

Interior Health Authority

Suite 2, 1500 Columbia Ave Trail, BC V1R 1J9

Phone Number: (250) 364-6219 Fax Number: (250) 364-6218

Land Use Report

Facility Information: 2011-02820 Jerome Hango Land Surveying Inc. 6666 Zeeben Road Ymir, BC V0G 2K0	Facility Number: 12-090-01121 Report Number: 12-296-00231-2 Inspection Date: July 7, 2011 Community: CK KO Electoral Area G Legal Location: DL 1242, KD, Sublot 3, Plan X59 exc Plans E358 and NEP75713
Facility Category: Subdivision, Provincial Government Inspection Type: File Review: General Action(s) Taken: Referral Complete, Information Exchanged Next Routine Date: Severity Rating: Not Applicable Delivery Method: Electronic Mail	
Opening Comments and Observations: Review of additional information received from applicant.	

Observations and Recommendations

Operational: 701 - Drinking Water Supply

1 New: 1 / Resolved: 1

Additional information provided on water supply system for proposed 3 lot bareland strata.

70105 - Private water supply

70115 - New water supply system

Each proposed lot is to be serviced by individual private water supply.

Closing Comments:

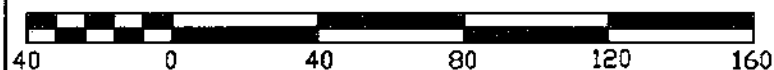
This office has no objection to the proposed subdivision.

cc: jhango@hangolandsurveys.com

CC: Jerome Hango Land Surveying Inc., Jerome Hango Land Surveying Inc.
Ministry of Transportation - Nelson

I have read and understood this report	Inspector
	296 Juliana Gola, Environmental Health Officer

PLAN OF PROPOSED BARELAND PHASE 2
STRATA SUBDIVISION OF LOT 2
DISTRICT LOT 1242 KOOTENAY
DISTRICT PLAN EPP



LEGEND

Bearings are astronomic
derived from Plan EPP7868.
All distances are in metres.

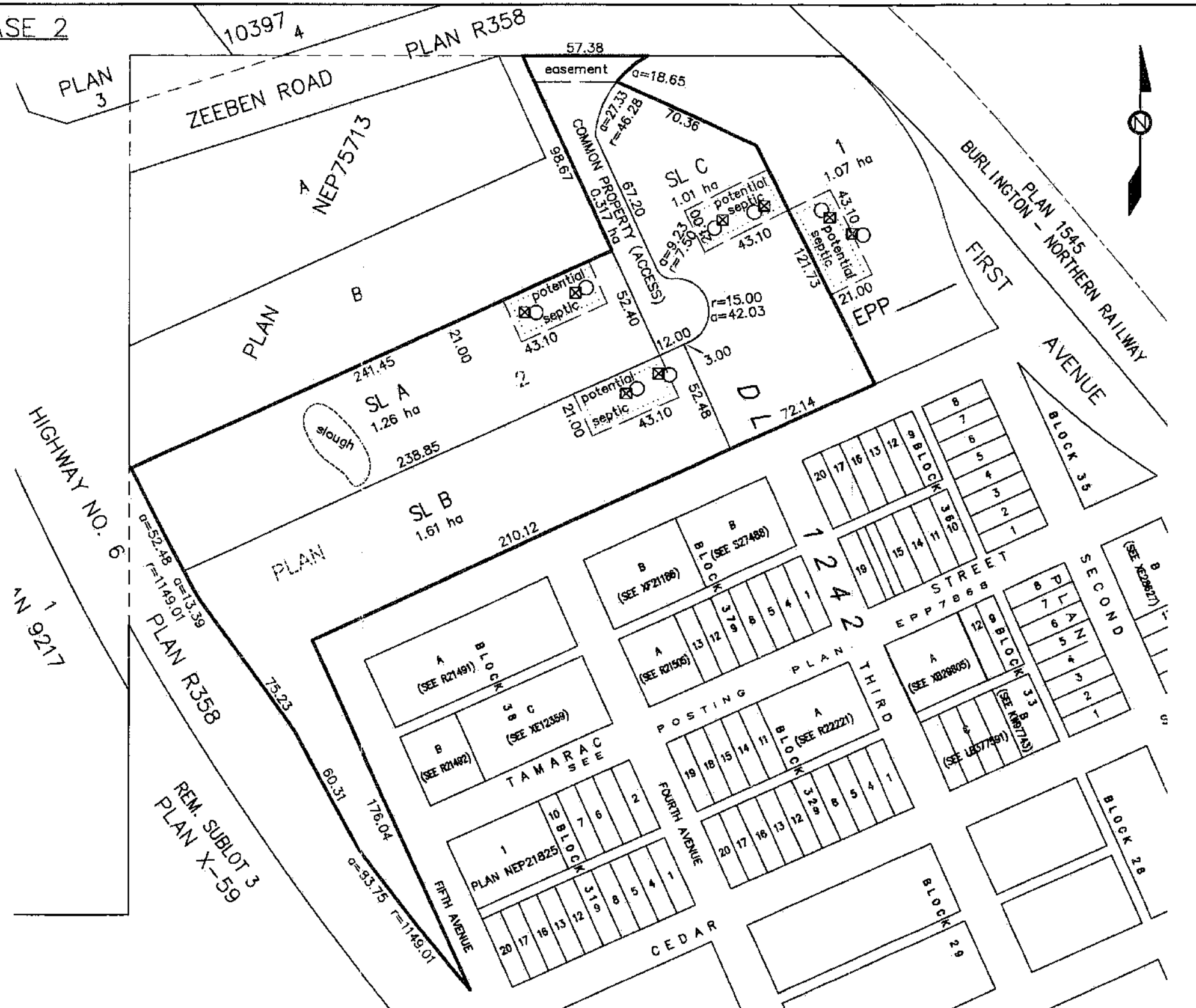
SL Strata Lot

Test Pit ○

Perc Hole ☒

Drawing Date: May 10th 2011.

Note: Boundaries subject to final survey
adjustments.



Interior Health Authority

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Land Use Report

Facility Information: 2011-02820 Jerome Hango Land Surveying Inc. 6666 Zeeben Road Ymir, BC V0G 2K0	Facility Number: 12-090-01121 Report Number: 12-296-00225-1 Inspection Date: June 28, 2011 Community: CK KO Electoral Area G Legal Location: DL 1242, KD, Sublot 3, Plan X59 exc Plans E358 and NEP75713
Facility Category: Subdivision, Provincial Government Inspection Type: File Review: General Action(s) Taken: Further Information Required Next Routine Date: Severity Rating: Not Applicable Delivery Method: Electronic Mail	
Opening Comments and Observations: File review for proposed phased strata subdivision application.	

Observations and Recommendations

Operational: 701 - Drinking Water Supply

1 New: 1 / Resolved: 0

Further information required re: water supply system for proposed 3 lot bareland strata.

70115 - New water supply system

It is not clear from the application whether individual private water or a community water system is proposed for the 3 lot bareland strata subdivision of Lot 2.


Domestic water supplies with 2 or more connections are mandated under the Drinking Water Protection Act. In the event that a water supply system serving 2 or more households is proposed, an application for a Permit to Operate a Water Supply System must be issued by Interior Health.

Please provide detailed information on the proposed water system for the 3 lot bareland strata subdivision of Lot 2.

Closing Comments:

cc: jhango@hangolandsurveys.com

CC: Jerome Hango Land Surveying Inc., Jerome Hango Land Surveying Inc.
Ministry of Transportation - Nelson

I have read and understood this report	Inspector  296 Juliana Gola, Environmental Health Officer
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12-090-01121 (12-296-00225-1)

Page 1 of 1

*Entered
CL*

Littlewood, Catherine TRAN:EX

From: Subdivisions.Kootenay [Subdivisions.Kootenay@interiorhealth.ca]
Sent: Friday, June 10, 2011 3:46 PM
To: 'jhango@hangolandsurveys.com'
Cc: Subdivisions.Kootenay; BC MOT WKD TRAN:EX
Subject: MOTI File: 2011-02820, DL 1242, KD Subdivision - Development Approvals Referral - CK KO Area G

Ministry of Transportation and Infrastructure (MOTI) has referred your Subdivision application MOTI # 2011-02820 to our Health Protection office for our review and to provide comments to the Approving Officer at MOTI with respect to the suitability of onsite sewerage and, if applicable, consideration for community drinking water.

Your file will be placed in chronological order for technical review. Review and scheduling of inspections are subject to the date of receipt of your referral.

Maureen Hall
Public Health Clerk
Interior Health Authority
2nd Fl., 333 Victoria Street
Nelson, BC V1L 4K3
Ph (250) 505-7206 Fax (250) 505-7211
Toll Free: 877-221-3388
Subdivisions.Kootenay@interiorhealth.ca

Site evaluation completed Nov 1st, 2010

Lots C, D, E, F were completed July 10th, 2010. This evaluation is for the remainder of the parcel.

Test Pit #1

0-10cm - Organic.
10-20cm - Loam, some roots.
20-40cm - Sandy loam.
40-180cm - Sandy gravel with some silty clay.
10 to 15cm rocks, no structure no mottles.

Perc test located by test pit #1.

Test Pit #2

0-12cm - Organic.
12-20cm - loam, some roots.
20-50cm - Sandy gravel some silt clay.
10-15cm rocks, no roots no mottles.

Perc test located by test pit #2.

Conclusion

Lot slopes about 5% West to East. Based on IHA subdivision guidelines a hydraulic loading rate of 20 L/M²/Day would be appropriate. Using the guidelines an area of 556 Sgm would be set aside for a septic discharge area. Plus setbacks of 3 meters on all

sides.



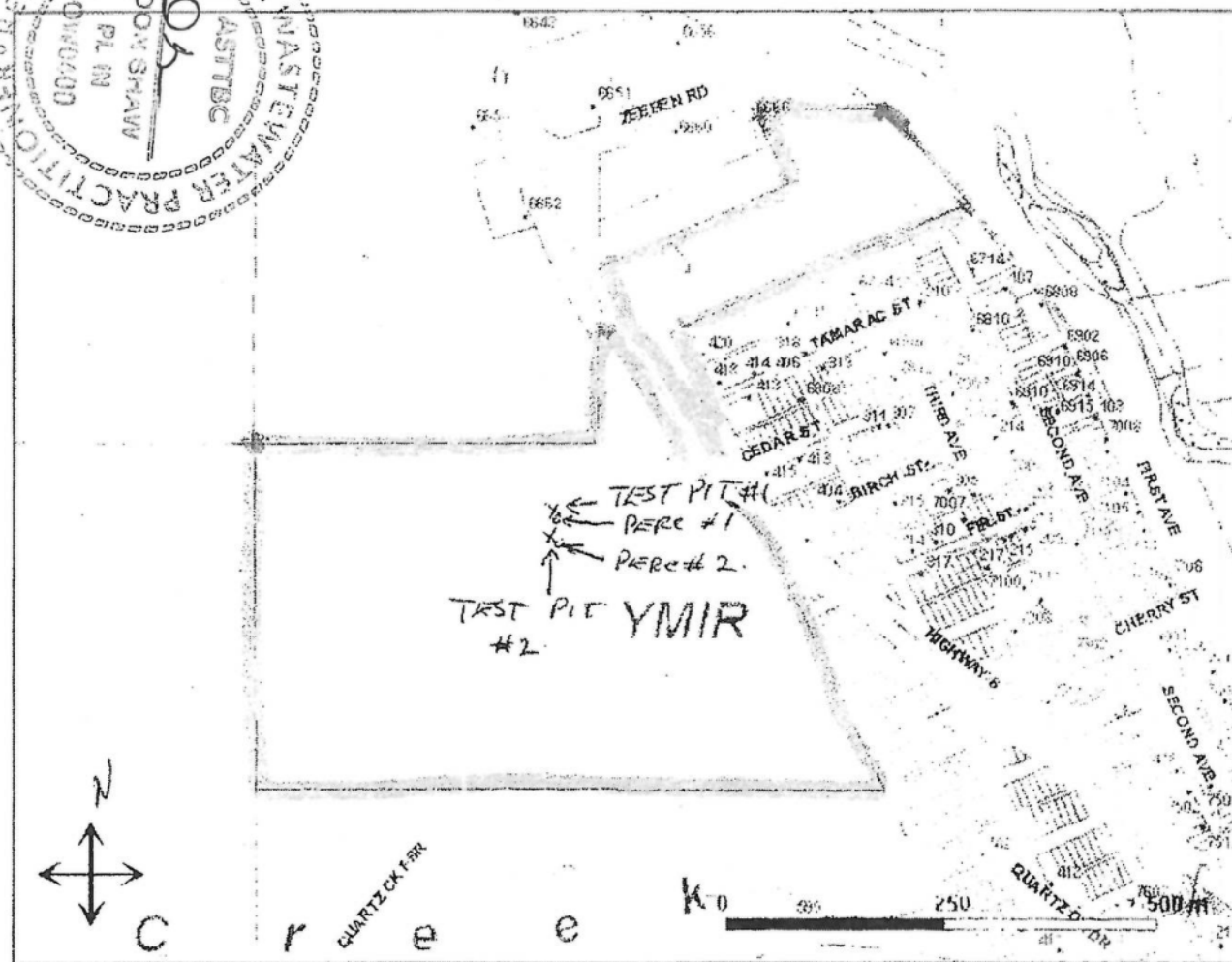


tim allen



Legend

- House Points
- Creeks
- Roads
- RDCK Boundary
- Cadastre
- Cadastre_Owner



Disclaimer: This map was compiled by RDCK, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.

Scale 1:7801

3 November 2010, 19:50

Site evaluation completed July 10, 2010 for a four lot subdivide

Evaluation was done at the request of Timothy Allen. Property legal description is Plan x355 Sublot 3 DL 1242 Kootenay land district Except PI R358 NEP 75713, PID 016-251-733. Evaluation was completed by Don Shaw and Henry Huser.

Results for Perc tests and test holes:

Lot C; Perc test #1 - 3min 30sec.

Perc test #2 - 2min.

Test hole #1;

0-15cm - organic

15-30cm - sandy loam

30-137cm - broken rock & silt

137cm - bedrock

Test hole #2;

0-15cm - organic

15-30cm - sandy loam

30-121cm - broken rock & silt

Lot D; Perc test #1 - 3min

Perc test #2 - 2min

Test hole #1;

0-15cm - organic

15-30cm - sandy loam

30-137cm - gravely and broken rock



Test hole #2;
0-15cm - organic
15-53cm - sandy loam
53-122cm - gravely with angular rock

Lot E; Perc test #1 - 4min 30sec
Perc test #2 - 5min 30sec

Test hole #1;
0-20cm - sandy loam
20-91cm - loam
91-122cm - silty loam with angular rocks to 2.5cm

Test hole #2;
0-60cm - sandy loam
60-152cm - silty loam with angular rock to 2.5cm

Lot F; Perc test #1 - 7min
Perc test #2 - 12min

Test hole #1;
0-10cm - loamy sand
10-152cm - loam with fragmented rocks up to 5cm

Test hole #2;
0-10cm - loam
10-20cm - loamy sand
20-152cm - loamy sand with angular rocks to 2.5cm



Conclusion

Lot A and B have already been divided from the property. All of the sites are sloping 10 to 15 percent.

Lot C is the only lot with a restrictive layer, it has bed rock at 137cm in test hole #1. Based on IHA guidelines for discharge area sizing, lots C, D, and E will need 410 Sg meters of area for sewage disposal plus setbacks. Based on a hydraulic loading rate of 29L/M²/day.

Lot E will need a 482 Sgm area for sewage disposal plus setbacks. Based on a hydraulic loading rate of 25 L/M²/day.



ZEEBIN RD.

R/W PLAN 1545

LOTF

LOT
E

SOL 3

~~DISTRICT~~ ~~LOT~~ ~~1~~ / 242

LOTC

Lot D

PINE STREET

Block

37

TAMARAC STREET

Block

32

Block

५

Block

38

Block



2010 Property Assessment Notice

This Notice provides you with an estimate of your property value, its classification and your entitlement to exemptions from taxation, if any apply. For most properties (eg., homes), the value is based on sales in your area between January 1, 2009 and October 31, 2009. Property values are determined by local real estate market conditions.

PROPERTY DESCRIPTION

This is a general description of your property for assessment purposes.* For additional information please contact your assessment office.

Plan X59, Sublot 3, District Lot 1242, Kootenay Land District, Except
Plan R358 NEP75713
PID: 016-251-733

IMPORTANT DATES

July 1, 2009 – Assessed value is estimated as of this date for most types of properties.

October 31, 2009 – Assessed value typically reflects the property's physical condition and permitted use as of this date.

	VALUE	CLASS
LAND	178,000	
ASSESSED VALUE	\$178,000	RESIDENTIAL
TAXABLE VALUE	\$178,000	

ADDITIONAL INFORMATION

Please refer to the enclosed Assessment report for more information about property assessments and their relation to property taxes.

- Copy of notice sent to all owners
- 2009 assessed value was \$149,000.

ASSESSMENT OFFICE FOR THIS PROPERTY IS:

Nelson/Trail Assessment Area
502 Victoria St
Nelson BC V1L 4K8
21-08-707-05860.000

Local Office 250-352-5581 Or 1-800-990-1194
Fax 250-352-5531
Email nelson-trail@bcassessment.ca

QUESTIONS? CONTACT US

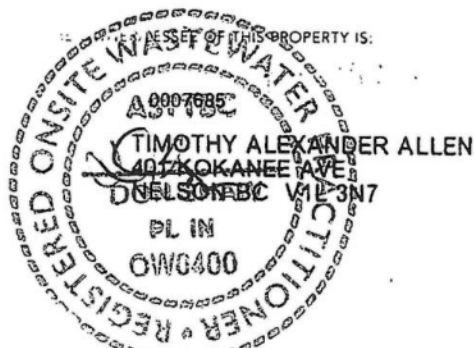
If you have questions about your 2010 property assessment, please call your assessment office.

During January, offices will be open 8:30 am to 5:00 pm Monday through Friday.

DEADLINE FOR FILING A COMPLAINT IS FEBRUARY 1, 2010

Because the normal deadline of January 31 falls on a weekend this year, this date has been extended to Monday February 1, 2010. If you disagree with your property assessment, submit the Notice of Complaint (Appeal) form, available at www.bcassessment.ca. Or, mail, fax or deliver your written request for review to your assessment office.

Mailed-in requests must be postmarked by February 1, 2010.



2 (L)

*In the Property Description box for non-assessment purposes please verify records with the Assessment Authority of British Columbia (www.lrsa.ca).

SNH07 0007685 0192642

PLAN OF PROPOSED SUBDIVISION OF
PART OF SUBLLOT 3 DISTRICT LOT
1242 KOOTENAY DISTRICT PLAN X59
EXCEPT PLAN R358 AND NEP75713.



LEGEND

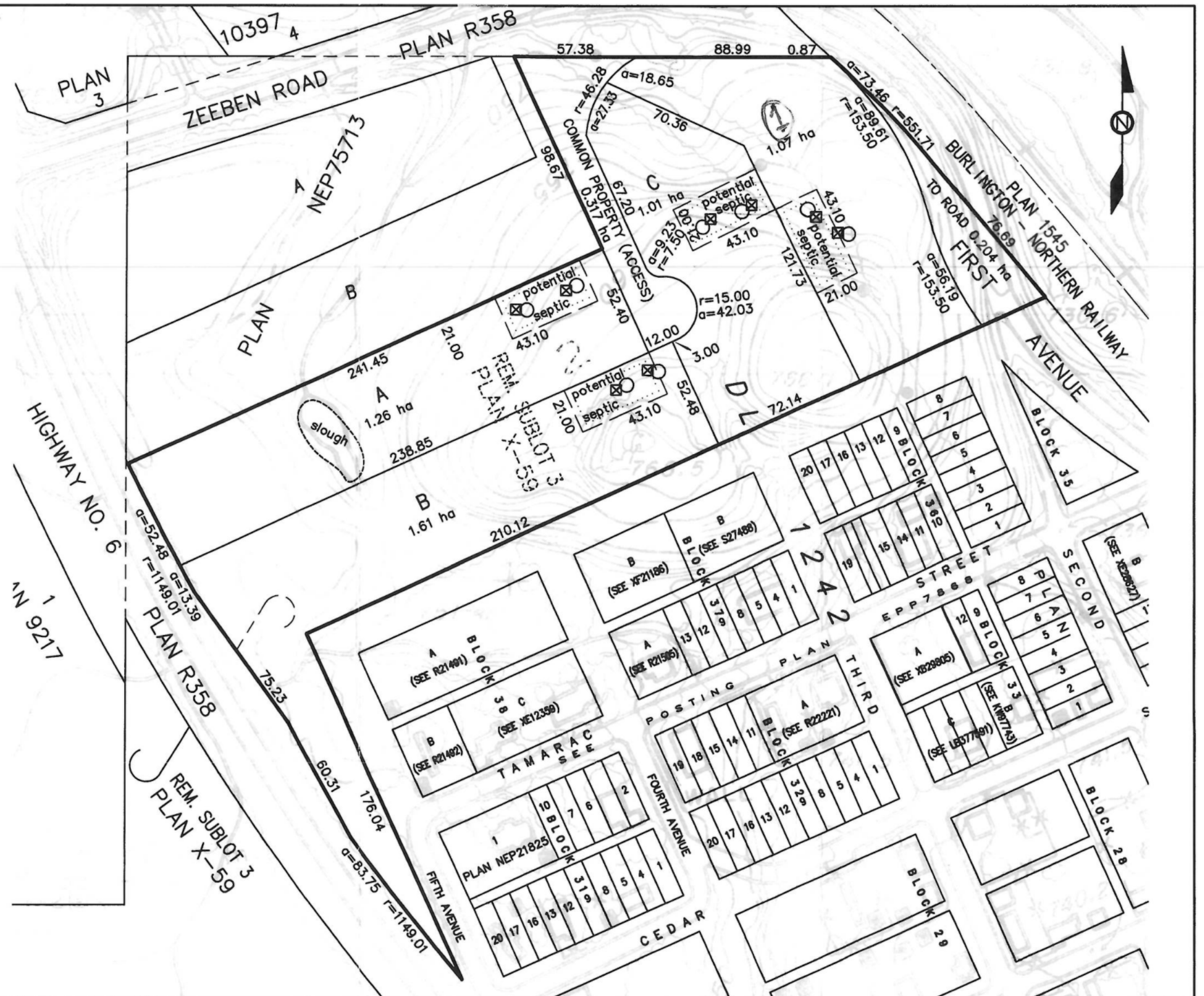
Bearings are astronomic
derived from Plan EPP7868.
All distances are in metres.

Test Pit ○

Perc Hole ☒

Drawing Date: May 10th 2011.

Note: Boundaries subject to final survey
adjustments.





Interior Health

June 5, 2003

Your file: 02-010-18829

Kim Rowan
Development Approvals Clerk
Ministry of Transportation
West Kootenay District
310 Ward Street
Nelson, BC
V1L 6J5

Dear Ms. Rowan:

Re: SL 3, DL 1242, KD Plan X59, Except Plan R358
Applicant: Ward Engineering (on behalf of Tim Allen)
Location: Ymir

Both lots and the remainder have suitable soils and area for sewage disposal. For Lot A, the disposal area is quite limited due to proximity of a marshy wetland and creek, but sewage disposal is possible on the higher ground.

Wells will have to be drilled to serve the properties.

Yours truly,

Phillip Jackson
Public Health Inspector

Cc: Ward Engineering
Tim Allen (4-507 Carbonate St., Nelson, V1L 4P4)
File

Bus: (250) 354-6294
Fax: (250) 354-6304
Email: Phillip.Jackson@interiorhealth.ca
Web: interiorhealth.ca

KOOTENAY BOUNDARY HEALTH SERVICES

2nd Floor – 333 Victoria Street
Nelson, BC, V1L 4K3

Ward Engineering & Land Surveying Ltd.

#1 – 609 Baker Street

NELSON BC V1L 4J3

(Your file: 2062 - Allen)

TO ENSURE IMMEDIATE ATTENTION

Please Quote File No. 02-010-18829

Date (yyyy/mm/dd) 2003/04/23

Proposed subdivision of Sublot 3, District Lot 1242, K.D., Plan X59, except Plan R358.

Your proposal for a two lot subdivision has not been given approval by the Ministry of Transportation for the following reasons:

- ☒ A. The **Interior Health Authority** has not confirmed that the proposal has the capacity or capability for on-site sewage disposal.
- B. As no direct access to Highway 6 will be permitted, the **Ministry of Transportation** requires proposed Lot "B" to have legal access and frontage on Ymir Access Road. The minimum width of frontage shall be 10 meters.

Should the above referenced agencies give their approval, along with any conditions arising out of any subsequent comments/approval, the following conditions will also apply in addition to those arising from the above:

1. Written confirmation from the **Regional District of Central Kootenay** stating that all their bylaw requirements have been satisfied.
2. Proof to be submitted of a year round source (2270 litres per day) of potable water for all proposed lots and any remainders.
3. Please be advised that your proposal was submitted to **Ministry of Sustainable Resource Management (MSRM), Archaeology Branch**, pursuant the **Heritage Conservation Act**. Archaeological sites are protected. Should you have concerns or if any archaeological artifacts are unearthed **MSRM** must be notified at 250-356-1054.

Please note that overcoming the above objections will not automatically bring approval. Changes in acts bylaws and other regulations and policy take place continuously so that if you wish to proceed with the proposal, it is strongly recommended that you submit another tentative plan at the appropriate time and receive preliminary layout approval before investing further in land, studies, works, etc.

If you desire to discuss this further please do not hesitate to telephone Phil Best at (250) 354-6520 to arrange a time and place for meeting.

(Technician's Name)

cc: RDCK (G-05860.000)
Health – Nelson
Archaeology

Yours truly,


Phil Best

Senior District Development Technician
Ministry of Transportation

Local District Address
West Kootenay District
310 Ward Street, NELSON BC V1L 5S4

TEST HOLE #1

1st Timing 5 min 49 sec / INCH min/inch
2nd Timing 5 min 58 sec / INCH min/inch
3rd Timing 6 min 19 sec / INCH min/inch

Slowest Time 6 min 19 sec min/inch

TEST HOLE #2

12 min 15 sec / INCH min/inch
13 min 52 sec / INCH min/inch
14 min 10 sec / INCH min/inch

Slowest Time 14 min 10 sec min/inch

TEST HOLE #3


1st Timing 7 min 51 sec / INCH min/inch
2nd Timing 8 min 57 sec / INCH min/inch
3rd Timing 9 min 10 sec / INCH min/inch

Slowest Time 9 min 10 sec min/inch

TEST HOLE #4

10 min 15 sec / INCH min/inch
12 min 8 sec / INCH min/inch
13 min 38 sec / INCH min/inch

Slowest Time 13 min 38 sec min/inch

Average of Slowest Time 10.82 min / INCH

Signature

*Note: Repeat timing procedure until the last two rates of fall do not vary more than two minutes per inch.
A minimum of two percolation test holes are required. For more accurate results and for larger installations, this number should be increased.

Should you require assistance, we recommend that you contact a contractor, consultant, or engineering firm to carry out the testing and/or design the sewage disposal system.

TYPES OF PIPE APPROVED

- Perforated plastic ABS or PVC to CSA standard B182
- Perforated plastic ABS or PVC to ASTM standard D2729
- Clay tile to ASTM standard C4
- Perforated vitrified tile to ASTM standard C24
- Perforated asbestos cement to CSA B127.1