u>South Okanagan</u>	Regional District/Municipality <u>XXXXXXXXX RDCO</u>
Regional File No. <u>R2-208-21-78/2358</u>	Road Name/Route No. <u>Postill Lake Road #250</u>
Legal Description <u>Lot 85 (as shown on Plan B11885) Plan 475, except Plan H15458, DL 1, ODYD</u>	
Name of Applicant/Agent <u>Lawrence &amp; Deborah McAnulty</u>	
Located in <u>XXXXXX</u> of <u>Ellison</u>	
Topographic Description <u>sloping west + 22%</u>	
Previous Reference _____	
Outcome _____	Reference Date _____
Present Land Use <u>vacant land</u>	
Proposed Land Use <u>residential</u>	
Present Zoning <u>RU-ALR</u>	Parcel Size OK by Zoning? <u>Yes</u>
Conform with OSP? <u>Yes</u>	In ALR? <u>yes</u> Res # <u>748/89</u>
Street System Adequate for Additional Traffic <u>Yes</u>	Access all lots <u>Yes</u>
Sec. Street System exist <u>No</u>	Off Street Parking OK <u>Yes</u>
75 1(a) <u>No</u>	Require widening? <u>No</u>
75 1(b)(c) involved <u>No</u>	Alternate access (B.C. Regs. 334/79) <u>-</u>
Conflict Location Line <u>No</u>	Pipeline Crossing <u>No</u>
Hydro/Tel Line Crossing <u>Yes</u>	RR Crossing <u>No</u>
Frontage Rule <u>No</u>	Require Community Water <u>No</u>
Require Community Sewer <u>No</u>	Conventional Sewage Disposal OK <u>No</u>
Road/Land Drainage OK <u>yes</u>	Require Covenant <u>No</u>
Rockfall <u>No</u>	Erosion <u>No</u>
Avalanche <u>No</u>	Landslip <u>No</u>
Wildlife <u>No</u>	Flooding <u>No</u>
Road Closure <u>No</u>	If yes, see attached information form.
State of Title Certificate/Certificate of Title <u>Attached</u>	

COMMENTS:

Proposal:

To create two (2) fee simple lots within the Ellison area of the South Okanagan District.

Discussion:

The owners originally intended that the panhandle access be located along the South Boundary of Lot 85, however, as discussed in our letter dated February 12, 1990 and confirmed in your letter dated March 2, 1990, this concept was not acceptable. The proposal was then resubmitted with the panhandle access relocated along the north boundary of lot 85 as shown on the attached sketch plan.

Access - poses no problem.

Frontage Widening - Postill Lake Road was established 20m wide by Plan H15458 and therefore no additional widening is required.

There are no outstanding issues relating to this proposal.

Agency Input:

RDCO - Note no objection subject to proof of potable water and payment of subdivision processing fees (copy of reply attached).

MHO - requires additional information (copy of reply attached).

.../over please

KEL 2358

B.F. Feb 16/90

Surveyor & File: \_\_\_\_\_  
Owner: L.J. & D.J. MCANULTY  
Date submitted: JAN. 9/90  
No. of lots: 2  
Ref: \_\_\_\_\_

	Date sent:	2nd. request:	Date received:
✓ Health Unit <del>KEL/RUT/COMM</del> (2)	JAN 16/90		JAN 26/90
✓ RDCO/ <del>RDCO/RDCO</del> (2)	"		JAN 26/90
✓ Irrigation/ <del>Improvement</del> District (2)	"		
( ELLISON )	"		FEB 14 *
<del>Ministry of Forests (1)</del>	"		"
<del>Ministry of Environment (2)</del>	"		"
✓ Area Manager (Kelowna, Westside)	"		"
✓ Heritage Conservation Branch (1)	JAN 16/90		FEB 5/90 *
✓ State of Title	"		JAN 23/90
✓ File # letter to Applicant	"		
✓ File # letter to R.A.O.	"		

FOR INFORMATION ONLY (One copy to each)

✓ WKP & I/B.C. Hydro	JAN 16/90
<del>B.C. Gas Inc.</del>	"
✓ B.C. Tel	"
✓ Fire Protection ( ELLISON )	"
<del>Indian Council ( )</del>	"

~~If over 6 Lots:~~  
~~School District~~  
~~R.C.M.P.~~

GIVEN TO INSPECTOR FOR REPORT

keldata  
LL/10 12

DATE: March 9, 1990

TELEFAX COVER SHEET

FROM: Deborah Jan McAnulty      Total number of pages  
2743 - 30 Street      including this telefax  
Vernon, B.C., Canada, V1T 5C6      cover sheet: Three

Telephone: (604) 545-6054

Telefax: (604) 545-7227

ccOOoo

TO: Ministry Transportation & Highways      ATTENTION: Robyn

Fax 861-7354

Your File Ref: KEL2358

MESSAGE:  
(if any)

Robyn:

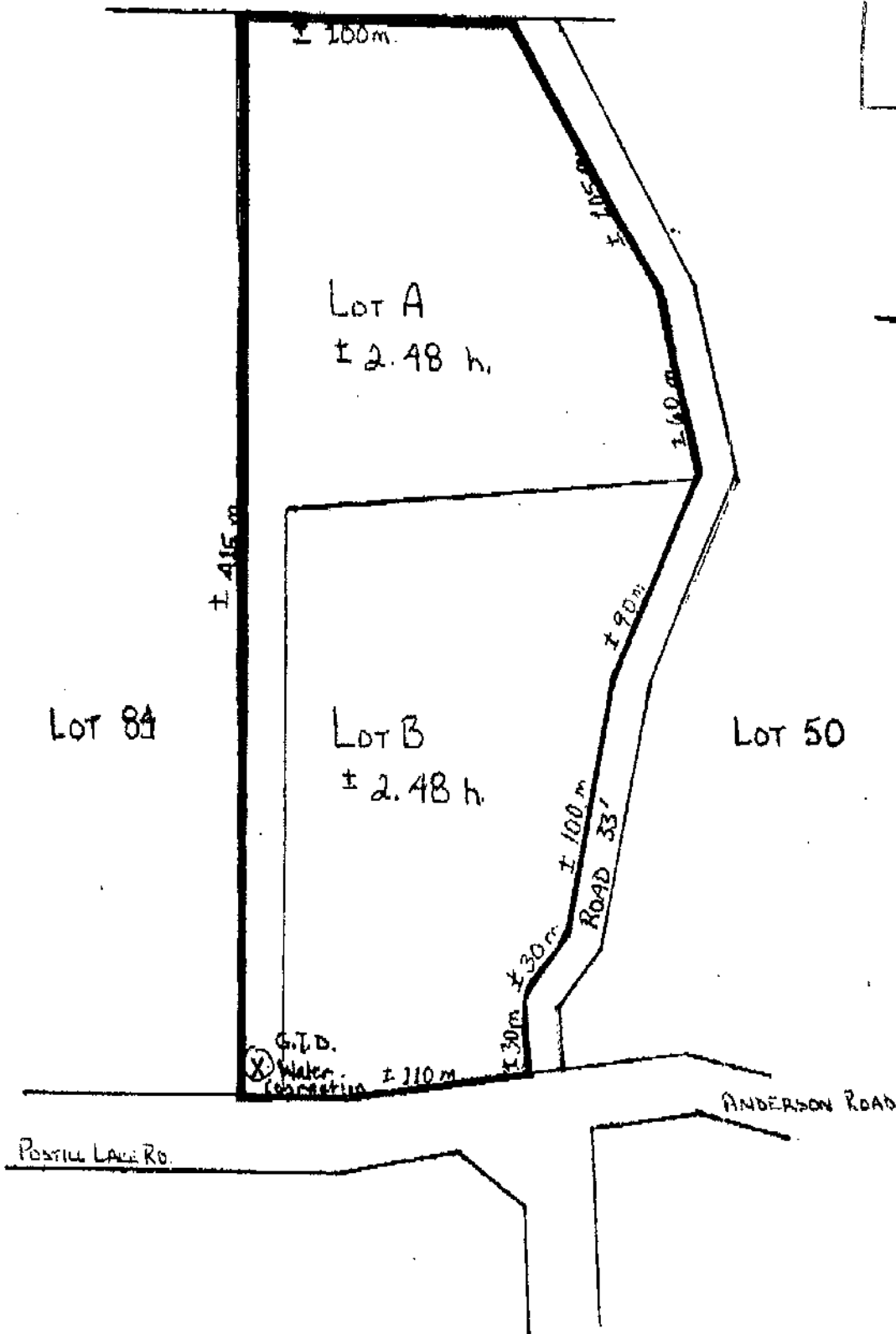
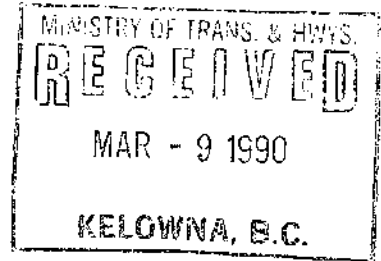
Attached is amended plan of subdivision for Lot 85, Plan B11885, as discussed. Please proceed with obtaining the necessary approvals.

Thank you for your prompt assistance.

*Deborah McAnulty*  
Deborah McAnulty

KEL 2358  
 POSTILL LAKE ROAD  
 (J. & D. McANULTY)

PROPOSED SUBDIVISION PLAN OF LOT 85,  
 PLAN 475, AS SHOWN ON PLAN B-11885.  
 EXCEPT PLAN H-15458, O.D.Y.D.



Scale 1:1250

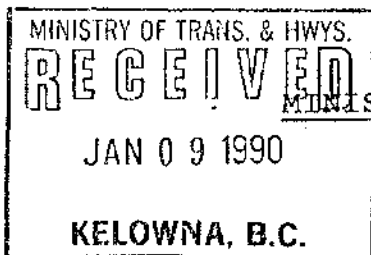
INTENDED LAND USE: RURAL RESIDENTIAL

OWNERS: LAWRENCE JERRY & DEBORAH JAN  
 McANULTY

FILE: Kel 2358

get

SUBDIVISION APPLICATION



TO

MINISTRY OF TRANSPORTATION & HIGHWAYS

DATE: January 8, 1990

LEGAL: Lot 85 (Shown on Plan B11885) District Lot 1, ODYD, Plan 475 except Plan H1545  
Parcel Identifier 012-302-465

ROAD: corner Anderson Road, Postill Lake Road

REGISTERED OWNERS OF PROPERTY(IES): Lawrence Jerry McAnulty & Deborah Jan  
McAnulty

ADDRESS: s.22

s.22  
POSTAL CODE:   

NAME OF AGENT: n/a

ADDRESS:   

POSTAL CODE:   

FILE #:   

PROPOSED LAND USE: rural residential

NO. OF LOTS BEING CREATED: two

\* Feb. 6, 1990

Site inspection. I do not accept subdivision as  
submitted. discuss with RAO.

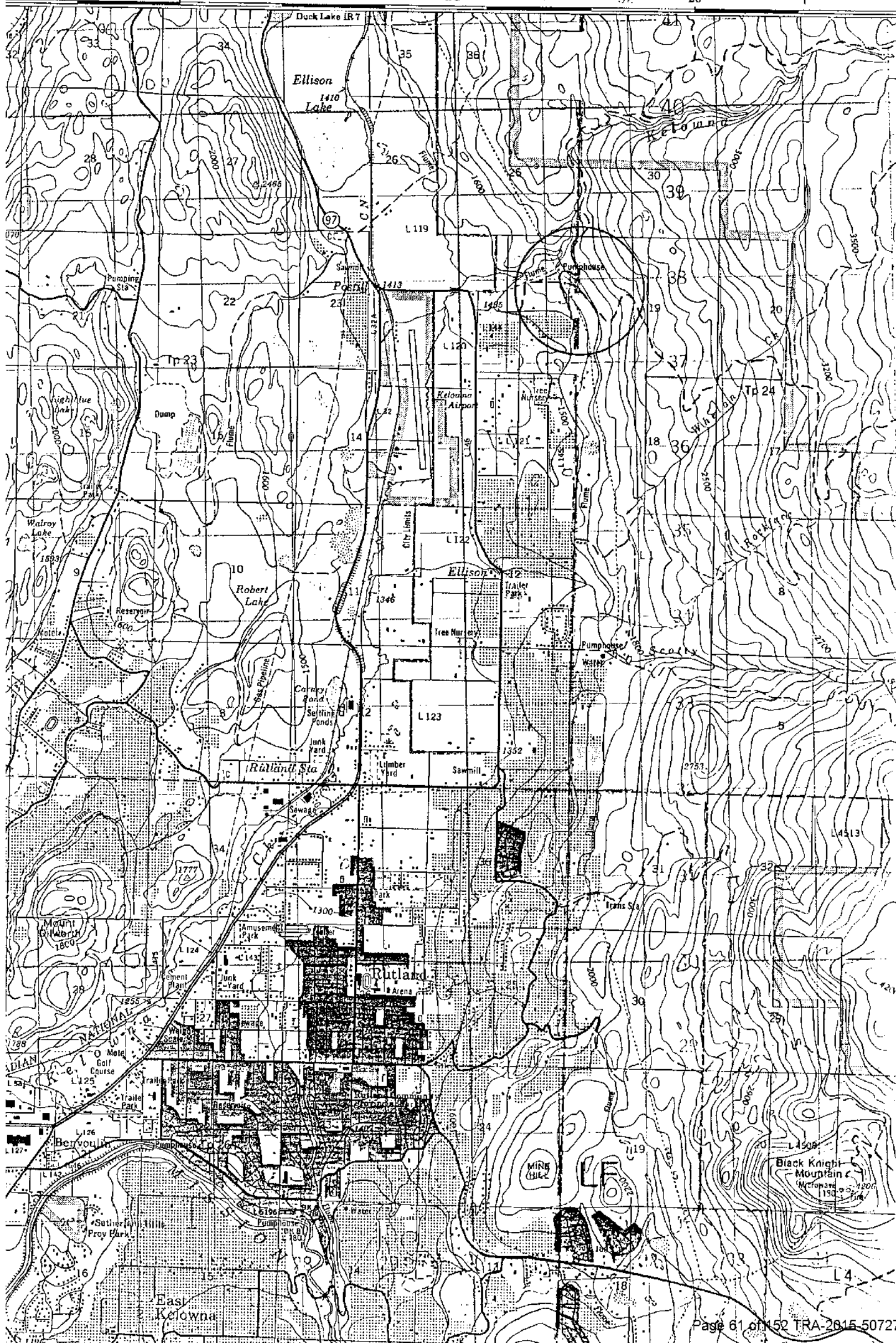
Heaterman

kelsubdi

al/06 10

KPL 2353  
Mc Anulty  
Postill Lake Rd.

25	26	2527	28	29	30	31	32	33	34
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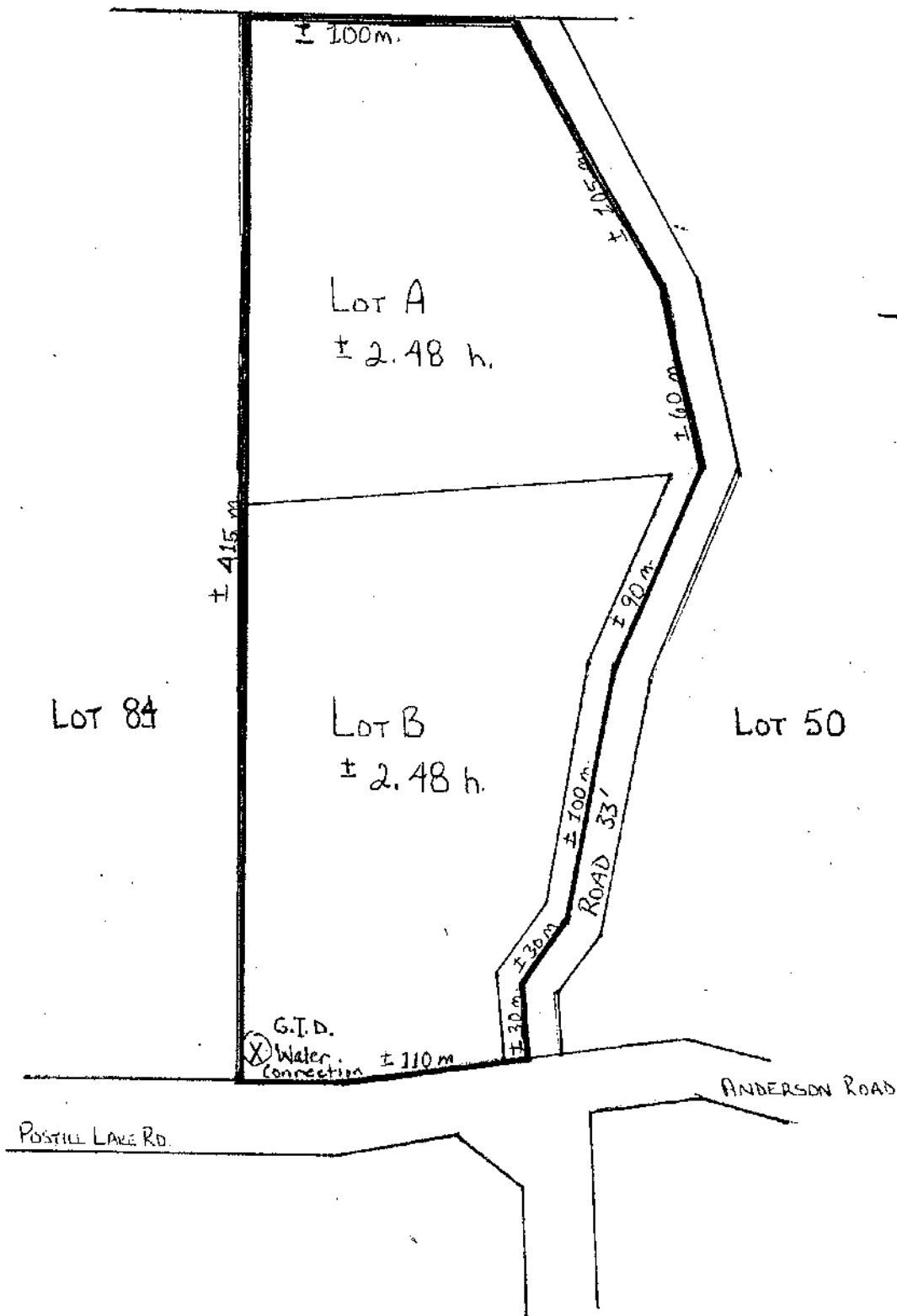






PROPOSED SUBDIVISION PLAN OF LOT 85,  
PLAN 475, AS SHOWN ON PLAN B-11885.  
EXCEPT PLAN H-15458, O.D.Y.D.

KFL 2358  
Mc Anulty  
Postill Lake Rd.

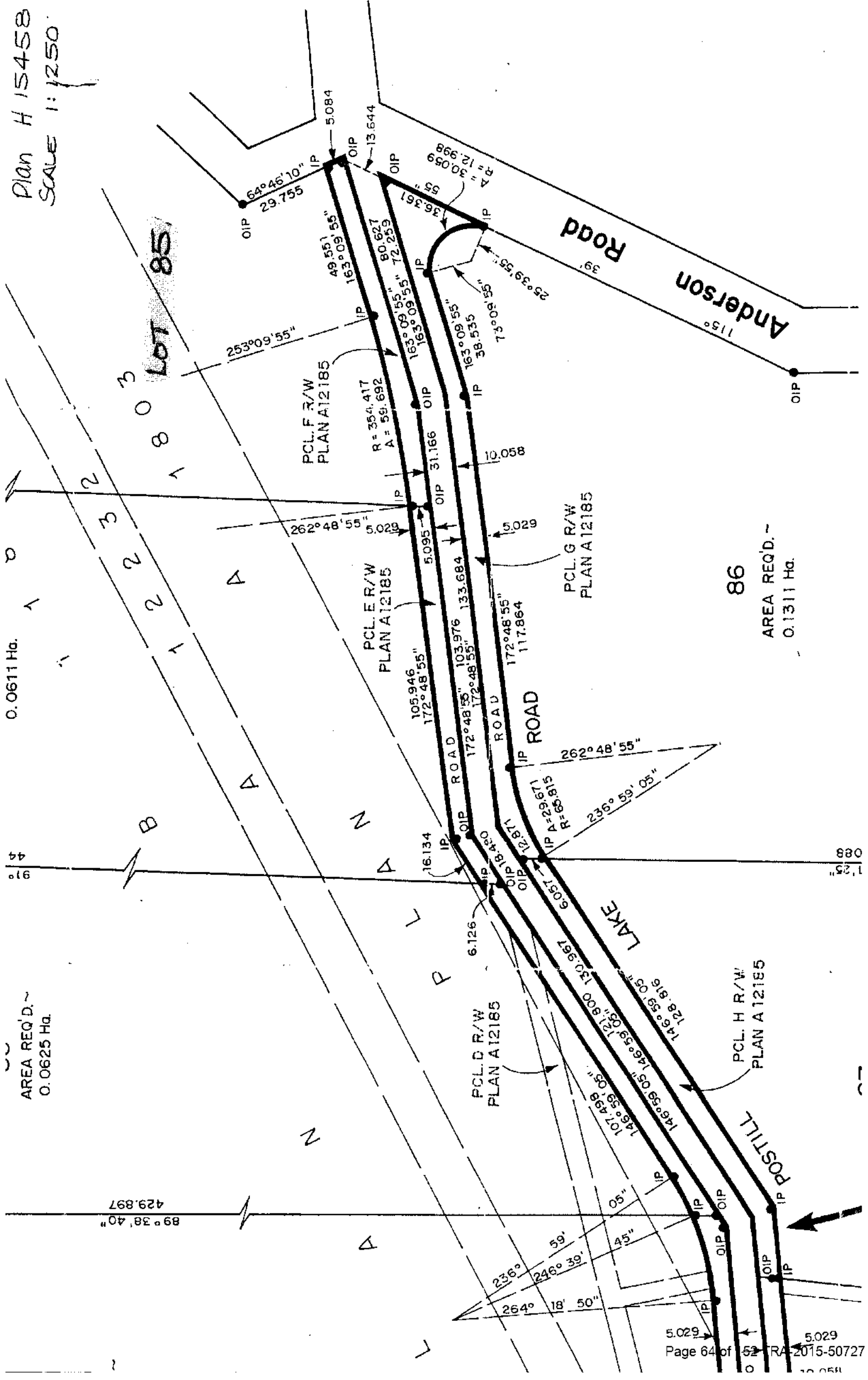


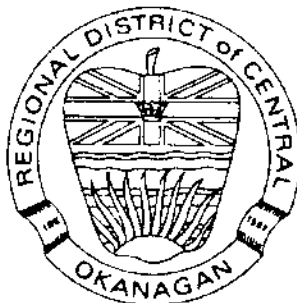
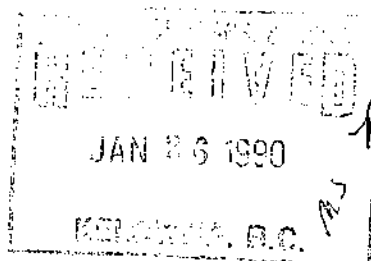
N  
Scale 1:1250

INTENDED LAND USE: RURAL RESIDENTIAL

OWNERS: LAWRENCE JERRY & DEBORAH JAN  
MCANULTY

Plan H 15458  
SCALE 1:1250





Department of Regional and  
Community Planning  
Telephone 763-4918  
FAX 763-0606

540 Groves Ave.  
Kelowna, British Columbia  
V1Y 4Y7

January 23, 1990

Our file: 90/4261  
Your file: KEL 2358

Ministry of Transportation  
& Highways  
1939 Kent Road  
Kelowna, B.C.  
V1Y 7S6

Attn: G. Turner

Dear Sir:

Re: Proposed subdivision Lot 85 (as shown on Plan B11885),  
Plan 475 (except Plan H15458), DL 1, ODYD

The subject property is currently zoned RU-ALR (Rural - Agricultural Land Reserve) with no minimum lot size when located within the ALR. The Official Community Plan designation is "Agriculture". The property was the subject of an application to the Agricultural Land Commission (Our file: A-89-24, their file: #21-G-23453) and permission was granted by Resolution #748/89 to subdivide as indicated in your referral.

It is noted that an application with the approving authority for a reduction of the required frontage appears to be necessary.

The Planning Department would have no objection to the proposed subdivision subject to proof of potable water as per Zoning Bylaw No. 176, and deposition with the Regional District of a subdivision processing fee in the amount of \$25.00.

Yours truly,

Ilene Watson  
Planning Assistant

IW/ew

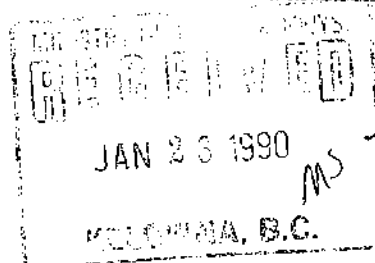
cc: L & D McAnulty

cc: WAYNE WENINGER (APRIL 3/90).



90 01 23

File: KEL 2358  
DL 1 ODYD



Ministry of Highways  
1939 Kent Road  
Kelowna, B.C. V1Y 7S6

Dear Sirs:

RE: PROPOSED SUBDIVISION Lot 85, (as shown on Plan B11885), Plan 475  
(except Plan H15458), D.L. 1 ODYD

Before comments can be made regarding this proposed subdivision,  
the following information is required:

- ☒ Show location on plan of existing sewage disposal system(s) (in relation to existing and proposed parcel boundaries.)
- ☐ Results of percolation tests are required. A minimum of two percolation test are required for each sewage disposal area. Each lot is required to have an initial sewage disposal area plus a reserve sewage disposal area.  
  
Normally percolation tests are done in holes 12 inches square and 24 inches deep.  
  
If dense material is encountered in the lower three feet of the five foot deep observation holes, the procedure would be to extend the percolation test holes to a depth of 48 inches, and obtain readings for the zone 42 inches to 43 inches from the surface.
- ☒ A 5 foot deep observation hole is required within each designated sewage disposal area.
- ☒ A topographical map (showing all areas of slope exceeding 30% and areas of open bedrock) is required.
- ☒ Show location of all streams, creeks, springs, or other natural water bodies.
- ☒ Are any wells located on the property or within 100 feet of the parcel boundary? If so, show location.

/2.....

Source of domestic water    A)    existing community supply  
                                  B)    deep well  
                                  C)    shallow well  
                                  D)    surface source

☒    Where A) is proposed, an approval for construction in the form of a Final Certificate from the regional public health engineer and a letter of confirmation from the water system, indicating they will allow hook-up, are required.

☐    Where a new community water system is proposed approval for construction in the form of a Final Certificate from the regional public health engineer.

☒    Where no community system is proposed, the water must be supplied by a well source. Test wells are to be provided on each lot.

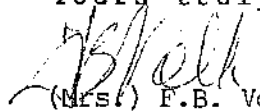
Where B, C or D are proposed as the source of domestic water, the following information is required:

☒    Chemical Analysis

☒    Bacteriological Analysis

Upon receipt of this information in writing we will forward our recommendations.

Yours truly

  
(Mrs.) F.B. Volk, C.P.H.I.(C)  
Public Health Inspector  
Rutland Health Centre  
155 Gray Road  
Kelowna, B.C. V1X 1W6

FBV/bm

cc: Lawrence & Deborah McAnulty  
s.22

## CHEMICAL ANALYSIS

### SCHEDULE "A"

Alkalinity (Total)	Copper	Molybdenum
Aluminum	Cyanide	Nitrate
Arsenic	Dissolved Solids(Total)	Nitrite
Barium	Fluoride	Sodium
Boron	Hardness(Total)	Sulphate
Cadmium	Iron	pH
Chloride	Lead	Turbidity
Chromium	Manganese	Uranium
Colour	Mercury	Zinc

The chemical analysis can be done at a laboratory of the applicant's choice and at the applicant's expense.

# GLENMORE IRRIGATION DISTRICT

R.R. #1, GLENMORE ROAD, KELOWNA, B.C. V1Y 7P9  
TELEPHONE 763-6506

13 February 1990

Ministry of Transportation and Highways  
1939 Kent Road  
Kelowna B.C.  
V1Y 7S6

Dear Sir:

Re: Proposed Subdivision KEL 2358  
Lot 85 (as shown on Plan B11885) Plan 475  
(except Plan H 15458) D.L. 1, ODYD  
L. & D. McAnulty

In reply to your letter dated January 16, 1990 in which you request our comments on the above mentioned subdivision.

Your letter was discussed by the Board at their meeting of January 25, 1990 and we submit the following:

1. Our records show a total of 12.36 acres of which 2.0 acres are "A" grade and 10.36 acres are "D" grade. One acre of "A" grade will be on each of the new lots.
2. The connection for proposed Lot A will be located at Postill Lake Road and the cost is to be borne by the owner.
3. We understand the property is above the designed pressure system of the District and the owner will therefore be responsible for pumping costs.

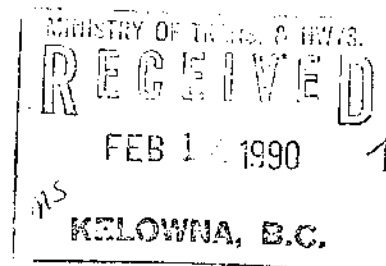
The Trustees have no objections to this subdivision subject to all costs being paid prior to final approval.

Yours truly,  
GLENMORE IRRIGATION DISTRICT

  
Len Tomm  
Manager

LT/dvp

cc L. & D. McAnulty





File 653.9(2358)  
Your File KEL 2358

January 31, 1990

Ministry of Transportation and Highways  
1939 Kent Road  
Kelowna, B.C.  
V1Y 7S6

Attention: B.D. Hunter

Dear Sir:

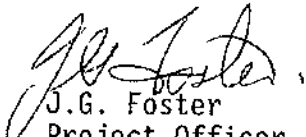
Re: Proposed Subdiv of Lot 85 (as shown on P1 B11885),  
Plan 475 (exc P1 H15458), DL 1, ODYD

Thank you for your January 16, 1990 request for comments concerning this proposal.

Please be advised that our records indicate the proposal is not in conflict with known archaeological resources and we have no objections to the proposal as described.

However, since archaeological sites are located in the vicinity, there is some potential for sites on this property. Therefore, please ask the applicant to contact our office (356-1055) should archaeological remains be encountered during land development activities.

Sincerely,

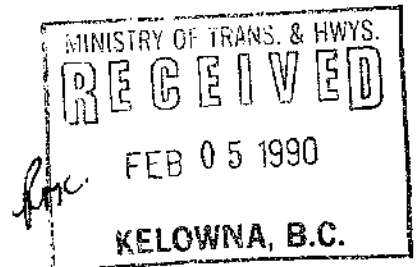
  
J.G. Foster

Project Officer  
Archaeology and Outdoor  
Recreation Branch

JGF/ds

pc: Lawrence & Deborah McAnulty

cc: WAYNE WENINGER - April 3/90.



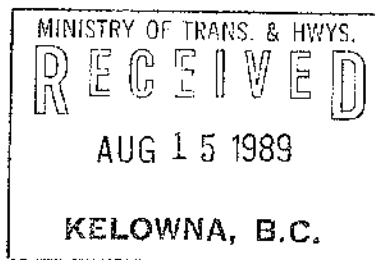


British Columbia  
Agricultural  
Land Commission  
August 11, 1989

Telephone: (604) 660-7000  
Faxcom: (604) 660-7033

Room 133, 4940 Canada Way, Burnaby, B.C. V5G 4K6  
Reply to the attention of  
Barbara Snyder

Lawrence and Deborah McAnulty  
s.22



Dear Mr. and Mrs. McAnulty:

Re: Application # 21-G-23453

This is to advise that the Provincial Agricultural Land Commission has considered your application regarding land described as Lot 85, shown on Plan B11885, D.L. 1, O.D.Y.D., Plan 475 except Plan H15458.

Pursuant to Section 20(1) of the Agricultural Land Commission Act, the Commission, by Resolution #748/89 refused your application as submitted on the grounds that the creation of four smaller lots may cause impact problems for nearby farmers and could lead to similar requests for subdivision from neighbouring land owners.

However, the Commission has approved the subdivision of this property into two lots as shown outlined in red on the attached plan.

The land referred to in the application will continue to be subject to the provisions of the Agricultural Land Commission Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other land use bylaws of the regional district and decisions of other responsible authorities which may apply to the land.

Before your development can proceed, other requirements such as public road dedications, highway access permits, sewage disposal permits, etc. may be necessary and we urge you to check with the responsible authorities.

...2

Page 2

Please obtain the confirmation of the Commission, if, in the process of approval by the Approving Officer, any substantial changes are required to the subdivision proposal as approved by this office.

When the final survey plans or documents as required for Land Title purposes have been prepared, please send two paper prints to this office prior to registration. The Commission will then authorize the Registrar of Land Titles to accept the application for deposit of the subdivision plan.

Please quote Application #21-G-23453 in any future correspondence.

Yours truly,

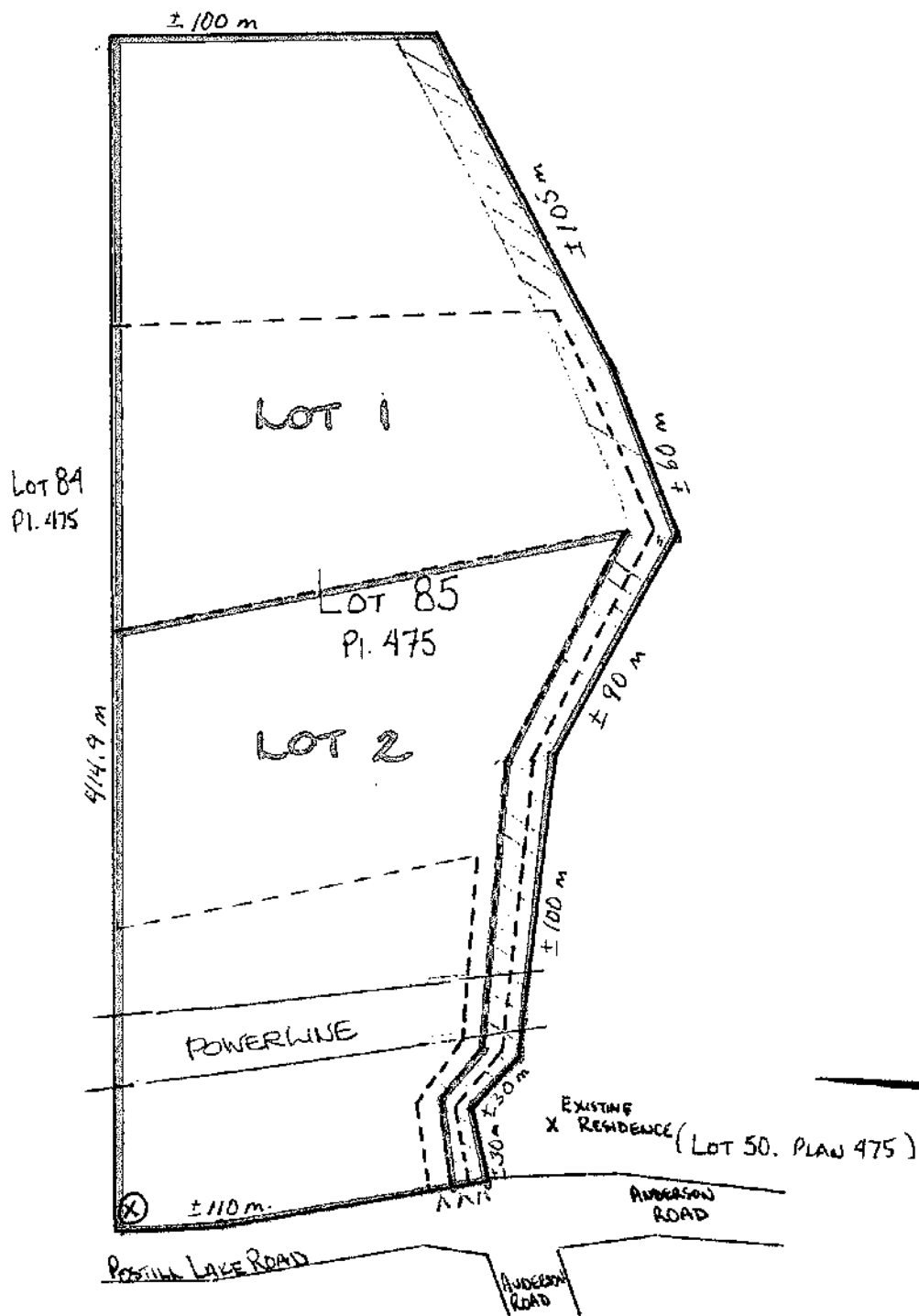
PROVINCIAL AGRICULTURAL LAND COMMISSION

ORIGINAL SIGNED BY  
R. P. MURDOCH

Per: R. P. Murdoch, General Manager

BS/lv  
Encl.

cc: Regional District - Central Okanagan (#A.89.24)  
Approving Officer, Hwys - Kelowna  
B.C. Assessment Authority - Kelowna



(X) ELLISON IRRIGATION DISTRICT HOOK-UP

EXISTING HIGHWAYS ROAD \* WHICH MINISTRY OF HIGHWAYS PROPOSES TO SELL TO PROPERTY OWNERS \*  
(PROVIDES ACCESS TO LOTS B, C + D)

PROPOSED PROPERTY BOUNDARY LINES AFTER SUBDIVISION

A.A.A. 20 FT. ACCESS TO ROSSLAKE ROAD

Page 074 to/à Page 075

Withheld pursuant to/removed as

s.3

Legal Description: lot 22, Plan 31650,  
Sec 19, Tp. 24 ODYO Exc  
Plan KAP 44804

No. of Lots: Two Fee Simple/Bare Land Strata

Dedicated (km): Strata (km):

Widening (Ha.): Dedicated-unconst:

PLA Submitted by: John Ross  
File #: Phone s.22

FINAL submitted by:

Date:

Receipt #: \$

Surveyor and File #:

Final No. of lots:

Location: Deadpine Drive

Owner's Name and Address:

H. Eberhard Kuckein  
s.22

KEL 10132

Ref: 10119 Kel 1244

R.P. #: MAP 42885

(check utilities—  
App. for Const. Only)

	✓	Date Sent:	2nd Request	Date Received		Date
Health Unit (Kel/Rus/Summ)	✓	OCT. 4		OCT 28	Preliminary Layout Submitted	
RDOS/RDKB	✓	"		OCT 28	H235P	Sept. 20/91
Irrig/Improve. Dist. (.....)	✓	"				FEB. 14/92
Min. of Environment	✓	"			PLA/PLNA	Feb 26/92
Heritage Conservation Branch	✓	OCT. 4		OCT 17/91	H343A-B-C	Mar 6/92
Title	✓	OCT. 4		Mar 19/92	Final Plans Submitted (LTO card)	
Tech Branch	✓	Nov. 20			H235F	
Imager (Kelowna, Westside)	✓	OCT. 4			Final App/Not App	
Letter to Applicant	✓	"			Submitted for Re-Approval	
Letter to R.A.O.	✓	"			Second Approval	
FORMATION ONLY			IF OVER 6 LOTS:	✓	Date Sent	
otenay Power	✓	"	School District	✓		
ro (Kelowna - Vernon)	✓	"	R.C.M.P.	✓		
ection (.....)	✓	"			Extensions: 1.....	
ouncil (.....)	✓	"			2.....	
Forests	✓	"				

GIVEN TO INSPECTOR FOR REPORT: OCT 29/91

PLA app/not app. Monthly stats this file R.P.# V: RAO list  
FINAL approved: letter to Reg. Dist. Order card  
Monthly stats X-ref. index

10703797

File-

Box #: BC20433372

Cust. Ref: 02-081-10132/KUCKEIN



BC20000222893



## PLAN NO. KAP

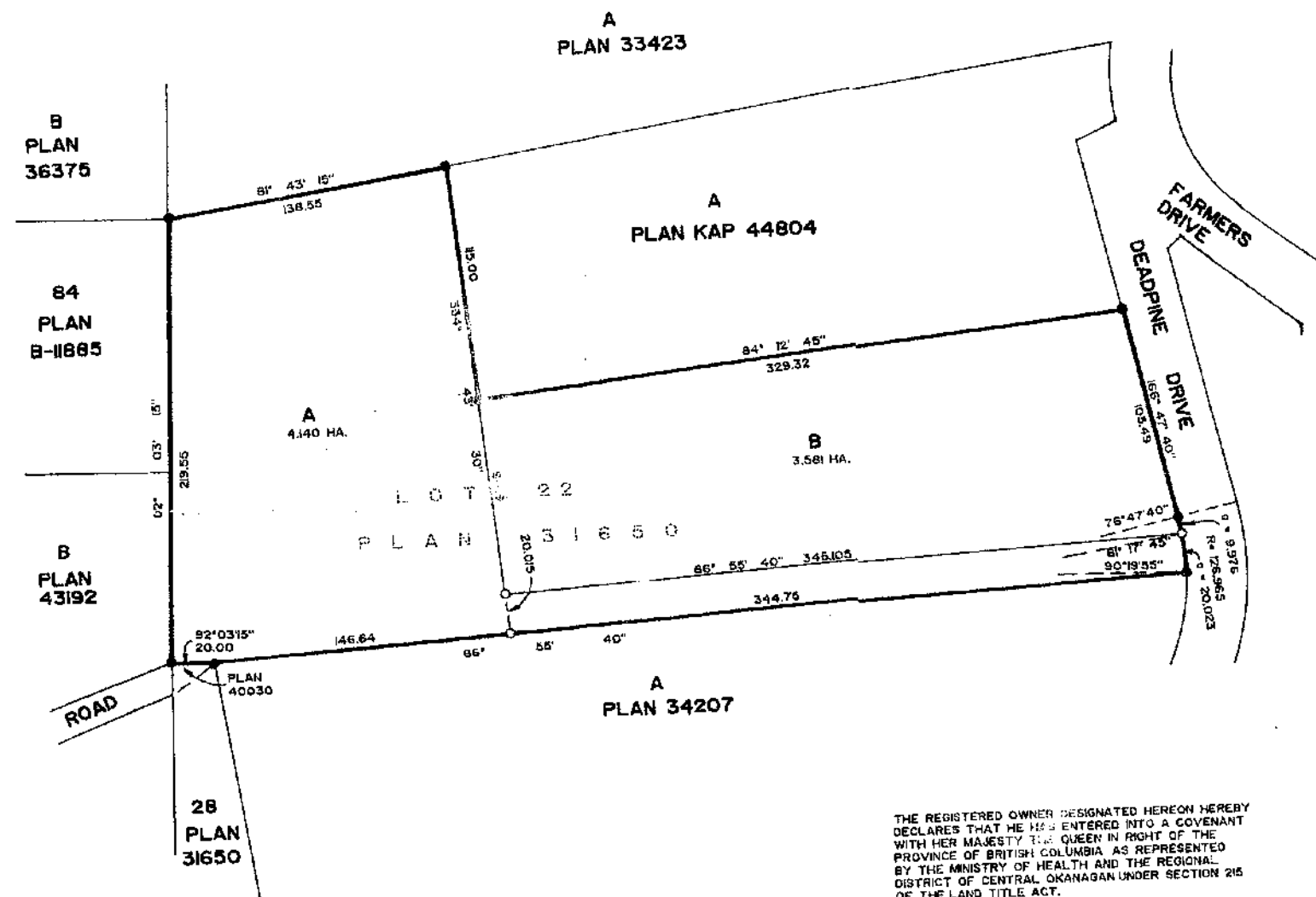
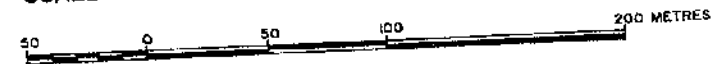
DEPOSITED IN THE LAND TITLE OFFICE AT KAMLOOPS, B.C.,  
THIS DAY OF , 19

REGISTRAR

PLAN OF SUBDIVISION OF LOT 22,  
PLAN 31650, EXCEPT PLAN KAP44804,  
SECTION 19, TOWNSHIP 24, O.D.Y.D.

B.C.G.S. 82E.094

SCALE : 1 : 2000 METRES



BEARINGS ARE ASTRONOMIC, DERIVED FROM PLAN KAP44804

- STANDARD IRON POST FOUND
- STANDARD IRON POST SET

THIS PLAN LIES WITHIN THE REGIONAL  
DISTRICT OF CENTRAL OKANAGAN

APPROVED UNDER THE LAND TITLE ACT,  
THIS 26<sup>th</sup> DAY OF June , 1992.

APPROVING OFFICER FOR THE MINISTRY OF  
TRANSPORTATION AND HIGHWAYS

Witness  
address 2014 HODGSON ROAD  
KAMLOOPS B.C.  
occupation REALTOR

HANS EBERHARD KUCKEN

THE REGISTERED OWNER DESIGNATED HEREON HEREBY  
DECLARES THAT HE HAS ENTERED INTO A COVENANT  
WITH HER MAJESTY THE QUEEN IN RIGHT OF THE  
PROVINCE OF BRITISH COLUMBIA AS REPRESENTED  
BY THE MINISTRY OF HEALTH AND THE REGIONAL  
DISTRICT OF CENTRAL OKANAGAN UNDER SECTION 215  
OF THE LAND TITLE ACT.

I, THOMAS E. FERGUSON, A BRITISH COLUMBIA LAND SURVEYOR, OF  
THE CITY OF KELOWNA, IN BRITISH COLUMBIA, CERTIFY THAT I WAS  
PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY  
REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN  
ARE CORRECT, THE SURVEY WAS COMPLETED ON THE 30<sup>th</sup> DAY  
OF APRIL , 1992.

T.E. Ferguson  
B.C.L.S.

T.E. FERGUSON & ASSOCIATES,  
B.C. LAND SURVEYORS,  
216-1626 RICHTER STREET,  
KELOWNA, B.C. Ph. 763-315

JOB NO. 10268 A

Page 078 to/à Page 081

Withheld pursuant to/removed as

s.3

PART 2

Page 3 of 6

## C O V E N A N T

(Section 215 Land Title Act)

THIS AGREEMENT made the 8th day of JUNE, 1992.

BETWEEN: HANS EBERHARD KUCKEIN, s.22  
s.22

(hereinafter called the "GRANTOR")

## OF THE FIRST PART

AND: HER MAJESTY THE QUEEN IN RIGHT OF THE  
PROVINCE OF BRITISH COLUMBIA as represented  
by the Ministry of Health with offices at  
1340 Ellis Street, in the City of Kelowna,  
British Columbia V1Y 1Z8, and REGIONAL  
DISTRICT OF CENTRAL OKANAGAN, with an office  
at 540 Groves Avenue, Kelowna, British  
Columbia, V1Y 4Y7

(hereinafter called the "GRANTEE")

## OF THE SECOND PART

## WHEREAS:

- A. The Covenantors are the registered owners of ALL AND  
SINGULAR that certain parcel or tract of land and  
premises situate, lying and being in the Kelowna  
Assessment Area, in the Province of British Columbia,  
and more particularly described as:

Lot "A" Section 19 Township 24  
Osoyoos Division Yale District  
as shown on a Plan of Subdivision,  
prepared by T. E. Ferguson & Associates,  
British Columbia Land Surveyors and  
certified correct the 30th day of April,  
1992.

(hereinafter called the said "LANDS")

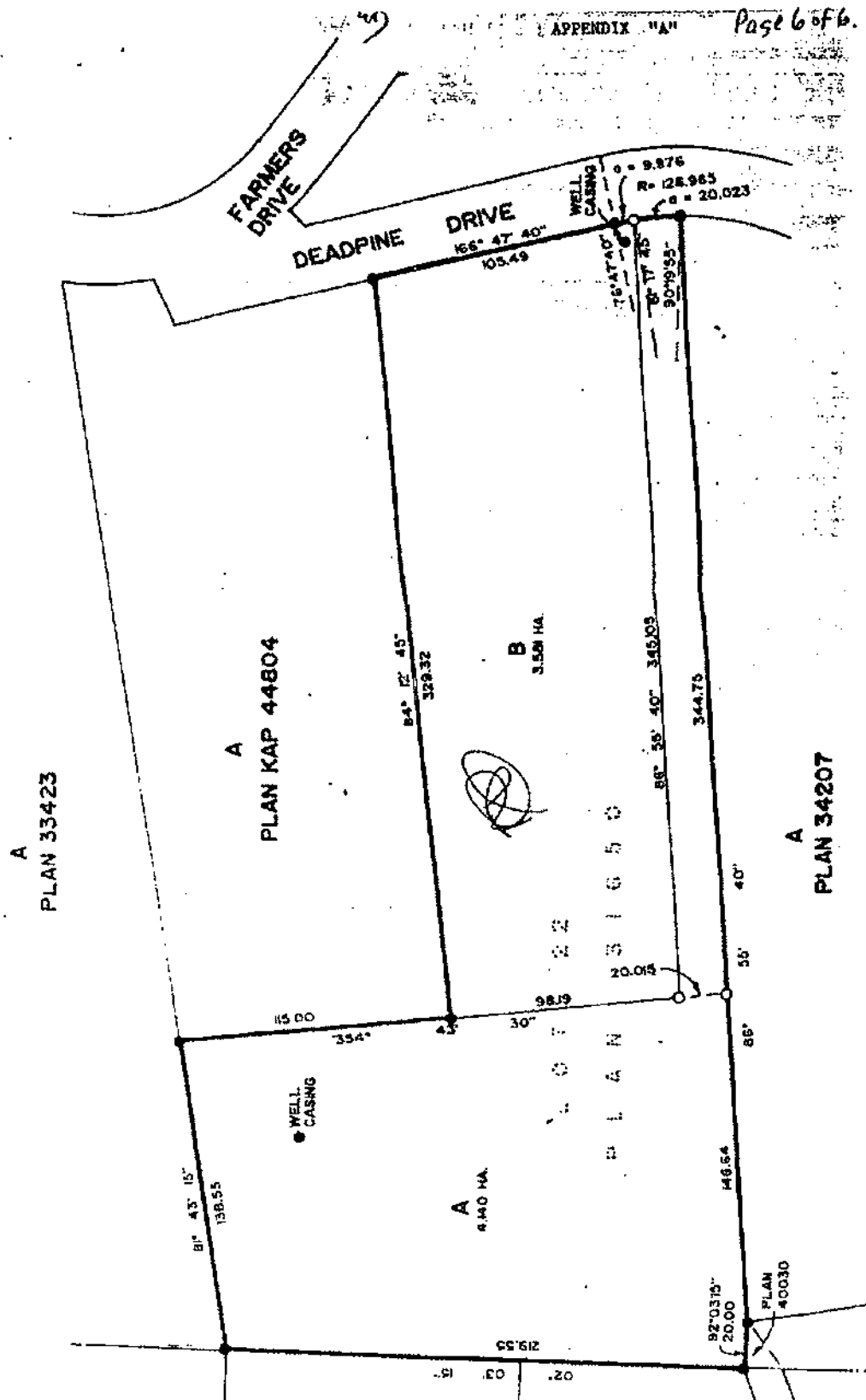
- B. Section 215 of the Land Title Act provides, inter alia,  
that there may be registered as a charge against the  
title of the lands a covenant, whether of a negative or  
positive nature, in respect of the use of the land or



Page 083 to/à Page 084

Withheld pursuant to/removed as

s.3



END OF DOCUMENT

## Overview Map



# Overview Map



## Overview Map





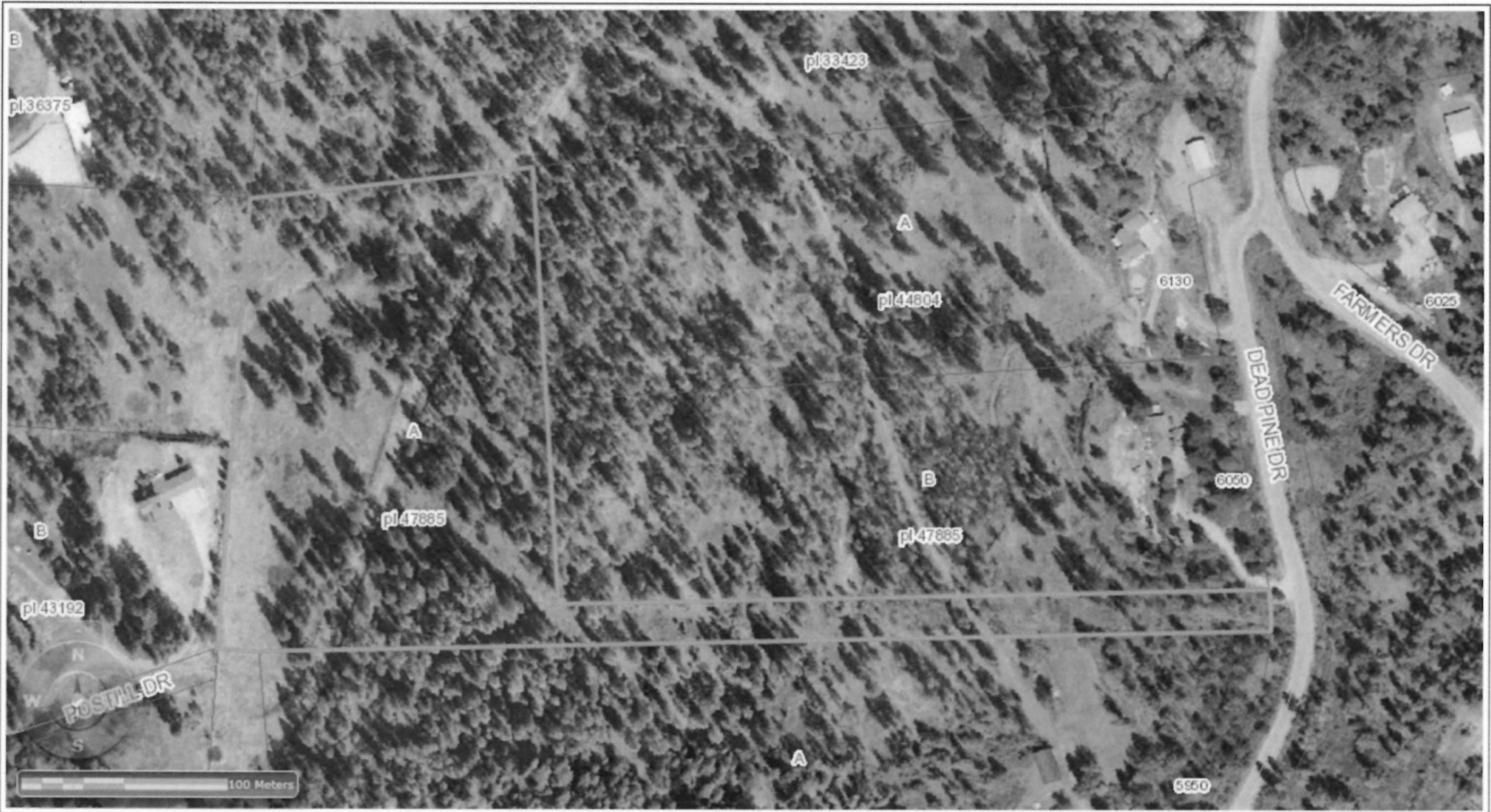
## Overview Map



# Overview Map



## Overview Map





# Overview Map





10/32

(File #)

H.E. Kuckein

(Applicant's Name)

Received from Ministry of Transportation and Highways:

1 original mylar

         mylar copy

2 paper prints

2 covenant documents for Health/RDCO

         easement documents &  
plans

         Priority Agreement

         H235F report & attach.

         LTO card

For:

         Delivery to Kamloops for signing of final plans.

         Amendment to plan/covenant document   

         Notation on plan re:   

         Require Statutory Declaration re:   

FINAL plans/restrictive covenant signed

Plans/documents picked up by:

s.22

7/9/92

(Date picked up)

(16:05)



South Okanagan Highways District  
1939 Kent Road,  
Kelowna, B.C. V1Y 7S6  
Telephone #861-7350  
Fax: #861-7354

Our File No: 02-081-10132

Date: July 9, 1992

Messer, Stringer & Co.  
Notary Public  
#101-1449 St. Paul Street  
Kelowna, B.C. V1Y 2E5

Dear Sir:

RE: PROPOSED SUBDIVISION OF Lot 22, Plan 31650 Exc.  
Plan KAP44804, Sec 19, Tp 24 ODYD  
Deadpine Drive (H.E.Kuckein)

Attached hereto are plans, etc. pertaining to the above mentioned subdivision which has been duly approved. The list of documents enclosed is as follows:

- |    |                   |                     |
|----|-------------------|---------------------|
| 1. | <u>1</u>          | Mylar               |
| 2. | <u>2</u>          | Covenant Documents  |
| 3. | <u>          </u> | Easement Documents  |
| 4. | <u>2</u>          | Paper Prints        |
| 5. | <u>          </u> | Priority Agreements |

Please note that these plans must be deposited in the Land Title Office for registration within sixty (60) days of the date of approval.

Yours truly,

(Mrs.) Lynda Lochhead  
District Development Technician

/rms  
Enclosure

cc: Regional Approving Officer, Kamloops





South Okanagan Highways District  
1939 Kent Road,  
Kelowna, B.C. V1Y 7S6  
Telephone #861-7350  
Fax: #861-7354

Our File No: 02-081-10132

Date:

Messier, Stringer & Co  
Notary Public  
#101-1449 St. Paul St  
Kelowna - BC V1Y 2E5

Dear Sir:

RE: PROPOSED SUBDIVISION OF Lot 22, Plan 31650 Etc.  
Plan KAP 44804, Sec. 19, Tp. 24 OMD - Deadpine Drive  
(H.E. Kuckein)

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- |    |               |                     |
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| 4. | <u>2</u>      | Paper Prints        |
| 5. | <u>      </u> | Priority Agreements |

Please note that these plans must be deposited in the Land Title Office for registration within sixty (60) days of the date of approval.

Yours truly,

(Mrs.) Lynda Lochhead  
District Development Technician

/mms  
Enclosure

cc: Regional Approving Officer, Kamloops

Call Notary Public  
- do they want their  
Courier to pick up?

10132  
**FOR LAND TITLE OFFICE USE**

*August 19 92*

PLAN OF Plan of Subdiv. of Lot 22, Plan 31650, Exc. plan  
KAP44804, Sec. 19, Township 24 ODYD (Deadpine Drive)

(Hans E. Kuckein)

The Above plan has been deposited under Plan No. KAP 47885

Registrar of Titles

Per S. Green

DASD

SHIPPER

PREPAID

**FERNS**

330 184

SAME DAY ☐  
NEXT DAY ☐  
RUSH ☐

ACCOUNT NUMBER

CONSIGNEE

COLLECT

LIABILITY LIMITED TO \$5000 FOR LOSS, DAMAGE OR  
DELAY, HOWEVER CAUSED, UNLESS A  
GREATER VALUE DECLARED AND EXPRESS AND  
OTHER CHARGES PAID FOR AT THE TIME OF SHIPPING

Phone **765-2293** Fax. **765-1167**

G.S.T. # R101784460

SHIPPER SIGNATURE

DRIVER

G.S.T.

DATE

TOTAL CHGS

TIME

PIECES

WT

CONTENTS

CONSIGNEE SIGNATURE

DRIVER

DATE

TIME

# Ministry of Transportation and Highways

REPORT ON FINAL

SUBDIVISION

DATE June 26, 1992  
DISTRICT FILE NO. Kel 10132  
DATE DISTRICT REC'D. June 18, 1992

HIGHWAY DISTRICT South OK REGIONAL DISTRICT C.O. MUNICIPALITY

REGIONAL FILE NO. REFERENCE/DATE

ROAD NAME/ROUTE NO. Deadpine Drive #462

LEGAL DESCRIPTION Lot 22, Plan 31650 exc. Plan KAP44804, Sec. 19, Tp. 24, ODYD

LOCATED in km N S E W OF Ellison Estates

REPORTED ON BEFORE AS ZONING X /LUC /DEVELOPMENT PERMIT /ACCESS /SUBDIVISION

WHAT WAS THE OUTCOME? 10119-no obj. Feb. 14/92 REFERENCE/DATE

PLA REFERENCE PLA app. your date Feb. 26/92

NO PLA. THEREFORE COMPLETED FORM H235P IS ATTACHED

WORKS INSTALLED OR BONDED? APPROVALS/PERMITS IN HAND?

NAME/ADDRESS OF APPLICANT H.E. Kuckein

AGENT Messer, Stringer & Co., Notary Public

#101, 1449 St. Paul St., Kelowna, B.C. V1Y 2E5

ATTACHED: (PLEASE CHECK/INDICATE QUANTITY AND COMPLETE WHERE APPLICABLE)

1 TX 55	2 COVENANT
I.D. TAX CERTIFICATE	EASEMENT
1 TRANSPARENCY	X APPROVAL FEE AMOUNT? \$150.00
MYLAR	RECEIPT NO. 600776J
3 PAPER PRINT	STATE OF TITLE CERTIFICATE
75 (1) (b)(c) DECLARATION	

## COMMENTS

With reference to conditions of PLA dated March 6, 1992.

- Bylaw 917 was adopted March 16, 1992 (letter attached).
- Ministry of Health requirements have been satisfied. They have signed the attached covenant which relates to quality of water.
- RDCO concerns have been satisfied (letter attached)
- Letter from applicant requesting relief from 10% requirement is attached.

Recommend final approval.

**NOTE:** Surveyor has placed notation on plan re: restrictive covenant between Min. of Health and RDCO concerning quality of water.(copy attached)  
Encls.

LDL:gl

Lynda Lochheac, District Development Tech.  
DISTRICT HIGHWAYS MANAGER

TO DISTRICT HIGHWAYS MANAGER DATE June 26/92  
REGIONAL FILE NO.

PLAN(S) RETURNED: APPROVED ☒ RE-APPROVED NOT APPROVED 75 (1)(b)(c) ENDORSED

ALSO ATTACHED covenant

COMMENTS \* Requires covenant notation on plan

REGIONAL APPROVING OFFICER

10132

(File #)

H. Kuckein

(Applicant's Name)

Received from Ministry of Transportation and Highways:

1 original mylar

mylar copy

3 paper prints

covenant documents for

easement documents &  
plans

Priority Agreement

H235F report & attach.

LTO card

For:

Delivery to Kamloops for signing of final plans

Amendment to plan/covenant document

✓ Notation on plan re: R-C. for Health + RDCo re: quality  
of water

Require Statutory Declaration re:

\* Tom will return to this office + we will forward to notary public.

Plans/documents picked up by:

[Signature]  
(Sign)

June 29/92  
(Date picked up)

Tom Ferguson's office  
(Print name of signer)

Plans + notation Returned June 29/92 (pm)



MEMO TO FILE:

10/32  
(Date)

June 26/92  
(File)

RE:

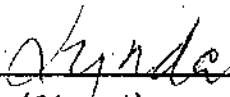
H. Kuckein Subdiv- Deadpine Drive

MESSAGE:

Lee signed final plans today. Require notation on  
plan. Re: R.C. for Health/EDCO re: quality of water

4:00pm Phoned Tom Ferguson. s.22

s.22  
forwarded to Leona Messer

  
(Signed)

memofile

11/10 12

Page 101

Withheld pursuant to/removed as

s.22

Ke1 10132

H. E. Kuckein, M.R.A.I.C.  
s.22

11 March 1992

G.C. Turner,  
Sr. District Development Technician  
Ministry of Transportation and Highways  
South Okanagan District  
1939 Kent Road  
Kelowna, B.C.  
V1Y 7S6

Re: Proposed Subdivision  
Lot 22, Plan 31650, Sec. 19, Tp.24, ODYD  
exc. Plan KAP44804

Dear Mr. Turner:

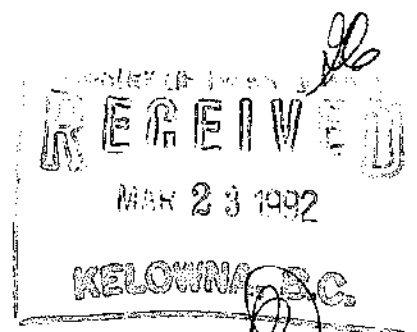
I hereby make a request for relief from the 10% minimum frontage requirements for the proposed subdivision of Lot B, as captioned above. Enclosed for your reference is a sketch plan of the proposed subdivision.

I trust that you will find this in order and thank you for your consideration.

Yours truly,

  
H.E. Kuckein s.22

Encl:





Department of Regional and  
Community Planning  
Telephone 763-4918  
FAX 763-0606

540 Groves Ave.  
Kelowna, British Columbia  
V1Y 4Y7

June 17, 1992

Our file: 91/4512  
Your file: 10,132

VIA FAX

Ministry of Transportation  
& Highways  
1939 Kent Road  
Kelowna, B.C.  
V1Y 7S6

Attn: G. Turner

Dear Sir:

Re: Lot 22, Plan 31650, Section 19, Twp 24,  
ODYD, except Plan 44804 - Deadpine Road

The rezoning application was adopted on March 17, 1992.

Proof of water quantity has been provided for proposed Lot "A". The Ministry of Health has agreed to accept a restrictive covenant on the well with regard to water quality. This will suffice as proof of potable water.

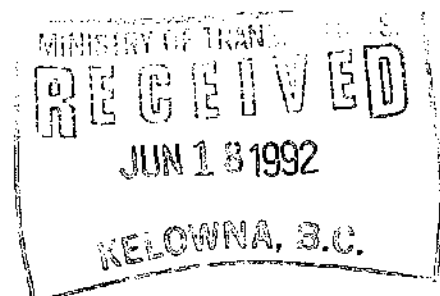
The subdivision processing fee has been paid.

The Planning Department has no further comments or requirements with regard to this application.

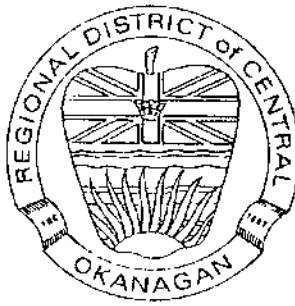
Yours truly,

Ilene Watson  
Planning Assistant

IW/ew  
c: J. Ross



Department Of Regional  
And Community Planning



540 Groves Avenue,  
Kelowna, British Columbia  
V1Y 4Y7  
Telephone 763-4918

March 19, 1992

02-081-10119

H.E. Kuckein  
s.22

Dear H.E. Kuckein:


RE: Zoning Amendment  
Application (Z91/57)  
Lot 22, Plan 31650  
Sec. 19, Tp. 24, ODYD

Reference is made to your application to rezone the above noted property from RU/ALR(Rural-Agricultural Land Reserve) to RU-6(Small Holdings).

Please be advised that the Regional Board at its meeting of March 16, 1992, adopted a resolution giving fourth and final reading to Zoning Amendment Bylaw No. 917.

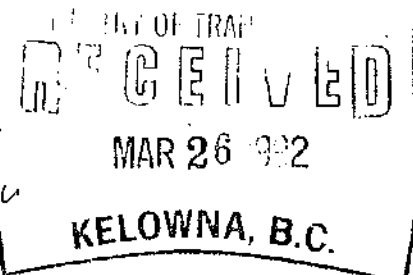
The property is now zoned accordingly.

Yours very truly,

  
Ken Arcuri  
Director of Planning

DW/23/Kuckei.ltr

copy - Administration Dept.  
- Building Dept.  
- John Ross  
s.22  
- Ministry of Trans. & Highways



CC: RAO

KEL 1013Z



92 05 29

File: KEL 02-081-10132  
19/24 ODYD

Mr. John Ross  
s.22

Dear Sir:

RE: Subdivision KEL 02-081-10132, Lot 22, Plan 31650  
Sec. 19, Tp. 24 ODYD except Plan KAP 44804  
Deadpine Drive

With reference to the well located on Proposed Lot B you are advised that there are parameters within the chemical analysis which conflict with the Guidelines for Canadian Drinking Water Quality. Listed below are the problems:

	Lab Report	Guidleline Requirement
1. Dissolved Solids	623mg/L	Less than 500 mg/L A.O.
2. Fluoride	1.7mg/L	MAC 1.5mg/L
3. Hardness	629mg/L	Less than 500mg/L
4. Iron	3.07mg/L	Less than 0.3mg/L A.O.
5. Manganese	0.12mg/L	Less than 0.05mg/L A.O.
6. Sulphate	750mg/L	Less than 500mg/L A.).

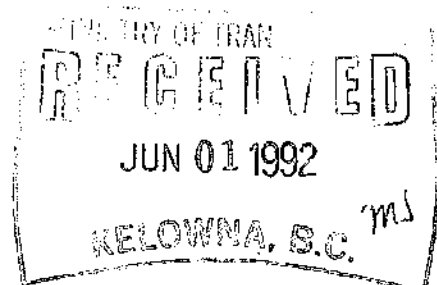
The problems associated with this type of water would include: mottling of teeth from too much fluoride; staining of laundry and plumbing fixtures, plus foul smell from iron and managanese; deposits of scale from hardness; and a possible laxative effect from sulphate.

It is possible that the sample submitted may not be representative, and further pumping might be beneficial in reducing the excessive levels noted.

Yours truly,

  
E.A. Cawston, C.P.H.I.(C)  
Public Health Inspector  
Rutland Health Centre

EHC/bm  
cc: ✓Ministry of Highways



Page 106 to/à Page 110

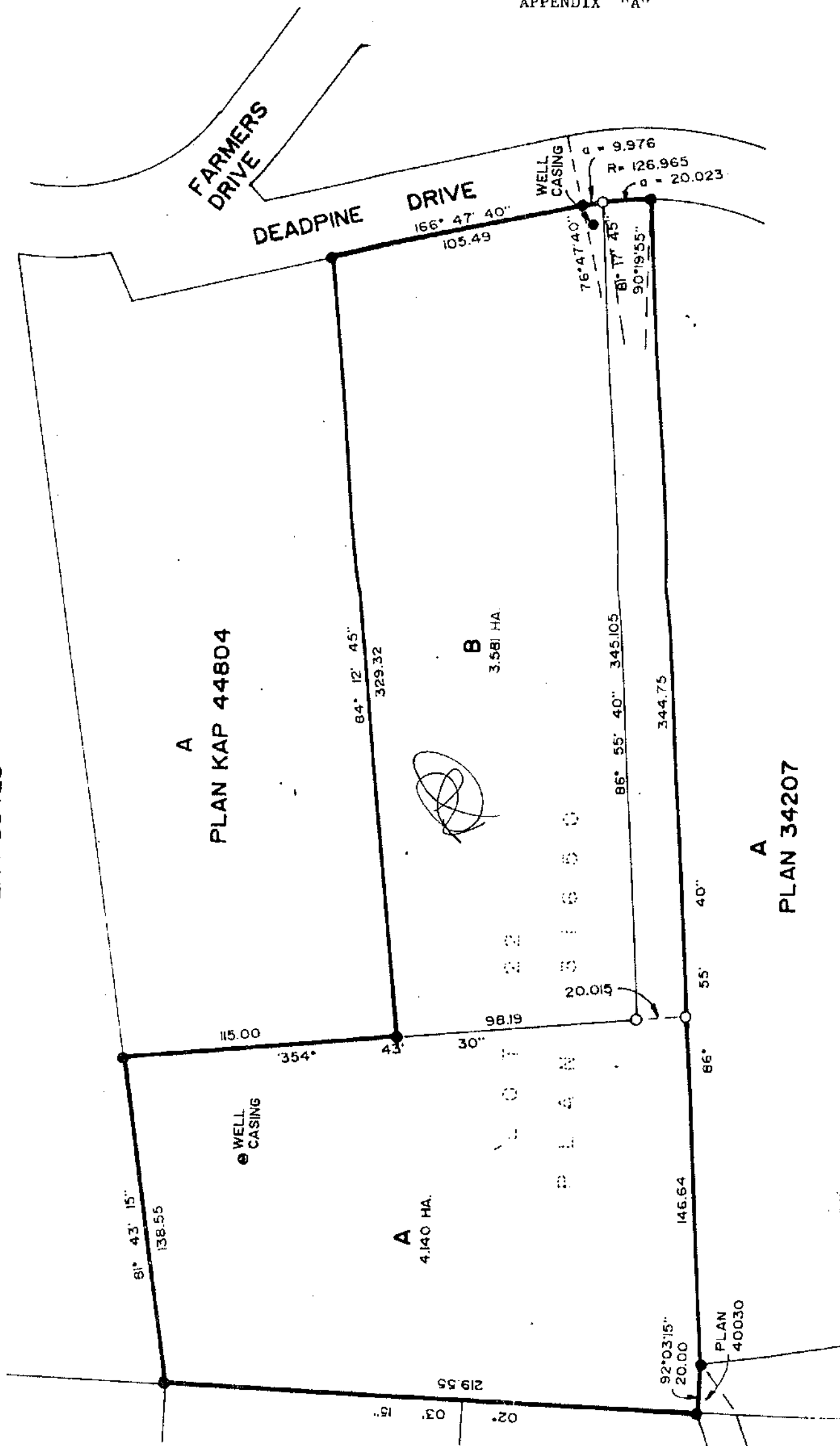
Withheld pursuant to/removed as

s.3

A  
PLAN 33423

A  
PLAN KAP 44804

A  
PLAN 34207





File No. 10132

Date: June 16/92

Proposed subdivision on Deadpine Drive Road  
located in Ellison Estates area  
for H.E. Kuckein (owner/developer).

FINAL PLANS ARE IN HOLDING DRAWER.

Lynda  
(Sign)

REASON(S) FOR HOLDING: ✓ ① Sign-off letter from RDCO  
✓ ② Tax certif - receipt to be fax'd. (Hand delivered June 18/92)

FINAL SUBDIVISION SUBMISSION

File No. 10132  
Date Recv'd: June 16/92

- ☒ One (1) original mylar
- ☐ \_\_\_\_\_ (# of) mylar copy
- ☒ 5 (# of) paper prints
- ☐ Irrigation District Tax Certificate, if applicable
- ☒ Form FIN55
- ☒ Original and two (<sup>1</sup>/~~2~~) copies of any Restrictive Covenants required
- ☐ Any correspondence from other agencies as required by Preliminary Layout Approval: \_\_\_\_\_
- ☐ Original and two (2) copies of any easement documents required.
- ☒ CASH OR CHEQUE FOR PROCESSING FEES  
Amount \$ 150<sup>00</sup>  
Receipt # 600716J  
Receipt issued to: John Loos  
Plans submitted by: " "

SEND APPROVED SIGNED PLANS TO: Registered - Messers, Stringer & Co.  
Notary Public  
#101, 1449 St. Paul St.  
Bellevue B6. V1X 2E5

SEND PLANS VIA: (a) Courier --(Would be collect)  
☒ (b) Registered mail  
(c) Priority Post

\_\_\_\_\_ MONTHLY STATS

Page 114 to/à Page 115

Withheld pursuant to/removed as

s.22



Province of  
British Columbia

Ministry of  
Transportation and Highways

South Okanagan District  
1939 Kent Road  
Kelowna, B.C. V1Y 7S6  
Telephone: 861-7350  
Fax: 861-7354

YOUR FILE .....

OUR FILE 02-081-10132 .....

DATE March 6, 1992 .....

John Ross  
s.22

Proposed subdivision of      Lot 22, Plan 31650, Sec. 19, Tp. 24, ODYD  
exc. Plan KAP 44804  
~~Section Road Roads (Winfield)~~

Your proposal for a      one lot subdivision has received preliminary layout approval by the approving officer, subject to the following conditions:

1. Written confirmation from the Regional District of Central Okanagan of  
✓ completion of rezoning in accordance with Zoning ByLaw No. 176.
2. Satisfaction of the requirements of the Medical Health Officer's  
✓ letter dated October 23, 1991 and his written approval thereafter.
3. ✓ Written confirmation of approval from the Regional District Central Okanagan of compliance with their ByLaw No. 176, proof of potable water and ByLaw No. 365, payment of subdivision processing fees, as outline in their letter dated October 23, 1991.
4. ✓ Written request for relief from 10% minimum frontage requirements to the Ministry of Transportation and Highways for proposed Lot B.

GCT:gl

cc: Regional District of Central Okanagan - File 91/4512  
Ministry of Health, Rutland -  
Archaeology Branch, Victoria, File: 653.9

B CC: Regional Approving Officer,  
Kamloops

Submission of Final Plans to be accompanied by a current Tax Certificate (TX 55), together with a plan examination fee of \$50 plus \$50 per lot created by the plan and made payable in the form of a cheque to the Minister of Finance, and Corporate Relations.

The approval granted is only for the general layout of the subdivision and is valid for 180 days from this date. However, if at any time there is a change in legislation, regulations or bylaws this preliminary layout approval is automatically cancelled.

Very truly yours,

G.C. Turner, Sr. District Development Technician  
for District Highways Manager.

District Highways Manager  
South Okanagan

KELOWNA

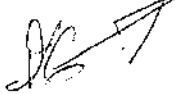
ATTENTION: Robyn Clifford

Date: February 26, 1992  
Region: Thompson-Okanagan  
Regional File: R2-29-21-78-10132  
District File: 02-081-10132

Proposed Subdivision of Lot 22, Plan 31550,  
Sec. 19, Tp. 24, ODO, exc. Plan KAP 44804

PRELIMINARY LAYOUT APPROVAL subject to:

1. Written confirmation from the Regional District of Central Okanagan of completion of rezoning in accordance with Zoning Bylaw No. 176.
2. Satisfaction of the requirements of the Medical Health Officer's letter dated October 23, 1991 and his written approval thereafter.
3. Written confirmation of approval from the Regional District Central Okanagan of compliance with their Bylaw No. 176, proof of potable water and Bylaw No. 365, payment of subdivision processing fees, as outlined in their letter dated October 23, 1991.
4. Written request for relief from 10% minimum frontage requirements to the Ministry of Transportation and Highways for proposed Lot B.

  
K.B. Klingbeil  
REGIONAL PLANNING AND DEVELOPMENT TECHNICIAN  
THOMPSON OKANAGAN REGION

KBK/lp

MINISTRY OF TRANSPORTATION  
AND HIGHWAYS  
REPORT ON PRELIMINARY SUBDIVISION

Date February 14, 1994  
District File No. 02-081-10132  
Date District Rec'd Sept. 20, 1991

Highway District South Okanagan Regional District/Municipality Central Okanagan  
Regional File No. \_\_\_\_\_ Road Name/Route No. Deadpine Drive No. 462  
Legal Description Lot 22, Plan 31650, Sec. 19, Tp. 24, ODYD, exc. Plan KAP 44804

Name of Applicant/Agent John Ross for H. Eberhard Kuckein  
Located in km N-S-E-W of Ellison Estates  
Topographic Description slopes gentle to moderate  
Previous Reference \_\_\_\_\_  
Outcome \_\_\_\_\_ Reference Date \_\_\_\_\_  
Present Land Use vacant  
Proposed Land Use residential  
Present Zoning RU-ALR Parcel Size OK by Zoning? no  
Conform with OSP? - In ALR? no Speed Zone 50  
Street System Adequate for Additional Traffic yes Access all lots yes Off Street Parking OK yes  
Sec. Street System exist no Require widening? no  
75 1(a) no 75 1(b)(c) involved no Alternate access (B.C. Regs. 334/79) \_\_\_\_\_  
Conflict Location Line no Pipeline Crossing no  
Hydro/Tel Line Crossing no RR Crossing no  
Frontage Rule no Require Community Water no  
Require Community Sewer no Conventional Sewage Disposal OK ?  
Road/Land Drainage OK yes Require Covenant no Erosion no Landslip no Flooding no  
Rockfall no Avalanche no Wildlife no Road Closure no If yes, see attached information form.  
State of Title Certificate/Certificate of Title Attached

COMMENTS:

Proposal:

To create two fee simple lots in the Ellison Estates area.

Discussion:

Access - good access is available to Proposed Lot A. The proposed panhandle is quite steep however access will most likely continue to be via easement plan 40030 from the west.

Frontage widening - Deadpine Drive is established to local road width therefore no additional widening is required.

There are no outstanding issues relating to this proposal.

AGENCY INPUT:

MHO - require additional information (copy of reply attached).

RDCO - require rezoning; proof of potable water; and payment of subdivision processing fees (copy of reply attached).

MARC - note no concern (copy of reply attached).

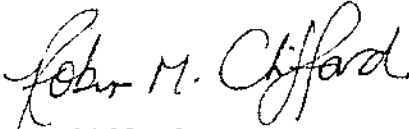
. . . /2

February 14, 1992

## Recommendations:

Recommend PLA be granted subject to the following:

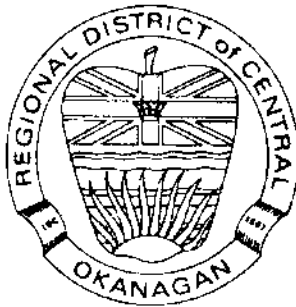
1. Written confirmation from the RDCO of completion of rezoning in accordance with their Bylaw #176.
2. Satisfaction of the requirements of the MHO as specified in his letter dated October 24, 1991 and his written approval thereafter.
3. Written confirmation from the RDCO of compliance with their Bylaw #176, specifically proof of potable water with regard to both quantity and quality including a letter from the Ministry of Health stating that their potability requirements have been met.
4. Written confirmation from the RDCO of compliance with their Bylaw #365, specifically payment of subdivision processing fees.
5. Written request for relief from 10% minimum frontage requirements to the MOH if applicable.



R.M. Clifford  
District Development Technician

RMC/mns

Attachment



Department of Regional and  
Community Planning  
Telephone 763-4918  
FAX 763-0606

540 Groves Ave.  
Kelowna, British Columbia  
V1Y 4Y7

October 23, 1991

Our file: 91/4512  
Your file: 10,132

Ministry of Transportation  
& Highways  
1939 Kent Road  
Kelowna, B.C.  
V1Y 7S6

Attn: G. Turner

Dear Sir:

Re: Lot 22, Plan 31650, Section 19, Twp 24,  
ODYD, except Plan 44804 - Deadpine Drive

The property is currently the subject of an application to rezone proposed Lot A to RU-6 (Small Holdings) with a minimum lot size of 2 hectares (Our file: 291/57). This application was referred to government agencies on September 27, 1991.

It is noted that the panhandle access for proposed Lot B appears to be very steep. Should the panhandle itself be proposed for a building site then, (taking required setbacks into consideration), only 40 feet in width would remain to build on.

Proposed Lot B remains zoned RU-ALR (Rural - Agricultural Land Reserve) with a minimum lot size of 4 hectares.

The Planning Department has these following requirements; successful rezoning under Zoning Bylaw #176, proof of potable water as per Zoning Bylaw #176 with regard to both quantity and quality including a letter from the Ministry of Health stating that their potability requirements have been met, and deposition with the Regional District of a subdivision processing fee in the amount of \$25.00.

Yours truly,

Ilene Watson  
Planning Assistant

IW/ew  
c: J. Ross

CC: Regional Approving Officer,  
Kamloops





Province of  
British Columbia

Ministry of  
Transportation  
and Highways

South Okanagan  
1939 Kent Road  
Kelowna, B.C.

6539-10132

V12-7S6

Phone: (604) 861-7470

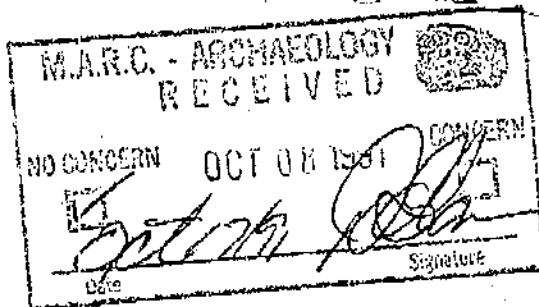
Fax: (604) 861-7354

Applicant File:

October 4, 1991

Our File: 02-081-10132

Min. Munic. Affairs, Rec. & Culture  
Archaeology Branch  
5th Floor, 800 Johnson St.  
Victoria, BC  
Canada  
V8V 1X4



Dear Sir/Madam:

RE: LOT 22, PLAN 31650, SEC 19, TP 24 ODYD  
EXC PLAN KAP 44804

Enclosed herewith please find a copy of a plan for a proposed subdivision regarding the above captioned property which is located West of Ellison Estates.

It would be appreciated if you would examine this subdivision from the viewpoint of your regulations and policies and give us your comments.

Please send your reply to this office, with a copy to the applicant:

H. Eberhard Kuckein  
C/o John Ross  
s.22

Business Phone: (604) 860-3629

and contact the applicant for any additional information you may require.

In order to expedite the processing of the application, could you please reply within twenty days.

Yours Truly,

*M. Sindani*

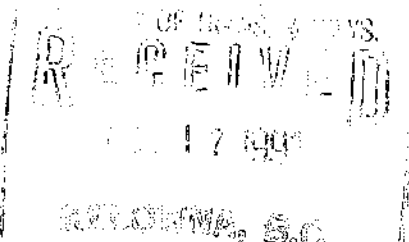
CC: Regional Approving Officer,  
Kamloops

GCT/mms

G. C. Turner

Sr. Development Technician

*for*



*BD L/H  
DIQU*



# MEMORANDUM

Geotechnical & Materials Engineering  
Thompson-Okanagan Region  
1165 Battle Street, Kamloops V2C 2N4  
Phone: 828-4606 Fax: 828-4612

Date: January 20, 1992  
File: 2M9-70-10132  
Your file: 02-081-10132

District Highways Manager  
South Okanagan District

Attention: G.C. Turner, Senior Development Technician, Kelowna

Re: Proposed Subdivision Lot 11, Plan 31650, Sec 19, Tp 24, ODYD  
Deadpine Road - Kuckein

As requested, this office has completed an evaluation of the above property for any natural hazards that may be present.

The evaluation consisted of an aerial photograph review (BCC 370:34 & 35) in conjunction with a site visit in November of 1991. The following are observations that were made during the site visit:

- Bedrock is exposed in the eastern portion of the proposed subdivision. The outcrops are low and appear to be competent as there is no evidence of rockfall.
- The property slopes westerly from Deadpine Drive. The slopes vary from moderate ( $10^{\circ}$ - $20^{\circ}$ ) in the eastern half to gentle ( $0^{\circ}$ - $10^{\circ}$ ) in the western half.
- Deciduous trees in the center of the property indicate the presence of groundwater near the surface; however, there is no evidence of soil slippage or surface erosion.

No potential natural hazards were detected within the property and it is felt that safe building sites can be established throughout.

If you have any questions, please feel free to contact this office.

B.G. Hogg  
Engineering Assistant

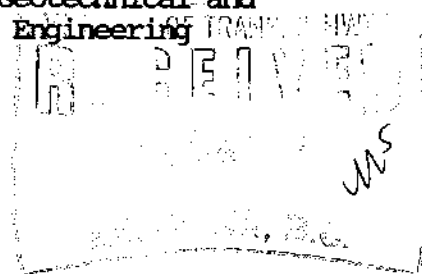
CC: Regional Approving Officer,  
Kamloops

For:

J.A. Valentinuzzi, P.Eng.  
Manager, Geotechnical and  
Materials Engineering

BGH:la  
Jan:10132

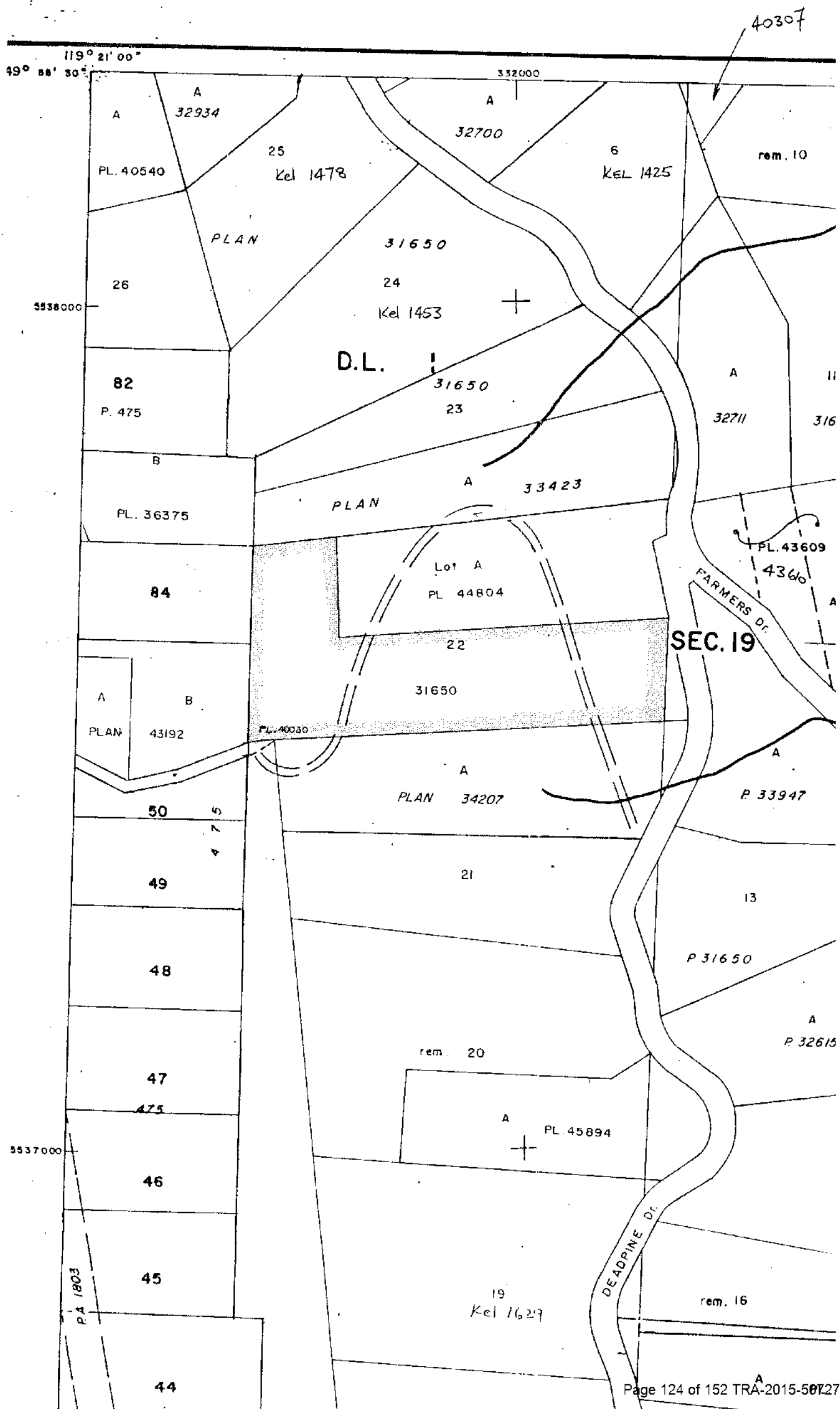
cc: R.E. Dodds  
Regional Approving Officer  
Thompson-Okanagan Region



Page 123

Withheld pursuant to/removed as

s.3



MEMO TO FILE:

Jan. 10/92  
(Date)

KEL 10132  
(File)

RE:

DEADLINE DRIVE

MESSAGE:

I returned Brad Hogg's call @ Geotech.  
He advises that they have conducted  
site inspection and advise that NO HAZARD  
exists.

He will send us a letter ASAP.



(Signed)

memofile

11/10 12

MEMO TO FILE:

Jan. 8/92  
(Date)

KEL 10/32  
(File)

RE:

Deadpine Drive  
(Kuckern)

MESSAGE:

I called and left message for Bruce @  
Geotech to call me re: status of their  
report for this proposal.

Jan 8/92 - 3:10 PM  
s.22

called asking status. / said we  
await Hays Geotechnical input.

SL



(Signed)

memofile

11/10 12



Date: 91 10 24

File: KEL 02-081-10132  
19/24 ODYD

Ministry of Highways  
1939 Kent Road  
Kelowna, B.C.  
V1Y 7S6

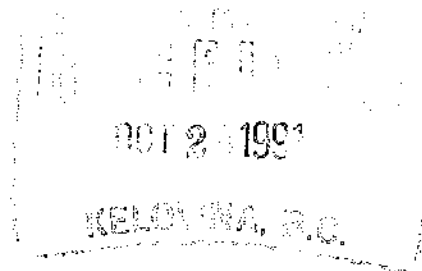
Dear Sirs

RE: PROPOSED SUBDIVISION KEL 02-081-10132, Lot 22, Plan 31650, Sec. 19,  
Twp. 24 ODYD, except Plan KAP 44804 - Deadpine Drive - 3 Lots

Before comments can be made regarding this proposed subdivision,  
the following information is required.

- ☒ Show location on plan of existing sewage disposal system(s) (in relation to existing and proposed parcel boundaries).
- ☒ Results of percolation tests are required. A minimum of two percolation tests are required for each sewage disposal area. Each lot is required to have an initial sewage disposal area plus a reserve sewage disposal area.  
  
Normally percolation tests are done in holes 12 inches square and 24 inches deep.  
  
If dense clay type material is encountered at the lower three feet of the five foot deep observations holes, the procedure would be to extend the percolation tests holes to a depth of 48 inches, and obtain readings for the zone 42 inches to 43 inches from the surface.
- ☒ 5-5 foot deep observation hole ~~are~~ required within each designated sewage disposal area.
- ☒ A topographical map (showing all areas of slope exceeding 30% and areas of open bedrock) is required.
- ☒ Show location of all streams, creeks, springs, or other natural water bodies.

/2....



☒ Are any wells located on the property or within 100 feet of the parcel boundary? If so, show location.

Source of domestic water A) existing community supply  
B) deep well  
C) shallow well  
D) surface source

☐ where A) is proposed, an approval for construction in the form of a Final Certificate from the regional public health engineer and a letter of confirmation from the water system, indicating they will allow hook-up, are required.

☐ where a new community water system is proposed approval for construction in the form of a Final Certificate from the regional public health engineer.

☒ where no community system is proposed, the water must be supplied by a well source. Test wells are to be provided on each lot.

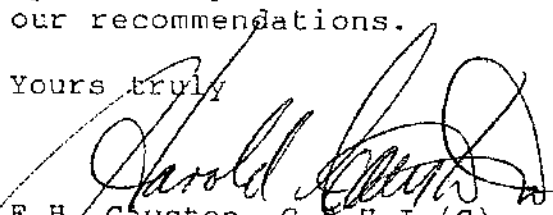
where B, C or D are proposed as the source of domestic water, the following information is required

☒ Chemical Analysis

☒ Bacteriological Analysis

Upon receipt of this information in writing we will forward our recommendations.

Yours truly

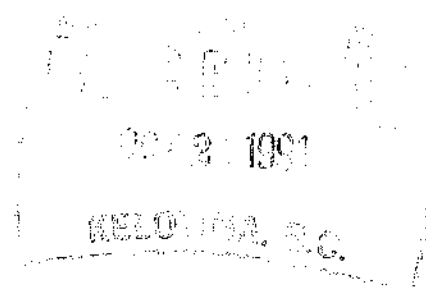
  
E.H. Cawston, C.P.H.I.(C)  
Public Health Inspector  
Rutland Health Centre

EHC/bm

cc: H. E. Kuckein  
c/o John Ross  
s.22

Ron Johnston, Ministry of Environment

CC: Regional Approving Officer,  
Kamloops



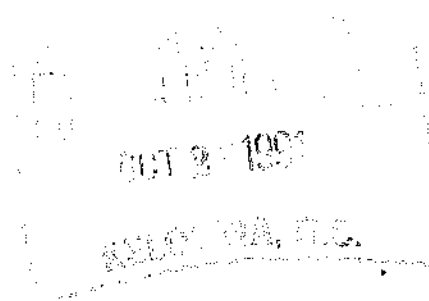


## CHEMICAL ANALYSIS

### SCHEDULE "A"

Alkalinity (Total)	Copper	Molybdenum
Aluminum	Cyanide	Nitrate
Arsenic	Dissolved Solids (Total)	Nitrite
Barium	Fluoride	Sodium
Boron	Hardness (Total)	Sulphate
Cadmium	Iron	pH
Chloride	Lead	Turbidity
Chromium	Manganese	Uranium
Colour	Mercury	Zinc

The chemical analysis can be done at a laboratory of the applicant's choice and at the applicant's expense.

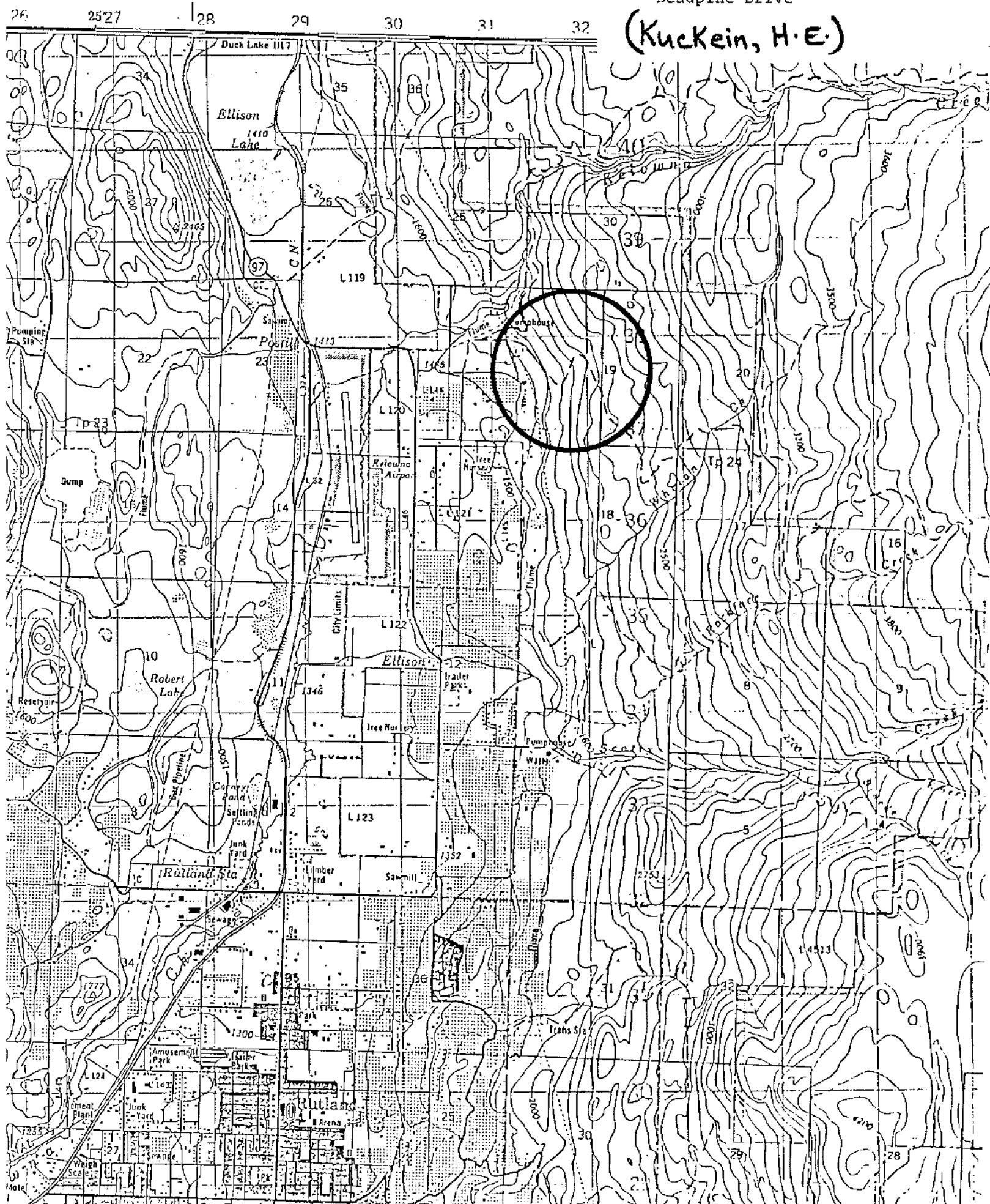


Ministry of Transportation and Highways		TELEX/FACSIMILE RECORD		Date <u>Nov. 20, 1991</u>
				File No. <u>02-081-10132</u>
VIA: <input type="checkbox"/> TELETYPE <input type="checkbox"/> RADIO <input type="checkbox"/> FACSIMILE				
TO: Geotechnical Branch		FROM:		
Thompson Okanagan Region		South Okanagan Highway District		
Kamloops		1939 Kent Road		
		Kelowna B.C. V1Y 7S6		
%: _____ PHONE No. _____				
FAX No. <u>828-4612</u> TELEX No. _____		FAX No. 861-7354 PHONE No. 861-7350		
SUBJECT: Lot 22, Plan 31650, Sec. 19, Tp. 24, O.D.Y.D.				
Deadpine Rd. - Kuckein				
<p>May I please have your comments on the attached subdivision as it relates to any possible hazard.</p> <p>G.C. Turner Sr. Development Technician</p> <p>cc: Regional Approving Officer</p>				
PAGES: _____ (including this sheet)		Operator's Signature _____		

Vernon 32 km

Deadpine Drive

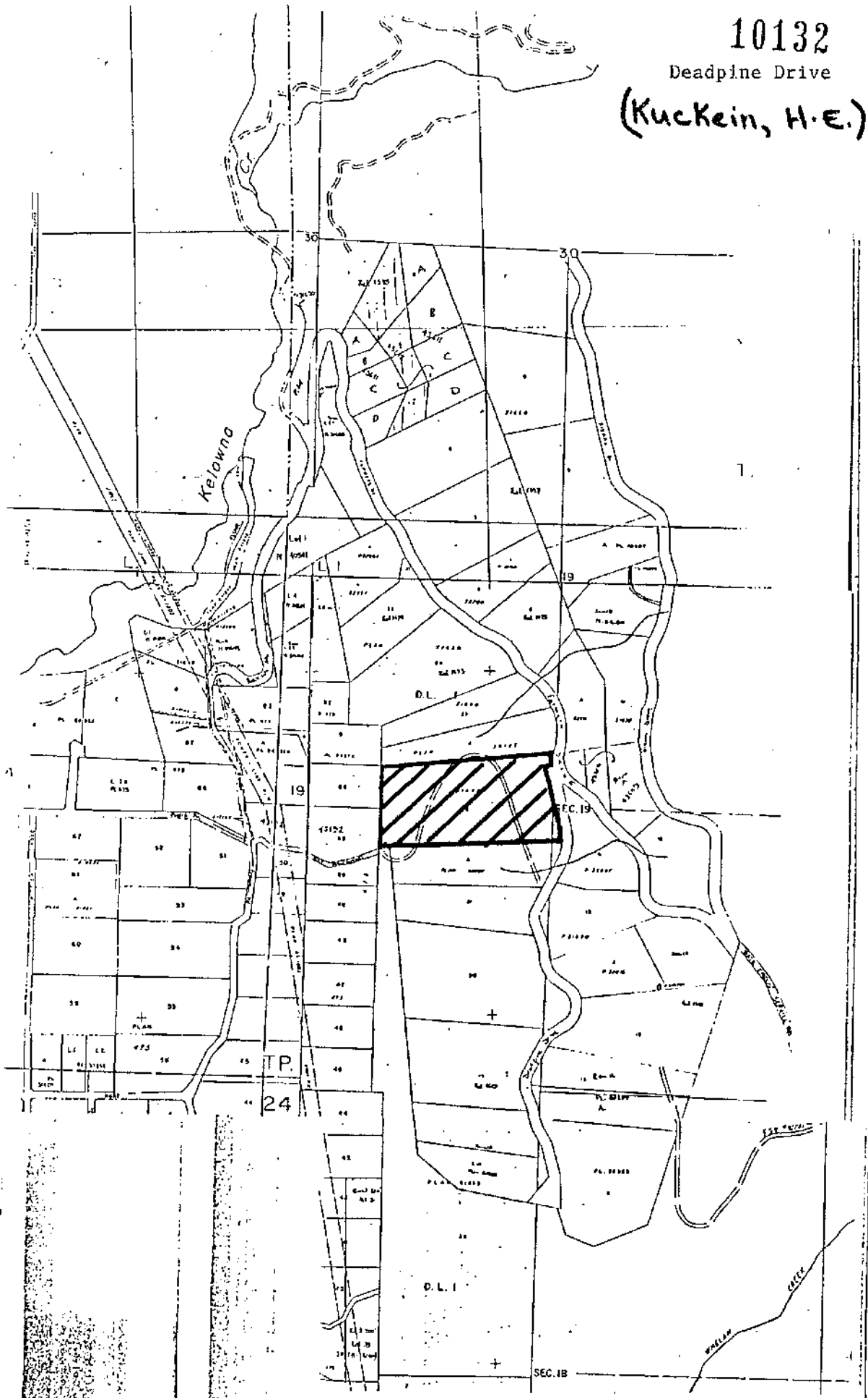
(Kuckein, H.E.)

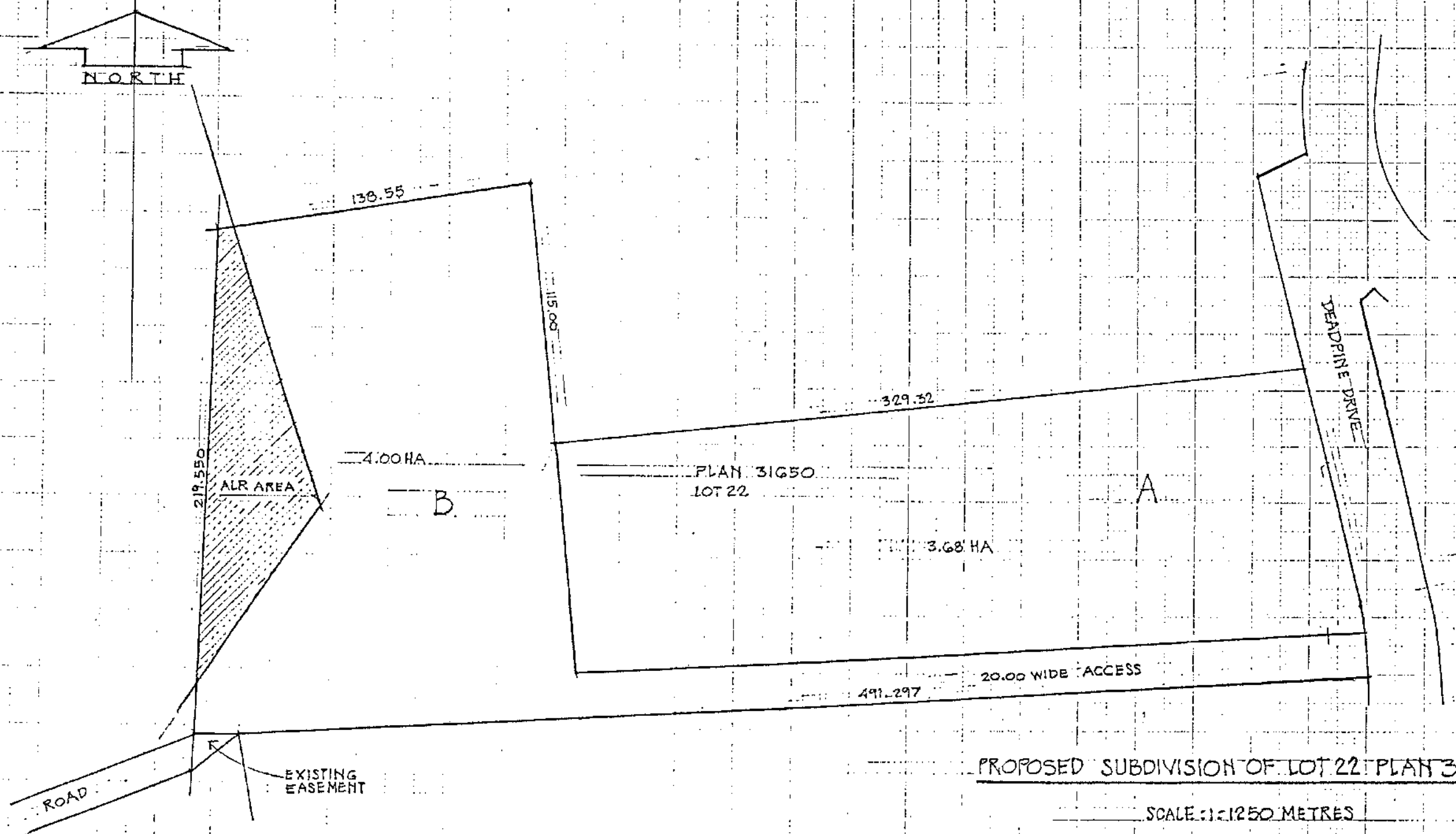


10132

Deadpine Drive

(Kuckein, H.E.)





Deadline Drive  
Kuckein, H.E.

10132

PROPOSED SUBDIVISION OF LOT 22 PLAN 31650

SCALE: 1:1250 METRES



HIGHWAYS FILE # 10132

SUBDIVISION APPLICATION

TO

MINISTRY OF TRANSPORTATION & HIGHWAYS

DATE: August 17, 1991

LEGAL: Lot 22 Plan 31650 Section 19 Township 24 O.D.Y.D.

ROAD: Deadpine Drive

REGISTERED OWNERS OF PROPERTY(IES): H. Eberhard Kuckein

s.22

ADDRESS: \_\_\_\_\_

POSTAL CODE: \_\_\_\_\_

NAME OF AGENT: John Ross

ADDRESS: s.22

POSTAL CODE: \_\_\_\_\_

(If agent is not a registered owner a letter of authorization must be submitted with this application.)

FILE #: \_\_\_\_\_

PROPOSED LAND USE: Rural Residential

NO. OF LOTS BEING CREATED: 2

PROPOSED SOURCE OF WATER: Drilled well

PROPOSED METHOD OF SEWAGE DISPOSAL: Septic tank and disposal field.

26

CHECK LIST FOR FIELD INSPECTIONS OF PROPOSED SUBDIVISION

Road: Dead pine Dr.  
KEL 10132  
Name: Kuckein, H.

1. Topographic description (slopes level/steep, possibility of rolling rock, rock slip, etc.) \_\_\_\_\_
2. Present Land use: ~~to Residential~~ \_\_\_\_\_
3. Speed Zone: 50 Travelled Speed: 50
4. Access to all proposed lots Okay? (i.e. sight distance good?) \_\_\_\_\_
5. Entrance point of proposed road onto existing road okay? \_\_\_\_\_
6. Access(es) to proposed lot(s) require culvert(s)? \_\_\_\_\_ Dia.?
7. Proposed new road intersection require culvert? \_\_\_\_\_ Dia.?
8. Proposal on creek/stream/lake? \_\_\_\_\_
9. Any noticeable existing drainage systems or flows evident? \_\_\_\_\_
10. Any existing structures currently encroaching/less than 15' or will be in contravention of these regs. upon registration of subdivision? \_\_\_\_\_
11. Any utilities visible? i.e. poles, major transmission line, fire hydrant, water, utility boxes, etc. \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sent to  
Geotech  
Nov. 18/9,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Sign)

for

(Date)

9ct



HIGHWAYS FILE # 10132

SUBDIVISION APPLICATION

TO

MINISTRY OF TRANSPORTATION & HIGHWAYS

DATE: August 17, 1991

LEGAL: Lot 22 Plan 31650 Section 19 Township 24 O.D.Y.D.

ROAD: Deadpine Drive

REGISTERED OWNERS OF PROPERTY(IES): H. Eberhard Kuckein

ADDRESS: s.22

POSTAL CODE: \_\_\_\_\_

NAME OF AGENT: John Ross

ADDRESS: s.22

POSTAL CODE: \_\_\_\_\_

(If agent is not registered with the Ministry of Transportation & Highways, a statement of authorization must be submitted with this application.)

FILE #: \_\_\_\_\_

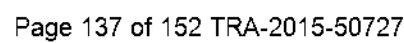
PROPOSED LAND USE: Rural Residential

NO. OF LOTS BEING CREATED: 2

PROPOSED SOURCE OF WATER: Drilled well

PROPOSED METHOD OF SEWAGE DISPOSAL: Septic tank and disposal field.

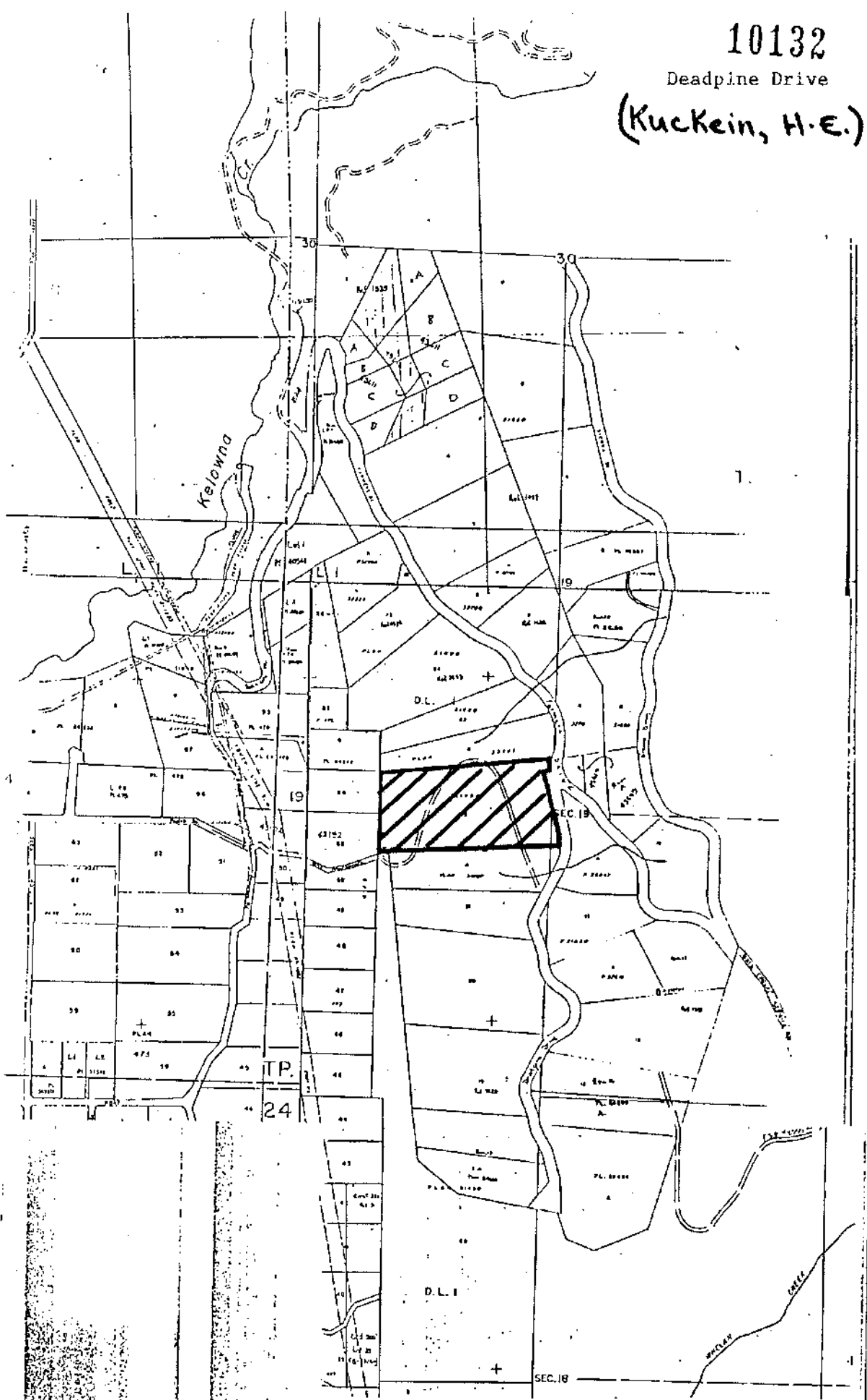




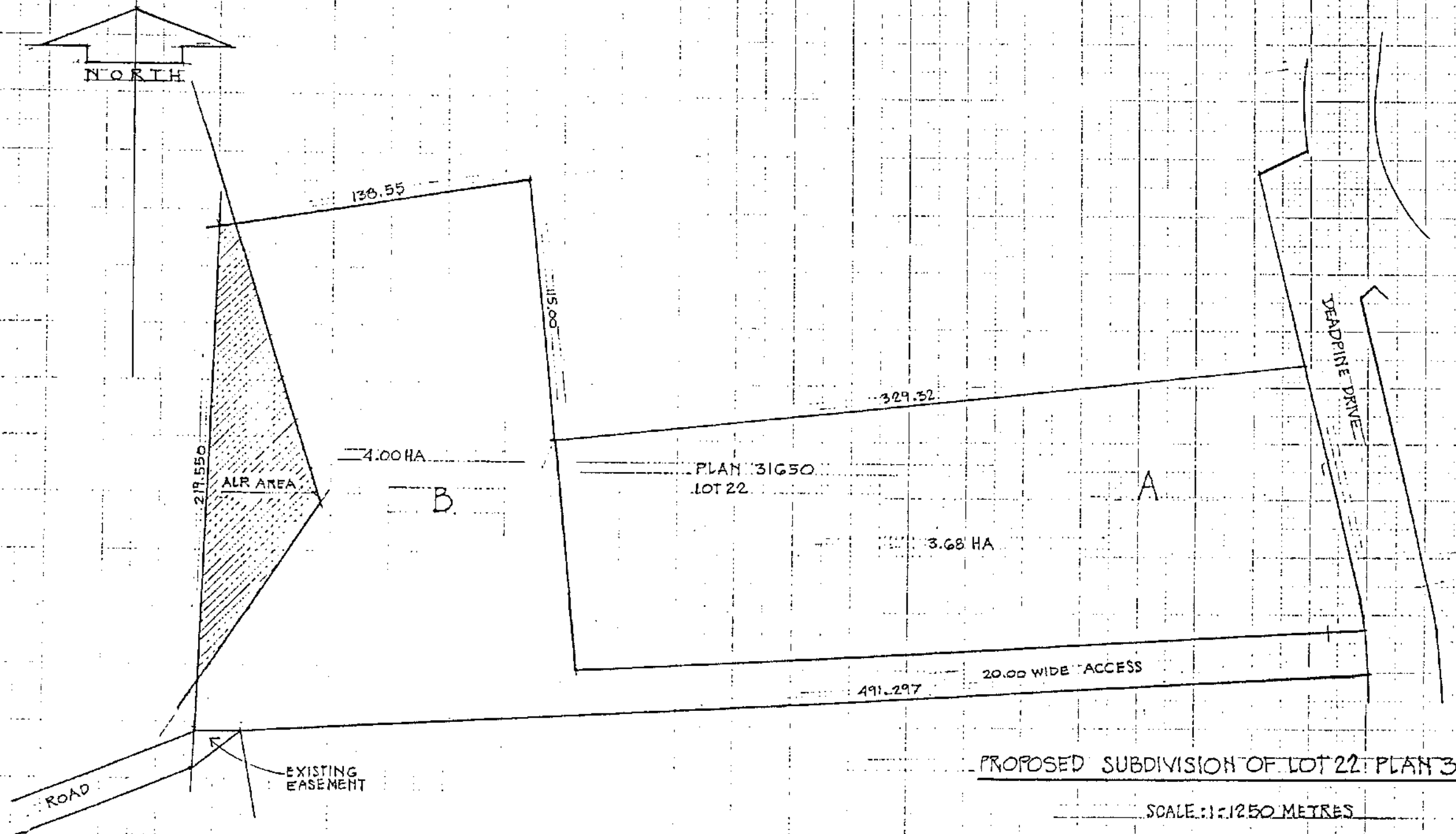
10132

Deadpine Drive

(Kuckein, H.E.)



10132  
Deadline Drive  
Kuckein, H.E.



CHECK LIST FOR FIELD INSPECTIONS OF PROPOSED SUBDIVISION

Road: Deadpine Road

KEL 10/32

Name: H. Eberhard Kuckein

1. Topographic description (slopes level/steep, possibility of rolling rock, rock slip, etc.) Westerly Aspect, steep slopes 50-70%, exposed rock @ East End, P<sub>2</sub> and bunch grass. Lower area 15-25%, P<sub>2</sub>, P<sub>3</sub>, bunchgrass
2. Present Land use: vacant lot
3. Speed Zone: 50 kmph Travelled Speed: 50 kmph
4. Access to all proposed lots Okay? (i.e. sight distance good?) good
5. Entrance point of proposed road onto existing road okay? N.A.
6. Access(es) to proposed lot(s) require culvert(s)? No. Dia.?
7. Proposed new road intersection require culvert? N.A. Dia.?
8. Proposal on creek/stream/lake? N.A.
9. Any noticeable existing drainage systems or flows evident? No.
10. Any existing structures currently encroaching/less than 15' or will be in contravention of these regs. upon registration of subdivision? No.
11. Any utilities visible? i.e. poles, major transmission line, fire hydrant, water, utility boxes, etc. hydro, telephone on pole east of Lot

COMMENTS:

The proposed 20m access to lot B is too steep (50-70%) from Deadpine Road. Access to Lot B will probably be off of Easement to west.

Rock fall hazard?

[Signature]  
(Sign)

Nov. 17, 1991  
(Date)



HIGHWAYS FILE # 10132

SUBDIVISION APPLICATION

TO

MINISTRY OF TRANSPORTATION & HIGHWAYS

DATE: August 17, 1991

LEGAL: Lot 22 Plan 31650 Section 19 Township 24 O.D.V.D.

ROAD: Deadpine Drive

REGISTERED OWNERS OF PROPERTY(IES): H. Eberhard Kuckein

ADDRESS: s.22

POSTAL CO

NAME OF AGENT: John Ross

ADDRESS: s.22

POSTAL CODE: \_\_\_\_\_

(If agent is not r  
submitted with this application.) ust be

FILE #: \_\_\_\_\_

PROPOSED LAND USE: Rural Residential

NO. OF LOTS BEING CREATED: 2

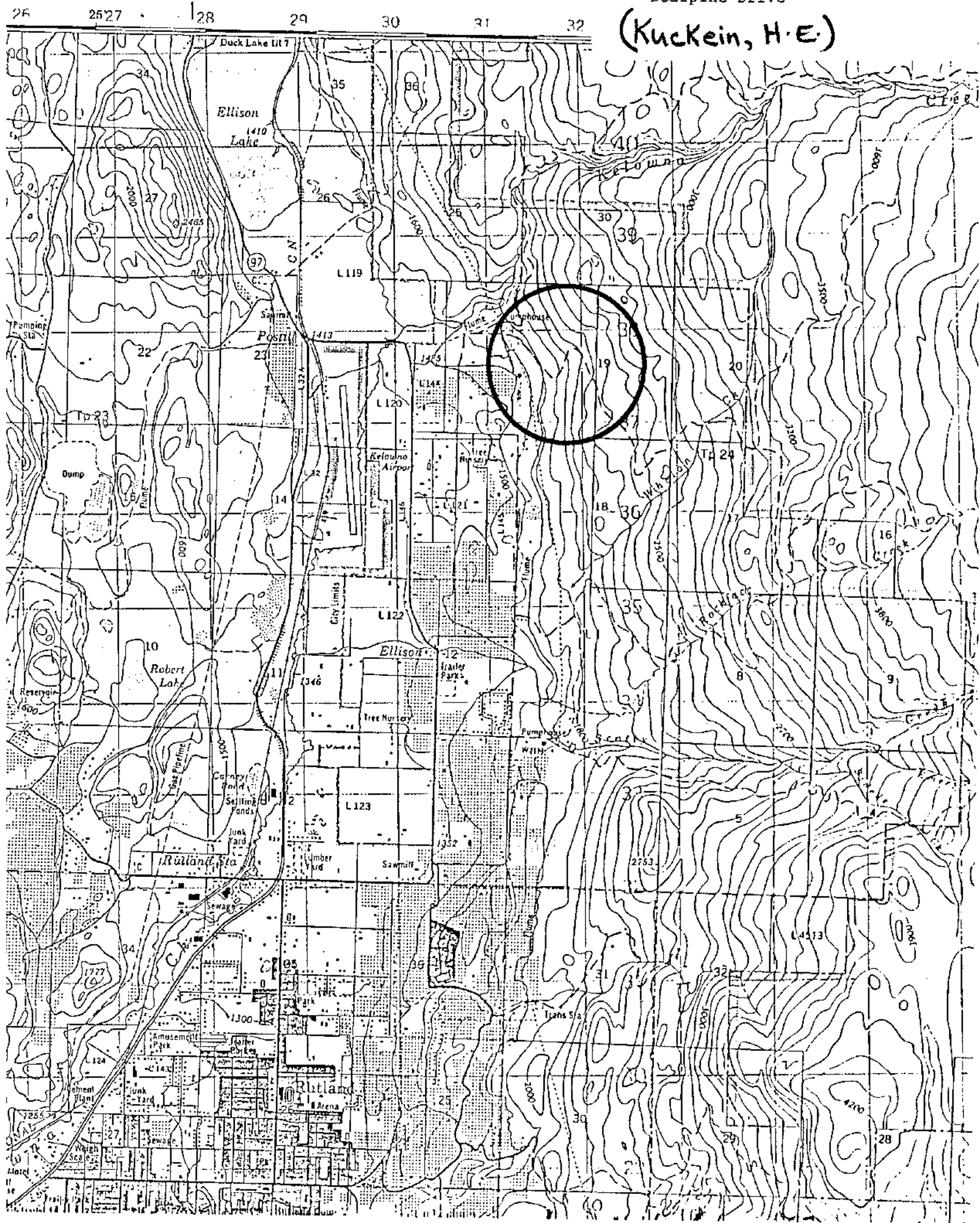
PROPOSED SOURCE OF WATER: Drilled well

PROPOSED METHOD OF SEWAGE DISPOSAL: Septic tank and disposal field.

Vernon 32 km

Deadpine Drive

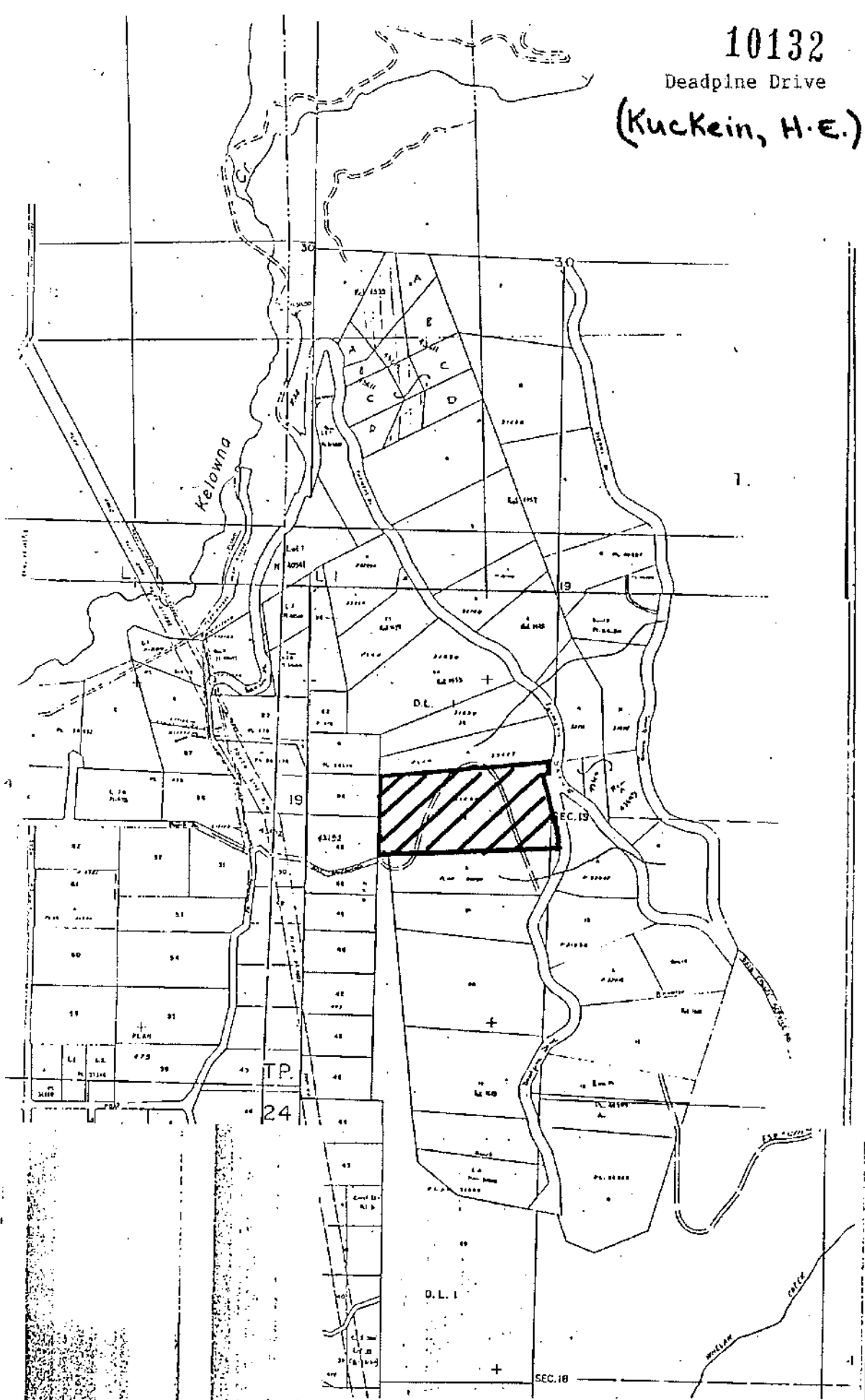
(Kuckein, H.E.)



10132

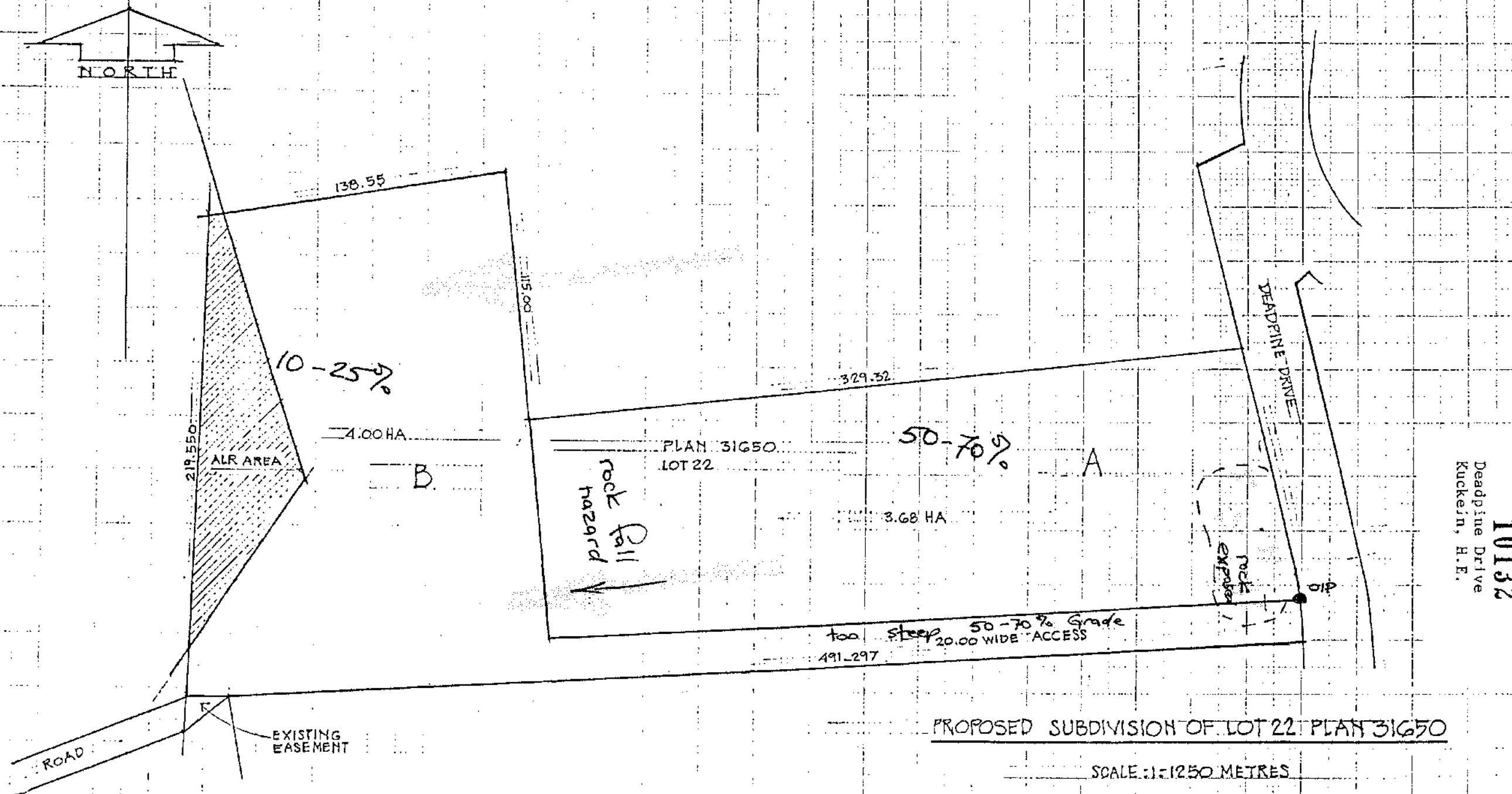
Deadpine Drive

(Kuckein, H.E.)



Deadline Drive  
Kuckein, H.E.

10132





DEVELOPMENT APPLICATION SUMMARY -

Log/File: 10132 Org/Ind: Kuck, H. Branch/ Business Type: IND  
Jurisdiction: UA  
Their file: \_\_\_\_\_ Bylaw: \_\_\_\_\_  
Category: SUBFEE  
Muni/Reg Dist: CORD  
Electoral District: OE  
Road Name & No.: Deadpine Drive #462

Location: @ km N/S/E/W/ of Ellison Estates  
Legal: lot 22, Plan 31650, Sec. 19, Tp. 24 ODYD Exc. Plan KAP 44804

P.I.D.# 003-627-861

Date Submitted: Sept 20/91 Reference Map: \_\_\_\_\_

Technician: GCT

Surveyor Name: \_\_\_\_\_ Surveyor File: \_\_\_\_\_

REGISTERED PLAN #: \_\_\_\_\_ PERMIT: \_\_\_\_\_

Previous file: Kel 2441

SUBDIVISION APPLICATION: Send referral letters to:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Health Unit (Kel/Rut/Summ) | <input checked="" type="checkbox"/> West Kootenay Power |
| <input checked="" type="checkbox"/> RDCO/RDOS/RDKB             | B.C. Hydro (Kelowna/Vernon)                             |
| Irrigation/Improvement District <u>well</u>                    | <input checked="" type="checkbox"/> B.C. Gas            |
| (_____)  | <input checked="" type="checkbox"/> B.C. Tel            |
| Ministry of Environment  | Fire Protection(_____)                                  |
| <input checked="" type="checkbox"/> Archaeology Branch         | Indian Council(_____)                                   |
| _____  | Ministry of Forests                                     |
| _____  | <u>IF OVER SIX LOTS:</u>                                |
|  | School District   |
|  | R.C.M.P.  |

CHECK LIST:

- ☒ Stats
- ☒ legal card
- ☒ owner/developer card
- ~~bylaw/D.P./zoning/amend card~~
- ~~H-34/H-235P~~
- ☒ envelope/file
- ~~if in City of Kelowna, log# on composite~~
- Title Search
- ☒ log# book
- ☒ Surveyor/City file#
- ☒ Road name card
- ☒ label
- ☒ copy of GCT/RMC/LL (subdivisions ONLY)

ll  
(Initial)

Oct. 3/91  
(Date)



Province of  
British Columbia

Ministry of  
Transportation  
and Highways

South Okanagan  
1939 Kent Road  
Kelowna, B C

VIY-756

PHONE: (604) 861-7470

FAX: (604) 861-7354

Your File:

Our File: 02-081-10132

October 4, 1991

H. Eberhard Kuckein  
C/o John Ross  
S.22

Attention: John Ross

Dear Mr. Ross :

RE: LOT 22, PLAN 31650, SEC 19, TP 24 ODYD  
EXC PLAN KAP 44804

We have received your application September 20, 1991 regarding the above captioned property.

We have contacted the following agencies for their comments:

Ministry Of Health - Rutland  
Min. Munic. Affairs, Rec. & Culture  
Regional District Of Central Okanagan

Please quote file number 02-081-10132 when contacting this office.

Yours Truly,

*M. Sinclair*

*for* G. C. Turner  
Sr. Development Technician

GCT/mms

CC: Regional Approving Officer  
Area Manager, Kelowna



Recycled Paper

H-467 (90/06)

10132

TO

MINISTRY OF TRANSPORTATION & HIGHWAYS

DATE: August 17, 1991

LEGAL: lot 22 Plan 31650 Section 19 Township 24 O.D.Y.D.

ROAD: Deadpine Drive

REGISTERED OWNERS OF PROPERTY(IES): H. Eberhard Kuckein

s.22  
ADDRESS:

POSTAL CK

NAME OF AGENT: John Ross

ADDRESS: s.22

POSTAL CODE:

(If agent is not registered owner a letter of authorization must be submitted with this application.)

FILE #:

PROPOSED LAND USE: Rural Residential

NO. OF LOTS BEING CREATED:

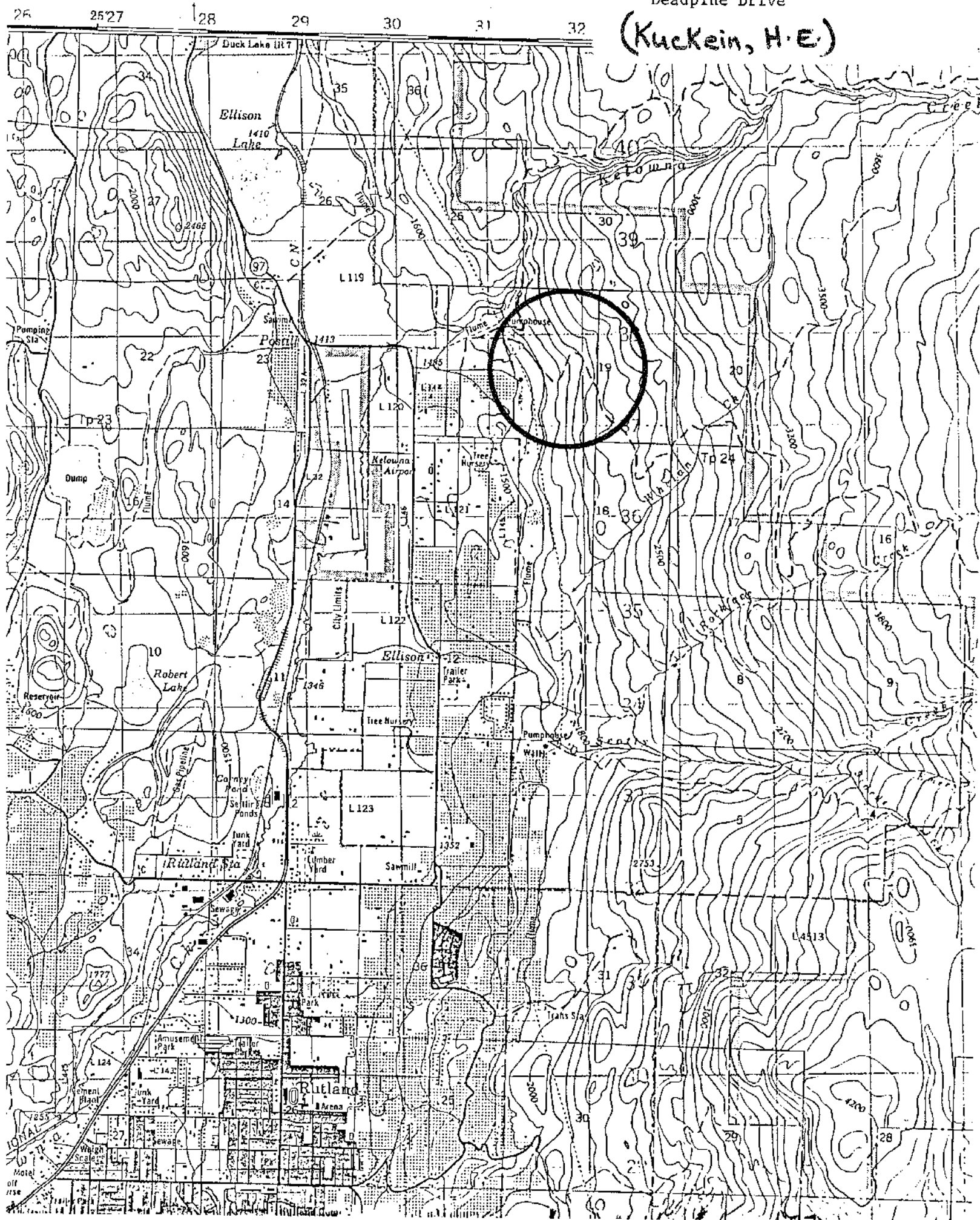
PROPOSED SOURCE OF WATER: Drilled well

PROPOSED METHOD OF SEWAGE DISPOSAL: Septic tank and disposal field.

Vernon 32 km

Deadpine Drive

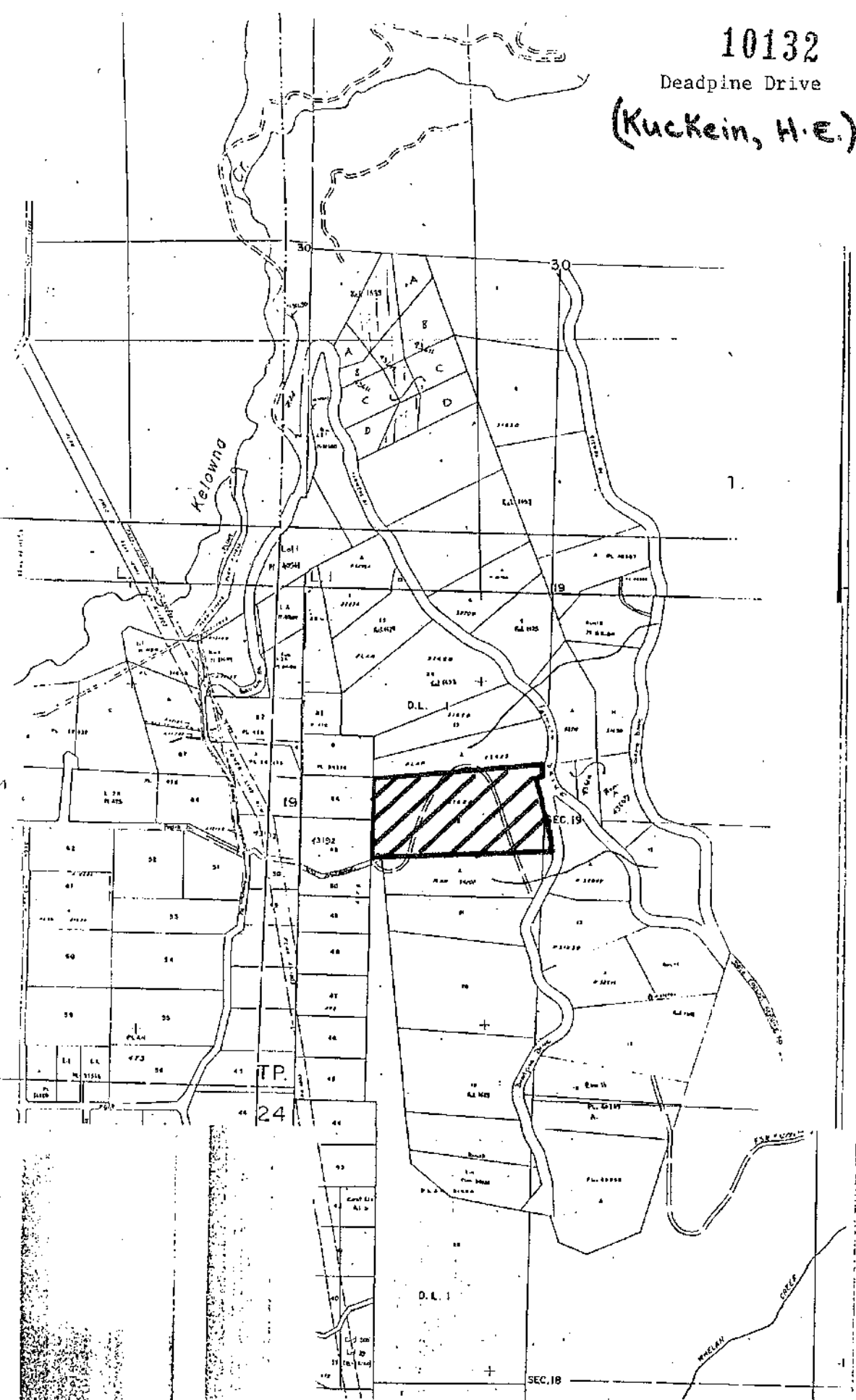
(Kuckein, H.E.)

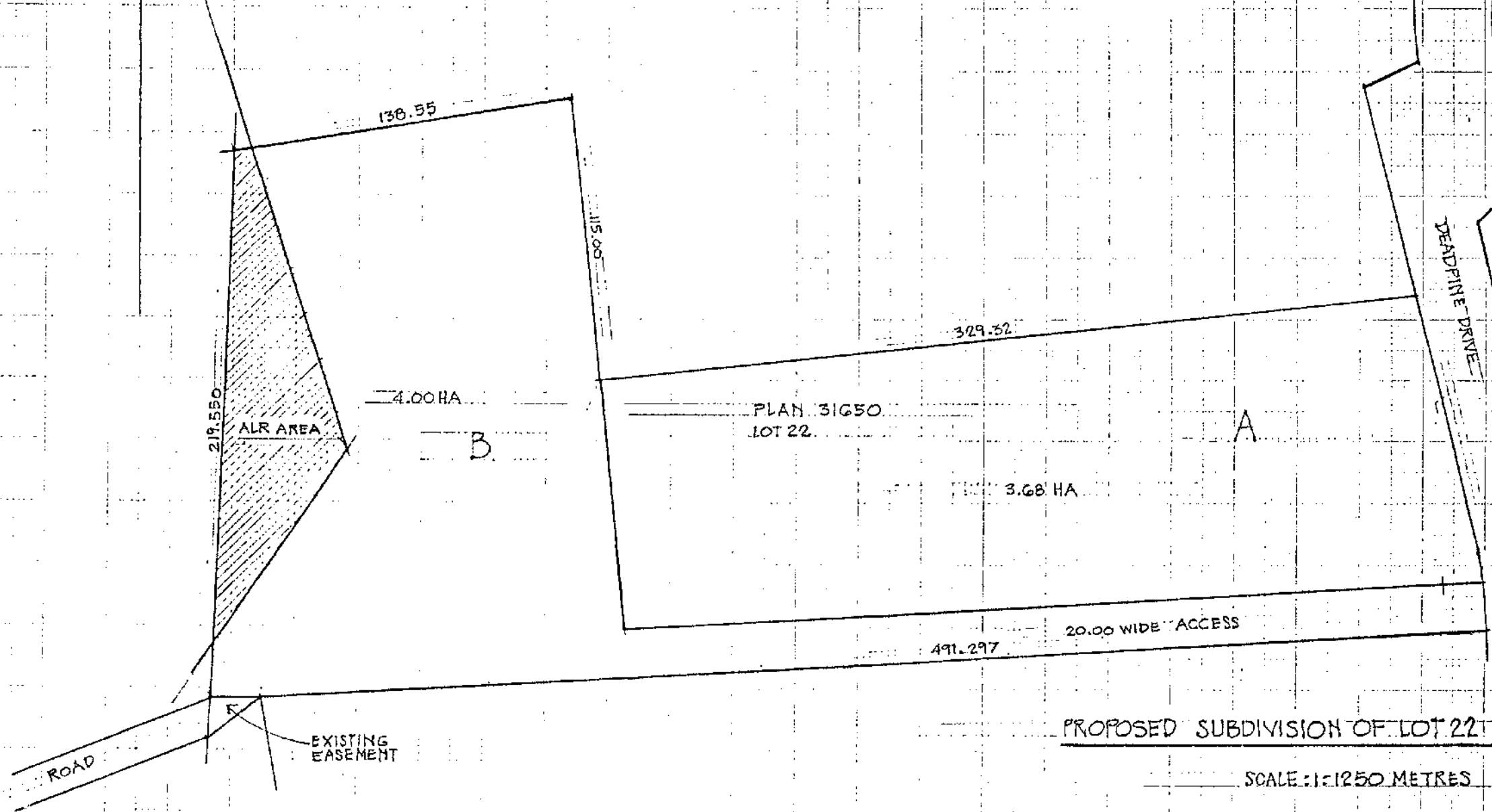
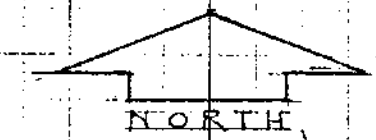


10132

Deadpine Drive

(Kuckein, H.E.)





10132  
Deadline Drive  
Kuckein, H.E.

PROPOSED SUBDIVISION OF LOT 22 PLAN 31650

SCALE: 1:1250 METRES

**H.E. Kuckein.** M.R.A.I.C.  
S.22

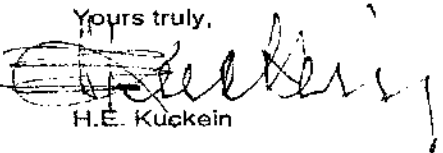
August 17, 1991

John Ross  
S.22

Dear Mr. Ross:

This letter is your authority to act as agent on my behalf with respect to the proposed subdivision and rezoning application for Lot 22 Plan 31650 Section 19 Township 24 O.D.Y.D.

Yours truly,

  
H.E. Kuckein



DEVELOPMENT APPROVALS SYSTEM  
SUMMARY SHEET

LOG/FILE#: 10132      CATEGORY: SUBFEE FEE SIMPLE SUBDIVISION (UNORGANIZED)  
TECH: GCT G. C. TURNER

ORG/IND: KUCK,H H. EBERHARD KUCKEIN  
BR/BUS.: IND INDIVIDUAL  
JURIS: UA UNORGANIZED AREA

THEIR FILE:  
BYLAW#:

CONTACT PERSON: MR. ROSS, JOHN

(604) 860 - 3629      (BUS)      (FAX)      (RES)      (CELL)

LOCATION: KM ELLISON ESTATES

LANDMARK KM INVENTORY				
ROAD NAME	ROAD NO	SEG	START	FINISH
DEADPINE DRIVE	462			

LEGAL DESC:  
1. LOT 22, PLAN 31650, SEC 19, TP 24 ODYD  
2. EXC PLAN KAP 44804

LD	PID	LOT	PLAN	BLOCK	DIST	LOT	R	B/Q	SEC	TP
ODYD	0	22	31650						19	24

REFERENCE MAP:

ASSOCIATED REFERENCE LOG/FILE(S):  
KEL - 2441

ACTION	NOTES/INSTRUCTIONS/COMMENTS	TO	FROM
--------	-----------------------------	----	------