

Page 001

Withheld pursuant to/removed as

s.3

Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B. C.

September 24th, 1947.

Dorgan

Mr. & Mrs. J. W. Bowden, *W/S 3774*
Union Bay, B. C.

Dear Sir and Madam:

D/S

Re: Island Highway - Union Bay & Vicinity
Port. Lot 10, El. 48, Map 438

Herewith is Government of B. C. cheque No.
65940 in the amount of \$500.00, being in full comp-
ensation covering above as per agreement dated June
11th, 1947.

Thanking you for your co-operation, I am,

Sincerely,

Jos. Dorgan
Acting Right-of-Way Agent.

JM/S
Enc.



DEPARTMENT OF PUBLIC WORKS
VICTORIA

Noting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B.C.

For and in consideration of the sum of 500.00 (Five hundred dollars)
to be paid upon completion of transfer of same to 2 to be sold to
sell to the Government of the Province of British Columbia, the front 18' x 120'
portion of Lot 10 Bl 48 Duncan Trust, to Plan and District, the
above mentioned sum to cover all damage to the said land and improvements, if
any, consequent upon construction of highway or other public works thereon.
Compensation covers: land half in highly developed lawn & half in
Other improvements - Clow & garden -

Road takes more than a 1/3 of the depth of the lot, which is
only 50' at dwelling - serious damage to sale value &
60' of cedar hedge beds & plants - 1 how thorn
hedge to be replaced with standard fence

land. 350
Lawn, hedge 60', one how thorn, 150
flower beds, plants, etc. 500.00

All objections subject to approval of the Chief Engineer.
SIGNED:

J. M. Bowden
Not. Public, Noting Right-of-Way Agent.

Dated this 11th day of June A. D. 1947

Titled Owners: James & Margaret K Bowden, Union Bay
to Whom Compensation Payable " "

Reference None Cof T # 31572

Area of Parcel 120 x 50 x 80'

pmia

120 Comp
20/6/47

GOVERNMENT OF BRITISH COLUMBIA—DEPARTMENT OF PUBLIC WORKS

COMPENSATION IN TERMS OF THE "HIGHWAY ACT"

(SECTION 16.)

DEPT. FILE NO. _____ PLAN NO. _____ DISTRICT FILE NO. 7-20-196
 ENGINEERING DISTRICT NO. _____ ELECTORAL DISTRICT Cassiar
 Name and details of highway or incidental works Mile 129 to 133.75 -
Almon Bay - 2d. Hg.
 Description of property 18' depth x 120' wide strip of - Rat 10 Bl.
H8 Successor Swale
 Name of registered owner James Bowden & Margaret L. Bowden
 Is title unencumbered? Yes If not, give details of encumbrance. None

Name, title, etc., of party to whom compensation is recommended to be paid.
James Bowden & Margaret L. Bowden

DETAILS OF COMPENSATION RECOMMENDED TO BE PAID PURSUANT TO SECTION 16 OF THE "HIGHWAY ACT."

A. For Improvements on the Lands taken.

(Subsec. 1a.) "Improvements on the land so taken, that is to say, everything constructed on or annexed to the soil by the hand of man."

		\$	c.
Roads: Length, _____; width, _____			
Buildings: Length, _____; width, _____; height, _____			
See Remarks _____			
Structures: See Remarks <u>about 1000' of 2160' area</u>			
Fences: Length, <u>Taken</u> feet. See Remarks <u>in lawn; 60'</u>			
Clearing: Area, _____ acres. <u>of mature cedar hedge,</u>			
Grading: Area, _____ acres. <u>1 Hawthorne tree</u>			
Planting: Area, _____ See Remarks <u>flower garden,</u>			
Cultivation: Area, _____ See Remarks <u>hedge, etc.</u>		150	00
Other improvements (to be stated) _____			
Remarks: _____		150	00
COMPENSATION RECOMMENDED			A.

B. For Lands taken (not Subdivided Lands).

(Subsec. 1b.) "Lands which were originally granted to some person by the Crown, either in the right of the Province or the Dominion, and by the taking of which the total area taken for the purpose of highways from the lands comprised in the original Crown grant is found to exceed one-twentieth of the total area of the lands comprised in the Crown grant, and then only for the area in excess of one-twentieth of that total area."

Area of original Crown grant - - - - - acres.
 Total area taken for road purposes - - - - - acres.
 Deduct one-twentieth of area of original Crown grant - - - - - acres.
 Area for which compensation is payable - - - - - acres.
 The land is valued at \$ _____ per acre.

COMPENSATION RECOMMENDED \$ _____ B.

I hereby certify that this statement is in accordance with the provisions of section 16 of the "Highway Act."

Date June 26th, 1947

John
 Right-of-way Agent or District Official, P.W. Dept.

I hereby recommend that compensation be paid accordingly.

Date _____, 19 _____

District Official, P.W. Dept.

APPROVED.

Date _____, 19 _____

Deputy Minister, Chief Engineer, or Assistant Chief Engineer.

(DEALT WITH.)

Chief Accountant.

[OVER.

C. For Lands taken (Subdivided Lands only).

(Subsec. 1b.) "But, where the lands comprised in the Crown grant have been subdivided into parcels by any registered conveyance or plan of subdivision, the area of land which may be so taken from any parcel without payment of compensation shall not exceed one-twentieth of the area of that parcel, and where the lands are being taken from two or more of the parcels at the same time, the total area to be so taken without the payment of compensation shall be apportioned among those parcels on the basis of their respective areas."

Details of registered subdivision plan, parcel, lot, etc. 247 15 150 115 Plan 438
 Total area of parcel - 170 frontage x 50' depth at acres dwelling
 Total area taken for road purposes 180' depth at 60 ft. road acres
 Deduct one-twentieth area of parcel - 2160 sq ft acres nil
 Area for which compensation is payable - - - 2160 sq acres nil
 The land is valued at \$ 350 per acre

COMPENSATION RECOMMENDED \$ 350.00 C.

D. For Materials taken from Improved Lands.

(Subsec. 4.) "Where in respect of gravel, sand, stone, timber, or other materials taken by Crown for construction, maintenance, or repair of any highway or bridge, the provisions of any Statute or the reservations contained in any Crown grant permit of the same being so taken without payment of compensation, and where the same is taken from Improved Lands, the Minister may, notwithstanding the provisions or reservations aforesaid, pay reasonable compensation therefor."

[illegible]

TOTAL COMPENSATION RECOMMENDED \$.....D.

E. Deduction for Increased Capital Value due to Construction.

(Subsec. 3.) "In determining the compensation payable to any owner in respect of any land entered upon and taken possession of under this Part, there shall be taken into consideration the increased value, beyond the increased value common to all lands in the locality, that will be given to the remaining lands of the owner through which the highway will pass, by reason of the passage of the highway through the same or by reason of the construction of the highway or of works incidental thereto, and the increased value that will be so given shall be set off against the compensation otherwise payable to that owner under this section."

Details

TOTAL DEDUCTIONS \$ *E*

Remarks:

(NOTE--Give details and approximate value of any other compensation arranged for and recommended, such as fencing or transfer to adjacent owner of land comprised in old road to be closed, or other matters.)

Roof Takes more than $\frac{1}{3}$ of depth of lot at dwelling
which takes seriously from the value of the
allocation home: Value 1800 to 3000 x Loss of bridge
is also very damaging x

It is a part of my duty that I should have been
replaced with standard form

SUMMARY OF AMOUNT OF COMPENSATION RECOMMENDED TO BE PAID.

A.		For improvements on lands taken	-	-	-	-	-	\$	150.00	A.
OR	{	B.	For lands taken (not subdivided lands)	-	-	-	-	\$		B.
		C.	For lands taken (subdivided lands only)	-	-	-	-	\$	500.00	C.
		D.	For materials taken from improved lands	-	-	-	-	\$		D.
Gross total amount of compensation recommended								\$	500.00	
		E.	Deduction for increased value	-	-	-	-	\$		E.
NET TOTAL OF COMPENSATION RECOMMENDED TO BE PAID								\$	500.00	

DEPARTMENT OF HIGHWAYS

TO: Mr. E.F.Thompson, Property Negotiator, Department of Highways, 280 W.Burnside Road, Victoria, B.C.	SENDER'S ADDRESS: Burnaby Regional Office, DATE: 7th November, 1974 DISTRICT: COMOX HEADQUARTERS FILE: REGIONAL FILE: P/N Estimates DISTRICT FILE:
ATTENTION:	
SUBJECT: Proposed Island Highway at Union Bay	REFERENCE: DATED:

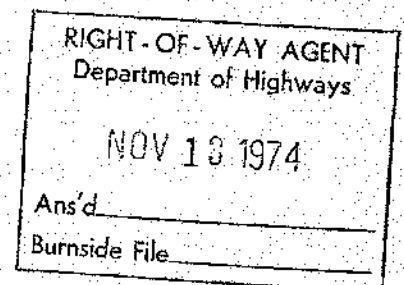
FOR DEPARTMENTAL CORRESPONDENCE ONLY

May an estimate of value of the following
Lots be supplied as soon as possible:

1. Lots 7 to 10 inclusive, Block 12, D.L.7
Nelson District Plan 438.
2. Lots 1 to 18 inclusive, Block 13, D.L.7,
Nelson District Plan 438.

HFM/kbv

H.R. Mackenzie
H.R. Mackenzie
Regional Property Negotiator



DEPARTMENT OF HIGHWAYS

<p>TO: Mr. E.F. Thompson, Property Negotiator, Department of Highways, 280 W. Burnside Road, Victoria, B.C.</p>	<p>SENDER: Burnaby Regional Office, ADDRESS: DATE: 7th November, 1974 DISTRICT: COMOX HEADQUARTERS FILE: REGIONAL FILE: P/N Estimates DISTRICT FILE:</p>
<p>ATTENTION: SUBJECT: Proposed Island Highway at Union Bay</p>	<p>REFERENCE: DATED:</p>

May an estimate of value of the following
lots be supplied as soon as possible:

1. Lots 7 to 10 inclusive, Block 12, D.L.7
Nelson District Plan 438.
2. Lots 1 to 18 inclusive, Block 13, D.L.7,
Nelson District Plan 438.

H.R. MacKENZIE
Regional Property Negotiator

HRM/kbv

Nov 14-74
Received by [unclear] / [unclear]
Dec 11-74 Kevin Davis
has gone to obtain
Estimate
This office requires new File #1105.

<p>RIGHT-OF-WAY AGENT Department of Highways</p> <p>NOV 13 1974</p> <p>Ans'd _____ Burnside File _____</p>
--

*
HWY RI VCR

HWY 11 VIC

H R MACKENZIE

BURN

PRESENTLY WORKING ON PRIORITY PROJECTS WOULD NOT EXPECT TO UNDERTAKE
UP-ISLAND WORK UNTIL NEXT SUMMER UNLESS SUBSTANTIAL ASSISTANCE IS
RECEIVED. ADDITIONAL OFFICE AND FIELD PERSONNEL ARE REQUIRED TO
ACCOMMODATE THE EXPANDING WORK LOAD ON THIS ISLAND.

E F THOMPSON
PROPERTY NEGOTIATOR
SAAN

DEC 6/74

9:38 A M

*
HWY RI VCR

*
HWY 11 VIC

HWY 11 VIC

E F THOMPSON
PROP NEGOTIATOR
BURNSIDE

RE: P/N ESTIMATES OUR LETTER NOV 7/74

PROPOSED ISLAND HWY AT UNION BAY

REG HWY ENGINEER IS INQUIRING AS TO WHEN THE ESTIMATE WILL BE
COMPLETED.

H R MACKENZIE
BURN
DEC 5/74

4:19PM

*
HWY 11 VIC

Page 010 to/à Page 020

Withheld pursuant to/removed as

s.3

C. For Lands taken (Subdivide and only).

(Subsec. 1b.) "But, where the lands comprised in the Crown grant have been subdivided into parcels by any registered conveyance or plan of subdivision, the area of land which may be so taken from any parcel without payment of compensation shall not exceed one-twentieth of the area of that parcel, and where the lands are being taken from two or more of the parcels at the same time, the total area to be so taken without the payment of compensation shall be apportioned among those parcels on the basis of their respective areas."

Details of registered subdivision plan, parcel, lot, etc. Plan 1155 Dunsmuir TSE
Total area of parcel - - - - - 99' approx forest
Total area taken for road purposes - - - - - 80 1/2 acres approx
Deduct one-twentieth area of parcel - - - - - 4 acres not applicable
Area for which compensation is payable - - - 10 per 1/20 map acres.
The land is valued at \$ 1250 ~~per acre~~

COMPENSATION RECOMMENDED \$ 1250 OK C.

Chard 1st in business Centre

D. For Materials taken from Improved Lands.

(Subsec. 4.) "Where in respect of gravel, sand, stone, timber, or other materials taken by Crown for construction, maintenance, or repair of any highway or bridge, the provisions of any Statute or the reservations contained in any Crown grant permit of the same being so taken without payment of compensation, and where the same is taken from Improved Lands, the Minister may, notwithstanding the provisions or reservations aforesaid, pay reasonable compensation therefor."

CLASS OF MATERIAL TAKEN.	QUANTITY.	UNIT RATE.	AMOUNT.

TOTAL COMPENSATION RECOMMENDED \$ _____ D.

E. Deduction for Increased Capital Value due to Construction.

(Subsec. 3.) "In determining the compensation payable to any owner in respect of any land entered upon and taken possession of under this Part, there shall be taken into consideration the increased value, beyond the increased value common to all lands in the locality, that will be given to the remaining lands of the owner through which the highway will pass, by reason of the passage of the highway through the same or by reason of the construction of the highway or of works incidental thereto, and the increased value that will be so given shall be set off against the compensation otherwise payable to that owner under this section."

Details _____
TOTAL DEDUCTIONS \$ _____ E.

Remarks:

(NOTE.—Give details and approximate value of any other compensation arranged for and recommended, such as fencing or transfer to adjacent owner of land comprised in old road to be closed, or other matters.)

Chammit - retains the right to salvage
any wreckage now on the property

SUMMARY OF AMOUNT OF COMPENSATION RECOMMENDED TO BE PAID.

A.	For improvements on lands taken	- - - - -	\$		A.
OR	B.	For lands taken (not subdivided lands)	- - - - -	\$	B.
	C.	For lands taken (subdivided lands only)	- - - - -	\$	C.
	D.	For materials taken from improved lands	- - - - -	\$	D.
	Gross total amount of compensation recommended			\$	<u>1250</u>
	E.	Deduction for increased value	- - - - -	\$	E.
	NET TOTAL OF COMPENSATION RECOMMENDED TO BE PAID			\$	<u>1250</u>

shown outlined in red on a plan of survey recorded in the Provincial Department of Highways, Victoria, British Columbia, under "Road Surveys 3822" (being a copy of plan deposited in the Kuntloops Land Registry Office as Plan H19567), are hereby established as public highway.

W. D. BLACK
Minister of Highways

Department of Highways,
Parliament Buildings,
Victoria, British Columbia,
March 11, 1971.

File 4436-198520 mh11-1520

OMINECA ELECTORAL DISTRICT

DF 19436
Establishing Right-of-way for Yellowhead (Northern Trans-Provincial) Highway, Route 16, Burns Lake Bypass.

NOTICE is given, pursuant to section 8 of the Highway Act, that all that part of District Lot 5343 (except Plans 1245, 4663, 4723, 4819, and 5927), Range 5, Coast District, as shown outlined in red on a plan recorded in the Provincial Department of Highways, Victoria, British Columbia, under "Road Surveys 3823," is hereby established as public highway.

W. D. BLACK
Minister of Highways

Department of Highways,
Parliament Buildings,
Victoria, British Columbia,
March 11, 1971.

File 5453-3/198521 mh11-1520

COMOX ELECTORAL DISTRICT

DF 115780 22/3/71
Establishing Right-of-way for Island Highway, Vicinity of Buckley Bay

NOTICE is given, pursuant to section 8 of the Highway Act, that all those portions of District Lot 12, Nelson District, and Lot 149, Nanaimo District, as shown outlined in red on a plan of survey recorded in the Provincial Department of Highways, British Columbia, under "Road Surveys 3821" (being a copy of plan deposited in the Victoria Land Registry Office as Plan 2093 R.W.), are hereby established as public highway.

W. D. BLACK
Minister of Highways

Department of Highways,
Parliament Buildings,
Victoria, British Columbia,
March 11, 1971.

File 95/198389 mh11-1520

OMINECA ELECTORAL DISTRICT

DF 19581
Establishing Additional Right-of-way for Chowunket Road, Vicinity of Fraser Lake.

NOTICE is given, pursuant to section 8 of the Highway Act, that all those portions of District Lot 2017 (except Plan 5704); Lot 1, Plan 5704, of District Lot 2017; and District Lot 2023, all in Range 5, Coast District, as shown outlined in red on a plan recorded in the Provincial Department of Highways, Victoria, British Columbia, under "Road Surveys 3819," are hereby established as public highway.

W. D. BLACK
Minister of Highways

Department of Highways,
Parliament Buildings,
Victoria, British Columbia,
March 11, 1971.

File 3573/198387 mh11-1520

DEPARTMENT OF HIGHWAYS

OMINECA ELECTORAL DISTRICT

DF 19406
Establishing Additional Right-of-way for Vanderhoof-Stuart Lake Road

NOTICE is given, pursuant to section 8 of the Highway Act, that all those portions of the northwest quarter of District Lot 1651, Range 5, Coast District, as shown outlined in red on a plan recorded in the Provincial Department of Highways, Victoria, British Columbia, under "Road Surveys 3810," are hereby established as public highway.

W. D. BLACK
Minister of Highways

Department of Highways,
Parliament Buildings,
Victoria, British Columbia,
March 4, 1971.

File 4682/197658 mh11-1519

NELSON-CRESTON ELECTORAL DISTRICT

E 2674 DISTRICT 19/6
Establishing Additional Right-of-way for Smith Road 315 and Simmons Road 311, Vicinity of Creston.

NOTICE is given, pursuant to section 8 of the Highway Act, that all those portions of Reference Plan 842461, District Lot 8978; District Lot 8978; Parcel Certificate of Title 289131 and Parcel A (Explanatory Plan 159921), District Lot 8644; Blocks 1, 2, 3, and Reference Plan 653281 of Block 3, Plan 2107, all in District Lot 8644; and District Lot 8977, all in Kootenay District, as shown outlined in red on a plan recorded in the Provincial Department of Highways, Victoria, British Columbia, under "Road Surveys 3794" (being a copy of Highway District Plan 4-359), are hereby established as public highway.

W. D. BLACK
Minister of Highways

Department of Highways,
Parliament Buildings,
Victoria, British Columbia,
March 4, 1971.

File 717/195688 mh11-1520

SOUTH PEACE RIVER ELECTORAL DISTRICT

F 3916 DISTRICT 23/3
Establishing Right-of-way for John Hart-Peace River Highway, Route 97, Progress to Arras Section 2.

NOTICE is given, pursuant to section 8 of the Highway Act, that all those portions of the southwest quarter of Section 15 lying east of the Kiskatinaw River, and the southeast quarter of Section 15, all in Township 78, Range 17, west of the 6th meridian, Peace River District, as shown outlined in red on a plan recorded in the Provincial Department of Highways, Victoria, British Columbia, under "Road Surveys 3825" (being copies of Highway Location Drawings R4-19-06 R/W and R4-19-07 R/W), are hereby established as public highway.

W. D. BLACK
Minister of Highways

Department of Highways,
Parliament Buildings,
Victoria, British Columbia,
March 5, 1971.

File 5697-2F/199060 mh11-1520

DEPARTMENT OF HIGHWAYS

OMINECA ELECTORAL DISTRICT

DF 19381
Establishing Right-of-way James-Germansen Lane

NOTICE is given, pursuant to section 8 of the Highway Act, that all those portions of District Lot 962 5489; District Lot 4752 (being half of the fractional north the west half of the fractional quarter of District Lot 4 half of the southeast quarter half of fractional north h Lot 4756; and District Lot Range 5, Coast District, as shown outlined in red on a plan recorded in the Provincial Department of Highways, Victoria, British Columbia, under "Road Surveys 3788," are hereby established as public highway.

W. D. BLACK
Minister of Highways

Department of Highways,
Parliament Buildings,
Victoria, British Columbia,
March 4, 1971.

File 450/195299

OMINECA ELECTORAL DISTRICT

DF 19386
Establishing Right-of-way for (Northern Trans-Provincial) Highway, Route 16, Stellako serve 5.

NOTICE is given, pursuant to section 8 of the Highway Act, that all those portions of the foreshore on Stellako River, and Stellako serve 5, Range 5, Coast District, as shown outlined in red on a plan recorded in the Provincial Department of Highways, Victoria, British Columbia, under "Road Surveys 38 copy of plan deposited in the Victoria Land Registry Office as Plan 2093 R.W.), are hereby established as public highway.

W. D. BLACK
Minister of Highways

Department of Highways,
Parliament Buildings,
Victoria, British Columbia,
March 11, 1971.

File 3573/198280

SOUTH OKANAGAN ELECTORAL DISTRICT

F 13636 DISTRICT
Establishing Right-of-way Road 149, Vicinity Mission.

NOTICE is given, pursuant to section 8 of the Highway Act, that all those portions of the fractional southwest quarter 22, Township 28, Range 5, west of the 6th meridian, Yale District, as shown outlined in red on a plan recorded in the Provincial Department of Highways, Victoria, British Columbia, under "Road Surveys 3825" (being a copy of Highway District Plan 2-5-72B), are hereby established as public highway.

W. D. BLACK
Minister of Highways

Department of Highways,
Parliament Buildings,
Victoria, British Columbia,
March 4, 1971.

File 1643/196535

3763
Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B. C.

July 16th, 1947.

Mr. Gordon L. Horne,
Union Bay, B. C.

Dear Sir:

D.L.C.
Noted
Re: Lots, 7, 8, 9 & 10- Lot 43, Plan 438.

Enclosed herewith is Government of B. C.
cheque No. 43819 in full compensation covering the above
described property as per agreement dated May 5th.

Thanking you for your co-operation, I am,

Yours very truly,

Jos. Dorgan
Acting Right-of-Way Agent.

JD/S
Enc.

FRASER & HORNE

M. I. HORNE & SON

THE **RED & WHITE** STORES

Dealers in

**General Merchandise
Shipping Supplies**

Union Bay, B.C.,

May 4 1947

Mr. Dorgan
Government Assessor
Union Bay B.C.

Dear Sir, —

Re Lots 7, 8, 9 & 10.

I have just purchased this
property and have the Deeds for it although
it is very likely still in Mrs Mary
Neill's name on your lists.

yours truly

Gordon Horne



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

Electoral District

TO ENSURE IMMEDIATE ATTENTION PLEASE QUOTE

FILE NO.

Project

DEPARTMENT OF PUBLIC WORKS

VICTORIA

Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B. C.

For and in consideration of the sum of 1250⁰⁰ (Twelve hundred fifty dollars)
to be paid upon completion of transfer or gazette 2 hereby agree to
sell to the Government of the Province of British Columbia, the portion
portion of lots 7-8-9-10 Lot 43 Plan 4138 Victoria Land District, the
as shown on Highway plan 511th Street, Victoria
above mentioned sum to cover all damage to the said land and improvements, if
any, consequent upon construction of highway or other public works thereon.

Compensation covers: Land cleared, no buildings

Other Improvements -

The claimant returns the right to remove any
encumbrance now on the property

All adjustments subject to approval of the Chief Engineer.

WITNESS:

OWNER:

Jos. Dorgan, Acting Right-of-Way Agent.

Gordon J. Horne

Dated this 5th day of May A. D. 1947.

Titled Owner: Gordon Lawrence Horne

To Whom Compensation Payable: Horne after registration

Encumbrances: None title from Neil to Horne in process

Total Area of Parcel: 4 lots

Taxes: _____

140 Compacted
13/5/47

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Withheld pursuant to/removed as

s.3

Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B. C.

December 8th, 1947.

Mr. David Campbell,
Union Bay, B. C.

Dear Sir:

Island Hwy. 217.
Re: Portion Lots 10-11, Blk. 51-Union Bay

I am enclosing Provincial Government cheque
No. 67368 in amount of \$50.00 being compensation in
full for above as per agreement dated June 12th, 1947.

Thanking you for your co-operation, I am,

Yours very truly,

Jos. Dorgan
Acting Right-of-Way Agent.

JD/S
Enc.

July 16th, 1947

Jos. Dorgan, Acting Mr. E. Smith,
Right-of-Way Agent, District Engineer,
101 Westminster Victoria, B. C.
Trust Bldg., New
Westminster, B. C.

95

Re: Union Bay - Lots 10 & 11, Blk. 5,
Plan 438, David Campbell,
Harwood et al.

July 11, 1947

I am returning corrected 120 Forms which were found
necessary to correct.

I feel sure you will now find the same in order and
remain,

Yours very truly,

Jos. Dorgan
Acting Right-of-Way Agent.

JD/S
Enc.

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM District Engineer Victoria	TO J. Dorgan, Esq., Acting R/W Agent, New Westminster, B.C.	DATE July 11, 1947 ELECTORAL DISTRICT Comox OUR FILE 95 YOUR FILE
SUBJECT Island Highway, Union Bay Revision Mile 129 - 133.75		REFERENCE YOUR LETTER

Title 43371-N covers Lot 10,
Bk. 51 only, in the name of David Campbell.
Lot 12, Bk. 51, Plan 438, is registered in
the name of Emmeline Elizabeth Pickles
(clear title).

Lot 11, Bk. 51, is registered
in the names of William George Harwood, George
Howe Harwood, and Ernest John Harwood (clear
title).

Forms #120 are attached hereto.
Please advise me.

*Agreement
to 1/2 section for
done as per
and in 120 form*

TFB:CE
Encs.

E. Smith
E. SMITH,
District Engineer

Carroll on

P. W. 120

GOVERNMENT OF BRITISH COLUMBIA—DEPARTMENT OF PUBLIC WORKS

COMPENSATION IN TERMS OF THE "HIGHWAY ACT"

(SECTION 16.)

DEPT. FILE NO. _____ PLAN NO. _____ DISTRICT FILE NO. 7-70-196
ENGINEERING DISTRICT NO. _____ ELECTORAL DISTRICT Creston
Name and details of highway or incidental works Trile 179 to 183.75
Union Bay - Island Hwy
Description of property 1000 sq ft more or less of lots 10 & 11 Bl. 51 Summer
Twile Trp 438
Name of registered owner For lot 10 David Campbell C of T. #43291 N-clear,
Is title unencumbered? lot 11, No If not, give details of encumbrance title in Wg.
Harwood, G H Harwood & E J Harwood - Under. amt 16 David Campbell
Name, title, etc., of party to whom compensation is recommended to be paid
David Campbell, Wg. Harwood, G H Harwood & E J Harwood (jointly)

DETAILS OF COMPENSATION RECOMMENDED TO BE PAID PURSUANT TO SECTION 16 OF THE
"HIGHWAY ACT."

A. For Improvements on the Lands taken.

(Subsec. 1a.) "Improvements on the land so taken, that is to say, everything constructed on or annexed to the soil by the hand of man."

Roads: Length, _____; width, _____
Buildings: Length, _____; width, _____; height, _____
See Remarks _____
Structures: See Remarks _____
Fences: Length, _____ feet. See Remarks _____
Clearing: Area, _____ acres _____
Grading: Area, _____ acres _____
Planting: Area, _____ See Remarks _____
Cultivation: Area, _____ See Remarks _____
Other improvements (to be stated) _____

Remarks: _____

COMPENSATION RECOMMENDED

\$

c.

A.

B. For Lands taken (not Subdivided Lands).

(Subsec. 1b.) "Lands which were originally granted to some person by the Crown, either in the right of the Province or the Dominion, and by the taking of which the total area taken for the purpose of highways from the lands comprised in the original Crown grant is found to exceed one-twentieth of the total area of the lands comprised in the Crown grant, and then only for the area in excess of one-twentieth of that total area."

Area of original Crown grant - - - - - acres.
Total area taken for road purposes - - - - - acres.
Deduct one-twentieth of area of original Crown grant - - - - - acres.
Area for which compensation is payable - - - - - acres.
The land is valued at \$_____ per acre.

COMPENSATION RECOMMENDED \$_____ B.

I hereby certify that this statement is in accordance with the provisions of section 16 of the "Highway Act."

Date June 20th, 1947

John J. Porgan
Right-of-way Agent or District Official, P.W. Dept.

I hereby recommend that compensation be paid accordingly.

Date _____, 19____

District Official, P.W. Dept.

APPROVED.

Date _____, 19____

Deputy Minister, Chief Engineer, or Assistant Chief Engineer.

(DEALT WITH.)

Chief Accountant.

[OVER.

C. For Lands taken (Subdivided Lands only).

(Subsec. 1b.) "But, where the lands comprised in the Crown grant have been subdivided into parcels by any registered conveyance or plan of subdivision, the area of land which may be so taken from any parcel without payment of compensation shall not exceed one-twentieth of the area of that parcel, and where the lands are being taken from two or more of the parcels at the same time, the total area to be so taken without the payment of compensation shall be apportioned among those parcels on the basis of their respective areas."

Details of registered subdivision plan, parcel, lot, etc. Lot 107 11 Plan 1138
Total area of parcel - - - - - 24 40' 106 acres.
Total area taken for road purposes - Antipip 1000' acres new or less
Deduct one-twentieth area of parcel - 7 acres. nil.
Area for which compensation is payable - - - - - 13 60' acres.
The land is valued at \$ 50.00 per acre.

COMPENSATION RECOMMENDED \$ 680.00 C.

D. For Materials taken from Improved Lands.

(Subsec. 4.) "Where in respect of gravel, sand, stone, timber, or other materials taken by Crown for construction, maintenance, or repair of any highway or bridge, the provisions of any Statute or the reservations contained in any Crown grant permit of the same being so taken without payment of compensation, and where the same is taken from Improved Lands, the Minister may, notwithstanding the provisions or reservations aforesaid, pay reasonable compensation therefor."

CLASS OF MATERIAL TAKEN.	QUANTITY.	UNIT RATE.	AMOUNT.

TOTAL COMPENSATION RECOMMENDED \$ D.

E. Deduction for Increased Capital Value due to Construction.

(Subsec. 3.) "In determining the compensation payable to any owner in respect of any land entered upon and taken possession of under this Part, there shall be taken into consideration the increased value, beyond the increased value common to all lands in the locality, that will be given to the remaining lands of the owner through which the highway will pass, by reason of the passage of the highway through the same or by reason of the construction of the highway or of works incidental thereto, and the increased value that will be so given shall be set off against the compensation otherwise payable to that owner under this section."

Details

TOTAL DEDUCTIONS \$ E.

Remarks:

(Note.—Give details and approximate value of any other compensation arranged for and recommended, such as fencing or transfer to adjacent owner of land comprised in old road to be closed, or other matters.)

SUMMARY OF AMOUNT OF COMPENSATION RECOMMENDED TO BE PAID.

A. For improvements on lands taken - - - - - \$ A.
OR { B. For lands taken (not subdivided lands) - - - - - \$ B.
C. For lands taken (subdivided lands only) - - - - - \$ 680.00 C.
D. For materials taken from improved lands - - - - - \$ D.
Gross total amount of compensation recommended \$ 680.00
E. Deduction for increased value - - - - - \$ E.
NET TOTAL OF COMPENSATION RECOMMENDED TO BE PAID \$ 680.00

Box 8

Union Bay B.C.

Dec. 1st, 1947.

Department of Public Works,
New Westminster B.C.

Dear Sir:

Re Block 51 Lots 10 & 11 Nelson District
Plan 438.

I understand that most of the people who had the new road cut through their property have been paid for same. I have just been wondering if I have been overlooked. I own Lots 10 & 11, but haven't the deed for Lot 11 yet, as it is still in Geo Harwood's name.

I was promised (to make it easier for you) that you would send the cheque for \$25 twenty five dollars to Geo Harwood and he would hand it over to me and for Lot 10 I would receive the other \$25 twenty five dollars. At this time I would be very pleased to receive and to have this matter cleared up. Thanking you for any consideration
Yours Truly
David Campbell.

Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B. C.

December 4th, 1947.

Mr. David Campbell,
Box 8,
Union Bay, B. C.

Dear Sir:

Re: Block 51 - Plan 438.

I regret the delay as others settled at
the time are now paid.

It came about through an error in title
information in requisition dated June 20th. This was
corrected on July 11th for new requisition.

As soon as cheque is received it will be
forwarded.

Yours very truly,

Jos. Morgan
Acting Right-of-Way Agent.

JD/S



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

TO ENSURE IMMEDIATE ATTENTION PLEASE QUOTE
FILE NUMBER

*Not
an schedule*

Electoral District Comox
Project Mission Bay
DEPARTMENT OF PUBLIC WORKS
VICTORIA

Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
Van Westminster, B. C.

For and in consideration of the sum of 56 00
to be paid upon completion of transfer or easette 2 hereby agree to sell
to the Government of the Province of British Columbia, the 1000 Sq. ft more
or less portions of Lot 10 & H Bl 51 Duncan Trust Land District, the above
mentioned sum to cover all damage to the said land and improvements, if any,
consequent upon construction of highway or other public works thereon.
Compensation covers: land building site partially cleared -
Other Improvements

All adjustments subject to approval of the Chief Engineer.
WITNESSES:

[Signature]

David Campbell

Jon. Forgan, Acting Right-of-Way Agent

Dated this 12 day of June A. D. 1947.

Titled hereby: David Campbell Mission Bay BC
Lot H - 10 & H Bl 51 Duncan Trust

To them Compensation payable " " Campbell & G H Harwood fourth
Lot H - 10 & H Bl 51 Duncan Trust

Encumbrances none C&T # 43371 N for Lot 10.

Total Area of Parcel: 80 X 120

Taxes:

*W. Harwood
G. H. Harwood
B. S. Harwood
Family
170 Campbell
20/6/47*

GOVERNMENT OF BRITISH COLUMBIA—DEPARTMENT OF PUBLIC WORKS
COMPENSATION IN TERMS OF THE "HIGHWAY ACT"
 (SECTION 16.)

DEPT. FILE NO. PLAN NO. DISTRICT FILE NO. 7-20-196ENGINEERING DISTRICT NO. ELECTORAL DISTRICT CowichanName and details of highway or incidental works mile 12.9 to 133.75Description of property 1000 sq. ft. more or less of Sub-11 & 12
Block 51 Duncan Road - Map 1128Name of registered owner after Sub-12 David Campbell CofT. 43371 NIs title unencumbered? Sub-11 - No If not, give details of encumbrance ag't of Saleof Howard to Campbell

Name, title, etc., of party to whom compensation is recommended to be paid

David Campbell & J. H. Howard Junrs

DETAILS OF COMPENSATION RECOMMENDED TO BE PAID PURSUANT TO SECTION 16 OF THE
"HIGHWAY ACT."

A. For Improvements on the Lands taken.

(Subsec. 1a.) "Improvements on the land so taken, that is to say, everything constructed on or annexed to the soil by the hand of man."

Roads: Length, ; width, ;

Buildings: Length, ; width, ; height,

See Remarks

Structures: See Remarks

Fences: Length, feet. See Remarks

Clearing: Area, acres

Grading: Area, acres

Planting: Area, See Remarks

Cultivation: Area, See Remarks

Other improvements (to be stated)

Remarks:

COMPENSATION RECOMMENDED

A.**B. For Lands taken (not Subdivided Lands).**

(Subsec. 1b.) "Lands which were originally granted to some person by the Crown, either in the right of the Province or the Dominion, and by the taking of which the total area taken for the purpose of highways from the lands comprised in the original Crown grant is found to exceed one-twentieth of the total area of the lands comprised in the Crown grant, and then only for the area in excess of one-twentieth of that total area."

Area of original Crown grant - - - - - acres.

Total area taken for road purposes - - - - - acres.

Deduct one-twentieth of area of original Crown grant - - - - - acres.

Area for which compensation is payable - - - - - acres.

The land is valued at \$ per acre.

COMPENSATION RECOMMENDED \$ **B.**

I hereby certify that this statement is in accordance with the provisions of section 16 of the "Highway Act."

Date June 20th, 1947J. Dorgan
 Right-of-way Agent or District Official, P.W. Dept.

I hereby recommend that compensation be paid accordingly.

Date _____, 19____

District Official, P.W. Dept.

APPROVED.

Date _____, 19____

Deputy Minister, Chief Engineer, or Assistant Chief Engineer.

(DEALT WITH.)

Chief Accountant.

[OVER.

C. For Lands taken (Subdivided Lands only).

(Subsec. 1b.) "But, where the lands comprised in the Crown grant have been subdivided into parcels by any registered conveyance or plan of subdivision, the area of land which may be so taken from any parcel without payment of compensation shall not exceed one-twentieth of the area of that parcel, and where the lands are being taken from two or more of the parcels at the same time, the total area to be so taken without the payment of compensation shall be apportioned among those parcels on the basis of their respective areas."

Details of registered subdivision plan, parcel, lot, etc. Sub 11-12, Block 1138

Total area of parcel - - - - - 2-50' 1/4 - acres.

Total area taken for road purposes - - - - perhaps 500 ft. acres. - 1000' across, 1000' long

Deduct one-twentieth area of parcel - - - 1.41 acres *Net*

Area for which compensation is payable - - - 100 sq. ft. acres.

The land is valued at \$ 50.00 per acre.

Developed building site partially cleared. COMPENSATION RECOMMENDED \$ 50.00 C.

D. For Materials taken from Improved Lands.

(Subsec. 4.) "Where in respect of gravel, sand, stone, timber, or other materials taken by Crown for construction, maintenance, or repair of any highway or bridge, the provisions of any Statute or the reservations contained in any Crown grant permit of the same being so taken without payment of compensation, and where the same is taken from Improved Lands, the Minister may, notwithstanding the provisions or reservations aforesaid, pay reasonable compensation therefor."

[illegible]

TOTAL COMPENSATION RECOMMENDED \$_____ D.

E. Deduction for Increased Capital Value due to Construction.

(Subsec. 3.) "In determining the compensation payable to any owner in respect of any land entered upon and taken possession of under this Part, there shall be taken into consideration the increased value, beyond the increased value common to all lands in the locality, that will be given to the remaining lands of the owner through which the highway will pass, by reason of the passage of the highway through the same or by reason of the construction of the highway or of works incidental thereto, and the increased value that will be so given shall be set off against the compensation otherwise payable to that owner under this section."

Details

TOTAL DEDUCTIONS \$.....E.

Remarks:

(NOTE.—Give details and approximate value of any other compensation arranged for and recommended, such as fencing or transfer to adjacent owner of land comprised in old road to be closed, or other matters.)

SUMMARY OF AMOUNT OF COMPENSATION RECOMMENDED TO BE PAID.

A. For improvements on lands taken - - - - - \$ A.

(B. For lands taken (not subdivided lands) - - - - - \$.....B.

(C. For lands taken (subdivided lands only) - - - - - \$ 500.00 C.

D. For materials taken from *improved* lands - - - \$ D.

Gross total amount of compensation recommended \$ 200,000

F. Deduction for increased value \$.....E.

NET TOTAL OF COMPENSATION RECOMMENDED TO BE PAID \$ 50.00

GOVERNMENT OF BRITISH COLUMBIA—DEPARTMENT OF PUBLIC WORKS

COMPENSATION IN TERMS OF THE "HIGHWAY ACT"

Not on schedule

(SECTION 16.)

DEPT. FILE NO. 95 PLAN NO. DISTRICT FILE NO. 7-20-196ENGINEERING DISTRICT NO. ELECTORAL DISTRICT COMOXName and details of highway or incidental works Mile 129 to 133.75Union Bay - Island Highway 10 7 11Description of property 1000 sq.ft. more or less of Lots 11 & 12, Block 51, Dunsmuir Townsite, Map 438. 10Name of registered owner For Lot 12 - David Campbell C. of T. 43371NIs title unencumbered? Lot 11 - not not, give details of encumbrance Agt. for saleNone of Horwood & G. H. Horwood to Campbell David Encumbered. not reg.

Name, title, etc., of party to whom compensation is recommended to be paid

David Campbell and G. H. Horwood Jointly.

DETAILS OF COMPENSATION RECOMMENDED TO BE PAID PURSUANT TO SECTION 16 OF THE "HIGHWAY ACT."

A. For Improvements on the Lands taken.

(Subsec. 1a.) "Improvements on the land so taken, that is to say, everything constructed on or annexed to the soil by the hand of man."

	\$	c.
Roads: Length, ; width,		
Buildings: Length, ; width, ; height,		
See Remarks		
Structures: See Remarks		
Fences: Length, feet. See Remarks		
Clearing: Area, acres		
Grading: Area, acres		
Planting: Area, See Remarks		
Cultivation: Area, See Remarks		
Other improvements (to be stated)		
Remarks:		
COMPENSATION RECOMMENDED		A.

See "C"

B. For Lands taken (not Subdivided Lands).

(Subsec. 1b.) "Lands which were originally granted to some person by the Crown, either in the right of the Province or the Dominion, and by the taking of which the total area taken for the purpose of highways from the lands comprised in the original Crown grant is found to exceed one-twentieth of the total area of the lands comprised in the Crown grant, and then only for the area in excess of one-twentieth of that total area."

Area of original Crown grant - - - - - acres.

Total area taken for road purposes - - - - - acres.

Deduct one-twentieth of area of original Crown grant - - - - - acres.

Area for which compensation is payable - - - - - acres.

The land is valued at \$ per acre.

COMPENSATION RECOMMENDED \$ B.

I hereby certify that this statement is in accordance with the provisions of section 16 of the "Highway Act."

Date June 20th, 19 47Acting- Jos. Dorgan Right-of-way Agent or District Official, P.W. Dept.

I hereby recommend that compensation be paid accordingly.

Date July 5th, 19 47E. Smith
District Official, P.W. Dept.

APPROVED.

Date _____, 19 _____

Deputy Minister, Chief Engineer, or Assistant Chief Engineer.

(DEALT WITH.)

Chief Accountant.

[OVER.]

RS 1386-11

Dept. of Pub. Wel. of Ind. & C.

COURTENAY DISTRICT

PLAN OF PROPOSED REVISION OF THE
ISLAND HIGHWAY • MILE 129 TO 133.75.
FANNY BAY TO UNION BAY • •

~ SCALE ~

• 100 FEET TO 1 INCH •



Bearings from Land Tie. Level Datum from Geodetic Survey. Contours shown at 5' intervals.

R. M. Manton
DRAFTSMAN

HILLIER, V. I., B. C.

6 Sept 1946.

LOC. ENG.

ENG. 1/2 OF LOC.

CHIEF ENG.

Douglas St

Nelson St

Richards St

Lansdowne St

TO BE CONVERTED
EDWIN ANDERSON
SEWER 15" x 12" (?)

\$ 50.00 PAID

\$ 135

R.L. {
Δ 10° 34' L
D of C. 6° 00'
150' SPIRALS
Δ C.C. 1° 34'
L.C.C. 26.1'
1/5 163.4'

BK 46

House

House

Garden

Road

RS 1386-11

817 RW

RIGHT OF WAY PLAN OF THE ISLAND HIGHWAY
THROUGH PARTS OF D.L. 12, D.L. 9, D.L. 8, SEC. 6,
D.L. 13, D.L. 7, SEC. 32 T.P. 1, D.L. 28, AND D.L. 11,
NELSON DISTRICT, B.C.

Scale: 100 Feet = 1 Inch

Bearings from Observation on Polaris of Sta. 24510264

1 P - 1/2 x 3/8 galvanized iron bar

01 P - iron pin found

0 P - old post found

- concrete monument with centred brass cap

APPROVED

Asst. Chief Engineer

Date: 26TH MAY 1950

Astronomic
North

I, V. Schelderp, of Courtenay, B.C. Surveyor, make oath and say that I personally superintend the survey and that the survey and plan are correct. The said survey was completed on the 18th day of April 1950.

V. Schelderp, B.C.L.S.

Sworn before me at Courtenay, B.C., this day of April 1950.

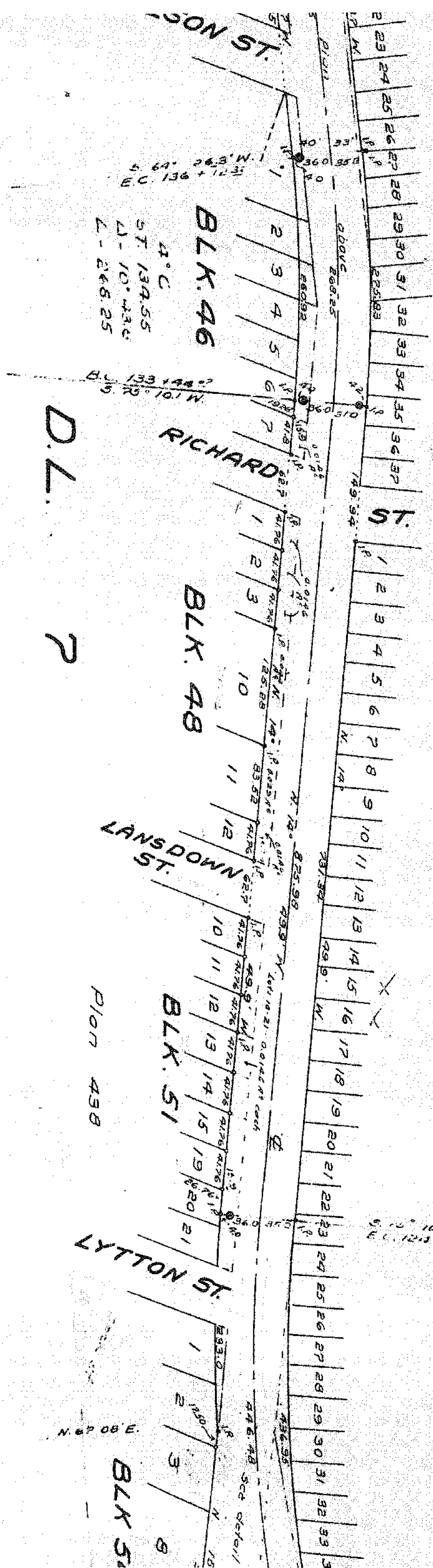
A Commissioner for taking affidavits within British Columbia.

Plan 438

BLOCK 49

3°30'C.
ST L-467
Δ-15°37.6'
L-446.48

017RW



D.L. 2

P/07 438

N. 6 P 08'E.

5470

DL 7 - Plan 438 - Block 43 - 05611 Ac.

B/lock 43	-	0.5611 Ac.
B/lock 44	-	0.0685 Ac.
B/lock 46	-	0.1212 Ac.
B/lock 48	-	0.1314 Ac.
B/lock 49	-	0.0780 Ac.
B/lock 51	-	0.1314 Ac.
B/lock 54	-	0.0163 Ac.
		<hr/>
		1.1079 Ac.

192

COMOX DISTRICT

REVISION OF ISLAND HIGHWAY

FROM

Lot 44 to Lot 12
NELSON DISTRICT



Commencing at a point on the centre line of the present Island Highway, Lot 44 - 1134.4 feet S.10.17 E. from the S.E.corner of Lot 1 Sec.2, thence N.36.05 W. 238.8 feet - thence on a 12° curve 275 feet - thence N. 03.05 W. 606.5 feet - thence on 8° curve 500 feet - thence N. 43.05 W. 1085.3 feet - thence on 8° curve 416.6 feet - thence N. 09.45 W. 392.4 feet - thence on a 20° curve 389.8 feet - thence N. 87.20 W. 439.3 feet - thence on 8° curve 522.9 feet - thence N. 45.30 W. 957 feet - thence on a 3° curve 466.6 feet - thence N. 31.10 W. 4741 feet - thence N. 24.40 W. 3400 feet - thence N. 27.00 W. 945 feet - to point of termination on the centre line of the present Island Highway 55.1 due West from the N.E.corner of Lot 12 - being a total length of 2.91 miles more or less, said Highway having a width of 33 feet on each side of above described centre line between Stations 0+00 and 31+00 and between Stations 31+00 and 40+00, a width of 33 feet East of said centre line and 133 feet on West of said centre line, and between Stations 41+00 and 153+76, a width of 33 feet on each side of above described centre line.

316

Dec. 13th, 1937.

District
Engineer

W. H. Cotton, Esq.,
Asst. Dist. Engineer,
Courtenay, B. C.

Comox
95

Road Survey at Union Bay
Mile 137-138.

With reference to your letter of November 2nd regarding the proposed revision at Union Bay, please follow out your suggestion of having a preliminary discussion with the Canadian Collieries upon the return of the General Manager. The proposed alignment is very good, indeed, but the question of right-of-way costs will be a big factor for consideration, and the best thing to do will be to use the trial line as the basis for a discussion of the right-of-way, always remembering that the establishment of the new right-of-way will make available for transfer to the owners the present road right-of-way.

I do not know when funds will be available for this improvement but it would be quite in order to make preliminary proposals as long as these do not commit the Department to any expenditure other than that for survey work, for which you have funds, and the result of this consideration may show that a change in the line would result in a considerable saving in cost without spoiling the location.

Your proposal does not appear to affect the Nelson Hotel particularly and as long as the owners of this property understand that their building at present encroaches on the highway slightly they will be very careful about making any alterations or improvements to that portion of the building which would be affected by a road change. I am sending you two prints, one of which is for the Canadian Collieries in accordance with your request.

DISTRICT ENGINEER.

HLS:CE

81 PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS 95

FROM W. H. Cotton, Asst. Dist. Engineer, Courtenay, B. C.	TO W. W. Bell, Esq., District Engineer, Victoria, B. C.	DATE May 31 1939 ELECTORAL DISTRICT Comox OUR FILE 7-20-196 South YOUR FILE
SUBJECT Lot 7, Nelson District Plan 438 <i>Union Bay</i>		REFERENCE YOUR LETTER



Mr. Schjelderup has given me a rough sketch showing (in black ink) Centre Line, of Island Highway as constructed through this lot and you will see how it effects lots 30 to 40.

I have looked through our files but find nothing except a letter dated February 27th 1931; your file 95.

Proposed re-location of Island Highway traversing Dunsmuir Townsite adjoining Union Bay on the south, which may be in connection with this.

Will you please advise if you can throw any light on the matter and what I should do about it.

Could I please have a copy of this plan 438, also any subdivisions in Lot 13.

W. H. Cotton,
Asst. Dist. Engineer

WHC:jh
enc.



530774

88

CREASE & CREASE,
BARRISTERS-AT-LAW, SOLICITORS, &C.

LINDLEY CREASE, K. C.
ARTHUR D. CREASE
FRED. S. FOWKES
D. W. GORDON

CABLE ADDRESS: HAILEY.

P. O. DRAWER 398

404-411, CENTRAL BUILDING,

VICTORIA,

BRITISH COLUMBIA.

28th July 1939.



Dear Sir,-

Map 438 Union Bay.
Harwood Brothers.

Our clients the Harwood Brothers of Union Bay, the registered owners of the unsold part of the Townsite of Dunsmuir being Lot 7 Nelson District map 438 desire us to bring to your notice that by the recent diversion of the Road known as Front Street on said map 438 (being part of the Island Highway) Lots 31 to 40 of Block 49 have been much depreciated, in fact Lots 35 to 40 have been so drastically reduced in depth as to be rendered practically worthless. These were desirable lots by reason of their sea frontage, and other lots in the same Block have been attracting buyers. Sales of some of these Lots had been arranged and the prospective buyers are now unwilling to carry out their contract by reason of the diversion of the road.

We are not setting up exaggerated values, or trying to stop the Government from improving the road which no one wishes to do, but our clients cannot afford to pay taxes for 30 years on these lots, and when they become saleable find that they are to be cut up for road purposes.

We are quite familiar with Sections 8 and 9 of the Highway Act and also of other Sections that would appear in certain cases to give the Government the right to exercise drastic powers, but we

534227

acc 530774

D.E.

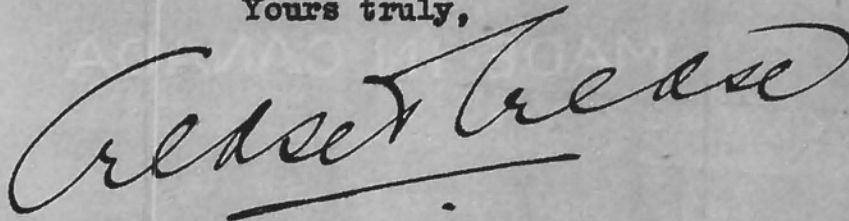
86

-2-

but we point out that map 438 has been a recognised subdivision plan since 1912, and the title comes by Grant from the Esquimalt and Nanaimo Railway Company in 1888, wherein there are no reservations except of coal rights. Section 16 of Highways Act provides for compensation, and undoubtedly much more than one twentieth of Lots 31 to 40 in Block 49 has been taken by the Crown.

Our clients also feel that they have a right in respect to Lot 9 Block 49 on other grounds. We are instructed that your Engineer has diverted the drainage water from the property on the west side of Front Street, and turned it all through Lot 9 Block 49 which is now made a water course and rendered impossible of use or occupation for any purpose. We consider it highly doubtful whether any Section of the Highways Act authorises any such action by the Crown, but even if the Act allows it consider that our client is entitled to compensation. The whole Lot is rendered useless, and our client values it at \$150.

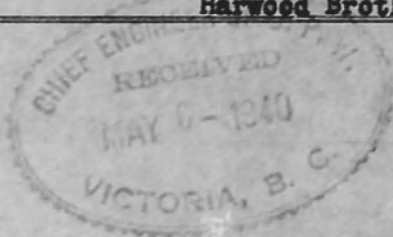
Yours truly,



The Deputy Minister of Lands,
Government Buildings
Victoria B.C.

122 PROVINCE OF BRITISH COLUMBIA
DEPARTMENT OF PUBLIC WORKS

FROM W. H. Cotton, Asst. Dist. Engineer, Courtenay, B.C.	TO W. W. Bell, Esq., District Engineer, Victoria, B.C.	DATE May 3 1940 ELECTORAL DISTRICT Comox OUR FILE 7-20-196 YOUR FILE 95
SUBJECT Island Highway, Map 438 - Union Bay, Harwood Brothers.		REFERENCE YOUR LETTER April 20/40

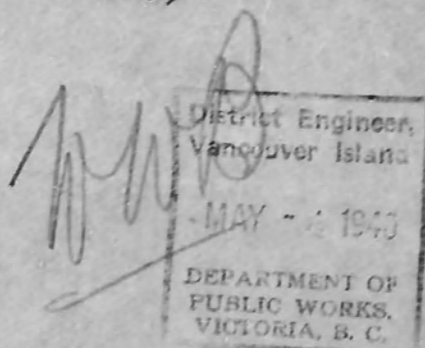


There is no definite survey here but as the Highway exists and is surfaced it would appear the only thing is to have Mr. Schjelderup prepare a plan showing the highway and area taken from each of the 12 or 13 lots effected.

Will you please advise.

W. H. Cotton
W. H. Cotton
Asst. Dist. Engineer

WHC:jh



550965

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR

186



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

LAND REGISTRY OFFICE
VICTORIA

95



Feb. 24th, 1941.

The District Engineer,
Public Works Department,
Parliament Bldgs.,
Victoria, B.C.

Dear Sir: Comox Electoral District,
re Island Highway, Blk.49, Plan
438, Lot 7, Nelson District.

I have your letter of 19th inst. enclosing
plans of Right of Way through Lots 30 - 40,
Block 49, Plan 438.

The plans have been deposited under number
365 R.W.

Yours truly,

H.J. Crane
Registrar

*Road Survey
1386-8*

per *[signature]*

GBR/AD

[Handwritten signature]

[Handwritten signature]



566449

PLAN OF PART OF

BLOCK 49 OF LOT 7, NELSON DISTRICT, B.C.

Plan 438.

RE: ISLAND HIGHWAY

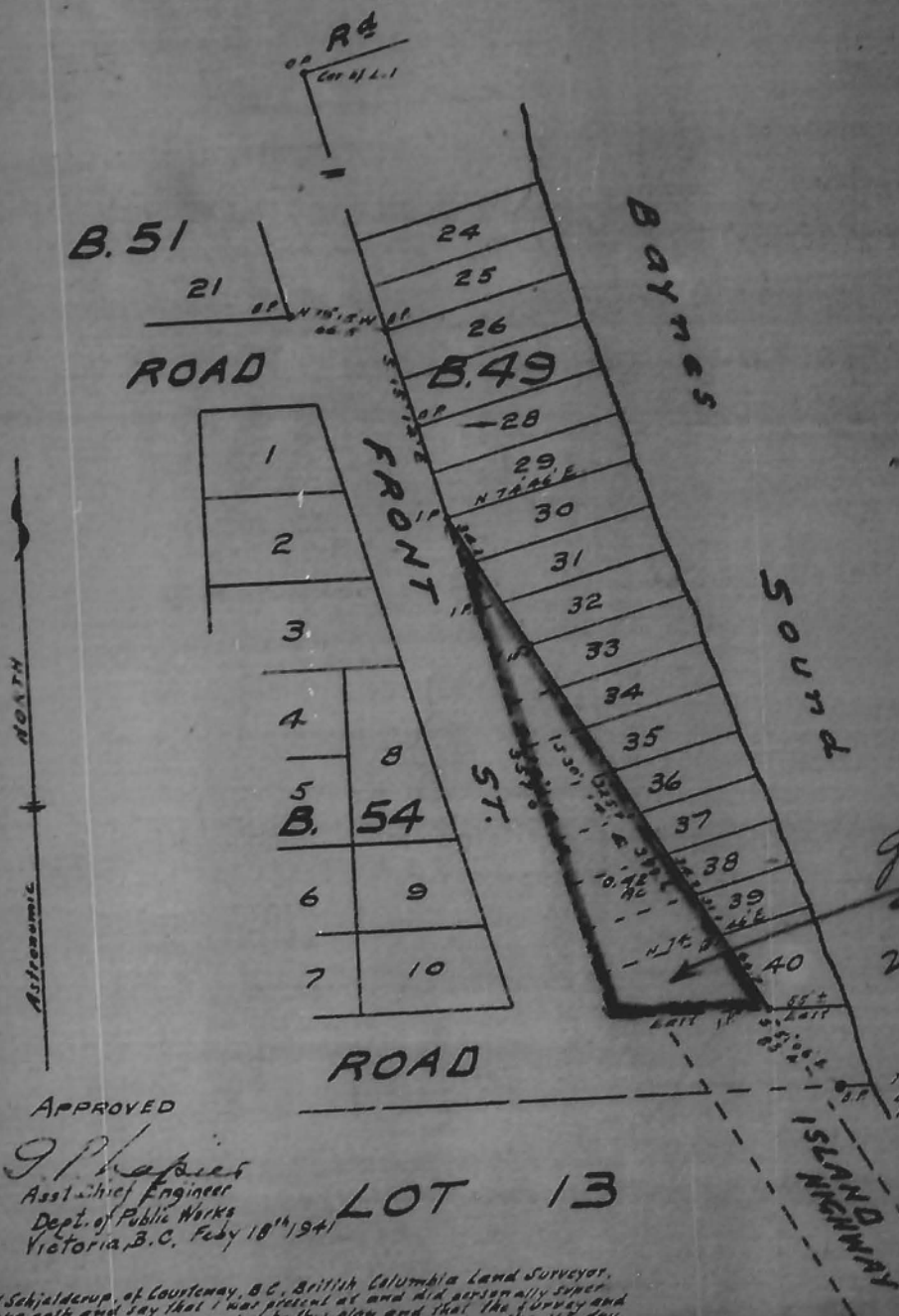
193

365 R.W.

1386-8 Rod Runway

Scale 100 Feet = 1 Inch

- Indicate 3" x 3" Cedar Posts
- IP Indicate Iron Pins driven
- OP Old Posts found



APPROVED

J. P. Chapier
Asst. Chief Engineer
Dept. of Public Works
Victoria, B.C. Feb 18, 1941

LOT 13

I, V. Schjelderup, of Courtenay, B.C., British Columbia Land Surveyor,
make oath and say that I was present at and did personally super-
intend the survey represented by this plan and that the survey and
plan are correct. The said survey was completed on the 18th day
of July 1940.

V. Schjelderup, A.L.S.

Sworn before me at Courtenay, B.C., this 18th day of July
1940

Bearings calculated from B.M.
nearby N. 20° 30' 00" W. 100 ft.

257

File 95

Victoria, B.C.,
24th Sept. 1946.

Re: Revision of Island Highway at Union Bay -
Mile 129.03 to Mile 133.75.

Sirs:

This Department intends to reconstruct the Island Highway through Union Bay at an early date. We find that a section of water main owned by your Company will have to be moved to a new location within the limits of the new right-of-way, and I am forwarding under separate cover our plan showing the section which it will be necessary to move.

I would like to have your Company's opinion as to the most desirable location within the limits of the new right-of-way, shown on the plan by broken lines.

The new location of the water main should be not less than 25 ft. clear of the center line of our new location. It makes little difference, as far as this Department is concerned, as to which side of the center line the water main should be moved to. However, an inspection of the plan and the location of the lots shows that it probably would be preferable for service purposes for the water main to be moved further over to the water side. I would like your opinion in this matter.

Will you be good enough to inform me also what proportion of the cost of moving the water main your Company is prepared to bear. Apparently the pipe was new two or three years ago. Therefore, it should be in a condition good enough to permit of moving without damage.

Yours very truly,

Canadian Collieries (D) Ltd.,
Esplanade,
Nanaimo, B.C.

E. SMITH,
District Engineer.

ES:CE

273

File 95

Victoria, B. C.,
February 12, 1947.

Re: Revision of Island Highway at Union Bay,
Mile 129.03 to Mile 133.75.

Sir:

The matter of the movement of your Company's water pipes at Union Bay has been given further consideration. We find that the existing pipe was laid under the authority of permit No. P.W. 183/42 dated September 5, 1942, and I am instructed to draw your Company's attention to Conditions 9 and 10 of that permit which must now be considered by your Company in view of the fact that this Department contemplates the reconstruction of the highway through the Union Bay section, and this reconstruction will necessitate the movement of the pipe as it cannot be allowed to remain in its present location for the distance of approximately 1,100 ft. as shown by the plan in your Company's possession, and as explained at my meeting with your Officials at Union Bay on January 22.

The permit referred to and the conditions thereof was accepted by your Company without any objections.

Yours very truly,

E. SMITH,
District Engineer.

Mr. P. S. Fagan,
Comptroller,
Canadian Collieries (Dunsmuir) Ltd.,
Nanaimo, B. C.

ES:CE

303

COMOX ELECTORAL DISTRICT

Island Highway Revision near Union Bay

Notice is given, pursuant to section 8 of the "Highway Act," that the following described highway, having varying widths up to and greater than 100 feet where it is necessary to secure the efficient construction, maintenance or use of the highway, is hereby established, namely:

Commencing at the southerly boundary of Lot 12, Nelson District; thence extending northerly to the southerly boundary of Lot 40, Block 49, Plan 438, Lot 7, Nelson District, with high water mark of Baynes Sound as the easterly boundary of said highway; thence continuing northerly to crossing of the Canadian Collieries (Dunsmuir) Ltd. railway west of the westerly boundary of Lot 11, Nelson District, and having a total length of 4.75 miles, more or less, and widths as shown outlined in red on plan deposited in the Provincial Department of Public Works at Victoria, B.C., under "Road Surveys 1386-11A".

E. L. Larson.

MINISTER OF PUBLIC WORKS

Department of Public Works,
Parliament Buildings,
Victoria, B.C.,
April 8th, 1947.

P.W. File 95.

49

95

PROVINCE OF BRITISH COLUMBIA
DEPARTMENT OF PUBLIC WORKS

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster Trust Bldg., New Westminster, B. C.	TO Mr. Ernest Smith, District Engineer, Victoria, B. C.	DATE May 7th, 1947 ELECTORAL DISTRICT OUR FILE YOUR FILE
SUBJECT Re. K. D. Livingstone - Union Bay No. 7 on Schedule.		REFERENCE YOUR LETTER

RECEIVED

PROV. PUBLIC WORKS DEPT.

VICTORIA, B. C.

MAY 10 1947

NOTED

DATE

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

This man is the owner of a portion of D.L. 8, Nelson District now shown on title as Alexander and Alma A. Christie.

He has not made title owing to the survey being held up awaiting the requirements of the highway.

Livingstone has three serviceable houses on the very attractive point of land to be taken by the road and that must be moved at once to facilitate the contractor's operations. He has undertaken to remove dwellings, two of which are rented and one of which he occupies, for the sum of \$500.00 as per copy of agreement herewith.

As he has undertaken to start the job on the 8th of May and will be finishing in the course of a week, using his own bulldozer, it is desirable that the money be available as soon as convenient. It is my idea that cheque might be forwarded to Mr. Hodgson on the job who could hand it over to Livingstone on completion of work. Early removal is necessary as the contractors are approaching this point now.

If there is anything further necessary in connection with this matter I shall be glad to supply it. No settlement for land can be made in this district lot until the subdivision plan in question is on file.

Yours very truly,

Jos. Dorgan *[Signature]*
Acting Right-of-Way Agent.

JD/S
Enc.

713405

D.E.

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster Trust Bldg., New Westminster, B. C.	TO Mr. E. Smith, District Engineer, Victoria, B. C.	DATE May 9th, 1947. ELECTORAL DISTRICT OUR FILE YOUR FILE
SUBJECT Re: Island Highway - Mile 129 to 133.75 - Union Bay.		REFERENCE YOUR LETTER

RECEIVED
 PROV. PUBLIC WORKS DEPT.
 MAY 12 1947
 NOTED
 DATE

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

All warranted settlements on this schedule from #1 to #10 on the south end have been arranged. A considerable portion of this section are large areas and wild. Removal of three dwellings on D.L. 8 have been arranged.

Parcel 13 has also been settled.

As you have been advised #11-12, 14 and 15, where the new road rises from the beach are in abeyance owing to strenuous objection to entering these well improved homes. The damage will obviously be serious. These owners were subsequently advised that there will be no change and asked to summarize their claims. When heard from they will receive attention.

From No. 16 to the Nelson Hotel on the beachside, right of way has been practically all arranged though a number of parcels on the schedule do not seem to be touched. The west side of this stretch will encounter some heavy damage in dwellings if the 50' width is taken all the way.

North of the Nelson Hotel on Collier's land are two leaseholds. One a small dwelling and the other a filling station and shop combined with general store and dwelling. Arrangement has been made with the occupant of the small dwelling for assignment of lease and removal of building to a nearby lot owned by him. The gas station-store and home, however, presents a more serious obstacle. The occupant, a Shell agent, has a lease "at will" which is in effect unlimited as to time and could almost be taken to be in perpetuity. Rental is less than \$60 a year covering everything domestic and mercantile. The house is 5 rooms adjoining the store and is a comfortable, substantial structure. All improvements belong to occupant. As this man is doing an active business it is obvious that his profits (in view of the low overhead) are unusually good. The couple operate the business without any help that I could see. If forced out of business I believe this claim would be around \$10,000.00. I should think claimant is clearing around \$3000 a year.

713763

D.E.

74

File 95

Victoria, B.C.,
May 28th, 1947.

Re: Septic Tank Effluent at Union Bay
and Parksville

Sir:

This Department is proceeding with the reconstruction of the Island Highway through the Village of Union Bay, and now that construction has commenced we find that the Nelson Hotel and many private dwellings discharge effluent from septic tanks or cess pools under the Island Highway and on to the foreshore, resulting in a most objectionable condition on the water front. No permits have been issued by this Department allowing the drains to be placed under the highway, and our new construction will most certainly cut practically all of such drains so that they will no longer serve to carry anything.

I shall be grateful if you will have an inspection made and instructions issued to the owners of the drains referred to. Your representative could obtain the necessary information from our Resident Engineer on the Union Bay work, Mr. R. Hodgson, or from Asst. Dist. Engineer Roe at Courtenay.

A similar condition exists in Parksville where the Rod and Gun Hotel has a small vitrified pipe crossing the highway in front of the hotel. This pipe has now been broken down by the truck traffic and the septic effluent is saturating the new road. I shall be obliged if you will also have this investigated.

Yours very truly,

Dr. G. F. Amyot,
Provincial Health Officer,
Buildings.

E. SMITH,
District Engineer.

ES:CE

C
O
P
Y

122

Union Bay, B.C.
June 19th, 1947

R. H. Hodgson,
Resident Engineer,
Department of Public Works,
UNION BAY, B.C.

Dear Sir:

We are pleased to submit the following prices for
the moving of buildings from the FANNY BAY-UNION BAY, Right-of-
Way.

Mr. McCulloch, house to be moved to Lot 7, Block 44	375.08
Mr. A. Hastings, house to be moved, store, garage, 2 gas pumps, tanks, car storage garage, and building.	5,770.93
T. James, To site to be selected.	405.18
Mrs. Madelon Horne, Garage to new site.	172.49
Mrs. Jessie McKenzie, garage to new site	113.45
Edward Anderson, Garage to new lot and fence	206.06
I. Medredge, garage to new lot and fence	149.33
Frances Slasek, garage and fence	109.98
Ellen King, garage and fence	113.45
Grace Hagget, moving fence and rebuilding	59.04
Dorothy Bell, (King) garage and fence	99.56
Sharborne, garage and fence	109.98
Dorothy Bell, Fence and rebuild	44.00
F. Stephens, fence	97.95
W. Glover, new steps, foundations and stone sump, fence	145.86
W. Boden, move fence, hedge and rock sump	87.98
J. McQueen, move and rebuild fence	42.83
G. Webster, move house and wood shed, move two stumps	245.42
	<hr/>
	8,348.57

This price includes, putting buildings in place,
and in as good a condition as they are at the present time.
We would like to point out that most of these buildings are in
very poor condition and it will take considerable work in
repairing them, after the moving operation.

Yours very truly

CAMPBELL-BENNETT LTD.

"J. Sanders"

25.7

File 95

Victoria, B.C.,
24th Sept. 1946.

Re: Revision of Island Highway at Union Bay -
Mile 129.03 to Mile 133.75.

Sirs:

This Department intends to reconstruct the Island Highway through Union Bay at an early date. We find that a section of water main owned by your Company will have to be moved to a new location within the limits of the new right-of-way, and I am forwarding under separate cover our plan showing the section which it will be necessary to move.

I would like to have your Company's opinion as to the most desirable location within the limits of the new right-of-way, shown on the plan by broken lines.

The new location of the water main should be not less than 25 ft. clear of the center line of our new location. It makes little difference, as far as this Department is concerned, as to which side of the center line the water main should be moved to. However, an inspection of the plan and the location of the lots shows that it probably would be preferable for service purposes for the water main to be moved further over to the water side. I would like your opinion in this matter.

Will you be good enough to inform me also what proportion of the cost of moving the water main your Company is prepared to bear. Apparently the pipe was new two or three years ago. Therefore, it should be in a condition good enough to permit of moving without damage.

Yours very truly,

Canadian Collieries (D) Ltd.,
Esplanade,
Nanaimo, B.C.

E. SMITH,
District Engineer.

ES:CE

ADDRESS ALL COMMUNICATIONS TO THE COMPANY

258

Canadian Collieries (Dunsmuir), Limited

ALL QUOTATIONS
ARE FOR
IMMEDIATE ACCEPTANCE

SHIPPING WHARVES:
UNION BAY, B.C.
NANAIMO, B.C.

MINERS AND SHIPPERS OF THE CELEBRATED
WELLINGTON AND COMOX
DOMESTIC GAS AND STEAM COALS

ALL AGREEMENTS ARE
CONTINGENT UPON
STRIKES, ACCIDENTS OR
OTHER CAUSES OF DELAY
BEYOND OUR CONTROL

RECEIVED
PROV. PUBL. Nanaimo, B. C., September 26th, 1946.
VICTORIA, B. C.

E. Smith, Esq.,
District Engineer,
Department of Public Works,
VICTORIA, B. C.

ANSWERED
NOTED
DATE

File No. 1356

Dear Sir:

Re: Revision of Island Highway at Union Bay
Your File No. 95

We have your letter of September 24th in connection with the above matter and have to advise that our General Superintendent, Mr. R. K. Smart, is at present ^{s.22}

However, I have forwarded your letter to our District Superintendent, Mr. James Quinn, at Cumberland, requesting him to secure the necessary data to enable us to reply to the third paragraph of your letter.

Yours very truly,
CANADIAN COLLIERIES (DUNSMUIR) LIMITED

P. S. Fagan,
Comptroller.

PSF/B
cc. H.R.P. with enclosure
cc. R.K.S. " "
cc. Jas. Q. " "

602411

D.E.

261

File 95

Victoria, B.C.,
2nd January, 1947.

Re: Island Highway, Fanny Bay-Union Bay
Revision.

Sirs:

Will you please give me your quotation for
the following:

664	lin.ft.	15"	diam.	concrete	pipe	culvert
928	"	"	18"	"	"	"
308	"	"	24"	"	"	"
132	"	"	30"	"	"	"
272	"	"	35"	"	"	"
104	"	"	60"	"	"	"

All the above to be standard reinforced with
the exception of 60" diameter, which should be of standard
for this size, and I believe is usually made with double
cage reinforcing.

Will you be good enough to forward to me your
up-to-date list of concrete pipe culverts, with prices.

Yours very truly,

E. SMITH,
District Engineer.

B.C. Concrete Company,
1025 W. 77th Ave.,
Vancouver, B. C.

ES:CE

262

File 95

Victoria, B.C.,
2nd January, 1947.

Re: Revision of Island Highway at Union Bay,
Mile 129.03 to Mile 133.75.

Sirs:

With reference to your letter of September 26th, may I now be favoured with a reply to my letter of September 24th.

I would be very glad to go over the ground with a representative of your Company in order to definitely arrange the matter of relaying the wood stave water pipe for approximately one-half mile where its present location is too near the center line of our proposed relocation and reconstruction of the Island Highway.

Yours very truly,

E. SMITH,
District Engineer.

Canadian Collieries (Dunsmuir) Ltd.,
Nanaimo, B. C.

ES:CE

ADDRESS ALL COMMUNICATIONS TO THE COMPANY

263

Canadian Collieries (Dunsmuir), Limited

95

ALL QUOTATIONS
ARE FOR
IMMEDIATE ACCEPTANCE

SHIPPING WHARVES:
UNION BAY, B.C.
NANAIMO, B.C.

MINERS AND SHIPPERS OF THE CELEBRATED
WELLINGTON AND COMOX
DOMESTIC GAS AND STEAM COALS

ALL AGREEMENTS ARE
CONTINGENT UPON
STRIKES, ACCIDENTS OR
OTHER CAUSES OF DELAY
BEYOND OUR CONTROL

RECEIVED
PROV. PUB. WORKS
VICTORIA, B.C.

Nanaimo, B.C., January 3rd, 1947.

E. Smith, Esq.,
District Engineer,
Department of Public Works,
VICTORIA, B. C.

NOTED
DATE

File No. 1356

Dear Sir:

Re: Revision of Island Highway at Union Bay

I have your favor of January 2nd, your file No. 95, and as set out in my letter to you of September 26th, this matter was referred to our Operating Department. However, at that time our General Superintendent, Mr. R. K. Smart, was absent and was again absent^{s.22} for some considerable time.

I have now had an opportunity of discussing this matter with him, and he asks me to advise you that he will arrange for Mr. Quinn, our District Superintendent, Mr. Strachan, our Mining Engineer, and Mr. Auchinvole, our Mechanical Engineer, to go over the ground with you at your convenience. If you would give us a few days' notice, Mr. Smart will arrange to have these men on the ground when you arrive. If possible, Mr. Smart will also be present and discuss the matter fully with you.

Yours very truly,
CANADIAN COLLIERIES (DUNSMUIR) LIMITED

B. S. Fagan,
Comptroller.

PSF/B
cc. R.K.S.

152
10T
min Quinn

700884

265

January 27th, 1947.

District
Engineer
Victoria

Mr. W. E. Stewart,
Resident Engineer,
Millers, B. C.

Comox

95

Island Highway, Union Bay-Fanny
Bay Revision

The Assistant Chief Engineer and Chief Location Engineer have requested that a revision be made throwing the centre-line further in towards the bank in the vicinity of Station 112, where there are two access roads and two sets of cribbing on the outside of the road. It is suggested that the line be thrown in about 15 ft. at this point.

Will you please have a suitable revision made and revised quantities submitted.

E. SMITH,
District Engineer.

ES:CE

267

ADDRESS ALL COMMUNICATIONS TO THE COMPANY

Canadian Collieries (Dunsmuir), Limited

ALL QUOTATIONS
ARE FOR
IMMEDIATE ACCEPTANCE

SHIPPING WHARVES:
LADYSMITH, B.C.
UNION BAY, B.C.

MINERS AND SHIPPERS OF THE CELEBRATED
WELLINGTON AND COMOX
DOMESTIC, GAS AND STEAM COALS

ALL AGREEMENTS ARE
CONTINGENT UPON
STRIKES, ACCIDENTS OR
OTHER CAUSES OF DELAY
BEYOND OUR CONTROL

RECEIVED
PROV. PUBLIC WORKS DEPT. UNION BAY, B.C.
VICTORIA, B.C. January 27th, 1947.

JAN 29 1947

E. Smith, Esq.,
District Engineer,
Parliament Buildings,
VICTORIA, B.C.

Dear Sir:-

Further to our conversation re: Union Bay Water System, there are 30 services connected to the section of main which will have to be moved to facilitate the contemplated Government Road improvement through Union Bay.

In addition to the above mentioned services, there will be another 40 affected by the shut down, necessary to make the change; these are between the last main shut-off valve (at the school) and the section to be moved.

Trusting this is the information you require, we are,

Yours very truly,

Canadian Collieries (D) Ltd.

W. Auchinvole
(W. Auchinvole)
Mechanical Engineer

cc- R.K. Smart, Esq.
Jas. Quinn, Esq.
J. Roe, Esq. Res. Engineer, Dept. of Public works,
Courtenay, B.C.

703206

269

February 4th, 1

District
Engineer
Victoria

Mr. W. E. Stewart,
Resident Engineer,
Hilliers, B. C.

Comox

95

Island Highway, Union Bay-Fanny
Bay Revision

Please disregard my letter of
January 27th referring to the revision sug-
gested by the Asst. Chief Engineer and Chief
Location Engineer.

I realize that it would be
difficult for you to do this work, and it will
be done by Mr. Stevens, who will be here fairly
soon, I hope. I will get Mr. Stevens to see
you with regard to this matter.

It now appears that the suggested
change is to throw the line some 15 ft. over
towards the water, and not further into the
bank.

E. SMITH,
District Engineer.

ES:CE

270

95

FORM P.W. 118A

PROVINCE OF BRITISH COLUMBIA
DEPARTMENT OF PUBLIC WORKS

FROM District Engineer Victoria	TO Chief Engineer, Buildings.	DATE February 3rd, 1947. ELECTORAL DISTRICT Comox OUR FILE 95 YOUR FILE
SUBJECT Revision of Island Highway Union Bay Mile 129.03 to Mile 133.75. Canadian Collieries (Dunsmuir) Ltd. Water Mains		REFERENCE YOUR LETTER

RECEIVED

PROV. PUBLIC WORKS DEPT.

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

DATE

I have today received definite information from the Canadian Collieries (Dunsmuir) Ltd. with regard to the number of water services on the water mains on the Island Highway which it will be necessary to move. I have discussed this matter with the Canadian Collieries' officials and they have now informed me that there are thirty water services connected to houses, etc., on the section of the main road to be reconstructed, and in addition to these there are forty other services which would be affected by any shut-off of the water.

It is proposed to include the movement of the water mains in the contract, and it is manifestly impossible to move the existing mains either in their entirety or in short sections without cutting off the water supply from all or many of the seventy services concerned. It is therefore advisable to purchase new pipe and lay it in the required location free of all proposed new construction in order to insure a reasonable continuity of water supply to the residents.

There will be a certain amount of salvage value in the existing pipe, and the Company is prepared to purchase the pipe from this Department at a reasonable figure.

The estimated cost of installing new pipe and salvaging the existing pipe is \$4,359.88, the details of which are as follows:

703-43

A.C.E.

271

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM	To	DATE
		ELECTORAL DISTRICT
		OUR FILE
		YOUR FILE
SUBJECT		REFERENCE
		YOUR LETTER

- 2 -

New W.S. Pipe, asphalt coated only, not wrapped, F.O.B.
Union Bay.

850' 3" Diam. @ .4825 per ft.	\$ 410.13
1,250' 4" Diam. @ .595 per ft.	743.75
Labor laying 2,100' @ \$1.25	2,625.00
Service Connections, 30 @ \$15.00	450.00
Hydrants (Stand pipes) 8 @ \$10.00	80.00
Lifting existing pipe, 2,100' @ .30	630.00

\$ 4,938.88

Less Salvage Value

850' 3" Pipe @ 24¢ - \$204.00	
1,250' 4" Pipe @ 30¢ - \$375.00	

579.00

\$ 4,359.88

If this procedure meets with your approval and tenders are to be called for the work prior to the end of the fiscal year, then a requisition should be made immediately for the purchase of the pipe as I have today been notified by the Pacific Coast Pipe Co. that, due to the present shortage of galvanized wire and clear lumber for making pipe staves, that Company is not in a position to make shipment for two to three months.

I am awaiting revised quantities from Resident Engineer Stewart in connection with the proposed revision of alignment in the vicinity of Station 112. When these figures are received I shall be in a position to complete the estimate.

E. Smith
E. SMITH,
District Engineer.

ES:CE

272
PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM CHIEF ENGINEER	TO District Engineer, Victoria, B.C.	DATE February 7th 1947. ELECTORAL DISTRICT Comox OUR FILE 95 YOUR FILE
SUBJECT Revision of Island Highway - Union Bay Mile 129.03 to Mile 133.75. Canadian Collieries (Dunsmuir) Ltd. Water Mains.		REFERENCE February 3rd YOUR LETTER

RECEIVED

DEPT. OF PUBLIC WORKS

FEB 8 - 1947

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

With reference to your letter of the 3rd instant re the above, will you kindly advise under what authority this water system was installed on the highway right-of-way.

If it was installed under the Department's present type of permit then the owners would be required to move same without cost to the Department. If no permit was issued to cover same the matter is probably open for negotiation.

In the event of this work being proceeded with, it would seem advisable to have the Collieries Company undertake the entire installation themselves prior to our undertaking any construction and compensate the Company in a lump sum.

Kindly advise me further.

A.L. Carrythers,
Chief Engineer.

by:

H.C. Anderson
H.C. Anderson,
Asst. Chief Engineer.

HCA:MM

704195

D.E.

273

File 95

Victoria, B. C.,
February 12, 1947.

Re: Revision of Island Highway at Union Bay,
Mile 129.03 to Mile 133.75.

Sir:

The matter of the movement of your Company's water pipes at Union Bay has been given further consideration. We find that the existing pipe was laid under the authority of permit No. P.W. 183/42 dated September 5, 1942, and I am instructed to draw your Company's attention to Conditions 9 and 10 of that permit which must now be considered by your Company in view of the fact that this Department contemplates the reconstruction of the highway through the Union Bay section, and this reconstruction will necessitate the movement of the pipe as it cannot be allowed to remain in its present location for the distance of approximately 1,100 ft. as shown by the plan in your Company's possession, and as explained at my meeting with your Officials at Union Bay on January 22.

The permit referred to and the conditions thereof was accepted by your Company without any objections.

Yours very truly,

E. SMITH,
District Engineer.

Mr. P. S. Fagan,
Comptroller,
Canadian Collieries (Dunsmuir) Ltd.,
Nanaimo, B. C.

ES:CE

ADDRESS ALL COMMUNICATIONS TO THE COMPANY

95

275

Canadian Collieries (Dunsmuir), Limited

ALL QUOTATIONS
ARE FOR
IMMEDIATE ACCEPTANCE

SHIPPING WHARVES:
UNION BAY, B.C.
NANAIMO, B.C.

MINERS AND SHIPPERS OF THE CELEBRATED
WELLINGTON AND COMOX
DOMESTIC GAS AND STEAM COALS

ALL AGREEMENTS ARE
CONTINGENT UPON
STRIKES, ACCIDENTS OR
OTHER CAUSES OF DELAY
BEYOND OUR CONTROL

RECEIVED
NANAIMO, B. C., February 13th, 1947.
PROV. PUBLIC WORKS DEPT.
VICTORIA, B. C.

FEB 14 1947

Mr. E. Smith,
District Engineer,
Department of Public Works,
VICTORIA, B. C.

ANSWERED.....
NOTED.....
DATE..... Feb 13 1947

File No. 1356

Dear Sir:

Re: Revision of Island Highway at Union Bay
Mile 129.03 to Mile 133.75

Your letter of February 12th was duly received in connection with the above matter, and I have today written to our Cumberland Office for Permit No. 183-42, mentioned in your letter.

Promptly on receipt of this document, I will discuss the matter fully with our General Superintendent, Mr. Smart, and will write you again.

Yours very truly,
CANADIAN COLLIERIES (DUNSMUIR) LIMITED

P. S. Fagan,
Comptroller.

PSF/B
cc. R.K.S.

704801

D.E.

280

95

FORM P.W. 118A

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM District Engineer Victoria	TO G. M. Duncan, Esq., Bridge Engineer, Buildings.	DATE February 25, 1947. ELECTORAL DISTRICT Comox OUR FILE 95 YOUR FILE
SUBJECT Washer Creek Bridge (Union Bay Revision)		REFERENCE YOUR LETTER

BRIDGES - 1257.

Recorded Feb/26/47
R.H.

I am forwarding herewith paper tracing showing the contours and elevation in connection with the proposed new Washer Creek Bridge.

The extreme high water mark as shown on the profile was procured by Resident Engineer W. E. Stewart from an Old Timer at Union Bay, who was able to show a reliable mark for this elevation. It occurs to me that there will be a very slight vertical clearance between extreme high water and the lowest point on this proposed structure.

Please let me have your opinion as to whether you think our grade should be raised at this point to improve vertical clearance.

E. SMITH,
District Engineer.

ES:CE
Encl.

Advised that bridge deck should be at elevation 23.00
May 23rd 1947
E.M.D.

B.E.

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

283

COPY

Union Bay, B.C.
March 21st, 1947.

Mr. H.J. Welch, M.L.A.,
Qualicum, B.C.

Dear Sir:

The survey of the new highway from Union Bay south through Lot 13 owned by myself, destroys this property as it runs through the orchard taking 21 fruit trees and leaves my house sitting within 15 feet of the highway, on a bank that will be 25 feet above the highway.

Would it be possible to have the survey changed so that the road would be 17 feet towards the sea further from the house, leaving me part of my lawn and orchard. (27')

I would very much appreciate it if you would look into this matter and see what could be done, as soon as possible as the engineers are at present surveying the proposed route through my property.

Yours truly,

"R.H. Watson"

Please see attached letter.

284

COPY

Union Bay, B.C.,
March 22nd, 1947.

Mr. H.J. Welch, M.L.A.,
Qualicum, B.C.

Dear Sir:

Re my letter of March 21st, it should
read 27 feet, not 17 feet, towards the sea, not house,
from where the line now is.

Thanking you,

Yours truly,

"R.H. Watson"

285

COPY

RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA, B.C.

P.O. Box 33,
Union Bay, B.C.
March 13th, 1947

MAR 27 1947

ANSWERED

Mr. H.J. Welsh, M.L.A.

Dear Bert:

I received your letter regarding the road proposed through Union Bay. Thank you for your interest in this matter.

I have still had no official word from the Dept. of Public Works. Am withholding building plans for the present but I need more room to expand my business.

Will you please jar the Dept. a little as naturally I would like to know as soon as possible what their plans for my business are,

Thanking you, I remain,

Yours truly,

"Art Hastings"

286

March 26th, 1947.

Mr. H.J. Welch, M.L.A.,
Legislative Assembly,
Parliament Buildings,
Victoria, B.C.

Dear Mr. Welch:

Re: Proposed Road
through Union Bay.

The three letters addressed to you from Mr. A. Hastings and Mr. R.H. Watson, Union Bay, are being referred to our Chief Engineer for his report.

As soon as we can, we will get all the right-of-way matters settled with respect to the Union Bay improvement but I am sure you will realize it is impossible to construct a highway to our new standards without encroaching on properties there but we will try to do the least damage possible; our main difficulty arises from the fact there is so little room between the hotel and the sea.

I will have one of our engineers call on both Mr. Hastings and Mr. Watson.

Yours truly,

A.L. Carruthers,
Deputy Minister

ALC/MB
Encls.3

292
PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM J.H.A. Steven, Asst. Location Engineer	TO H. C. Anderson, Esq., Chief Engineer, Victoria, B. C.	DATE March 27, 1947 ELECTORAL DISTRICT Comox OUR FILE 95 YOUR FILE
SUBJECT Island Highway, Mile 129.03 to Mile 133.75, Union Bay Revision		REFERENCE YOUR LETTER

RECEIVED

PROV. PUBLIC WORKS DEPT.

VICTORIA, B.C.

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

JLS

I beg to enclose herewith tracings of plan and profile of a revision of the location filed under your Plans 1386-11 and 1386-12.

The enclosed plans cover a revision from Station 100 plus 43.5 to Station 136 plus 54.2, and takes side hill support from Station 100 to Station 120, to provide easier access to the properties on the bench above the present highway, which is now ~~covered~~ *gained* by steep ramps supported by cribbing, which is considered unstable.

A revised estimate of this project is also enclosed, taking into consideration the effect of the present revision, and more adequate culvert provision than was considered in the original estimate.

It is drawn to your attention that the undernoted items are not included in the "Schedule of Approximate Quantities and Unit Prices."

1. The actual cost of culvert pipe f.o.b. Union Bay.
2. Moving power poles.
3. Moving telephone poles.
4. Redesign of the Canadian Collieries' water mains and service crossings, and installation.

May prints of the enclosed plans be forwarded to Mr. Hayne's office for his files, please.

J.H.A. Steven
J.H.A. STEVEN,
Asst. Location Engineer.

JLS:CE

Copy sent J. L. Roe, Courtenay.

293

File 95

Victoria, B.C.,
March 28, 1947.

Re: Revision of Island Highway at Union Bay
Mile 129.03 to Mile 133.75

Sir:

This Department is calling for tenders for a four-mile revision of the Island Highway at Union Bay, and we find that there are two astronomic meridian monuments at Union Bay Village. The south monument, which is quite near the Community Hall, now falls inside our proposed new road bed. Will you be good enough to relocate and reset the southerly monument in a position where it will be clear of our new right-of-way limits. Our Asst. District Engineer at Courtenay, Mr. J. L. Roe, will be able to show you the location of the new right-of-way limits.

We propose to have a right-of-way survey made for the whole length of this revision, and I would be glad if you will advise me if you will undertake this right-of-way survey for us. Mr. Roe can give you details of our Departmental requirements in this regard.

Yours very truly,

E. SMITH,
District Engineer.

Mr. V. Schjelderup,
B. C. Land Surveyor,
Courtenay, B. C.

ES:CE

294

File 95

Victoria, B. C.,
March 28, 1947.

Re: Revision of Island Highway at Union Bay
Mile 129.03 to Mile 133.75

Sir:

This will acknowledge receipt of your letter of February 13th. This Department is calling for tenders early next week for the construction work of the above-named section.

It is therefore urgently necessary that the matter of the removal of your Company's water mains, etc., be given immediate attention.

Yours very truly,

E. SMITH,
District Engineer.

Mr. P. S. Fagan,
Comptroller,
Canadian Collieries (Dunsmuir) Ltd.,
Nanaimo, B. C.

ES:CE

NOTARY PUBLIC

V. Schjelderup

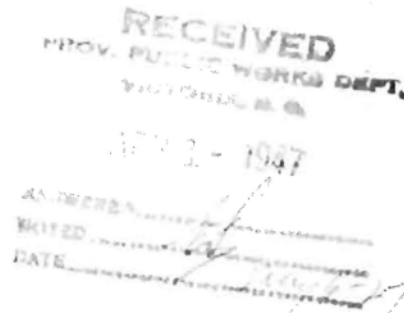
TELEPHONE 94

B.C. LAND SURVEYOR

296

COURTENAY, B.C.

March 31st 1947



E. Smith, Esq., District Engineer,
Department of Public Works,
Victoria, B.C.

Dear Sir:-

RE: Revision of Island Highway at Union Bay
Mile 129.03 to 133.75- Your file 95.

I thank you for your letter of the 28th inst. re
right of way survey and astronomic meridian monuments at Union
Bay.

With reference to the meridian monuments, I will take
this matter up with the Canadian Collieries (Dunsmuir) Ltd. 's
surveyor at Cumberland.

If you will kindly let me have a white print of above
Highway revision and outline thereon the limits of the areas to be
included in the new highway, I will obtain whatever prints are
required to make the necessary land ties. Most likely between your
Courtenay office and myself we have most of the information.

When do you expect construction will commence ?

Yours very truly,

V. Schjelderup
B.C.L.S.

709682

297

File 95

Victoria, B.C.,
April 1st, 1947.

Re: Revision of Island Highway at Union Bay
Mile 129.03 to Mile 133.75

Sirs:

We find that your Company is responsible for seven power poles at Union Bay. It will be necessary for these poles to be moved to a five foot offset from the newly established right-of-way line in order to allow construction to proceed.

The poles should be set at a distance of five feet from the new right-of-way line to that face of the pole facing away from the road center. Our Assistant District Engineer at Courtenay, Mr. J. L. Roe, can give you definite information as to the new right-of-way limits.

Yours very truly,

E. SMITH,
District Engineer.

Canadian Collieries (Dunsmuir) Ltd.,
Nanaimo, B. C.

ES:CE

299

File 95

Victoria, B.C.,
April 1st, 1947

Re: Revision of Island Highway at Union Bay
Mile 129.03 to Mile 133.75

Sirs:

This Department is calling for tenders immediately for the reconstruction of the Island Highway from a point north of Fanny Bay to the railway crossing north of Union Bay Village.

We find that there are 85 of your Company's poles which it will be necessary to move from their present location to an offset of five feet from the new right-of-way line to the outward face of the pole facing the property line.

Assistant District Engineer J. L. Roe at Courtenay will be able to inform you as to the new right-of-way line, and this work should be proceeded with as soon as possible under the usual conditions.

Yours very truly,

E. SMITH,
District Engineer.

B. C. Telephone Co.,
768 Seymour Street,
Vancouver, B. C.

ES:CE

300

File 95

Victoria, B.C.,
April 2nd, 1947.

Re: Revision of Island Highway at Union
Bay, Mile 129.03 to Mile 133.75

Sirs:

Will you please advise me of the
number and date of the permit covering the erection
of your power poles within the road right-of-way limits
at Union Bay.

Yours very truly,

E. SMITH,
District Engineer.

Canadian Collieries (Dunsmuir) Ltd.,
Nanaimo, B. C.

ES:CE

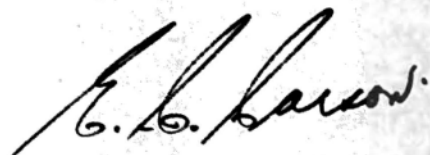
303

COMOX ELECTORAL DISTRICT

Island Highway Revision near Union Bay

Notice is given, pursuant to section 8 of the "Highway Act," that the following described highway, having varying widths up to and greater than 100 feet where it is necessary to secure the efficient construction, maintenance or use of the highway, is hereby established, namely:

Commencing at the southerly boundary of Lot 12, Nelson District; thence extending northerly to the southerly boundary of Lot 40, Block 49, Plan 438, Lot 7, Nelson District, with high water mark of Baynes Sound as the easterly boundary of said highway; thence continuing northerly to crossing of the Canadian Collieries (Dunsmuir) Ltd. railway west of the westerly boundary of Lot 11, Nelson District, and having a total length of 4.75 miles, more or less, and widths as shown outlined in red on plan deposited in the Provincial Department of Public Works at Victoria, B.C., under "Road Surveys 1386-11A".



MINISTER OF PUBLIC WORKS

Department of Public Works,
Parliament Buildings,
Victoria, B.C.,
April 8th, 1947.

P.W. File 95.

304

CORONA ELECTORAL DISTRICT.

ISLAND HIGHWAY REVISION NEAR UNION BAY.

NOTICE is given, pursuant to section 8 of the "Highway Act," that the following described highway, having varying widths up to and greater than 100 feet where it is necessary to secure the efficient construction, maintenance, or use of the highway, is hereby established, namely:—

Commencing at the southerly boundary of Lot 12, Nelson District; thence extending northerly to the southerly boundary of Lot 40, Block 49, Plan 438, Lot 7, Nelson District, with high-water mark of Baynes Sound as the easterly boundary of said highway; thence continuing northerly to crossing of the Canadian Collieries (Dunsmuir), Ltd., railway west of the westerly boundary of Lot 11, Nelson District, and having a total length of 4.75 miles, more or less, and widths as shown outlined in red on plan deposited in the Provincial Department of Public Works at Victoria, B.C., under "Road Surveys 1386-11A."

E. C. CARSON,

Minister of Public Works.

Department of Public Works,

Parliament Buildings,

Victoria, B.C., April 8th, 1947.

P.W. File 95.

158-ap10

305

95

BRITISH COLUMBIA TELEPHONE COMPANY

ASSISTANT GENERAL PLANT MANAGER'S OFFICE
SECOND AVENUE AND WYLIE STREETW. R. JONES
ASSISTANT GENERAL PLANT MANAGER

VANCOUVER, B.C.

April 10th, 1947.

RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA, B.C.

APR 12 1947

Your File 95

Mr. E. Smith,
District Engineer,
Dept. of Public Works,
Victoria, B. C.Re: Revision of Island Highway at
Union Bay, Mile 129.03 to 133.75


Dear Sir:

Reference your letter of the 2nd inst. in regard to revision of Island Highway at Union Bay, Mile 129.03 to 133.75 wherein you request advice of the permit number and date of issue covering our pole line on the railway crossing above Union Bay Village.

Kindly be advised that this permit number is P.W. 9.39, approved May 1st, 1939.

I hope this covers the information you require.

Yours truly,


ASSISTANT GENERAL PLANT MANAGER.

2/DM

710667

D.E.

*This is
a blanket
permit
T.P.C.*

308

File 95

Victoria, B.C.,
April 14th, 1947.

Re: Island Highway near Union Bay

Sir:

Attached please find copy of Gazette Notice dated 8th April, 1947, covering 4.75 miles of the Island Highway near Union Bay. A print showing the area required by this Notice (Road Surveys 1386-11A) is being mailed under separate cover. Will you please have this information noted on your records.

Tenders are being called for this Contract, and we hope to secure a proper right-of-way plan by a B. C. Land Surveyor at some later date.

Yours very truly,

E. SMITH,
District Engineer.

H. J. Crane, Esq.,
Registrar of Titles,
Court House,
Victoria, B. C.

TFB:CE
Enc.

H. J. WELCH, M.L.A.
QUALICUM BEACH, B.C.

15



95



RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA, B.C.

APR 15 1947

April 14, 1947

ANSWERED _____
NOTED _____
DATE _____

The Hon. E.C. Carson
Minister of Public Works
Parliament Buildings
Victoria, B.C.

*I've
had you advance me
on this request.*

Dear Sir:

I am enclosing herewith a petition,
signed by the residents of Union Bay, B.C., together
with a copy of my letter to them. These two letters
will I think cover the situation.

I would be very glad if you would let
me know whether the arrangements suggested in my let-
ter to them are satisfactory.

Yours sincerely,

H. J. Welch
H. J. Welch

HJW/CMA

Encl.

*Note.
See memo. C.R.
dated Oct 17/47. Proposal
herein set out approved
for next year.
L.B.L.*

*C.R. Union Bay is not in-
corporated. Perhaps we should
consider putting a
sidewalk
AHL*

16
Union Bay, B.C. February 28th, 1947

To the Honourable Minister of Public Works,
Provincial Government Buildings,
Victoria, B.C.

Sir:-

The undersigned, bona-fide residents, heads of families and ratepayers of Union Bay, respectfully submit as follows:

- 1 That Union Bay is a settled community, with a closely integrated population, and that it pays a considerable amount each year in land and property taxes;
- 2 That the Island Highway, carrying a heavy traffic, traverses Union Bay from north to south, and is the main street, and the only through street, in the village;
- 3 That the foot-path which parallels the Island Highway has been in a state of disrepair for many years, and after any heavy rain is absolutely unusable owing to the water and mud which covers it, so that pedestrians are forced to walk upon the highway;
- 4 That such use of the highway entails a real and constant danger to life and limb, especially to children, mothers with babies in carriages, the aged and infirm, and particularly so at night;
- 5 That it is understood to be the intention of the Department, at an early date, to re-build, and to partly re-locate, the Island Highway north and south of, and through, Union Bay.

The undersigned therefore request that when such re-building and re-location is carried out, a proper sidewalk shall be constructed along the highway from one end of the community to the other; not merely for the convenience of the public, but for the elimination of the grave hazard which presently exists through the density of car, truck and bus traffic.

Respectfully submitted

J. W. Glover.

W. S. Glover.

Chris. H. Lupton.

E. Moschamps
Gauld H. Gundry
Geo H Harwood

H. H. Chapman
John Moore
E. J. Seville
A. S. Jones
P. H. Reid
J. J. Davis

(For further signatures see additional sheets, consecutively numbered)

J. Campbell.
 Frank N. Holmes
 J. Campbell
 A. E. Glover.
 S. M. Jones.
 J. Watt.
 Cecil Stubbs
 A. Cullen
 L. Hillis
 Mrs. Jones
 A. B. Hatch
 John Reid
 E. Gray.
 A. Davis
 W. Katoric
 J. Stewart
 W. Lulor.
 F. Chapman
 J. Aitken
 L. Magnay
 J. Medrick
 R. M. Kay
 F. Lulor
 O. Kay
 Harry Ritchie
 J. Stokes
 Wm. Glover.
 W. Bowden

A. Christie
 Mrs. Stephens
 " S. Stapek
 Mrs. J. McKenzie
 Mr. Edwin Anderson
 Art Has Tugs
 Mrs. E. M. Kennel
 Mrs. J. Hayton
 J. M. Kay
 E. R. Glover
 Murray Kennedy.
 Joe Damonte
 A. Braden
 Geo. Richards
 Young Wah
 Mrs. Lee
 Sam. Shinto
 W. Hamilton
 D. M. Remwick
 Jack McKenzie
 Dick Damonte
 L. Aitken
 Fred J. Towles
 A. Mosher

G. Webster.

H. McQueen

R. Pratt.

C. L. Brant.

A. B. Hooper

Mrs. H. Peters

J. A. McDonald

J. F. Campbell

G. C. Wood.

Tom McKay

Wm. McKay

L. B. Pratt.

L. E. Robertson

J. H. Haggard.

W. B. Peters

N. J. Watson

John H. Braggins

Edythe Dickson

Laura A. Little

Frederic Z. Home

Frederic Home

Alfred

19 C O P Y

April 14, 1947

Mr. E.T. Searle
Box No. 25
Union Bay, B.C.

Dear Mr. Searle:

I have received your letter of April 11th with the accompanying Petition which I am forwarding immediately to the Minister of Public Works. This matter must receive immediate attention as they are already calling for bids on the work at Union Bay.

I expect we will be holding a Public Meeting to be addressed by the Minister of Public Works in Courtenay on the night of April 28th. A definite time and date will be advertised later. I think it might be a good idea if you would have a delegation to meet with the Minister at that time to further back up the Petition. I shall let you know the Minister's reaction as soon as I hear from him.

Yours sincerely,

HJW/CMA

H.J. Welch

26

ADDRESS ALL COMMUNICATIONS TO THE COMPANY

Canadian Collieries (Dunsmuir), Limited

ALL QUOTATIONS
ARE FOR
IMMEDIATE ACCEPTANCE

SHIPPING WHARVES:
UNION BAY, B.C.
NANAIMO, B.C.

MINERS AND SHIPPERS OF THE CELEBRATED
WELLINGTON AND COMOX
DOMESTIC, GAS AND STEAM COALS

95
ALL AGREEMENTS ARE
CONTINGENT UPON
STRIKES, ACCIDENTS OR
OTHER CAUSES OF DELAY
BEYOND OUR CONTROL

NANAIMO, B. C. April 16th, 1947.

E. Smith, Esq.,
District Engineer,
Department of Public Works,
District Engineer's Office,
VICTORIA, B. C.

RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA, B. C.

APR 17 1947

ANSWERED _____
NOTED _____
DATE _____

File No. 1356

Dear Sir:

We duly received your letter of April 2nd requesting us to advise you of the number and date of the permit issued covering the erection of our power poles within the road right-of-way limits at Union Bay.

We have made diligent search through our records, but have been unable to find a covering permit.

As you know, these poles were erected many years ago, and the permit, if issued, may have been displaced when the old Company records were handed over to us. In addition to searching our Nanaimo records, we have also had a search made at Union Bay, but have been unable to find a copy of the document in question.

Yours very truly,
CANADIAN COLLIERIES (DUNSMUIR) LIMITED

P. S. Ragan
Comptroller.

PSF/B
cc. R.K.S.

711158

D.E.

27

April 19th 1947.

Mr. Joseph Dorgan,
Acting Right-of-Way Agent,
713 Columbia St.,
New Westminster, B.C.

Comox

95

Island Highway - Mile 129 to 133.75
(Union Bay)

I am submitting herewith statement of right-of-way to be
acquired for the Union Bay Section of the Island Highway.

Mr. Baxter in the District Engineer's office in Victoria
will supply you with the necessary plan and any further
information required.

The contract for construction of this section has just been
let and it would be appreciated, therefore, if you could give
this project immediate attention.

H.C. Anderson,
Chief Engineer.

HCA:MM
Encl.

ADDRESS ALL COMMUNICATIONS TO THE COMPANY

31 Canadian Collieries (Dunsmuir), Limited

ALL QUOTATIONS
ARE FOR
IMMEDIATE ACCEPTANCE

SHIPPING WHARVES:
UNION BAY, B.C.
NANAIMO, B.C.

MINERS AND SHIPPERS OF THE CELEBRATED
WELLINGTON AND COMOX
DOMESTIC, GAS AND STEAM COALS

ALL AGREEMENTS ARE
CONTINGENT UPON
STRIKES, ACCIDENTS OR
OTHER CAUSES OF DELAY
BEYOND OUR CONTROL

RECEIVED
Nanaimo, B. C., April 19th, 1947.

H. C. Anderson, Esq.,
Asst. Chief Engineer,
Department of Public Works,
VICTORIA, B. C.

File No. 1356.

Dear Sir:

Re - Revision of Island Highway at Union Bay
Mile 129.03 to Mile 133.75.

My attention has been drawn to the work about to be done by our Company in connection with this road revision, and while we are willing to do anything possible to expedite the work, at the same time you will appreciate that the moving of our present installation will run into a substantial amount of money, and I trust you will see your way clear to give us some assistance; particularly in view of the fact that the pipeline in question has only been in use for about three years. There are quite a number of families depending on water from this line for domestic supply, and while the revenue to our Company is only nominal, we are, at the same time, anxious to retain the installation to accommodate the inhabitants who are coupled to this service.

Our General Superintendent, Mr. R. K. Smart, has this matter in hand, and I trust you will be able to extend some assistance in the carrying out of this undertaking.

Yours very truly,
CANADIAN COLLIERIES (DUNSMUIR) LIMITED,

PSF:KC
cc R.K.S.

711600

P. S. Egan,
Comptroller.

34

95

BRITISH COLUMBIA TELEPHONE COMPANY

ASSISTANT GENERAL PLANT MANAGER'S OFFICE
SECOND AVENUE AND WYLIE STREET

W. R. JONES
ASSISTANT GENERAL PLANT MANAGER

RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA B.C.

VANCOUVER, B.C.

File 95

April 21st, 1947.

Mr. E. Smith,
District Engineer,
Department of Public Works,
Victoria, B. C.

RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA B.C.
APR 28 1947

Re: Revision of Island Highway at Union Bay
Dear Sir: Mile 129.03 to Mile 133.75

Reference your letter of the 1st inst. in regard to reconstruction work on the Island Highway from a point north of Fanny Bay to the railway crossing north of Union Bay Village.

Please be advised that our Mr. Griggs, District Plant Manager, Nanaimo, has interviewed your Mr. Roe, District Engineer at Courtenay, in regard to the above and Mr. Roe has advised him that it will be some time before the poles will require to be relocated and Mr. Roe will advise him when we should proceed.

We will arrange to take care of this matter upon Mr. Roe's advice.

Yours truly,

W. R. Jones

2/DM

ASSISTANT GENERAL PLANT MANAGER.

711783

D. E.

39

File No. 95

May 5th 1947.

Canadian Collieries (Dunsmuir), Ltd.,
Nanaimo, B.C.

Re: Revision of Island Highway at Union Bay
Mile 129.03 to Mile 133.75

Dear Sirs:

This will acknowledge receipt of your letter of the 19th ultimo with reference to our request to your Company of February 12th last to remove your water mains at Union Bay to permit of our reconstruction.

As pointed out in our letter of February 12th last, the conditions of our Permit P.W. 183-42 provide that the pipe line must be moved at your expense on receipt of written notice from this Department. We can appreciate that this will no doubt run into a substantial amount of money. However, as we will no doubt have to ask for some concessions from your Company in connection with this project, we are prepared to pay one-half the cost of the labour involved in the relocation of your water mains. Your Company will, however, have to be responsible for the entire cost of any materials that may be used.

With this contribution on our part, I trust you will be able to place this work in hand immediately as the contractors have already started on this project.


Very truly yours,

H.C. Anderson,
Chief Engineer.

HCA:MM

District Engineer:

To note,


H.C. Anderson,
Chief Engineer.

ALL COMMUNICATIONS ARE TO BE ADDRESSED TO THE
CHIEF ENGINEER, PARLIAMENT BUILDINGS,
VICTORIA, B.C.

47



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS
VICTORIA

IN REPLYING, WRITE ONLY ON ONE SIDE OF THE PAPER.
REFER TO ONLY ONE SUBJECT OR TO
ONE WORK IN A LETTER.

TO ENSURE IMMEDIATE ATTENTION PLEASE QUOTE

FILE NO. _____

(COPY)

#7

Union Bay, May 5th, 1947.

I, D. K. Livingstone, purchaser under Agreement from A.C. and A.A.Christie, of the 4 acre portion of D. L. 8, Nelson, hereby agree to remove the three houses now in the highway, clear of said road line, for the sum of \$500.00, payable upon completion of work.

I further agree to make such removals at the best convenience of the contractors so that the road construction will not be delayed and I agree to start work on or before May 8th.

"Mr. D. K. Livingstone"

49

95

PROVINCE OF BRITISH COLUMBIA
DEPARTMENT OF PUBLIC WORKS

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster Trust Bldg., New Westminster, B. C.	TO Mr. Ernest Smith, District Engineer, Victoria, B. C.	DATE May 7th, 1947 ELECTORAL DISTRICT OUR FILE YOUR FILE
SUBJECT Re. K. D. Livingstone - Union Bay No. 7 on Schedule.		REFERENCE YOUR LETTER

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

RECEIVED
This man is the owner of a portion of D.L. 8, Nelson District now shown on title as Alexander and Alma A. Christie.

He has not made title owing to the survey being held up awaiting the requirements of the highway.

Livingstone has three serviceable houses on the very attractive point of land to be taken by the road and that must be moved at once to facilitate the contractor's operations. He has undertaken to remove dwellings, two of which are rented and one of which he occupies, for the sum of \$500.00 as per copy of agreement herewith.

As he has undertaken to start the job on the 8th of May and will be finishing in the course of a week, using his own bulldozer, it is desirable that the money be available as soon as convenient. It is my idea that cheque might be forwarded to Mr. Hodgson on the job who could hand it over to Livingstone on completion of work. Early removal is necessary as the contractors are approaching this point now.

If there is anything further necessary in connection with this matter I shall be glad to supply it. No settlement for land can be made in this district lot until the subdivision plan in question is on file.

Yours very truly,

Jos. Dorgan *[Signature]*
Acting Right-of-Way Agent.

JD/3
Enc.

713405

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster Trust Bldg., New Westminster, B. C.	TO Mr. E. Smith, District Engineer, Victoria, B. C.	DATE May 9th, 1947. ELECTORAL DISTRICT OUR FILE YOUR FILE
SUBJECT Re: Island Highway - Mile 129 to 133.75 - Union Bay.		REFERENCE YOUR LETTER

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

All warranted settlements on this schedule from #1 to #10 on the south end have been arranged. A considerable portion of this section are large areas and wild. Removal of three dwellings on D.L. 8 have been arranged.

Parcel 13 has also been settled.

As you have been advised #11-12, 14 and 15, where the new road rises from the beach are in abeyance owing to strenuous objection to entering these well improved homes. The damage will obviously be serious. These owners were subsequently advised that there will be no change and asked to summarize their claims. When heard from they will receive attention.

From No. 16 to the Nelson Hotel on the beachside, right of way has been practically all arranged though a number of parcels on the schedule do not seem to be touched. The west side of this stretch will encounter some heavy damage in dwellings if the 50' width is taken all the way.

North of the Nelson Hotel on Colliery's land are two leaseholds. One a small dwelling and the other a filling station and shop combined with general store and dwelling. Arrangement has been made with the occupant of the small dwelling for assignment of lease and removal of building to a nearby lot owned by him. The gas station-store and home, however, presents a more serious obstacle. The occupant, a Shell agent, has a lease "at will" which is in effect unlimited as to time and could almost be taken to be in perpetuity. Rental is less than \$60 a year covering everything domestic and mercantile. The house is 5 rooms adjoining the store and is a comfortable, substantial structure. All improvements belong to occupant. As this man is doing an active business it is obvious that his profits (in view of the low overhead) are unusually good. The couple operate the business without any help that I could see. If forced out of business I believe this claim would be around \$10,000.00. I should think claimant is clearing around \$3000 a year.

713763

FORM P.W. 118A

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

52
PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster Trust Bldg., New Westminster, B. C.	TO Mr. E. Smith, District Engineer, Victoria, B. C.	DATE May 9th, 1947 ELECTORAL DISTRICT OUR FILE YOUR FILE
SUBJECT Re: Island Highway - Mile 129 to 133.75 - Union Bay.		REFERENCE YOUR LETTER

- 2 -

Mrs. Horn, owning the entire west side of the Highway at this point, will sell nothing. The only choice for a suitable replacement is a dead end, undeveloped road, now part occupied by the small police station.

It is my opinion that an exchange in this case would be desirable if heavy damage is to be eased. The said road leads only to the R.R. grade and the closing of it would apparently hurt no one.

Your attention and advice on this would be appreciated.

Yours very truly,

Jos. Dorgan *[Signature]*
Acting Right-of-Way Agent.

JD/S

LIQUOR CONTROL BOARD

56 MEMORANDUM

FROM H. Idiens Campbell River B. C. DATE May 12th 1947.
 TO Dept. of Public Works Victoria B. C.
 SUBJECT RE: LOT 4 BLK 43 MAP 438 UNION BAY.

Dear Sir:-

I have held this property for over twenty years and had no intention of disposing of same; there is a small Cabin on this Lot that I have always reserved for Old Age Pensioners at no cost to them; and it has housed at least three during Jack Frasers time and since;

Should it be absolutely necessary for your project the Government can have same for \$650.00; or if it is possible to leave that portion with the Cabin on for \$450.00 Nett; the Government to pay back & current taxes amounting to \$64.20.

Yours very truly,

Harry Idiens

714064

~~ARCHIVE~~ DE

57

FORM P.W. 118A

PROVINCE OF BRITISH COLUMBIA
DEPARTMENT OF PUBLIC WORKS

FROM Loc. & Constr. Engr., Kamloops, B.C.	TO Mr. R.H. Hodgson, Union Bay, B.C.	DATE May 14, 1947. ELECTORAL DISTRICT Kamloops OUR FILE T2-21-11 YOUR FILE
SUBJECT Vancouver Island Highway Fanny Bay - Union Bay Project		REFERENCE YOUR LETTER

The enclosed copy of a communication to the Chief Engineer and attached print of a projected line at the Union Bay Revision is self-explanatory.

Kindly arrange to run this projection in on the ground, if necessary, crowding the beach to an even greater extent, to avoid as much as possible under-cutting the ramps forming access roads to the properties involved.

After cross-sectioning the line a determination of our right-of-way requirements may be made and applied.

This work should be immediately put in hand so that the contractor's clearing operations may not be undertaken beyond the limits of our actual requirements.

H.L. Hayne,
Loc. & Constr. Engineer

By:



J.H.A. Steven,
Asst. Loc. Engineer

JHAS/B
Chief Engineer,
Victoria, B.C.

For your information please.

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

58
PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM
Loc. & Constr. Engr.,
515 Columbia St.,
Kamloops, B.C.

TO
Mr. H.C. Anderson,
Chief Engineer,
Victoria, B.C.

DATE May 14, 1947.

ELECTORAL DISTRICT Comox

OUR FILE T2-21-11

YOUR FILE

RECEIVED

SUBJECT Vancouver Island Highway
Fanny Bay - Union Bay Project

REFERENCE

YOUR LETTER

ANSWERED

NOTED

DATE I beg to refer to the revision of the location at Union Bay and to the enclosed projection and profile.

The difficulty in arriving at a settlement in respect to the property of Robert Watson in D.D. 37278, and adjacent properties on the bench lands above the existing highway appears to throw the revision out of economic balance, and suggests that your original idea of swinging the line out towards the beach as shown on the accompanying projection may be the solution.

The projected alignment is still kept to a high standard and the climb from the beach at Station 113 up to street level at about Station 122 can be attained on about a 3% gradient, as shown on the attached rough profile.

The existing ramps can scarcely be affected on this projected line, although short breast walls may have to be introduced to support the lower side of those access roads after our construction operations are completed.

As to protection of our fill along the beach, so long as the grade line is held down to overcome high fill slopes, it would appear that there is sufficient loose rock on the waterfront which may be yarded up to rip-rap the toe of the fill slope, or otherwise provide protection at any critical point.

A copy of this communication has been forwarded to Resident Engineer Hodgson, instructing him to run the projection on the ground, after which our right-of-way requirements may be determined from the cross-sections.

H.L. Hayne,
Loc. & Constr. Engineer

By:

H.H.A. Steven

H.H.A. Steven,
Asst. Location Engineer

JHAS/B
Encl.

714221

60

May 20th, 1947.

District
Engineer
Victoria

Mr. J. Dorgan,
Acting R/W Agent,
New Westminster, B.C.

Comox

95

Union Bay Revision

With regard to the Shell Gas Station and house which will have to be moved, we find that the Canadian Collieries (Dunsmuir) Limited own the property on which the Police Station now stands, and I have asked Mr. Roe to contact you with the view of obtaining this parcel of land from the Canadian Collieries Ltd. for the purpose of accommodating the buildings that I have mentioned.

I am enclosing a rough sketch showing the parcel marked in red. The only description will be "Part of the remainder of the N.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec. 32."

No doubt Mr. Roe or Mr. Hodgson, the Resident Engineer, will assist you in determining the area required.

E. SMITH,
District Engineer.

ES:CE
Enc.

61

District
Engineer
Victoria

J. Dorgan, Esq.,
Acting R/W Agent,
New Westminster, B.C.

May 21st, 1947

Comox

95

Island Highway, Mile 129 to 133.75
Union Bay

May 9th

Your letter of May 9th did not reach me until I had sent you my letter of the 20th instant. You will see by the sketch which I have sent you that what you took to be an unopened road allowance is really Canadian Collieries' property, and I don't think there should be any difficulty in procuring this parcel from the Company to accommodate the Shell Gas Station and house.

With regard to the third paragraph of your letter, alluding to Nos. 11, 12, 14, and 15, where the road rises from the beach, a revised location has been made which will not seriously affect these owners, and it has been decided to follow this revised location.

I shall be glad to be advised in good time of your next arrival on the Island.

E. SMITH,
District Engineer.

ES:CE

69

District
Engineer
Victoria

J. L. Roe, Esq.,
Asst. Dist. Engineer,
Courtenay, B. C.

May 26th, 1947.

Comox

95

Right-of-Way, Island Highway
Revision at Union Bay

In connection with our telephone conversation of this morning, Mr. Baxter has looked up the records in this matter, and the file of June, 1932, shows a blue print marked "Dc. 2 #39 V" which is a Canadian Collieries' plan showing the area occupied by the Police Building and a 66 ft. street between this parcel and the school grounds.

I think it would be well to check up this matter at the Canadian Collieries' Office when you have received the sketch which you mentioned this morning.

E. SMITH,
District Engineer.

ES:CE

74

File 95

Victoria, B.C.,
May 28th, 1947.

Re: Septic Tank Effluent at Union Bay
and Parksville

Sir:

This Department is proceeding with the reconstruction of the Island Highway through the Village of Union Bay, and now that construction has commenced we find that the Nelson Hotel and many private dwellings discharge effluent from septic tanks or cess pools under the Island Highway and on to the foreshore, resulting in a most objectionable condition on the water front. No permits have been issued by this Department allowing the drains to be placed under the highway, and our new construction will most certainly cut practically all of such drains so that they will no longer serve to carry anything.

I shall be grateful if you will have an inspection made and instructions issued to the owners of the drains referred to. Your representative could obtain the necessary information from our Resident Engineer on the Union Bay work, Mr. R. Hodgson, or from Asst. Dist. Engineer Roe at Courtenay.

A similar condition exists in Parksville where the Rod and Gun Hotel has a small vitrified pipe crossing the highway in front of the hotel. This pipe has now been broken down by the truck traffic and the septic effluent is saturating the new road. I shall be obliged if you will also have this investigated.

Yours very truly,

Dr. G. F. Amyot,
Provincial Health Officer,
Buildings.

E. SMITH,
District Engineer.

ES:CE

77
PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster Trust Bldg., New Westminster, B.C.	TO Mr. E. Smith, District Engineer, Victoria, B. C.	DATE June 3rd, 1947 ELECTORAL DISTRICT OUR FILE YOUR FILE 7-20-196
SUBJECT Re: Union Bay - Mile 129-133.75		REFERENCE YOUR LETTER

RECEIVED

PROV. PUBLIC WORKS DEPT.
VICTORIA, B.C.

JUN 4 - 1947

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

As the following properties are being taken in their entirety it will be necessary to take conveyance of the same.

Information in my schedule does not seem sufficient for conveyance and I would be glad if you would have the same transcribed in full from the Land Registry Office records including title numbers and information as to whether titles are on file or otherwise.

No. 59 - E.G.F. and S.A. Vowles
60 - Lot 4, Blk. 43 etc. - Harry Idiens
56-57-58- Madeleine I. Horne.

Yours very truly,

Jos. Dorgan
Acting Right-of-Way Agent.

JD/S

716253

D.E.

78
PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS 95

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster Trust Bldg., New Westminster, B. C.	TO Mr. E. Smith, District Engineer, Victoria, B. C.	DATE June 2nd, 1947
		ELECTORAL DISTRICT
		OUR FILE
		YOUR FILE 7-20-196
SUBJECT Re: Union Bay - Mile 129 to 133.75		REFERENCE
		YOUR LETTER

Although there is still considerable to do to acquire the balance of the properties on this stretch, I thought best to forward the following requisitions for the reason that many of the buildings connected with these properties will have to be wrecked or removed and the Department might think it advisable to have such claimants paid prior to entry.

#5	Annie Nelson	75.00
#6	Elizabeth McKay	395.00
#56-57-58	Madeleine I. Horne (Total lots purchased)	3500.00
#59	E.J.F. and S.A. Vowles (Total lots purchased)	1500.00
#62-63- 64-65	Gordon I. Horne	1250.00
66	Jessie McKenzie	500.00
67	Edwin Anderson (See #68-69-70)	1.00
#68-69-70	John Medrick (See #67)	1300.00
72 & 73	Francis Stasek	50.00
74 & 75	Ellen King	75.00
76 & 77	Grace Haggart	50.00
81 & 82	Dorothy Sherburn	35.00
	Collieries Land - A. McCulloch	150.00
		<u>8881.00</u>

Other settlements have been made based on acreage value of which requisition cannot be made until acreage is determined by survey.

I have been advised by Mr. Roe that a change is contemplated in the road line affecting claims 11 to 15. I intend going to Union Bay again just as soon as particulars covering requirements are in hand.

79
PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster Trust Bldg., New Westminster, B. C.	TO Mr. E. Smith, District Engineer, Victoria, B. C.	DATE June 2nd, 1947. ELECTORAL DISTRICT OUR FILE YOUR FILE
SUBJECT Re: Union Bay - Mile 129 to 133.75		REFERENCE YOUR LETTER

- 2 -

Re: Claim 67, 68, 69 and 70

You will note that under requisition 68-69-70 that more property has been bargained for than has been required for the highway. I have probably gone beyond my authority in this matter but the arrangement as outlined in forms is the only solution I can see of the matter and I trust that you can see your way to approve the agreement.

Hoping you will find the work herein outlined satisfactory, I am,

Yours very truly,

Jos. Dorgan
 Acting Right-of-Way Agent.

JD/S
 Enc.

81

C O P Y

P. O. Box 33,
Union Bay, B.C.,
May 30th, 1947.

Mr. Bert Welch, M.L.A.,
Qualicum Beach.

Dear Sir:

I don't like to trouble you again but I am still as much in the dark as ever re the disposition of my home and business.

Mr. Dorgan, the Gov't appraiser, called just after I saw you last time, so I expected to get a settlement or proposition in short order. That was over a month ago now and all I have heard yet is that the road is going through my property.

I am trying to co-operate by holding my store stock as low as possible, which puts me to some disadvantage, and am also handicapped by lack of garage space. If you can do anything further to get some action and let me know where I stand, I would be very much obliged.

Yours sincerely,

Sgd. "Art Hastings"

H. J. WELCH, M.L.A.
QUALICUM BEACH, B.C.

82



95

RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA, B.C.

JUN 6 - 1947

Qualicum Beach, B.C.,
June 4th, 1947.

ANSWERED.....
NOTED.....
DATE.....

A.L. Carruthers,
Deputy Minister of Public Works,
VICTORIA, B.C.

Dear Mr. Carruthers:

I have a letter from Art Hastings, copy of which is enclosed, and which is more or less self-explanatory.

Mr. Hastings is in a rather unusual position in that he has no other situation to move to, and when your Department takes over his store and gas station it means he will have to move probably entirely away from this situation. Of course, before he can settle himself in any other location he must have a cash settlement.

I would greatly appreciate your expediting this matter.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "H. J. Welch".

H. J. WELCH.

HJW/E

A handwritten signature in cursive script, appearing to read "ML".
DEPUTY

716611

86

District
Engineer
Victoria

Mr. J. L. Roe,
Asst. District Engr.,
Courtenay, B. C.

June 6, 1947.

Comox

95

Union Bay Revision
Re: K. D. Livingstone.

Mr. K. D. Livingstone signed an agreement as purchaser under agreement of sale from A. C. and A. A. Christie, of the 4 acre portion of D.L. 3, Nelson District, to remove three houses clear on the road line for the sum of \$500.00, payable upon completion of the work, work to be commenced on or before May 8.

Will you please take up this matter with Resident Engineer Hodgson and, if the work of removing the houses has been carried out satisfactorily, Mr. Livingstone should be requested to submit an invoice in the amount of \$500.00 in triplicate in the usual manner through your office.

E. Smith,
District Engineer.

ES:FG

87
GOVERNMENT OF BRITISH COLUMBIA

95
RECEIVED MEMORANDUM

PROV. PUBLIC WORKS DEPT.
VICTORIA, B. C.

TO Mr. E. Smith,

FROM

District Engineer,
Dept. of Public Works,
Buildings. *NOTED*
DATE *June 12-47*

Senior Sanitarian.

June 6th

19 47

Re: Your File No. 95

Re: Septic Tank Effluent at Union Bay and Parksville.

This is to acknowledge your letter of May 28, 1947 concerning the above matter and to advise that we will, as you suggest, contact either Mr. Roe at Courtenay or Mr. R. Hodgson, on the job at Union Bay.

As we expect to be in Courtenay on Tuesday, June 10th, this matter will be attended to at that time.

C. R. Stonehouse
C. R. STONEHOUSE.

CRS/K

D. E.

716846

88

District
Engineer
Victoria

R. Hodgson, Esq.,
Resident Engineer,
Public Works Dept.,
Union Bay, B. C.

June 10th, 1947

Comox

95

Island Highway Revision, Union Bay
Claim, Alex. McCulloch

We are holding Compensation Form 120 for \$150.00 in favour of Alexander McCulloch. His leased property from the Canadian Collieries (D) Ltd. is described as Lot "B", Bk. 33, Section 32, Canadian Collieries (D) Ltd. lands. Apparently this is in Section 32, Tp. 1, Nelson District. We are destroying his woodshed and moving his house to Lot 7, Bk. 44, Dunsmuir Townsite.

Could you let us have a sketch and description of his parcel so we may identify it on our map "Townsites 162" mailed under separate cover.

The Surveyor of Taxes and the Land Registry Office do not seem to have any record of his lease.

E. SMITH,
District Engineer.

TFB:CE

Copy sent Mr. Hodgson, Resident Engineer.

89

District
Engineer
Victoria

J. L. Roe, Esq.,
Asst. Dist. Engineer,
Courtenay, B. C.

June 11th, 1947

Comox

95

**Union Bay Revision of Island Highway
Compensation Claims**

I am forwarding herewith a list of claims which have been negotiated by Mr. J. Dorgan, Acting Right-of-Way Agent, and in each case an agreement has been made by Mr. Dorgan that certain works will be carried out by this Department.

Please give these your particular attention and see that they are carried out as specified.

Claim
56, 57,
58.

Madeleine Ida Horne.
Lots 1, 2, 6, Bk. 43, Plan 438, Nelson Dist.

It is a part of the agreement that the Department will move the 1 car private garage from Lot 6 to the home of claimant directly across the Island Highway.

Lots 1 and 2 are occupied by a large warehouse and other small structures which are old and down in repair, but are tenanted at \$25.00 per month. The land is skirted by the Island Hy., the water front and the wharf approaches, being the corner opposite the general store and Nelson Hotel. The claimant retains the right to wreck the structure.

- 2 -

Claim
59Edmund G.F. and Sarah A. Vowles
Lot 3, Block 43, Plan 438, Nelson Dist.

It is a part of the agreement that owner retains the right to wreck and salvage the building for his own benefit.

Claim
66Jessie McKenzie
Lot 11, Bk. 43, Map 438, Nelson Dist.

It is a part of this agreement that the 1 car garage taken in the highway will be moved to the rear part of the lot and left satisfactory to the owner.

Claim
67Edwin Anderson
Lot 12, Bk. 43, Plan 438, Nelson Dist.

It is a part of this agreement that the Dept. will grant to claimant title to Lot 13, save and except portion taken by highway, and the 31' x 12' garage now in highway on #12 moved thereon.

Claim
68, 69,
70John Medrich
Lots 14 & 15 and all of Lot 13, Plan 438,
Nelson District.

It is a part of this agreement that the garage in highway is to be moved to the satisfaction of the owner.

91

- 3 -

Claim
72, 73

Francis Elasek
Lots 17 and 18. Bk. 43. Plan 438. Nelson Dist.

It is part of agreement that the Department will remove the garage to the satisfaction of claimant

Claim
74, 75

Mrs. Ellen King
Lots 19 and 20. Bk. 43. Plan 438. Nelson Dist.

It is a part of agreement that garage will be moved to the satisfaction of owner.

Claim
81, 82

Dorothy Sherburn
Lots 26 & 27. Bk. 43. Plan 438. Nelson Dist.

It is a part of agreement that if private garage has to be moved it will be done by the Department.

ES:CE

E. SMITH,
District Engineer.

93

June 12th, 1947

District
Engineer
Victoria

J. Dorgan, Esq.,
Acting R/W Agent,
New Westminster, B.C.

Comox

95

Union Bay Diversion of
Island Highway

I trust that the following is the information you require:-

Claim 59. Title 35703^N has been mailed out to J. M. Mitchell. Edmund Gilbert Fisher Vowles and Sarah Ann Vowles of Union Bay, British Columbia, as Joint Tenants, own Lot 3, Block 43, of Lot 7, Nelson District, Plan 438, clear title with 25 year building restrictive Covenant from April, 1945.

Claim 56, 57, 58. Title 22558^N on deposit in L.R.O. Madeleine Ida Horne of Union Bay, British Columbia, owns Lots 1, 2, and 6, Block 43, of District Lot 7, Nelson District, Plan 438, clear title except minerals reserved to E. & N. Railway Company.

Claim 60. Title 10222^N has been mailed out to P.L. Anderton. Harry Idiens of Royston, British Columbia, owns Lot 4 in Block 43 of District Lot 7, Nelson District, Plan 439, clear title except reservation of minerals to the E. & N. Railway Co.

E. SMITH,
District Engineer.

TFB:CE

114-124-0740

99

MEMORANDUM

REFER TO FILE NO. 95

CHIEF ENGINEER'S OFFICE
DEPARTMENT OF PUBLIC WORKS

RECEIVED

PROV. PUBLIC WORKS
TO THE DISTRICT ENGINEER,
VICTORIA

JUN 17 1947

Department of Public Works,

VICTORIA June 17th 1947

NOTED

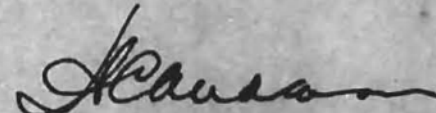
DATE

Re: Union Bay Diversion - Mile 189 to Mile 188.75

I have approved the settlements made by the Right-of-Way Agent as outlined in his letter to you of the 2nd instant in connection with the above project.

Will you please have vouchers prepared as soon as possible and cheques forwarded to Mr. Dorgan for distribution.

This matter should be expedited so that the contractors will not be delayed.

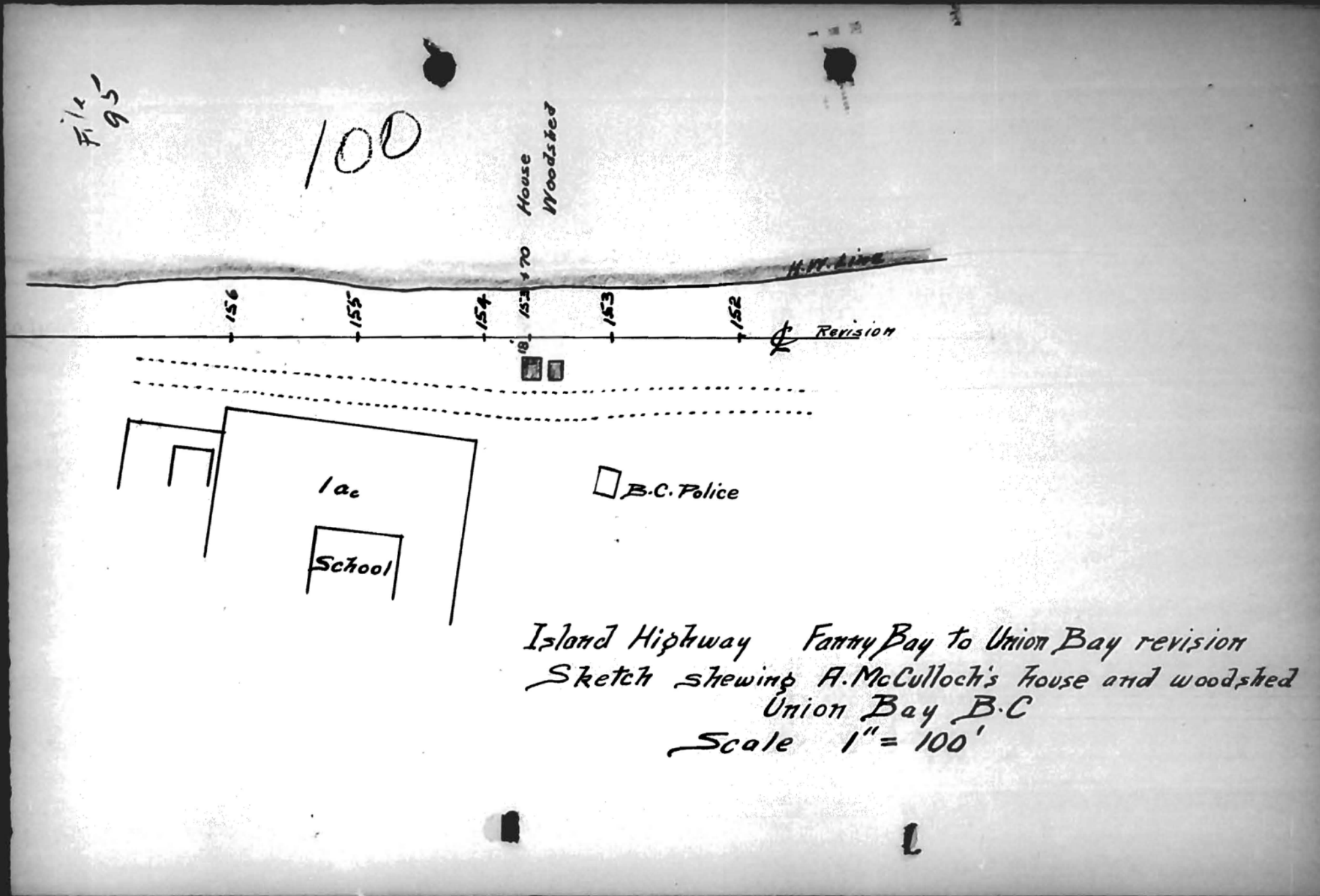


H.C. Anderson,
Chief Engineer.

717840

HCA:MM

PS. See that resident engineer is advised regarding work to be carried out by the Department under R/W. settlements.
HCA
D.E.



ALL COMMUNICATIONS ARE TO BE ADDRESSED TO THE
CHIEF ENGINEER, PARLIAMENT BUILDINGS,
VICTORIA, B. C.

105
Attention of Mr. E. Smith,
District Engineer,
Victoria, B. C.



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS
VICTORIA

Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B. C.

IN REPLYING, WRITE ONLY ON ONE SIDE OF THE PAPER.
REFER TO ONLY ONE SUBJECT OR TO
ONE WORK IN A LETTER.

TO ENSURE IMMEDIATE ATTENTION PLEASE QUOTE

FILE NO.

June 20th, 1947.

Mr. R. K. Smart,
General Superintendent,
Canadian Collieries (Dunsmuir) Ltd.,
Nanaimo, B. C.

Dear Sir:

Re: Hastings Lease - Union Bay

Your Mr. Strachan was kind enough to bring me the information as to the property above described and must thank you for your prompt attention to the matter which in the circumstances is rather important to the Department's operations at that point.

As it turns out the purchase of the property would be preferable as Hastings is desirous of getting title and can be more easily dealt with in this way. Just as soon as I get advice from Victoria I will have particulars of how the Department wishes it conveyed.

Meantime I would be glad to be advised as to the price of the land.

I am,

Yours very truly,

Jos. Dorgan
Acting Right-of-Way Agent.

JD/S

ALL COMMUNICATIONS ARE TO BE ADDRESSED TO THE
CHIEF ENGINEER, PARLIAMENT BUILDINGS,
VICTORIA, B.C.

106



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS
VICTORIA

IN REPLYING, WRITE ONLY ON ONE SIDE OF THE PAPER.
REFER TO ONLY ONE SUBJECT OR TO
ONE WORK IN A LETTER.
TO ENSURE IMMEDIATE ATTENTION PLEASE QUOTE

FILE NO.

(COPY)

June 12, 1947.

Mr. Dorgan -

Re: Union Bay

Our general superintendent does not favor a lease on property on which to move Hastings. He favors selling.

He intends to be in Cumberland early next week. If you are around then it would be a good opportunity to discuss the matter with him and possibly reach a decision. Or if you are passing through Nanaimo before then call in at the company office there.

Mr. Smart is the name.

'Phone me at Cumberland should you wish to obtain any additional information I may have.

"R. Strachan"

ALL COMMUNICATIONS ARE TO BE ADDRESSED TO THE
CHIEF ENGINEER, PARLIAMENT BUILDINGS,
VICTORIA, B. C.

Attention of Mr. E. Smith
District Engineer,
Victoria, B. C.

(COPY)



DEPARTMENT OF PUBLIC WORKS
VICTORIA

IN REPLYING, WRITE ONLY ON ONE SIDE OF THE PAPER.
REFER TO ONLY ONE SUBJECT OR TO
ONE WORK IN A LETTER.

TO ENSURE IMMEDIATE ATTENTION PLEASE QUOTE

FILE NO.

RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA, B. C.

JUN 21 1947

P. O. Box 33,
Union Bay, B. C.
June 17th, 1947.

Mr. J. Dorgan,
101 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

Further to our 'phone conversation I am listing
my suggested terms for settlement.

- (1) I am to receive title to lot.
- (2) Government to move buildings and set up in liveable condition and to pass Fire Marshall inspection. House to be raised five feet above ground level.
- (3) Part of store and certain parts of house may be dismantled to facilitate moving, to be replaced by store building 16'x30' built on N.E. corner of lot.
- (4) Lot to be drained.
- (5) Clearance to be arranged over 15 ft. of Police Dept. property adjoining my lot. If possible arrangements to be made to give me first chance to purchase Police property if Department ever decides to sell.
- (6) Compensation to be agreed on for loss of lubrication pit, private garage, coal shed and any necessary loss of business.

Hoping this will prove a satisfactory basis for settlement, I remain,

Yours truly,

"Art Hastings"

718409

D.E.

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster Trust Bldg., New Westminster, B. C.	TO Mr. E. Smith, District Engineer, Victoria, B. C.	DATE June 23rd, 1947 ELECTORAL DISTRICT OUR FILE YOUR FILE 7-20-196
SUBJECT Re: Union Bay - Mile 129 to 133.75		REFERENCE YOUR LETTER

RECEIVED

PROV. P.W.

VICTORIA

JUN 24 1947

NOTED
DATE

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

Following requisitions outlined in my letter of June 2nd, herewith are 19 additional 120 Forms covering adjustments as far as they have gone in Union Bay. The Hastings claim involving garage and other buildings is under negotiation as per information forwarded.

No. 4	Gladys Grundy	\$ 100.00
7	Frank Boskill	250.00
42-43-44-		
45-46-47-	H.S. Chapman	150.00
60	Harry Idiens	375.00
71 & 80	Mrs. Dorothy E. Bell	150.00
78 & 79	Cecil Stubbs	135.00
Not on Schedule	L.M. Millitt	125.00
" " "	G. Webster	66.00
" " "	A.N. Dick	350.00
" " "	Wilfred S. Glover	750.00
" " "	Joseph Forsby	50.00
" " "	Joseph B. Walker	50.00
" " "	R. & C.J. Mosher	200.00
" " "	Jas. & M.L. Bowden	500.00
" " "	George S. McQueen	58.00
" " "	F.C. Chapman	100.00
" " "	Fred T. Vowles	(1.00) Nil
" " "	David Campbell	50.00
" " "	Kathleen Stephens	250.00
TOTAL		<u>\$ 3,709.00</u>

The amounts above when added to the list of June 2nd brings the total for Highway at this date to \$12,590.00.

Re Hastings - garage and buildings - This will be the most expensive claim in the whole contract. The re-location must be purchased from the Canadian Collieries and the work of removal done at the expense of the Department. Negotiations are now under way, some particulars of which have been forwarded. I have just asked the Canadian Collieries to advise what value they place on the parcel required for the Hastings' removal. Will inform you on this when particulars are received.

723691

D E

114
PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster Trust Bldg., New Westminster, B. C.	TO Mr. E. Smith, District Engineer, Victoria, B. C.	DATE June 23rd, 194 ELECTORAL DISTRICT OUR FILE YOUR FILE 7-20-196
SUBJECT Re: Union Bay- Mile 129 to 133.75		REFERENCE YOUR LETTER

- 2 -

I would suggest that there should be a search of title on the properties listed under "Not on Schedule". I have never had any data on these which are all on the west side of the Highway in Dunsmuir Townsite, Map 438. In fact most claimants on the west side of the Highway were not shown on the schedule forwarded.

The only information available in purchasing was in cases where titles could be produced, or tax receipts showing title numbers were available. Those listed under this head are practically all improved and it was also possible to see the owners on the ground. The only ^{vacant} settlements were in cases where the owners made application for compensation.

There are still a number of vacant lots to be dealt with but I have no means of knowing who owns them without a title search and schedule. It is possible therefore that some corrections may be necessary on some of these forms.

The work is proceeding so fast that it was found necessary to deal with the improved properties without delay, particularly these where buildings were involved.

I trust these recommendations meet your approval and remain,

Yours very truly,

Jos. Dorgan
 Jos. Dorgan
 Acting Right-of-Way Agent.

JD/S
 Enc.

C
O
P
Y

122

Union Bay, B.C.
June 19th, 1947

R. H. Hodgson,
Resident Engineer,
Department of Public Works,
UNION BAY, B.C.

Dear Sir:

We are pleased to submit the following prices for
the moving of buildings from the FANNY BAY-UNION BAY, Right-of-
Way.

Mr. McCulloch, house to be moved to Lot 7, Block 44	375.08
Mr. A. Hastings, house to be moved, store, garage, 2 gas pumps, tanks, car storage garage, and building.	5,770.93
T. James, To site to be selected.	405.18
Mrs. Madelon Horne, Garage to new site.	172.49
Mrs. Jessie McKenzie, garage to new site	113.45
Edward Anderson, Garage to new lot and fence	206.06
I. Medredge, garage to new lot and fence	149.33
Frances Slasek, garage and fence	109.98
Ellen King, garage and fence	113.45
Grace Hagget, moving fence and rebuilding	59.04
Dorothy Bell, (King) garage and fence	99.56
Sharborne, garage and fence	109.98
Dorothy Bell, Fence and rebuild	44.00
F. Stephens, fence	97.95
W. Glover, new steps, foundations and stone sump, fence	145.86
W. Boden, move fence, hedge and rock sump	87.98
J. McQueen, move and rebuild fence	42.83
G. Webster, move house and wood shed, move two stumps	245.42
	<hr/>
	8,348.57

This price includes, putting buildings in place,
and in as good a condition as they are at the present time.
We would like to point out that most of these buildings are in
very poor condition and it will take considerable work in
repairing them, after the moving operation.

Yours very truly

CAMPBELL-BENNETT LTD.

"J. Sanders"

W. E. Warburton
Registered
Professional Engineer

134

324 Howard Ave.
NANAIMO, B. C.
TELEPHONE 1495

**NANAIMO ENGINEERING
AND
BUILDING CONTRACTORS**

SURVEYS
ESTIMATES
CONSTRUCTION
ALTERATIONS
REPAIRS

File No. M-15

NANAIMO, B.C. June 23rd. 1947

Mr. E. Smith.
District Engineer.
Department of Public Works
Victoria., B.C.

Dear Sir;

Herewith Tender for moving Buildings, as specified, from the Highway right-of-way at Union Bay, to the desired locations, and in as sound a condition as they are at present.

- (1) Mr. A. Hastings; - Moving two gas pumps & tanks, car storage garage, store and house. Setting house on posts and concrete blocks, five feet above ground level, double boarding this foundation, replacing front sill, building two entrances, remove back veranda, remove and replace necessary walls and windows and, to conform to Fire Regulations, build two new chimneys from the ground up, re-wire the building and hook-up the water supply. - - - - - \$3680.00
- (2) Mr. McCulloch; - Moving house, conditions as above. - - - - - 310.00
- (3) Moving the following garages to required sites; -
Mrs. McKenzie., - Mrs. Horne., - Mr. James; - - - - - 356.00
Moving garage and fence; -
Mr. Sharborne., - Dorothy Bell., - E. Anderson., - F. Slasek., -
I. Medredge., - Ellen King., - - - - - 1252.00
Moving and re-building fences., -
J. McQueen., - Dorothy Bell., - Grace Hagget., - F. Stephens., - - - 428.00
G. Webster., - Move house, wood-shed & 2 stumps., - - - - - 431.00
W. Glover., - New steps, fence, foundations and rock pit., - - - - 246.00
W. Boden., - Move fence, rock pit and hedge., - - - - - 191.00
\$6894.00
- (4) Work to commence at the earliest possible date and to be completed, to the satisfaction of the District Engineer, at the speediest rate consistent with good workmanship.
- (5) Progress payments to be made weekly, balance on completion of work.

Accepted.
Signed. _____

Yours truly
W. E. Warburton
W. E. Warburton., P. Eng.
Per. _____
Power of Attorney

135
PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF PUBLIC WORKS

FROM Jos. Dorgan, Acting Right-of-Way Agent, 101 Westminster New Westminster BC	TO Mr. E. Smith, District Engineer, Victoria, B. C.	DATE June 26th, 1917 ELECTORAL DISTRICT COMOX OUR FILE YOUR FILE #95
SUBJECT Island Highway - Union Bay Revision Hastings Claim.		REFERENCE YOUR LETTER

FOR DEPARTMENTAL AND INTERDEPARTMENTAL CORRESPONDENCE ONLY

Mr. Hasting's proposal is satisfactory except the point which I made plain to him before, namely - "loss of business".

He was told that if he got titled land and removal and an easement over an additional 15' (for access only) he would have to take his share of loss as others have taken their inconveniences. Option to purchase the additional footage also seems unnecessary if easement is granted. Comparatively, I thought the Shafer tender was high although it is hard to say what the cost will be in the end.

It will perhaps be found uneconomical to move the gas tanks. These may have to be replaced. Grading will also be an item.

I think you will find that Shafer's and the Campbell-Bennett amount to be the same as the former intended to take the sub-contract from the contractors and supplied the figures.

Before completing agreement with Hastings I am awaiting written advice from General Superintendent Smart confirming the verbal consent to sell the parcel and the price expected by the Company. I wrote the Company ten days ago..

The time and general terms of easement are points that should be given consideration by the Department.

Upon advice from Mr. Smart I will get in touch with you as to completion of agreement. It does not seem practical to go further till application to purchase is confirmed.

Yours very truly,

719112

Jos. Dorgan
Acting Right-of-Way Agent. D.E.

JD/S

Copy sent R. Hodgson, Resident Engineer, Union Bay.

146

July 8, 1947

District
Engineer
Victoria

J. L. Roe, Esq.,
Asst. Dist. Engineer,
Courtenay, B. C.

Comox

95

Island Highway, Union Bay
Revision

There are a number of claims which have been settled by the Right-of-Way Agent and marked on the compensation forms "Not on Schedule". Apparently these claims were brought about by the gazetting not being of quite sufficient width.

Please furnish a plan showing these slight encroachments, so that the gazette may be revised. The properties shown by the Right-of-Way Agent as not on schedule are as follows:-

J. B. Walker	Lot 21 & W. 1/2 Lot 20,	Block 51
J. Forsby	Lot 19 & S. 1/2 Lot 20,	Block 51
G. & Blanche Webster	Lot 14 & 15,	Block 51
F. T. Vowles	Lot 13,	Block 51
David Campbell	Lot 11 & 12,	Block 51
J. & G. McQueen	Lot 12,	Block 48
A. & Gladys K. Dick	Lot 11,	Block 48
J. & Margaret Bowden	Lot 10,	Block 48
F. C. Chapman	Lot 5 & 6,	Block 46
R.H. & Catherine Moshier	Lot 3 & 4	Block 46
W.S. Glower	Lot 1 & 2	Block 46
Kathleen Stevens	Lot 9	Block 44

E. SMITH,
District Engineer.

ES:CE

Copy sent R. Hodgson, Resident Engineer, Union Bay

149

July 10, 1947

District
Engineer
Victoria

J. L. Roe, Esq.,
Asst. Dist. Engineer,
Courtenay, B. C.

Comox

95

Island Highway, Union Bay
Revision - R/W Compensation

The following is an additional list
of work to be done by this Department in connection
with right-of-way compensation:

Lots 3 & 4, Bk. 46, Dunsmuir Townsite, Map 438
Raymond H. and Catherine J. Mosher, and
F.C. Pearce and Kathleen Pearce - Jointly.

Suitable approach driveway to be provided -
approach unusually steep.

Lot 9 of Block 44, Dunsmuir Townsite
Kathleen Stephens, Union Bay

It is a part of this agreement that if it is found
necessary to replace the septic tank the work will
be done at the expense of the Department and to the
satisfaction of owner.

Lot 10, Bk. 48, Dunsmuir Townsite, Plan 438
James and Margaret L. Bowden, Union Bay

One Hawthorne hedge to be replaced with standard
fence.

E. SMITH,
District Engineer

ES:CE

Copy sent J. L. Roe, Courtenay.

180

July 14, 1947

District
Engineer
Victoria

Mr. R. Hodgson,
Resident Engineer,
Union Bay, B. C.

Comox

95

Island Highway, Union Bay
Revision

On the sections where the toe of the slope of embankments runs out below high water level, it may be advisable to change the section to a two to one slope in order to reduce erosion by wave action, assuming, of course, that the toe is protected by rock from the beach. It is not certain that this will be practicable until sections are taken showing where the two to one slope would end.

Will you be good enough to stake these sections so that it may be easily seen and a decision arrived at. In all cases where the slope runs out below high water, the rock which can be used for protection should be removed so that it is not covered by the filling material. Please see that this is done.

E. SMITH,
District Engineer

ES:CE



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

IN REPLYING, WRITE ONLY ON ONE SIDE OF THE PAPER.
REFER TO ONLY ONE SUBJECT OR TO
ONE WORK IN A LETTER.

TO ENSURE IMMEDIATE ATTENTION PLEASE QUOTE

Electoral District Comex

Project Union Bay

DEPARTMENT OF PUBLIC WORKS
VICTORIA

#42-43
44-45
46-47

Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B. C.

For and in consideration of the sum of \$150.00
to be paid upon completion of transfer or gazette I hereby agree to
sell to the Government of the Province of British Columbia, the frontage strip
1000 sq. ft. Land District,
more or less of 27-28-29-30-31-32 N¹/₂ of B11.49,
the above mentioned sum to cover all Plan 438, Nelson damage to the said land and improvements,
if any, consequent upon construction of highway or other public works thereon.

Compensation covers: Land in park on water front \$100.00
Other Improvements - Garage site taken with clearing 50.00
& concrete form in place in preparation 150.00
for building. Half of concrete forms made
useless by road.

All adjustments subject to approval of the Chief Engineer.
WITNESS:

OWNER:

Jos. Dorgan, Acting Right-of-Way Agent

"H. S. Chapman"

Dated this 10 day of June A. D. 1947

Titled Owner: Henry S. Chapman, Union Bay

To Whom Compensation Payable: "

Encumbrances: none

Total Area of Parcel: 6 lots

Taxes: paid



Not on schedule

227 Electoral District Comox
Project Union Bay

DEPARTMENT OF PUBLIC WORKS
VICTORIA

Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B. C.

For and in consideration of the sum of \$350.00
to be paid upon completion of transfer or gazette we hereby agree to
sell to the Government of the Province of British Columbia, the 1500 sq.ft.
portion ~~of~~ more or less of Lot 11, Bl. 48, Dunsmuir Twosite Land District,
Plan 438
the above mentioned sum to cover all damage to the said land and improvements,
if any, consequent upon construction of highway or other public works thereon.

Compensation covers: Land	-Cleared land 1500 sq.ft. more or less frontage of lot	125.00
Other improvements -	New construction for house destroyed to conform to R. of W.	225.00
		<u>350.00</u>

65' concrete wall 4'6" destroyed.
Studding, joist, flooring, shiplap etc.
dismantled, new end wall replacement,
labor etc.

All adjustments subject to approval of the Chief Engineer.

WITNESSES:

OWNER:

Jos. Dorgan

A.N. Dick

G. Kathleen Dick

Jos. Dorgan, Acting Right-of-Way Agent

Dated this 10 day of June A.D. 1947

Titled Owner: Archibald N. Dick & Gladys K. Dick, Union Bay.

To Whom Compensation Payable: above

Encumbrances: none

Total Area of Parcel: 80x80'

Taxes: _____

not on schedule

GOVERNMENT OF BRITISH COLUMBIA—DEPARTMENT OF PUBLIC WORKS
COMPENSATION IN TERMS OF THE "HIGHWAY ACT"

(SECTION 16.)

DEPT. FILE NO. 95 PLAN NO. DISTRICT FILE NO. 7-20-196
ENGINEERING DISTRICT NO. 00 ELECTORAL DISTRICT Comox
Name and details of highway or incidental works Mile 128 to 133.75
Union Bay - Island Highway
Description of property 1500 sq. ft. more or less of lot 11, Bl. 48, Map 438
Dunsmuir Townsite
Name of registered owner Archibald W. Dick and Gladys Dick
Is title unencumbered? yes If not, give details of encumbrance None

Name, title, etc., of party to whom compensation is recommended to be paid
Archibald W. Dick and Gladys W. Dick

DETAILS OF COMPENSATION RECOMMENDED TO BE PAID PURSUANT TO SECTION 16 OF THE
"HIGHWAY ACT."

A. For Improvements on the Lands taken.		\$	c.
(Subsec. 1a.) "Improvements on the land so taken, that is to say, everything constructed on or annexed to the soil by the hand of man."			
Roads: Length, width, TOTAL COMPENSATION RECOMMENDED			
Buildings: Length, ; width, ; height,			
See Remarks			
Structures: See Remarks			
Fences: Length, feet, See Remarks			
Clearing: Area, acres, 2' 4' 5" concrete			
Gravel: Area, See Remarks			
Planting: Area, See Remarks			
Cultivation: Area, See Remarks			
Other improvements (to be stated)			
Remarks:			
TOTAL DEDUCTIONS \$			
COMPENSATION RECOMMENDED		225.00	A.

B. For Lands taken (not Subdivided Lands).

(Subsec. 1b.) "Lands which were originally granted to some person by the Crown, either in the right of the Province or the Dominion, and by the taking of which the total area taken for the purpose of highways from the lands comprised in the original Crown grant is found to exceed one-twentieth of the total area of the lands comprised in the Crown grant, and then only for the area in excess of one-twentieth of that total area."

Area of original Crown grant - - - - - acres.
Total area taken for road purposes - - - - - acres.
Deduct one-twentieth of area of original Crown grant - - - - - acres.
Area for which compensation is payable - - - - - acres.
The land is valued at \$ per acre.

COMPENSATION RECOMMENDED \$ B.

I hereby certify that this statement is in accordance with the provisions of section 16 of the "Highway Act."

Date June 20th, 1947

I hereby recommend that compensation be paid accordingly.

Date July 5th, 1947

APPROVED.

Date, 19

Deputy Minister, Chief Engineer, and District Engineer.

C. For Lands taken (Subdivided Lands only).

(Subsec. 1b.) "But, where the lands comprised in the Crown grant have been subdivided into parcels by any registered conveyance or plan of subdivision, the area of land which may be so taken from any parcel without payment of compensation shall not exceed one-twentieth of the area of that parcel, and where the lands are being taken from two or more of the parcels at the same time, the total area to be so taken without the payment of compensation shall be apportioned among those parcels on the basis of their respective areas."

Details of registered subdivision plan, parcel, lot, etc. **Lot 11, Bl. 48, Map 438**

Total area of parcel - **80x80**
 Total area taken for road purposes - **1500** sq.ft. more or less
 Deduct one-twentieth area of parcel - **nil** acres
 Area for which compensation is payable - **as above** acres.
 The land is valued at \$ **125.00**

Fully cleared building site

COMPENSATION RECOMMENDED \$ **125.00** C.

D. For Materials taken from Improved Lands.

(Subsec. 4.) "Where in respect of gravel, sand, stone, timber, or other materials taken by Crown for construction, maintenance, or repair of any highway or bridge, the provisions of any Statute or the reservations contained in any Crown grant permit of the same being so taken without payment of compensation, and where the same is taken from Improved Lands, the Minister may, notwithstanding the provisions or reservations aforesaid, pay reasonable compensation therefor."

CLASS OF MATERIAL TAKEN,	QUANTITY,	UNIT RATE,	AMOUNT.

TOTAL COMPENSATION RECOMMENDED \$ **D.**

E. Deduction for Increased Capital Value due to Construction.

(Subsec. 3.) "In determining the compensation payable to any owner in respect of any land entered upon and taken possession of under this Part, there shall be taken into consideration the increased value, beyond the increased value common to all lands in the locality, that will be given to the remaining lands of the owner through which the highway will pass, by reason of the passage of the highway through the same or by reason of the construction of the highway or of works incidental thereto, and the increased value that will be so given shall be set off against the compensation otherwise payable to that owner under this section."

Details
 Remarks

TOTAL DEDUCTIONS \$ **E.**

Remarks: (NOTE.—Give details and approximate value of any other compensation arranged for and recommended, such as fencing or transfer to adjacent owner of land comprised in old road to be closed, or other matters.)

Summary of Amount of Compensation Recommended to be Paid

SUMMARY OF AMOUNT OF COMPENSATION RECOMMENDED TO BE PAID.

A. For improvements on lands taken - - - - - \$ **225.00** A.
 B. For lands taken (not subdivided lands) - - - - - \$ **125.00** B.
 C. For lands taken (subdivided lands only) - - - - - \$ **125.00** C.
 D. For materials taken from improved lands - - - - - \$ **D.**
 Gross total amount of compensation recommended \$ **350.00**
 E. Deduction for increased value - - - - - \$ **E.**



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

Electoral District Comox

Project Union Bay

Not on schedule

DEPARTMENT OF PUBLIC WORKS
VICTORIA

Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B. C.

For and in consideration of the sum of \$500.00 (Five hundred Dollars)
to be paid upon completion of transfer or gazette I hereby agree to
sell to the Government of the Province of British Columbia, the front 18'x120'
more or less
portion of Lot 10, Blk. 48, Dunsmuir Townsite, Plan 438 Land District,
the above mentioned sum to cover all damage to the said land and improvements,
if any, consequent upon construction of highway or other public works thereon.

Compensation covers: Land half in highly developed lawn and half in clover and
garden.

Other Improvements - Road takes more than a third of the depth of the
lot 160 sq.ft. which is only 50' at dwelling. Serious damage to sale value.
60' of cedar hedge and beds and plants - 1 hawthorne hedge to be
replaced with standard fence.

Land - \$350.00

Lawn, hedge 60', one hawthorne, flower beds, plants etc. 150.00

500.00

All adjustments subject to approval of the Chief Engineer.
WITNESS:

OWNER:

"J. Dorgan"

J. W. Bowden

Joe Dorgan, Acting Right-of-Way Agent

M. L. Bowden

Dated this 11 day of June A.D. 1947

Titled Owner: James and Margaret L. Bowden, Union Bay

To Whom Compensation Payable: "

Encumbrances: None C. of T. #31572

Total Area of Parcel: 120x50x80'

Taxes: Paid



254

Electoral District Comox

Project Union Bay

Not on schedule

DEPARTMENT OF PUBLIC WORKS
VICTORIA

Acting Right-of-Way Agent's Office,
101 Westminster Trust Bldg.,
New Westminster, B. C.

For and in consideration of the sum of \$58.00
to be paid upon completion of transfer or gazette I hereby agree to
sell to the Government of the Province of British Columbia, the 16' frontage
more or less
portion of Lot 12, Bl. 48, Dunsmuir Townsite, Map 438 Land District,
the above mentioned sum to cover all damage to the said land and improvements,
if any, consequent upon construction of highway or other public works thereon.
Compensation covers: Land - cleared building lot in assorted garden.

Other Improvements -

All adjustments subject to approval of the Chief Engineer
WITNESS:

OWNER:

"J. Dorgan"

George S. McQueen"

Jos. Dorgan, Acting Right-of-Way Agent

Dated this 11 day of June A. D. 1947

Titled Owner; John C. McQueen and George S. McQueen - Union Bay

To Whom Compensation Payable: "

Encumbrances: None

Total Area of Parcel: 40x107

Taxes:

W. E. Warburton
Registered
Professional Engineer

324 Howard Ave.
XXXX-XXXX-XXXX
NANAIMO, B. C.
TELEPHONE 1485

263
NANAIMO ENGINEERING
AND
BUILDING CONTRACTORS

File No. M-15

SURVEYS
ESTIMATES
CONSTRUCTION
ALTERATIONS
REPAIRS

The District Engineer
Department of Public Works
Victoria., B.C.

NANAIMO, B.C. July 30th. 1947

RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA, B. C.

JUL 31 1947

ANSWERED
NOTED
DATE

Dear Sir;

Reference my Tender No. M-15. Moving Buildings, etc, from
Right-of-way at Union Bay.

The following Items are completed and await payment as of July
31st. 1947. (Numbered as on Tender.)

(2)	Mr. McCulloch--	\$ 310.00
(3)	Moving Garages, McKenzie, Horne, James.	356.00
	Moving Garage and, Sharborne, Bell, Anderson, Slasek, Medredge, and King.	1252.00
	Moving fences., McQueen, Bell, Hagget and Stephens.	428.00
	G. Webster, House wood shed and stumps	431.00
	W. Glover. Complete (except for new steps) Work Completed	200.00
	W. Boden. Completed to Owners Satisfaction.	191.00
		<u>\$3168.00</u>

The steps at Glovers will be completed in a day or two. The
Carpenter has been working on Item No. 1, Hastings Store.

The Contract on Item No. 1 has, I understand, been turned over to
Mr. Hastings. Twenty Per Cent of this item, Seven hundred and Thirty Six
Dollars (\$736.00) has now been completed. Who am I to look to for this
Payment and what guarantee have I that the payment will be made
promptly on completion of the work? Of course I still have the Contract
with The Department of Public Works but I would like to know what you
have done to protect my payment in this matter.

c/c to Mr. Hodgson
Resident Engineer
Union Bay. B.C.

Yours truly
W. E. Warburton
W. E. Warburton., P. Eng.

722739

D. E.

"ALL WORK DONE BY EXPERTS"

Copy sent J. L. Roe, Courtenay.

287

District
Engineer
Victoria

J. Dorgan, Esq.,
Acting R/W Agent,
New Westminster, B.C.

Sept. 4th, 1947

Comox

95

Island Highway Revision, Union
Bay

At Union Bay our embankment has cut off access to the garages and houses at one point, and it will be necessary to acquire an extra width of right-of-way so that an access road can be constructed paralleling the highway to give access to these two properties.

The owner's name of one property, which is occupied by one of the Glover family, is Treloar. I am not sure of the name of the owner of the next property to the north, which is in a similar condition.

I shall be greatly obliged if you will see these properties as early next week as possible, and if you will get in touch with Mr. Roe at Courtenay 312 or 151.

E. SMITH,
District Engineer

ES:CE

(COPY)



DEPARTMENT OF PUBLIC WORKS

#32-33

Electoral District - Comox
Project - Union Bay

I. Fred T. Vowles, owner of Lots 17 & 18 of Block 49, Plan 438, agree with the Department of Public Works as follows:

To raise the private garage on my property made inaccessible by new road grade, to the necessary height for entry and construct the required retaining wall to hold the fill for the sum of \$200.00, supplying all labor and material.

And the Department agrees to supply the necessary fill and other construction for approaches to gate and garage driveway.

Union Bay, September 10th, 1947.

Owner:

"Fred Vowles"

J. Dorgan
Acting Right-of-Way Agent.

KODAK SAFETY FILM

209

95

May 4th 1948

District
Engineer
Victoria

J.L. Roe, Esq.,
Asst. Dist. Engr.,
COURTENAY, B.C.

Comox

Island Highway, Union Bay Revision

I have discussed with the Chief Engineer the following work which is outside of the Contract Schedule.

Sidewalk from Union Bay Hotel northward to a point beyond the public building; service road on old roadway to be graded and gravelled to accommodate pre-mix pavement 24' wide; access under ditch between new highway and old road, ditch to be left open except in two places, where pipe is to be installed in the ditch and access roadways constructed 50' in width.

These roadways should be about 400' apart and in the approximate locations as decided on the ground last week. This will entail the construction of manholes under culvert ends.

The Chief Engineer instructs that this work is to be carried out as soon as possible so that the asphaltic pre-mix can be laid during the present season.

Sidewalk to be constructed of fine gravel with wooden headers.

E. SMITH,
District Engineer.

ES:MB

211
The Honourable E.C. Carson,
Minister of Public Works,
Buildings.

May 3rd 1948,

With reference to the attached correspondence addressed to Mr. H.J. Welch, M.L.A., from Mr. Hastings of Union Bay, I wish to advise you that Mr. Hastings owned a gasoline station that was moved to permit of the construction of our new highway through Union Bay.

The new highway parallels the subdivision street formerly used as the main highway and there is now a drainage ditch between the two roads. Crossings have been made at intervals between the two roadways which are at approximately the same level, as we advised Mr. Hastings they would be, but the connections have been found to be insufficient for the requirements of the area, and it is the intention to lengthen these approaches to provide better access to the various properties while the paving work, which is now under way, is being carried out.


It is not the intention to fill in the area between the two roadways in its entirety as suggested by Mr. Hastings. It is not advisable to have local traffic cutting into the main road traffic indiscriminately as it would do if the entire area between the two roads was converted to roadway. To do so would create a traffic hazard. However, I think the proposed improvements will take care of Mr. Hastings' complaint generally.

H.C. Anderson,
Chief Engineer.

Assistant Chief Engineer:

HCA:MM
Encl.

To note, please discuss this
matter with me.


H.C. Anderson,
Chief Engineer.

214
95
COPY

P.O. Box 33,
Union Bay, B.C.,
April 26th, 1948.

Mr. H.J. Welch, M.L.A.,
Victoria, B.C.

Dear Bert:-

I wonder if you could assist me in getting some action from the Department of Public Works re the road in front of my garage.

Before they moved me to my present location they gave me a verbal promise that the new and old roads would be one grade and kept in good condition. I have been waiting now for nearly nine months and can still get no satisfaction on this. The ditch between the new and old roads practically isolates me from the through traffic except for two narrow and dangerous crossings. Quite a few cars have been in the ditch here in the last few months. The old section of the highway is in disgraceful condition and has not been repaired since I moved over here.

These conditions have had a very bad effect on my business, as I am dependent to some extent on transient business. Some of the local car owners avoid my place due to road conditions.

The Department's engineers made a survey with a view to filling the ditch sometime ago but I still cannot get any satisfaction regarding if or when the job will be done.

Regretting the need for troubling you but hoping you can be some assistance, I remain,

Yours sincerely,

"Art Hastings"

CAMPBELL-BENNETT LTD.

CONSTRUCTION ENGINEERS & GENERAL CONTRACTORS

VANCOUVER, B.C.

June 28, 1948.

RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA, B.C.

JUN 29 1948

Mr. H. C. Anderson,
Chief Engineer,
Department of Public Works,
Victoria, B.C.

Dear Sir:

Re: Union Bay

Some time ago we completed the work at Union Bay with the exception of grading in the ditches on the northern end. We have not had a grader available to complete this work, and probably will not be able to do so until the end of July.

We would appreciate it if you could release the holdback money. We feel that there is an adequate amount in the final estimate to cover the Department until such time as the grading is done, and to retain the holdback for a further period would be unnecessary.

Yours very truly,

CAMPBELL-BENNETT LTD.

C. Campbell.

CC/dk.

759397

C.E.

SUBJECT

FORM M.S.12

253
BRITISH COLUMBIA TELEPHONE COMPANY

CC: Mr. Jones
Mr. Mitchell

95

RECEIVED
PROV. PUBLIC WORKS DEPT.
VICTORIA, B.C.

Nanaimo, B.C.,
October 20, 1948

Mr. E. Smith,
District Engineer,
Department Public Works,
Victoria, B.C.

OCT 21 1948
ANSWERED
NOTED
DATE

Dear Sir:

Recently I was in receipt of a telephone call from you, advising me that due to objections you had received in regard to the B.C. Telephone Company proposing to set poles on the beach side of the Island Highway between Union Bay and Fanny Bay, the Department of Public Works intended to make some changes in the permit that had been issued for the placing of these poles. I also understand from your conversation that a letter to this effect would be forwarded to Mr. R.J. Mitchell, Chief Engineer, B.C. Telephone Company, Vancouver, B.C.

Apparently, to date, this letter has not been received, and, as I am holding a construction gang ready for this work, I would be greatly obliged if you could advise our Vancouver office as to what changes the Department of Public Works intends to make in the permit covering this work.

Yours sincerely,

R. F. Kattenbach

RFK/RLJ

DISTRICT PLANT MANAGER

*Permit
5 22/48
PL 308-1*

D.E.

772696

259
File 95

Victoria, B.C.,
October 25, 1948.

R.F. Kattenbach, Esq.,
District Plant Manager,
B.C. Telephone Company,
NANAIMO, B.C.

Re: B.C. Telephone Co. Pole Line-
Island Highway.

Dear Sir:-

With reference to your letter of October 20th to Mr. Smith.
Mr. Smith s.22
s.22 and the question of your line at Union Bay was
overlooked.

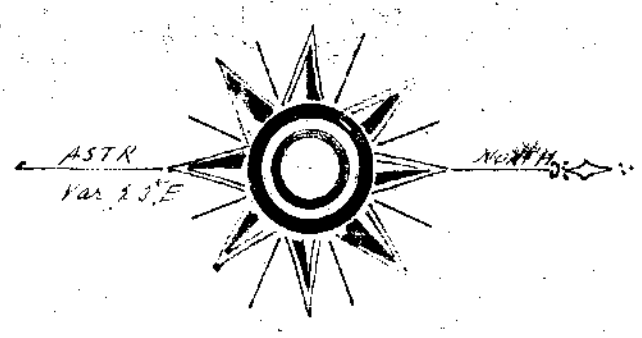
Will you please make application for an amendment of Permit
No. 522/48, so that your line would be on the west side of
the road instead of on the east. If you will forward this
to me, I will try to get it put through for you without
delay.

Yours very truly,

O.C. GALLAHER, .
District Engineer.

OGG:mb

PLAN
OF
TOWN OF DUNSMUIR
Sub. Div. Lot. 7
NELSON DISTRICT
BAYNES SOUND
VANCOUVER ISLAND. B.C.



RESERVED BY ESQUIMALT AND NANAIMO RAILWAY COMPANY



Amendments as shown
Heron under Section 131 L.T.A.
Re Lots 7 & 8 Blk 10
New Lot C Blk 10

Deputy Registrar

DESKERENCE COAL COMPANY

Amendment as shown
Heron under Section 131 L.T.A.
Re Lots 4 & 9 Blk 5
New Lot A Blk 5
See 591761

Deputy Registrar

Amendments as shown
Heron under Section 131 L.T.A.
Re Lots 3 & 4 Blk 4
New Lot A Blk 4
See 593783

Deputy Registrar

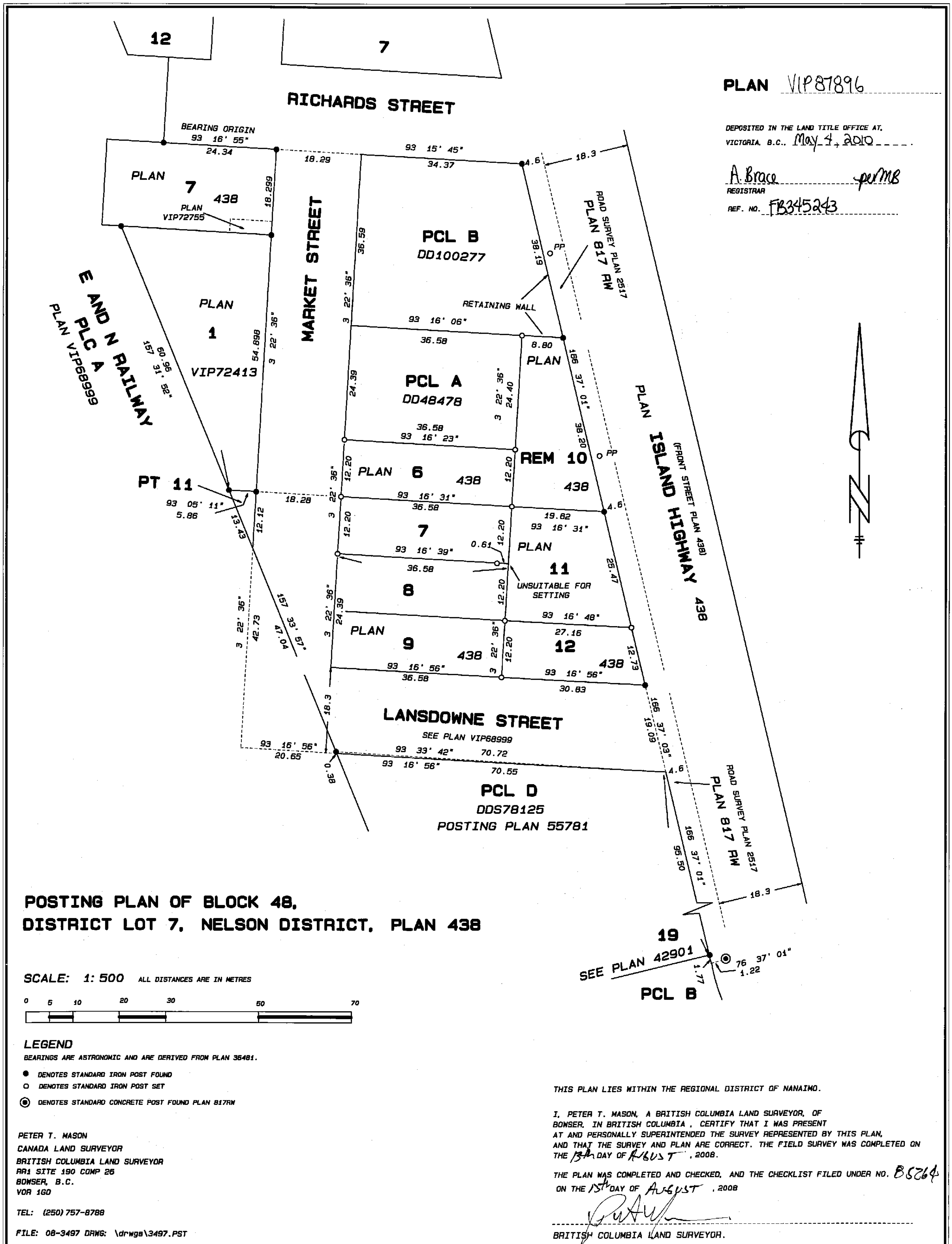
Amendments as shown
Heron under Section 131 L.T.A.
Re Lots 33 & 34 Block 43
See 594344
Deputy Registrar
TERMINUS OF
MAIL COMPANY'S WHARF

THIS PLAN IS SUPERSEDED BY ATTACHED PLAN. DF 6522

THIS TOWN SITE WAS SURVEYED AND LAYED OUT BY J. W. EDWARDS & SONS, SURVEYORS, VANCOUVER, B.C., IN 1889. THE LOTS ARE SHOWN AS THEY WERE AT THAT TIME. THE LOTS ARE SHOWN AS THEY WERE AT THAT TIME. THE LOTS ARE SHOWN AS THEY WERE AT THAT TIME.

200 = 1 INCH

N. 5077
LOT 13
PURCHASED FROM F.M. COMPANY



ORIGINAL