



BRITISH
COLUMBIA

Ministry of
Transportation

PRELIMINARY SUBDIVISION APPLICATION

Submit this application to the Ministry of Transportation District Office or a Front Counter BC office in your area.

A. PROPOSAL This is an application for preliminary layout approval for all properties involved

Applicant File Number		Ministry File Number 2013-00155	
Subdivision Type	<input checked="" type="checkbox"/> Conventional Subdivision Other (Specify)	<input type="checkbox"/> Sec 946 Local Government Act	<input checked="" type="checkbox"/> Bare Land Strata No. of Lots 5
Full Legal Description(s) per State of Title Certificate(s)	LOT: 1 PL: NEP70368 DL 6498		
Full Civic Address	6814 HIGHWAY 3A		
Property Location	27 Kilometers <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West from NELSON Local Gov't RDCK		
Surrounding Land Use	Existing Land Use RECREATIONAL	Intended Land Use RESIDENTIAL SUBDIVISION	
Proposed Sewage Disposal	<input checked="" type="checkbox"/> Septic Tank	<input checked="" type="checkbox"/> Community System	<input type="checkbox"/> Other (specify)
Proposed Water Supply	<input type="checkbox"/> Well	<input type="checkbox"/> Community System	<input checked="" type="checkbox"/> Water Licenses

B. APPLICATION INFORMATION

Required items include:

- ☒ Subdivision application form.
- ☒ The Preliminary Subdivision Application fee. Please make cheques payable to the Minister of Finance.
- ☐ An authorization letter from the owner if someone else is applying on the owner's behalf.
- ☒ Original plus five copies of a scaleable sketch plan of proposed layout.

Properly engineered drawings will be required for final approval. The sketch should contain:

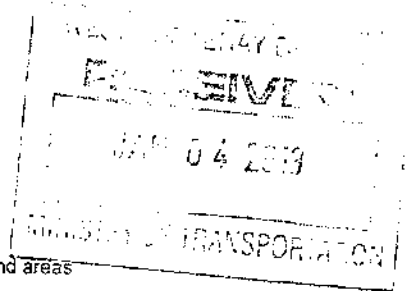
- ☒ the date it was drawn
- ☒ the scale
- ☒ north arrow
- ☒ legal description of the property being subdivided, and its adjacent properties
- ☒ outline of the subdivision in red or heavy black line
- ☒ all proposed lots, remainders, parks, rights of way, easements and roads showing dimensions and areas
- ☒ any existing property lines or roads proposed to be removed, closed or relocated
- ☒ all steep banks or slopes exceeding 2 m high and all slopes of 25% or greater, within or adjacent to the proposal area
- ☒ location of existing buildings and structures on the property and adjacent properties within 30m of property boundaries
- ☒ location of any onsite water sources to be developed ONE SPRING WITH WATER RIGHTS
- ☒ approximate location of all existing and proposed utility services
- ☒ existing access roads and other roads and trails on the property (state names of roads)
- N/A ☐ site locations of the soil inspection test holes and the percolation tests on each parcel
- N/A ☐ approximate extent of area available for sewage disposal surrounding the test holes
- ☒ location of sewage disposal system and wells on adjacent properties within 30 m of property boundaries

The sketch must include the approximate grades and widths of roads and a design profile, preferably including a cross-section of the proposed road.

- ☒ One copy of the current State of Title Certificate so that property encumbrances can be checked WILL FORWARD, BUT NONE
- ☐ Copies of any covenants, easements, rights-of-way or other charges registered against the title. These are available through the Land Title Office.
- ☐ A copy of Contaminated Sites Profile form or Contaminated Sites declaration statement, duly completed and signed.

include these items as well, where applicable

- ☐ A copy of the Provincial Agricultural Land Commission application (if located within ALR). While a developer can apply for subdivision approval before he or she receives permission to proceed from the Agricultural Land Commission or the local government if it has been delegated the authority, the Provincial Approving Officer can only give approval if the property has cleared the Land Commission process in the meantime.
- ☐ One copy of any test required by the Regional Health Authority.
- ☐ A Development Permit and plan where applicable.
- ☒ A copy of BC Assessment Authority Tax Notice showing property tax classification.



C. SUBDIVISION APPLICATION FEES			PAYABLE UPON
1. Preliminary Layout Application	\$350.00	Per lot or shared interest, including remainders, to a maximum of \$70,000	Application <i>51 350</i>
2. Final Conventional Plan Exam	\$50.00	Per examination	<i>- 41750</i>
	\$100.00	Per lot, including remainders, on the final plan	
3. Final Strata Plan Examination	\$100.00	Per examination	Final Subdivision Plan Submission
	\$100.00	Per lot, including remainders, on the final plan	
4. Other Strata Fees	\$100.00	To examine Form E for any phased development	Application
	\$100.00	To issue a Certificate of Approval for each phase of a building strata development	Certificate Issuance

Note: These fees may change without notice or amendment on this form. There may be other provincial and local government fees associated with your subdivision. To find out more, contact the local government in which the land is located, or contact the Islands Trust if located on the Gulf Islands.

D. FURTHER INFORMATION AND COMMENTS (Attach a separate sheet if more space is required)

** See your file on earlier correspondence
approved preliminary application 2005/04/29
File 02-010-19150*

** We have several related studies/reports completed since the above application, which we will forward upon request*

E. OWNER(S)/APPLICANT INFORMATION

Property Owner(s) Full Name(s)

DONALD HENRY POLLOCK/MARIAN JEAN POLLOCK s.22

s.22 lephone

Agent Full Name		Home Telephone
Address		Business Telephone
E-Mail	Fax	

I certify that all the information about and on all plans and other attachments is true, correct and complete.
I understand that this submission constitutes a preliminary application only.

No approvals are implied prior to receipt of written preliminary approval from the Ministry of Transportation.

s.22

Date (yyyy/mm/dd)

Applicant/Agent Signature

Date (yyyy/mm/dd)

Dec 23/12

Collection of Information:

The personal information on this form is collected under the authority of the Land Title Act. The information collected will be used to process your preliminary subdivision application, and it may be necessary for the ministry to provide this information to other agencies involved in the review and approval process. If you have any questions about the collection, use and disclosure of this information, contact the District Development Technician at the nearest Ministry of Transportation office.

PLAN NEP 60856

HIGHWAY

NO. 3A

R-204

R/W

5

BLOCK

(SEE 1814841)

TOTAL AREA = 2.62 ha.

3

2

A

Kootenay Lake



PROPOSED 5-LOT BARELAND SUBDIVISION

Base Map by Ray Johnson, BCLS, 2001

D.H. Pollock

April 13, 2013