

**Submit this application to the Ministry of Transportation and Infrastructure District Office in your area.**

A. PROPOSAL		<i>This is an application for preliminary layout approval for all properties involved</i>	
Applicant File Number		Ministry File Number 2014-06082	
Subdivision Type	<input checked="" type="checkbox"/> Conventional (fee simple) Subdivision		<input type="checkbox"/> Bare Land Strata
	<input type="checkbox"/> Other (Specify)		No. of Lots Including remainder 2
Full Legal Description(s) per State of Title Certificate(s)	LOT A, DISTRICT LOT 287, SAYWARD DISTRICT, PLAN 6900, EXCEPT PART IN PLAN 8861		
Full Civic Address	(NO ASSIGNED CIVIC ADDRESS)		
Property Location	<u>18</u> Kilometres <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West from <u>HERIOT BAY</u> Local Gov't <u>SRD</u>		
	Access Road WHITE ROCK PASSAGE ROAD		Property Zoning RU-1
	Existing Land Use RESIDENTIAL		Intended Land Use RESIDENTIAL
	Surrounding Land Use		
North OCEAN		South RESIDENTIAL	East RESIDENTIAL/FOREST
Proposed Sewage Disposal		West OCEAN	
<input checked="" type="checkbox"/> Septic Tank		<input type="checkbox"/> Community System	
<input type="checkbox"/> Other (specify)			
Proposed Water Supply		<input type="checkbox"/> Other (specify)	
<input checked="" type="checkbox"/> Well		<input type="checkbox"/> Community System (name of existing system)	
<input type="checkbox"/> Water Licenses (License #)		<input type="checkbox"/> Other (specify)	

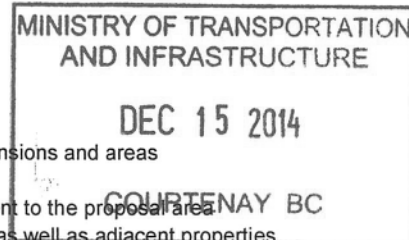
B. APPLICATION INFORMATION Incomplete applications will not be accepted

Required items include:

- ☒ Subdivision application form.
- ☒ The Preliminary Subdivision Application fee. Please make cheques payable to the Minister of Finance. (see page 2)
- ☒ An authorization letter from the owner(s) if someone else is applying on the owner's behalf. (Permission to Act as an Agent H1275)
- ☒ A copy of BC Assessment Authority Property Assessment Notice showing property tax classification.
- ☒ All new lots MAY require a sewage report—please contact your local Transportation office for clarification.
- ☒ One copy of the current State of Title Certificate so that property encumbrances can be checked.
- ☒ 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.
- ☒ Original copy and a .PDF file of a scaleable sketch plan of proposed layout with metric dimensions.

Properly engineered drawings will be required for final approval. The sketch must 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 heavy black line
- ☒ all proposed lots, remainders, parks, rights-of-way, easements and roads showing metric 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, wells and sewage disposal fields on the property, as well as adjacent properties within 30 m of property boundaries
- ☐ location of any onsite water sources to be developed (wells, surface)
- ☐ approximate location of all existing and proposed utility services
- ☒ existing access roads and other roads and trails on the property (state names of roads)
- ☒ location of all water courses (seasonal or otherwise) and water bodies



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.

C. SUBDIVISION APPLICATION FEES			PAYABLE UPON (see below)
Make cheques payable to the Minister of Finance			
1. Preliminary Subdivision Application	\$350.00	Per lot or shared interest, including remainders, to a maximum of \$70,000	Application
2. Final Conventional Plan Exam	\$50.00	Per examination	Final Subdivision Plan Submission
	\$100.00	Per lot, including remainders, on the final plan	
3. Final Strata Plan Examination	\$100.00	Per examination	
	\$100.00	Per lot, including remainders, on the final plan	
4. Other Strata Fees	\$100.00	To examine Form P for any phased development	Application
	\$100.00	Approval (Form Q) for each phase of a phased building strata plan	Application for phase approval

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)

THIS PROPOSED SUBDIVISION WAS ORIGINALLY GIVEN PRELIMINARY APPROVAL IN 2009, HOWEVER ALL REQUIREMENTS FOR FINAL APPROVAL WERE NOT MET AND THE SUBDIVISION WAS PUT ON HOLD.

E. OWNER(S)/APPLICANT INFORMATION

Property Owner(s) Full Name(s) MORAG MACDONALD		Home Telephone s.22
Address s.22		Business Telephone
E-Mail s.22		Fax
Agent Full Name COLIN BURRIDGE		Home Telephone CELL s.22
Address 1250E CEDAR STREET, CAMBELL RIVER, BC V9W 2W5		Business Telephone 250 287-4865
E-Mail CBSURVEY@TELUS.NET		Fax 250 287-9502

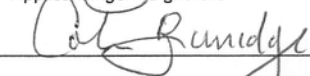
I certify that all the information about and on all plans and other attachments is true, correct and complete.

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 and Infrastructure.

Applicant/Agent Signature

Date (yyyy/mm/dd)



2014/12/08

COLLECTION 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 District Development Technician at the nearest Ministry of Transportation and Infrastructure Office.

The information in this application may be subject to disclosure under the Freedom of Information and Privacy Act.

Further information can be found at <http://www.gov.bc.ca/citz/iao/foi/submit/general/>

Chicalo Burrridge Land Surveying and Geomatics Ltd.

Geomatics Engineering - B.C. & Canada Lands Surveys

1250 E Cedar Street, Campbell River, B.C. V9W 2W5

ph. (250) 287-4865

fax (250) 287-9502

email : cbsurvey@telus.net

Our File : 14026

December 8, 2014

Ministry of Transportation and Infrastructure
550 Comox Road
Courtenay, B.C. , V9N 3P6

Attn. Anne Molony

**Re. Subdivision Application For One Lot and Remainder
Lot A, District Lot 287, Sayward District, Plan 6900,
Except Part in Plan 8861 (P.I.D.: 005-774-578)
White Rock Pass, Read Island Registered Owner : Morag MacDonald**

Dear Anne :

Please find enclosed our preliminary subdivision application for the above captioned property:

1. Current title search of the subject property;
2. Application form;
3. Agency Letter;
4. Key plan;
5. 5 reduced prints of the preliminary subdivision plan (one full size);
6. Application fee of \$ 700.00;
7. Signed Waste management act declaration form;
8. Current Assessment report;
9. Copies of correspondence from MoTI (file 01-003-23380) & VIHA.

Our client, Morag MacDonald, has retained our firm to make application to subdivide the property captioned above. The proposal is identical to one applied for originally in 2009, and extended in 2010. The original intention was to subdivide off a 10 acre parcel for s.22

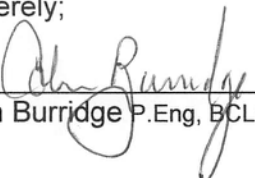
s.22

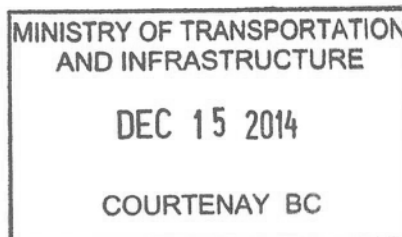
Soils tests were completed and accepted by VIHA and preliminary approval was granted by the Strathcona Regional District, the field survey was also completed. s.22

s.22

Please contact our office at your convenience with any questions or comments you may have regarding this application.

Sincerely;


Colin Burrridge P.Eng, BCLS,CLS



14026MOT1.doc

**EDAS
ENT'D**

PLAN EPP
PRELIMINARY

ACCESS BY WATER ONLY

REDUCED

SCALE 1:1000 mppm

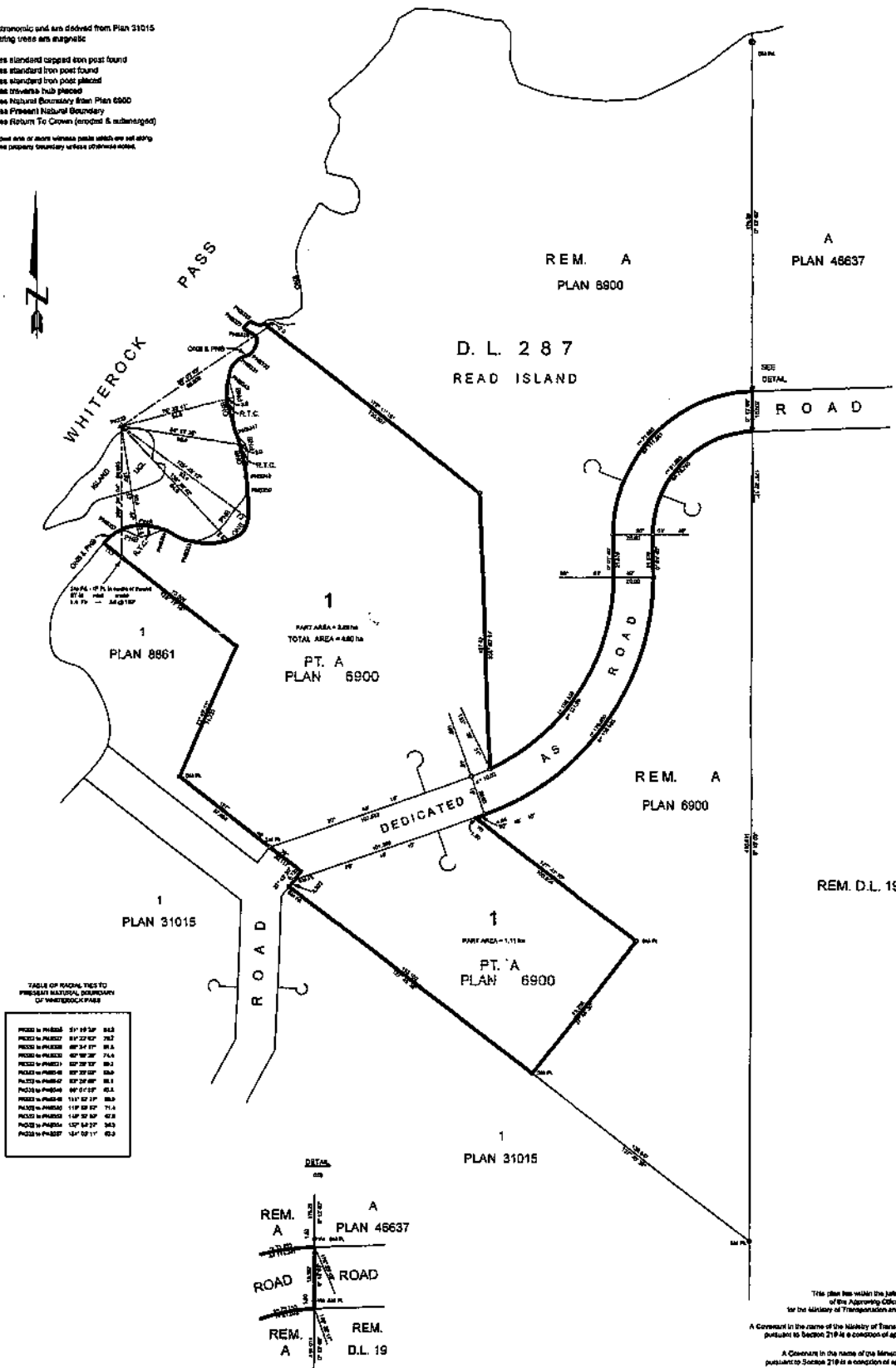
The available free space of each group is distributed evenly by the user as a single 4096 sector.

LEGEND

Bearings are astronomical and are derived from Plan 31015.

മിഷണറികൾക്ക് മേൽ കർമ്മം നടത്തുന്നതിന് അനുമതി

- @ indicates standard capped iron post found
 o indicates standard iron post found
 o indicates standard iron post placed
 @ indicates driveway hub placed
 @ indicates Inquired Boundary from Plan 6300
 PMS indicates Present Natural Boundary
 R.T.C. indicates Return To Crown (perpetual & authorized)
- Note: This plan shows one or more witness points which are not doing the production of the property boundary unless otherwise noted.



This plan lies within the jurisdiction
of the Approving Officer
for the Ministry of Transportation and Infrastructure

A Consent in the name of the Ministry of Transportation and Infrastructure
pursuant to Section 219 is a condition of approval for submission.

A Consent in the name of the Ministry of Environment
pursuant to Section 219 is a condition of approval for submission.

THIS PLAN LIES WITHIN THE
STRATHCONA REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED BY COLIN A. BURROUGHS ON THE
7th DAY OF JUNE, 2013.

ZINCALD BAKERSHAW AND SHERIDAN
300 GORDON ST.
126 E CEDAR STREET,
CAMBRIDGE, MASS., DC V9N 7A3
Phone: (617) 252-8666 Fax: (617) 252-8666
E-Mail: zincald@att.net

EDAS
ENTTY

Page 05

Withheld pursuant to/removed as

s.3



Region and area address:

MINISTRY OF TRANSPORTATION
550 COMOX ROAD
COURTENAY BC V9N 3P6

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: / /

I, MORAG MACDONALD, hereby give permission for COLIN BURRIDGE

to act as my agent on my behalf for the attached preliminary subdivision application. Any and all correspondence shall be sent to my agent.

Additional Comments:



MORAG MACDONALD

Owner

s.22

Witness

9/10/14

Date

COLIN BURRIDGE

Agent

1250E CEDAR STREET, CAMPBELL RIVER

Address

British Columbia

V9W 2W5

Postal Code

250 287-4865

Phone

250 287-9502

Fax

cbsurvey@telus.net

E-mail

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 District Development Technician at the nearest Ministry of Transportation and Infrastructure Office.

**The information in this application may be subject to disclosure
under the Freedom of Information and Privacy Act.**

Further information can be found at <http://www.gov.bc.ca/citz/iao/foi/submit/general/>



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Ministry of Transportation and
Infrastructure District Office
address here

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: _____
File: _____

I, Morag MacDonald, hereby acknowledge that the *Environmental Management Act*, 2003,
is effective as of March 31st, 2005.

Legal description of property: Lot A, District Lot 287, Sayward District, Plan 6900, Except Part in Plan 8861

Based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of
the industrial or commercial purposes and activities specified in Schedule 2 of the regulations. Accordingly, I
elect not to complete and submit a 'site profile', as outlined in Section 40.(1) of the *Act*.

I further acknowledge that this election does not remove any liability, which may otherwise be applicable under
the legislation.

X
Owner/Agent

09 / 10 / 2014
dd mm yy

s.22

Witness

09 / 10 / 2014
dd mm yy

MORAG MACDONALD

Print name

X
Owner/Agent

dd / mm / yy

Print name

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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 District Development Technician at the nearest Ministry of Transportation and
Infrastructure Office.

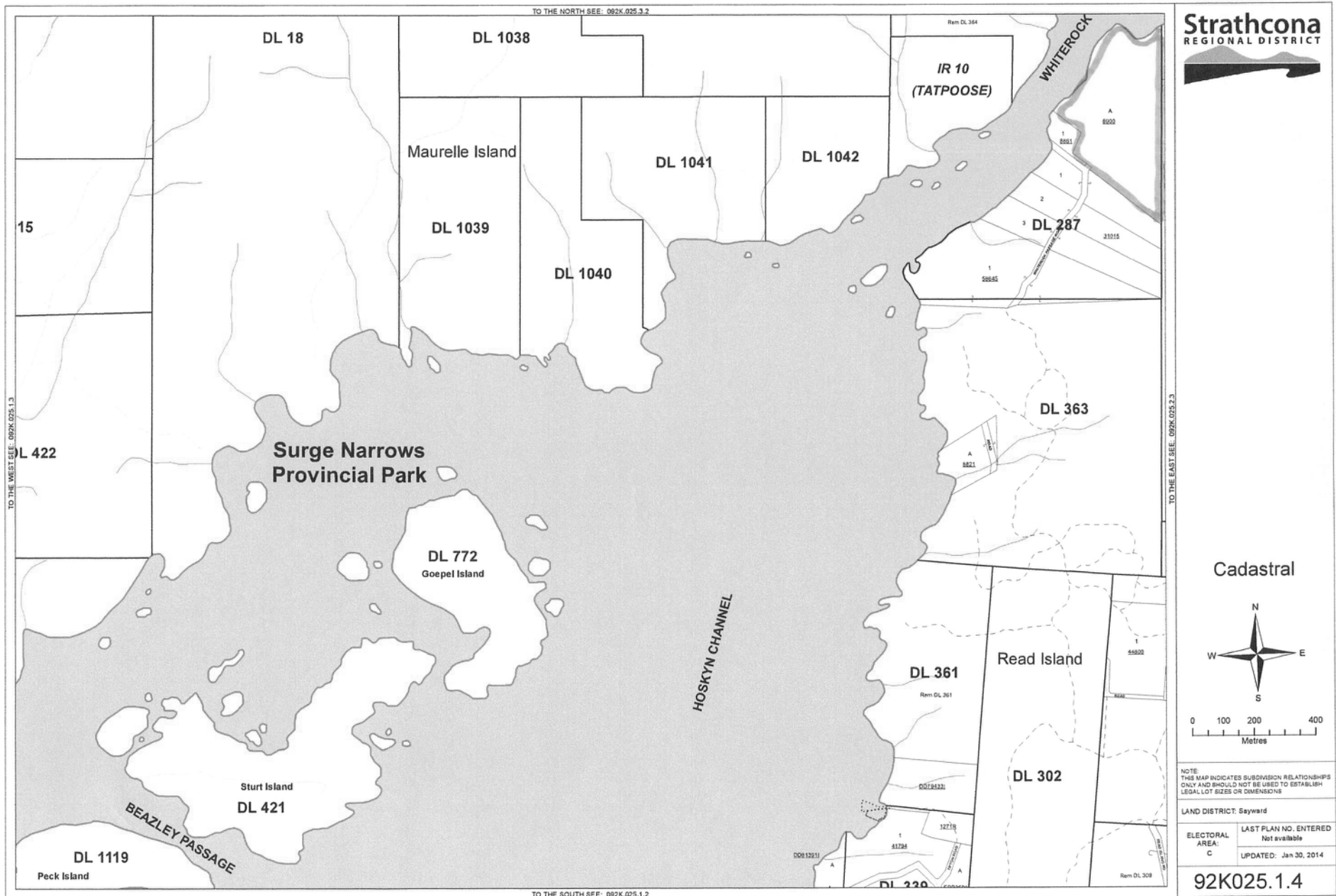
The information in this application may be subject to disclosure
Under the Freedom of Information and Privacy Act.
Further information can be found at <http://www.gov.bc.ca/citz/lao/foi/submit/general/>

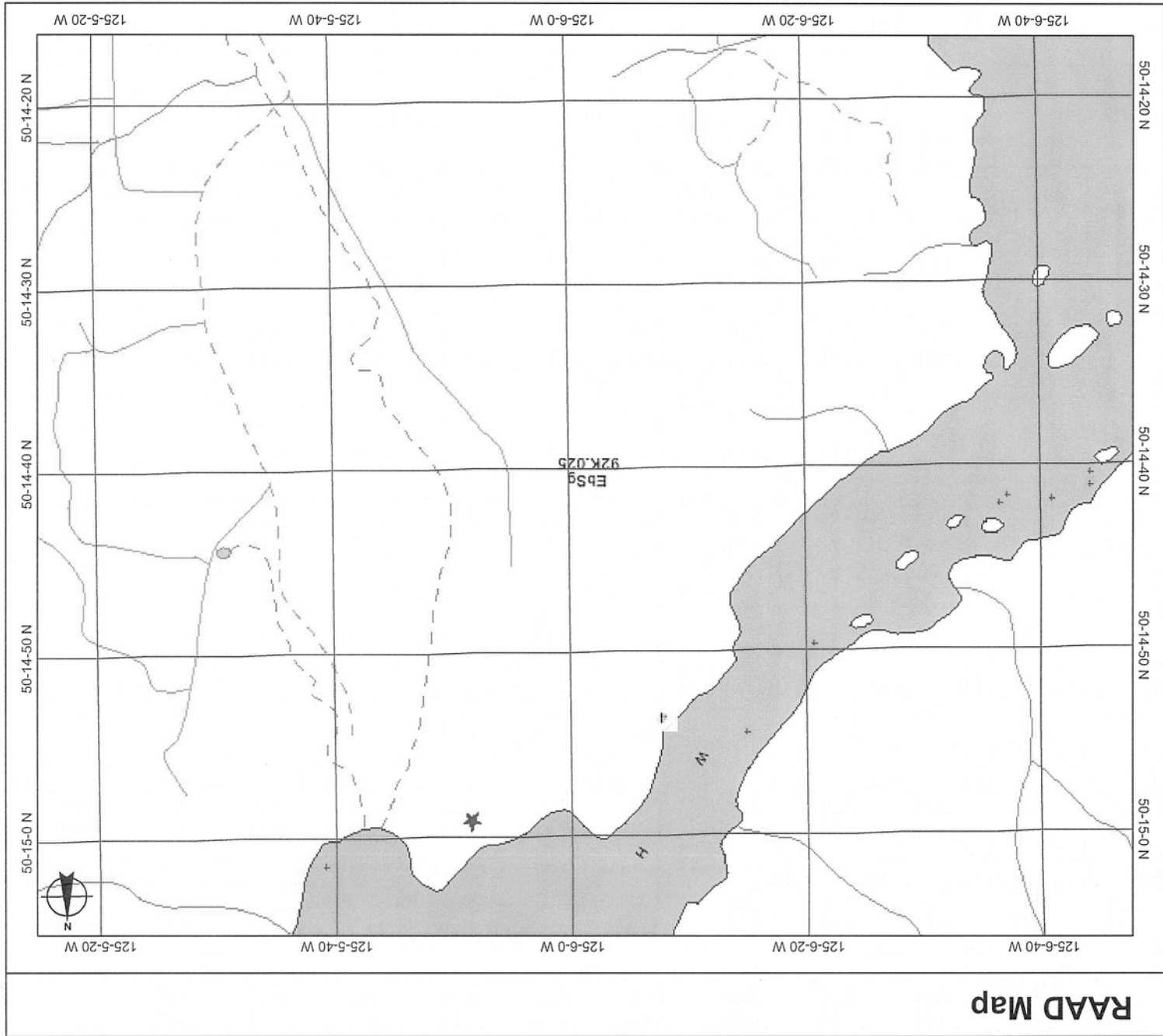
Page 08

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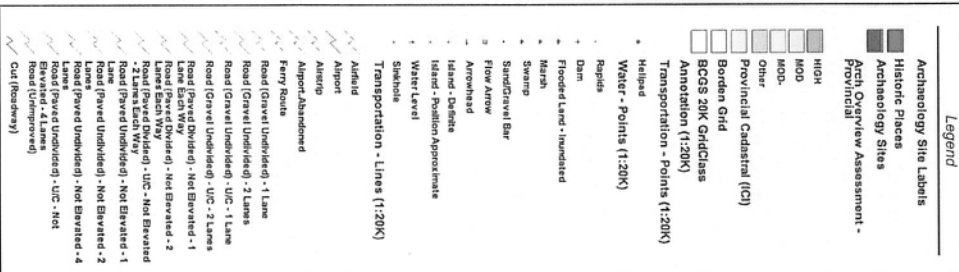
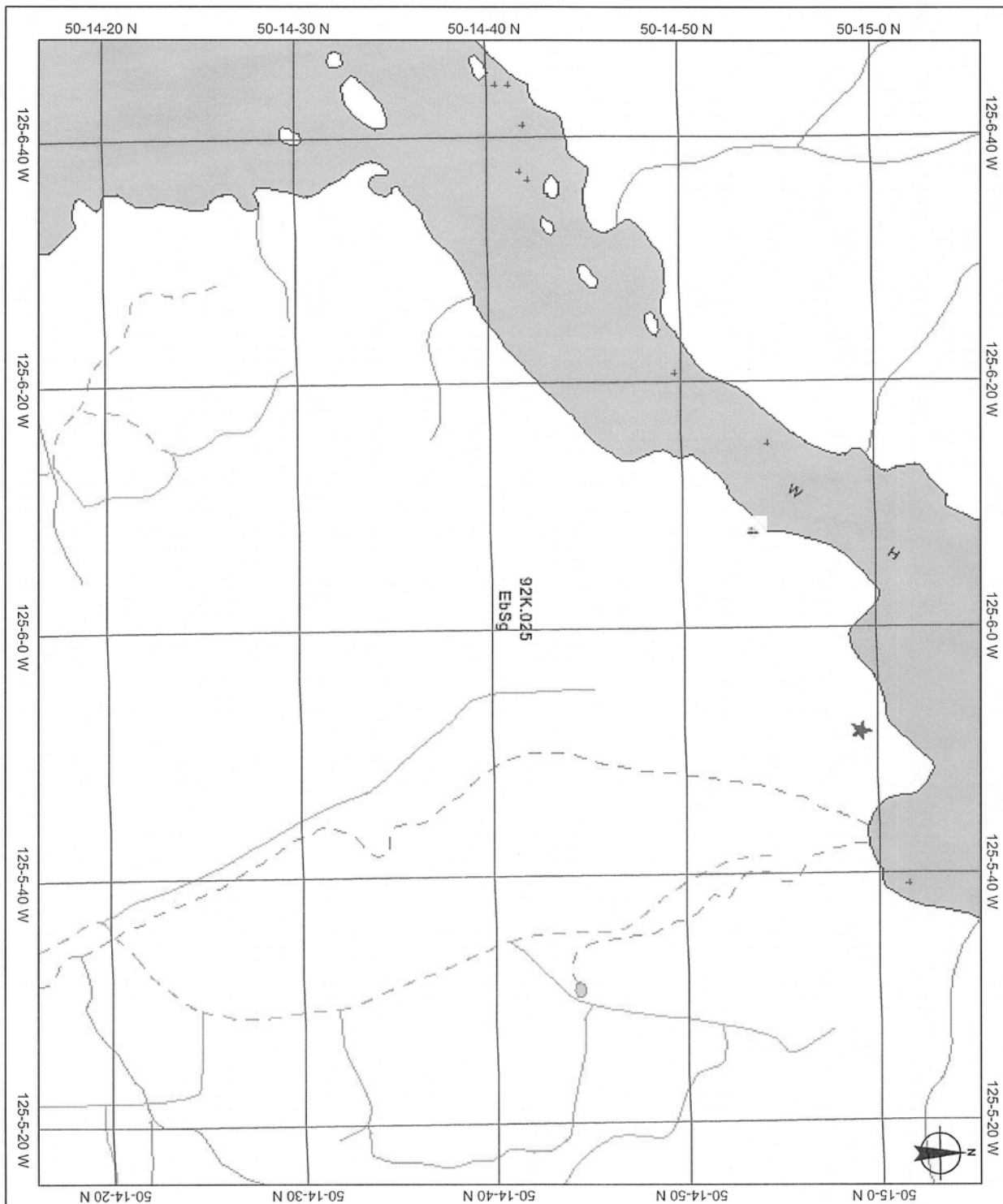
s.3

Key Plan





Archaeological Overview Assessment



Scale: 1:9,446

Printed On: 15-Dec-2014 4:17:17 PM

Datum/Projection: NAD83, Albers Equal Area Conic

Copyright/Disclaimer

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CAUTION: Maps obtained using this site are not designed to assist in navigation. These maps may be generalized and may not reflect current conditions. Uncharted hazards may exist. **DO NOT USE THESE MAPS FOR NAVIGATIONAL PURPOSES.**

PLAN OF SUBDIVISION OF
LOT 287
SAYWARD DISTRICT

ON READ ISLAND
Certificate of Title No 127739-1
Scale: 1"=200'

PLAN No: 6900

Deposited under Section 79
of the Land Registry Act
this 18th day of April, 1940
[Signature]
Deputy Registrar

LEGEND

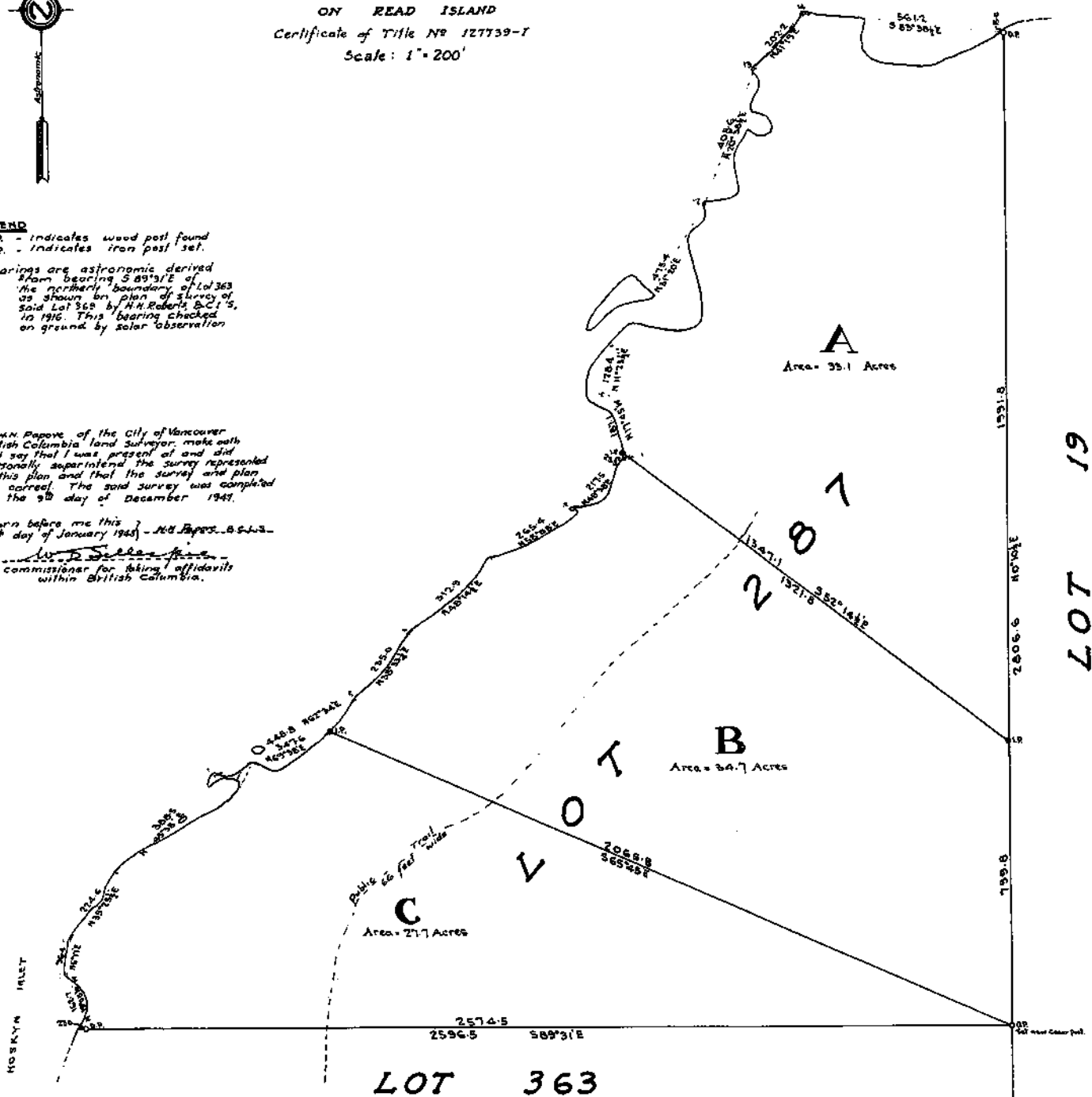
o or - indicates wood post found
• i.p. - indicates iron post set.

Bearings are astronomic derived
from bearing S 89°31'E of
the northerly boundary of Lot 363
as shown on plan of survey of
said Lot 363 by H.N. Roberts & Co's.
in 1916. This bearing checked
on ground by solar observation

I, H.N. Roberts of the City of Vancouver
British Columbia Land Surveyor, make oath
and say that I was present at and did
personally supervise the survey represented
by this plan and that the survey and plan
are correct. The said survey was completed
on the 9th day of December 1940.

Sworn before me this 13th day of January 1940 - H.N. Roberts - B.S.L.S.

[Signature]
A commissioner for taking affidavits
within British Columbia.



REGISTERED OWNER:
[Signature]

WITNESS:
[Signature]

Approved under the Land Registry Act
this 28 day of February 1940
[Signature]
Arch. chief Engineer Approving Officer



Morag E MacDonald
c/o Chicalo Burrige Land Surveying
#2 - 1330 Dogwood Street
Campbell River, BC V9W 3A6

Your File #08013
Our File 01-003-23380
Date (yyyy/mm/dd) 2009/07/14

Proposed Subdivision of Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan 8861

Your proposal for a 1 lot subdivision with remainder has received preliminary layout approval, subject to the following condition(s):

- 1) Final letter of approval from the Strathcona Regional District that all applicable bylaws have been complied with.
- 2) Dedication of Whiterock Passage road from the south boundary of proposed Lot 1 to the east boundary of the remainder of Lot A, a minimum of 20 metres in width or a cross section plus 3 metres whichever is greatest, dedication to be in substantial compliance with Colin Burrige Land Surveying plan dated February 17, 2009.
- 3) Provisions of a suitable restrictive covenant registrable pursuant to Section 219 of the Land Title Act (sample attached). Covenant to be in favor of the Ministry of Transportation And Infrastructure.
- 4) Provisions of a suitable restrictive covenant registrable pursuant to Section 219 of the Land Title Act which prohibits vegetation removal with a minimum setback of 15 metres from the natural boundary of Whiterock Passage. Covenant to be in favor of the Ministry of Environment.
- 5) Proof of potable water to the satisfaction of the Provincial Approving Officer ie: 500 gallons per day per lot.
- 6) "Access By Water Only" to be noted on the final plan.

Note: The Provincial Approving Officer is prepared to grant relief, in this instance, from strict compliance, pursuant to Section 75(1)(c) of the Land Title Act, subject to submission of a suitably worded statutory declaration and notation on the final plan.

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

Submission of Final Plans (Mylar and 5 prints) to be accompanied by a current Tax Certificate (FIN 55), together with a plan examination fee of \$ 50.00 plus \$ 100.00 per lot, including remainders, created by the plan and made payable in the form of a cheque to the Minister of Finance.

Local District Address

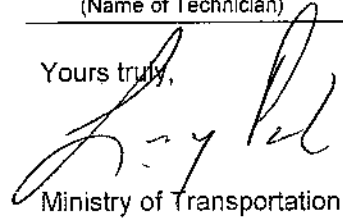
Courtenay Area Office
550 Comox Road
Courtenay BC V9N 3P6

July 14, 2009
M. MacDonald

If you have any questions please do not hesitate to call Larry Park at (250)334-6967.

(Name of Technician)

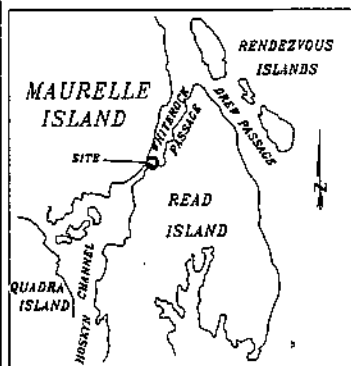
Yours truly,



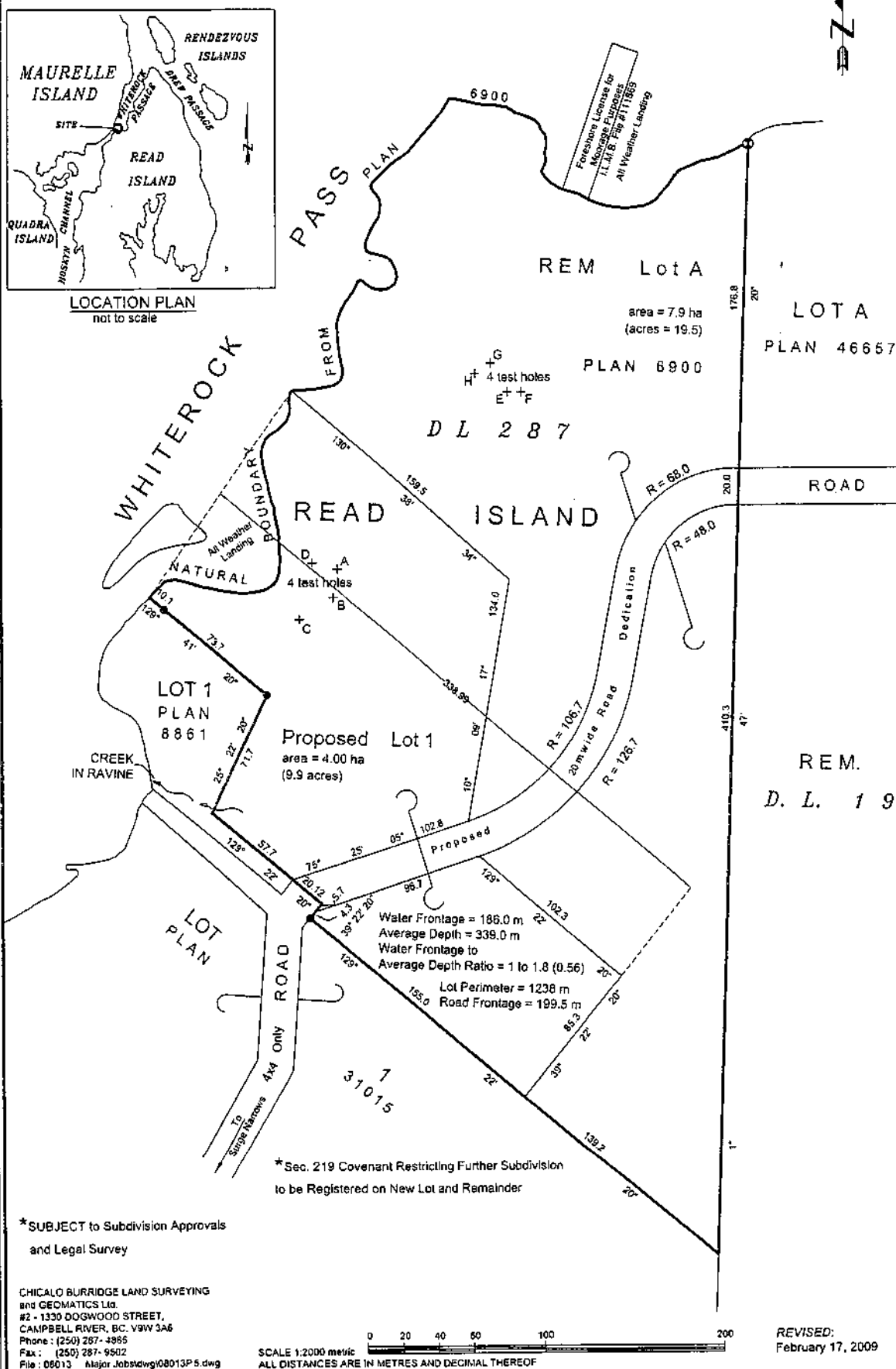
Ministry of Transportation

cc: STRATHCONA REGIONAL DISTRICT
MAX WALKER, AREA MANAGER

PLAN SHOWING PROPOSED SUBDIVISION OF PART OF LOT A,
DISTRICT LOT 287, SAYWARD DISTRICT, PLAN 6900,
EXCEPT THAT PART IN PLAN 8861



LOCATION PLAN
not to scale





File No.: 01-003-23380

August 10, 2010

Morag E. MacDonald
c/o Chicalo Burrridge Land Surveying
#2 – 1330 Dogwood Street
Campbell River, BC V9W 3A6

Dear Sir:

Re: Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan 8861

A one year Preliminary Layout Approval extension is granted, subject to all conditions of the Preliminary Layout Approval issued 2009/07/14. This extension is valid to 2011/07/14.

Please contact me if you have any further inquiries or comments.

Yours truly,

Elaine Malo
A/District Development Technician

EM

cc: Strathcona Regional District



June 27, 2008

MOT# 01-003-23380

Larry Park
Ministry of Transportation
550 Comox Road
Courtenay, BC
V9N 3P6

Dear Mr. Park:

Re: Subdivision of Lot A District Lot 287 Sayward District Plan 6900
except that part in Plan 8861, Read Island

In regards to this subdivision application, the Health Authority has no objections to this two-lot subdivision. The minimum soil depths have been met and no restrictive covenants need to be registered against these properties

I trust this is the information that you require. If you have any other questions, please contact me at 250-850-2107.

Sincerely,

Nancy Clements B.A.Sc., C.P.H.I.(C)
Environmental Health Officer
Vancouver Island Health Authority

cc Morag MacDonald
c/o Chicalo Burrridge Land Surveying,
2 – 1330 Dogwood Street
Campbell River, BC, V9W 3A6

Health Protection and Environmental Services

#200 - 1100 Island Highway, Campbell River, B.C., V9W 8C6 • Telephone: (250) 287-2818 • Fax: (250) 286-3486

Our Vision: Healthy People, Healthy Island Communities, Seamless Service



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Receipt

RETAIN THIS COPY FOR
YOUR RECORDS

December 16, 2014

Received on behalf of:

Burridge, Colin - Chicalo Burridge Land Surveying a

POS Receipt #: 669512K

Received Date: December 16, 2014

Payment Amount: \$700.00

Cheque Number: 5291

Description	File Number	Applicant File Number	Amount Paid
Preliminary Application Fee	2014-06082	14026	\$700.00
Total:			\$700.00

Payment Method: Cheque



Applicant File #: 14026

eDAS File #: 2014-06082

Date: Jan/07/2015

FILE COPY

Strathcona Regional District
301-990 Cedar Street
Campbell River, BC V9W 7Z8

EMAILED

Attention: John Neill

**Re: Proposed Conventional Subdivision Application for:
Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan
8861
Read Island**

Enclosed is a copy of a proposed 2 Lot Conventional Subdivision Application regarding the above noted location(s) on Whiterock Passage Road, Read Island.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

Morag MacDonald;
c/o Chicalo Burrige Land Surveying and Geomatics Ltd.
Colin Burrige
1250E Cedar Street
Campbell River, BC V9W 2W5
Phone: (250) - 287-4865

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated by February 10, 2015 after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Anne Molony at (250) 334-6969.

Please quote file number 2014-06082 when contacting this office.

Yours truly,

Tammy Thompson
District Clerk

Attachments

Local District Address
Courtenay Area Office 550 Comox Road Courtenay, British Columbia V9N 3P6 Canada Phone: (250) 334-6951 Fax: (250) 334-1291



FILE COPY

Applicant File #: 14026
eDAS File #: 2014-06082
Date: Jan/07/2015

EMAILED

Island Health
200-1100 Island Highway
Campbell River, British Columbia V9W 8C6

Attention: John Hillis

**Re: Proposed Conventional Subdivision Application for:
Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan
8861
Read Island**

Enclosed is a copy of a proposed 2 Lot Conventional Subdivision Application regarding the above noted location(s) on Whiterock Passage Road, Read Island.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

Morag MacDonald;
c/o Chicalo Burrridge Land Surveying and Geomatics Ltd.
Colin Burrridge
1250E Cedar Street
Campbell River, BC V9W 2W5
Phone: (250) - 287-4865

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated by February 10, 2015 after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Anne Molony at (250) 334-6969.

Please quote file number 2014-06082 when contacting this office.

Yours truly,

Tammy Thompson
District Clerk

Attachments

Local District Address
Courtenay Area Office 550 Comox Road Courtenay, British Columbia V9N 3P6 Canada Phone: (250) 334-6951 Fax: (250) 334-1291



FILE COPY

Applicant File #: 14026
eDAS File #: 2014-06082
Date: Jan/07/2015

EMAILED

BC Hydro
400 Madsen Road
Nanaimo, BC V9R 5M3

Attention: Elaine Mann

**Re: Proposed Conventional Subdivision Application for:
Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan
8861
Read Island**

Enclosed is a copy of a proposed 2 Lot Conventional Subdivision Application regarding the above noted location(s) on Whiterock Passage Road, Read Island.

It is likely that at a later stage, some aspect of this proposal will fall into your jurisdiction, but at this time, this is sent for your information only. Should you require any additional information, please contact the applicant:

Morag MacDonald;
c/o Chicalo Burrige Land Surveying and Geomatics Ltd.
Colin Burrige
1250E Cedar Street
Campbell River, BC V9W 2W5
Phone: (250) - 287-4865

If you have any questions please feel free to call Anne Molony at (250) 334-6969. Please quote file number 2014-06082 when contacting this office.

Yours truly,

Tammy Thompson
District Clerk

Attachments

Local District Address
Courtenay Area Office 550 Comox Road Courtenay, British Columbia V9N 3P6 Canada Phone: (250) 334-6951 Fax: (250) 334-1291



FILE COPY
EMAILED

Applicant File #: 14026
eDAS File #: 2014-06082
Date: Jan/07/2015

TELUS Communications Inc.
3980 Quadra Street
Victoria, BC V8X 1J9

Attention: Engineering Department

**Re: Proposed Conventional Subdivision Application for:
Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan
8861
Read Island**

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c/o Chicalo Burrridge Land Surveying and Geomatics Ltd.
Colin Burrridge
1250E Cedar Street
Campbell River, BC V9W 2W5
Phone: (250) - 287-4865

If you have any questions please feel free to call Anne Molony at (250) 334-6969. Please quote file number 2014-06082 when contacting this office.

Yours truly,

Tammy Thompson
District Clerk

Attachments

Local District Address
Courtenay Area Office 550 Comox Road Courtenay, British Columbia V9N 3P6 Canada Phone: (250) 334-6951 Fax: (250) 334-1291



FILE COPY
EMAILED

Applicant File #: 14026
eDAS File #: 2014-06082
Date: Jan/07/2015

Fisheries and Oceans Canada
Ecosystem Management Branch
200-401 Burrard Street
Vancouver, British Columbia V6C 3S4

Attention: Fisheries Protection Biologist

**Re: Proposed Conventional Subdivision Application for:
Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan
8861
Read Island**

Enclosed is a copy of a proposed 2 Lot Conventional Subdivision Application regarding the above noted location(s) on Whiterock Passage Road, Read Island.

It is likely that at a later stage, some aspect of this proposal will fall into your jurisdiction, but at this time, this is sent for your information only. Should you require any additional information, please contact the applicant:

Morag MacDonald;
c/o Chicalo Burrridge Land Surveying and Geomatics Ltd.
Colin Burrridge
1250E Cedar Street
Campbell River, BC V9W 2W5
Phone: (250) - 287-4865

If you have any questions please feel free to call Anne Molony at (250) 334-6969. Please quote file number 2014-06082 when contacting this office.

Yours truly,

Tammy Thompson
District Clerk

Attachments

Local District Address
Courtenay Area Office 550 Comox Road Courtenay, British Columbia V9N 3P6 Canada Phone: (250) 334-6951 Fax: (250) 334-1291



FILE COPY

Your File #: 14026
eDAS File #: 2014-06082
Date: Jan/07/2015

Morag MacDonald;
c/o Chicalo Burrridge Land Surveying and
Geomatics Ltd.
1250E Cedar Street
Campbell River, BC V9W 2W5

Attention: Colin Burrridge

**Re: Proposed Conventional Subdivision Application for
Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan
8861**

We have received your application on December 15, 2014 with respect to the above noted property. We have contacted the following agencies for their comments:

John Hillis	Island Health	(250) 850-2142
John Neill	Strathcona Regional District	(250) 830-6700
Elaine Mann	BC Hydro	s.17
Doug Parry	Canada Post Corporation	(250) 741-0561
Fisheries Protection Biologist	Fisheries and Oceans Canada	1-866-845-6776
Engineering Department	Telus Communications Inc.	1-866-551-8610

In order to ensure a timely response, please confirm with these agencies they have received all the fees and information they require to respond. We will await a response from these agencies until February 10, 2015 after which we will prepare recommendations for the Approving Officer's decision.

Please quote file number 2014-06082 when contacting this office.

If you have any questions please feel free to call Anne Molony at (250) 334-6969.

Yours truly,

Tammy Thompson
District Clerk

Attachment

Local District Address
<p>Courtenay Area Office 550 Comox Road Courtenay, British Columbia V9N 3P6 Canada Phone: (250) 334-6951 Fax: (250) 334-1291</p>

Molony, Anne TRAN:EX

From: Knoop, Donald <Donald.Knoop@dfo-mpo.gc.ca>
Sent: Thursday, January 8, 2015 9:41 AM
To: Molony, Anne TRAN:EX
Subject: DFPO referral process

Hi Anne ,

Below is the National website for projects near water. Please access the website and go through the self-assessment process.

Thanks,

Don

Don Knoop
Habitat Biologist | Biologiste de l'habitat
Fisheries and Oceans Canada | Pêches et Océans Canada
200 – 401 Burrard Street Vancouver, B.C. V6C3S4 | 200 – 401 promenade Burrard Vancouver (C.-B) V6C3S4
(604) 666-0282
(604) 666-0417 fax

<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>

Molony, Anne TRAN:EX

From: John Neill <JNeill@strathconard.ca>
Sent: Friday, April 17, 2015 12:07 PM
To: Molony, Anne TRAN:EX
Subject: Proposed subdivision 2014-06082 MacDonald

Hi Anne,

I reviewed the previous file 01-003-23380 on this proposal and agree the 'No further subdivision' clause is redundant in this case, as Bylaw 1460 does not provide for subdivision approval across road rights-of-way.

Regards,

John



John W. Neill MCIP MRTPI
Planner
Tel: 250.830.6706
Toll free: 1.877.830.2990

EDAS
ENT'D



Subdivision File No.

06082 C 14

SUBDIVISION APPLICATION REFERRAL RESPONSE FORM

To: Ministry of Transportation, 550 Comox Road, Courtenay, B.C, V9N 3P6

APPLICANT:	Morag MacDonald
AGENT:	Colin Burrige
LEGAL DESCRIPTION:	Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan 8861, Read Island
ASSESSMENT ROLL No.:	772 18422.000
PID:	005-774-578

Property Summary

# of Lots:	1	ALR:	No	SHA:	No	Electoral Area:	C
Community Water:	No	Community Sewer:	No				
OCP Designation:	N/A	Zoning Bylaw:	1460	Zone:	RU-1		
Minimum Lot Size Required:	4.0 Ha	Minimum frontage required:	10% road & water				
Density Averaging:	N/A	Sec 219 Covenant Required:	No				
Development Permit Required:	No	QEP Report Required:	No				

Works and Services

Water Service Area:	No	DCC's Applicable:	No
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#301 – 990 Cedar Street, Campbell River, BC V9W 7Z8
Tel: 250-830-6700 Fax: 250-830-6710
Toll free: 1-877-830-2990 www.strathconard.ca

**EDAS
ENT'D**

Sewer Service Area:

No

DCC's Applicable:

No

Parks

Park Policies:

Yes

Dedication
Applicable:

No

Recommendation

**PRELIMINARY APPROVAL
WITH CONDITIONS:**

X

DENY:

See attached list of conditions of preliminary approval or reasons for denial.

Reviewed and Approved by Community Services Branch:

Date:

26 February 2015

Signature:

John Neill

**John Neill,
Planner**

Date:

February 26, 2015

Signature:

Ralda Hansen

**Ralda Hansen,
Community Services Manager**

Conditions of Preliminary Approval

Proposed Subdivision of: Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan 8861, Read Island

Strathcona Regional District

Planning Services:

1. Approval from the Strathcona Regional District is required to create two new severed parcels as shown on the proposed plan of subdivision.
2. The subdivision shall not create any non-conformity with regards to siting of any existing buildings or structures.
3. Any changes or amendments to this plan require additional review and approval by the regional district.
4. Compliance with Strathcona Regional District lot size and frontage requirements must be maintained throughout the subdivision process.

Parks Department:

1. Subdivision of this property will not trigger the requirement for the dedication of parkland (or cash in lieu) pursuant to Section 941 of the *Local Government Act*.

Engineering Services:

1. Servicing of the proposed lots to be in accordance with Section 10 of Bylaw 64, being the Subdivision Servicing Standards Bylaw, 2010', as given below:

10. REQUIRED WORKS AND SERVICES

10.1 Water

- i) Where a property is within a local water service area, or where a community water system is available, or is being provided, every proposed subdivision which would create a minimum of one (1) additional parcel is required to connect to the water service as per district standards.
- ii) In all subdivisions where a community water system is not available, each newly created parcel is required to be provided with a source of potable water to provincial standards.

10.2 Sewage Disposal

- i) Where a property is within a local sewer service area, or where a community sanitary sewer system is available, or is being provided, every proposed subdivision which would create a minimum of one (1) additional parcel is required to connect each lot to the sanitary sewer system as per district standards.
- ii) In all subdivisions where a community sanitary sewer system is not available, each newly created parcel is required to be provided with an adequate onsite sewage disposal system or onsite sewage treatment facility as approved by the Municipal Sewerage Regulation, the Vancouver Island Health Authority (VIHA) or the

Environmental Management Act as regulated by the Ministry of Environment (MOE).

10.3 Roads

- i) All highways, including internal common strata roads, created through subdivision within the regional district and administered by the Ministry of Transportation and Infrastructure (MoT) shall be located, constructed and otherwise meet the standards of the MoT.

File No.: 3320-20/06082 C 14 – MacDonald
Date: February 26, 2015

Contact:	John Neill, Planner
Phone:	250-830-6706
Email:	jneill@strathconard.ca





REPORT ON PRELIMINARY SUBDIVISION

Date (yyyy/mm/dd) 2015/04/28

Subdivision Type: Conventional
File Number: 2014-06082
Project Description: Conventional Subdivision - 2 Lots
Applicant: Burrige, Colin - Chicalo Burrige Land Surveying
and Geomatics Ltd.
Applicant File #: 14026
Legal Description: Lot A, District Lot 287, Sayward District, Plan 6900
except that part in Plan 8861
Date Received: Dec 15, 2014

Status: PREREV No. of Lots: 2
MoTO Office: Courtenay Area Office
Dev Tech: Anne Molony
Approver: Kirsten A Fagervik
Owner: MacDonald, Morag
Road Name: WHITEROCK PASSAGE RD
Confirmed Local Government: STRATHCONA

Location and Land Use

Legal Description: Lot A, District Lot 287, Sayward District, Plan 6900 except that part in Plan 8861

State Title Certificate / Certificate of Title (encumbrances):

EV152311

Health and Safety

Proposed Water Supply
Type: Well -

Proposed Sewage Disposal

Type: Septic Tank -

Topography:

Flat with rocky shoreline

Site Regraded:

No

Road / Land Drainage OK:

Yes

Natural Hazard (flooding, erosion, landslip, rockfall, avalanche, wildfire):

No

Contaminated Site:

Declaration Submitted

☐ Schedule 1 Site Profile:☐ Acknowledgement of Contaminated Site Regulation:

Land Use

Confirmed Local Government:

STRATHCONA

Location Comments:

Property Zoning: Rural One (RU-1)

Zoning Minimum Parcel Size:

4.0 hectares

Existing Land Use: Residential

Intended Land Use: Residential

Surrounding Land Use

North:

Ocean

South:

Residential

REPORT ON PRELIMINARY SUBDIVISION

Date (yyyy/mm/dd) 2015/04/28

East:

Residential/Forest

West:

Ocean

Comments on Surrounding Land Use:

Residential

Conform with OCP:

N/A

ALR Comments / ALC Approval:

N/A

Archaeology / Aboriginal Interests:

Archaeological site - s.18

Environmental Value (riparian zone, wildfire, sensitive ecosystem):

Property fronts the ocean - Whiterock passage

Access and Roads

Contract Area:

North Island

Conflict Highway Design Line:

No

Rd. System Adequate for Addtl Traffic:

N/A

Widening Amount:

Existing public road dedication to the South boundary of the parent parcel will be continued through the subdivision to the East boundary where it will tie into an existing dedication.

Posted Speed: N/A km/h

Controlled Access Highway:

No

Sec. Street System Exist:

N/A

Access to all lots:

Access is by water only

Off Street Parking?:

N/A

Further Subdivision / Frontage Rule:

10% road and water

Access to Lands Beyond:

N/A

Access To Water:

Yes

Road Closure:

No

Alternate Access:

No

Crossings

Pipeline Crossing:

No

Hydro / Tel Line Crossing:

No

Railroad Crossing:

No

Require Covenants?:

Yes - Sections 219 flood covenant, may also require a water quality covenant depending upon well test results.

REPORT ON PRELIMINARY SUBDIVISION

Date (yyyy/mm/dd) 2015/04/28

Recommendations / Decisions

Preliminary Approval Recommendations:

Recommend approval

This proposed subdivision was originally given preliminary approval in 2009 (File# 23380), however, the requirements for final approval were not met and the subdivision was put on hold until 2014.

Preliminary Approver's Decision Comments:

Conditions

Order Type	Condition
01 Approval	<p>Archaeological Interests</p> <p>Provincial records indicate that development associated with this application may be in conflict with archaeological sites protected under the Heritage Conservation Act. It should be noted that there is a site identified as s.18 on or near the proposed development.</p> <p>Therefore, the Provincial Approving Officer requires that as a condition of PLA, the applicant hire a qualified archaeologist to determine the need for an archaeological impact assessment of the subject property. The purpose of the archaeological impact assessment would be to accurately identify the location(s) of the known archaeological site(s), to record any additional sites that may be present, and to recommend any action that may be needed to manage archaeological values in conflict with future development. This might include the placement of covenants to ensure that such sites are not disturbed without proper authorization from the Archaeology Branch.</p> <p>If the archaeologist determines that an archaeological impact assessment is not required, the archaeologist must forward a written statement to this office and copy to the Archaeology Branch containing the reasons for eliminating this requirement.</p> <p>If an archaeological impact assessment is required, you should be aware that applications for Heritage Conservation Act permits take in the order of 6 weeks to process. This includes allowance for a 30 day comment period from local First Nation(s). Processing time can be shortened accordingly if, at the time of application, supporting letter(s) are received from local First Nations.</p> <p>Information on archaeological consultants may be obtained by calling the B.C. Association of Professional Archaeologists at 604 924-3155 or by checking their web site (http://www.bcapa.ca/). Archaeological consultants are also listed in the Yellow Pages.</p>
02 Approval	<p>Proof of water quantity in the amount of 2500 liters per day per dwelling must be provided for all lots and any remainders. For groundwater, please provide a Well Construction Report (well log) from a registered Well Driller or Pump test report from a Registered Pump Installer. If surface water is being proposed, written confirmation may be in the form of an existing water license or approval in principle from the Water Stewardship Branch of the Ministry of Environment. Written confirmation from an accredited laboratory to be provided showing that all lots created, including any remainders, has availability of water that meets the parameters of the Guidelines for Canadian Drinking Water Quality published by Health Canada, including at the minimum the microbiological, chemical and aesthetic parameters (See attached Schedule A).</p> <p>Any existing wells shall provide documentation, done within the last three years; that the quantity and quality is still being met. Representational documentation can be considered for proof of water if less than 500 metres away from proposed subdivision lots. Reasonable assurances to be provided that the representational documentation is from the same water source.</p> <p>Please submit the water quantity and quality testing results to the Ministry of Transportation and Infrastructure for review at least two weeks prior to submission for final approval. Based on the testing results and need for subsequent treatment for future lot owners may necessitate a restrictive covenant registered against the title as a condition of final approval.</p>
03 Approval	<p>Whiterock Passage Road is to be established with a minimum 20 meter road right of way or a sufficient width to include the road fill, ditches and backslopes, plus a minimum 3 meters on each side, which ever is greater. Center line of Whiterock Passage Road is to be located at the center of the newly dedicated road right of way. Dedication to be in substantial compliance with Colin Burridge Land Surveying plan dated June 7, 2011.</p>
04 Approval	<p>The Provincial Approving Officer is prepared to waive the strict compliance with Section 75(1)(C) of the Land Title Act subject to the submission of a suitably worded statutory declaration.</p> <p>Relief from 75(1)(C) notation is to appear on the plan image as well as the application to deposit as per the latest Electronic Filing System requirements.</p>

REPORT ON PRELIMINARY SUBDIVISION

Date (yyyy/mm/dd) 2015/04/28

Order Type	Condition
05 Approval	Written confirmation from the Strathcona Regional District that all conditions of their letter dated February 26, 2015 have been satisfied.
06 Approval	<p>Unless stated in a Regional District Bylaw and / or covered by a development permit the applicant shall enter in to a restrictive covenant pursuant to Sections 219 and 86(1)(d) of the Land Title Act, due to flooding concerns on Lot A, DL 287, Sayward District, with the following horizontal and vertical setback restrictions:</p> <p>Hereafter, no building, mobile home or unit, modular home or structure shall be constructed, reconstructed, moved, extended or located within 15 meters of the natural boundary of any nearby oceans, rivers, creeks, streams, ponds, swamps and marshes.</p> <p>Hereafter, no area used for habitation, business, or storage of goods damageable by floodwaters shall be located within any building, modular home or structure at an elevation such that the underside of the floor system thereof is less than 1.5 meters above the natural boundary of any nearby ponds, swamps or marshes. In the case of a mobile home or unit, the found level or top of concrete or asphalt pad on which it is located shall be no lower than the above-described elevation.</p> <p>No Vegetation may be removed within the above noted setback.</p> <p>The said document is to be in favor of Her Majesty the Queen in the Right of the Province of British Columbia as represented by the Ministry of Transportation and Infrastructure.</p>
07 Approval	<p>As covenants are required to address concerns raised by the Ministry and/or other agencies, the necessary notation listing the covenant holders and the number of covenants for each shall be included on the Schedule of Owners and Witnesses of the Application to Deposit Plan at Land Title Office. A notation on the plan image listing the covenants is required.</p> <p>The necessary Approving Officer statement in the covenants required as a condition of approval of the proposed subdivision must be included on the Form D of the covenant document.</p> <p>Within the covenant document, the Minister shall be identified as Her Majesty the Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, Parliament Buildings, Victoria, BC, V8V 1X4.</p>
08 Approval	Access Via Water notation is to appear on the plan image as well as the application to deposit as per the latest Electronic Filing System requirements
100 Approval	Ministry file number 2014-06082 to be notated on final plan(s)
200 Approval	Recent State of Title is to be submitted along with final paperwork.
300 Approval	Surveyor to ensure that all constructed roads are within a publicly dedicated road allowance (with the exception of any internal strata roads)
NOTE Approval	The most recent Electronic Filing System Guidelines (formally known as the Table of Concordance) are to be used for the preparation, submission and filing of all documents.
NOTE Approval	<p>If you have questions or concerns about the conditions laid out in the PLA/PLNA, please contact the District Development Technician. If you still have questions or concerns after speaking with the District Development Technician, you may contact the Provincial Approving Officer directly.</p> <p>It is important to provide, in writing, any new information or changes that you wish to be considered during the reconsideration process.</p>

Molony, Anne TRAN:EX

From: Molony, Anne TRAN:EX
Sent: Thursday, April 30, 2015 11:52 AM
To: 'Colin Burrridge'
Subject: FW: SUB 2014-06082 (Your File# 14026) - PLA
Attachments: 4500876047[1].pdf

Hi Colin,

Please note the locations of the two All-Weather landings on the final plan, they were shown on the original plan for the old file but not on the more recent one.

Thanks,
Anne

Anne Molony
District Development Technician
Courtenay Area Office

From: Molony, Anne TRAN:EX
Sent: Thursday, April 30, 2015 11:35 AM
To: 'Colin Burrridge'
Cc: John Neill (JNeill@strathconard.ca)
Subject: SUB 2014-06082 (Your File# 14026) - PLA

Hi Colin,

Please find attached the PLA for SUB 2014-06082.

If you have any questions or concerns please let me know.

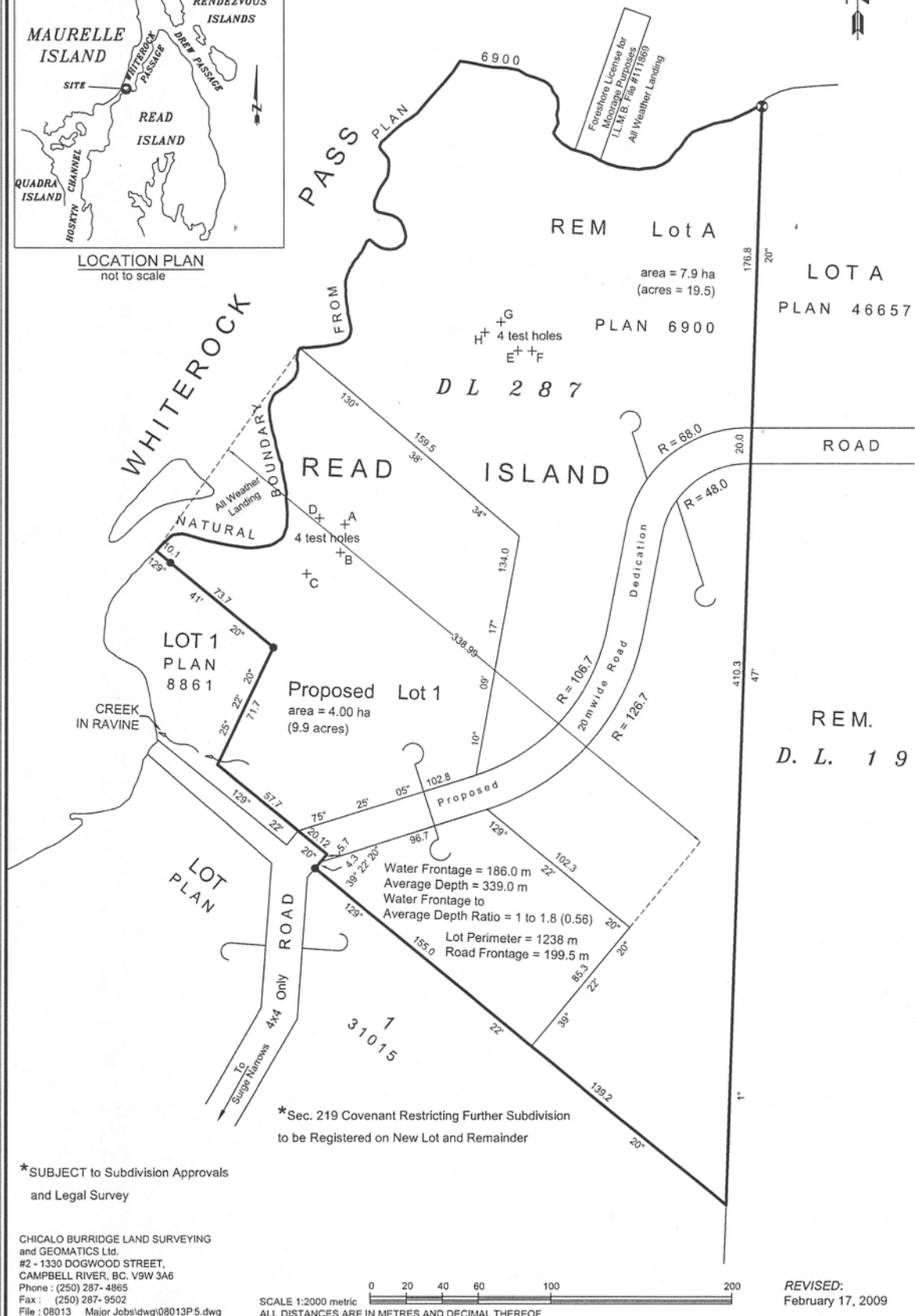
Kind Regards,
Anne

Anne Molony
District Development Technician
Courtenay Area Office
Ph: 250-334-6969 Cell: 250-218-1605
Email: Anne.Molony@gov.bc.ca

PLAN SHOWING PROPOSED SUBDIVISION OF PART OF LOT A,
DISTRICT LOT 287, SAYWARD DISTRICT, PLAN 6900,
EXCEPT THAT PART IN PLAN 8861



LOCATION PLAN
not to scale



Molony, Anne TRAN:EX

From: Molony, Anne TRAN:EX
Sent: Thursday, April 30, 2015 11:35 AM
To: 'Colin Burrridge'
Cc: John Neill (JNeill@strathconard.ca)
Subject: SUB 2014-06082 (Your File# 14026) - PLA
Attachments: 4500876047[1].pdf

Hi Colin,

Please find attached the PLA for SUB 2014-06082.

If you have any questions or concerns please let me know.

Kind Regards,
Anne

Anne Molony
District Development Technician
Courtenay Area Office
Ph: 250-334-6969 Cell: 250-218-1605
Email: Anne.Molony@gov.bc.ca



**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

Your File #: 14026
eDAS File #: 2014-06082
Date: Apr/30/2015

Morag MacDonald;
c/o Chicalo Burrridge Land Surveying
Colin Burrridge
1250E Cedar Street
Campbell River, BC V9W 2W5

Attention: Colin Burrridge

**Re: Proposed Subdivision of Lot A, District Lot 287, Sayward District, Plan 6900
except that part in Plan 8861**

Your proposal for a 2 lot Conventional subdivision has received preliminary layout approval, subject to the following condition(s):

1. Provincial records indicate that development associated with this application may be in conflict with archaeological sites protected under the Heritage Conservation Act. It should be noted that there is a site identified as s.18
s.18 on or near the proposed development.

Therefore, the Provincial Approving Officer requires that as a condition of PLA, the applicant hire a qualified archaeologist to determine the need for an archaeological impact assessment of the subject property. The purpose of the archaeological impact assessment would be to accurately identify the location(s) of the known archaeological site(s), to record any additional sites that may be present, and to recommend any action that may be needed to manage archaeological values in conflict with future development. This might include the placement of covenants to ensure that such sites are not disturbed without proper authorization from the Archaeology Branch.

If the archaeologist determines that an archaeological impact assessment is not required, the archaeologist must forward a written statement to this office and copy to the Archaeology Branch containing the reasons for eliminating this requirement.

Local District Address
Courtenay Area Office 550 Comox Road Courtenay, British Columbia V9N 3P6 Canada Phone: (250) 334-6951 Fax: (250) 334-1291

If an archaeological impact assessment is required, you should be aware that applications for Heritage Conservation Act permits take in the order of 6 weeks to process. This includes allowance for a 30 day comment period from local First Nation(s). Processing time can be shortened accordingly if, at the time of application, supporting letter(s) are received from local First Nations.

Information on archaeological consultants may be obtained by calling the B.C. Association of Professional Archaeologists at 604 924-3155 or by checking their web site (<http://www.bcapa.ca/>). Archaeological consultants are also listed in the Yellow Pages.

2. Proof of water quantity in the amount of 2500 liters per day per dwelling must be provided for all lots and any remainders. For groundwater, please provide a Well Construction Report (well log) from a registered Well Driller or Pump test report from a Registered Pump Installer. If surface water is being proposed, written confirmation may be in the form of an existing water license or approval in principle from the Water Stewardship Branch of the Ministry of Environment.

Written confirmation from an accredited laboratory to be provided showing that all lots created, including any remainders, has availability of water that meets the parameters of the Guidelines for Canadian Drinking Water Quality published by Health Canada, including at the minimum the microbiological, chemical and aesthetic parameters (See attached Schedule A).

Any existing wells shall provide documentation, done within the last three years; that the quantity and quality is still being met. Representational documentation can be considered for proof of water if less than 500 metres away from proposed subdivision lots. Reasonable assurances to be provided that the representational documentation is from the same water source.

Please submit the water quantity and quality testing results to the Ministry of Transportation and Infrastructure for review at least two weeks prior to submission for final approval. Based on the testing results and need for subsequent treatment for future lot owners may necessitate a restrictive covenant registered against the title as a condition of final approval.

3. Whiterock Passage Road is to be established with a minimum 20 meter road right of way or a sufficient width to include the road fill, ditches and backslopes, plus a minimum 3 meters on each side, whichever is greater. The center line of Whiterock Passage Road is to be located at the center of the newly dedicated road right of way. Dedication to be in substantial compliance with Colin Burridge Land Surveying plan dated June 7, 2011.
4. The Provincial Approving Officer is prepared to waive the strict compliance with Section 75(1)(C) of the Land Title Act subject to the submission of a suitably worded statutory declaration.

Relief from 75(1)(C) notation is to appear on the plan image as well as the application to deposit as per the latest Electronic Filing System requirements.

5. Written confirmation from the Strathcona Regional District that all conditions of their letter dated February 26, 2015 have been satisfied.
6. Unless stated in a Regional District Bylaw and / or covered by a development permit the applicant shall enter in to a restrictive covenant pursuant to Sections 219 and 86(1)(d) of the Land Title Act, due to flooding concerns on Lot A, DL 287, Sayward District, with the following horizontal and vertical setback restrictions:

Hereafter, no building, mobile home or unit, modular home or structure shall be constructed, reconstructed, moved, extended or located within 15 meters of the natural boundary of any nearby oceans, rivers, creeks, streams, ponds, swamps and marshes.

Hereafter, no area used for habitation, business, or storage of goods damageable by floodwaters shall be located within any building, modular home or structure at an elevation such that the underside of the floor system thereof is less than 1.5 meters above the natural boundary of any nearby ponds, swamps or marshes. In the case of a mobile home or unit, the found level or top of concrete or asphalt pad on which it is located shall be no lower than the above-described elevation.

No Vegetation may be removed within the above noted setback.

The said document is to be in favor of Her Majesty the Queen in the Right of the Province of British Columbia as represented by the Ministry of Transportation and Infrastructure.

7. As covenants are required to address concerns raised by the Ministry and/or other agencies, the necessary notation listing the covenant holders and the number of covenants for each shall be included on the Schedule of Owners and Witnesses of the Application to Deposit Plan at Land Title Office. A notation on the plan image listing the covenants is required.

The necessary Approving Officer statement in the covenants required as a condition of approval of the proposed subdivision must be included on the Form D of the covenant document.

Within the covenant document, the Minister shall be identified as Her Majesty the Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, Parliament Buildings, Victoria, BC, V8V 1X4.

8. Access Via Water notation is to appear on the plan image as well as the application to deposit as per the latest Electronic Filing System requirements.
9. Ministry file number 2014-06082 to be notated on final plan(s).
10. Recent State of Title is to be submitted along with final paperwork.

11. Surveyor to ensure that all constructed roads are within a publicly dedicated road allowance (with the exception of any internal strata roads).
12. If you have questions or concerns about the conditions laid out in the PLA/PLNA, please contact the District Development Technician. If you still have questions or concerns after speaking with the District Development Technician, you may contact the Provincial Approving Officer directly.

It is important to provide, in writing, any new information or changes that you wish to be considered during the reconsideration process.

13. The most recent Electronic Filing System Guidelines (formally known as the Table of Concordance) are to be used for the preparation, submission and filing of all documents.

The approval granted is only for the general layout of the subdivision and is valid for one year from the date of this letter. However, if at any time there is a change in legislation or regulations this preliminary layout approval is subject to review and may be cancelled.

Submission of Final Plans (Survey Plan Certification and Application to Deposit) to be accompanied by a current Tax Certificate (FIN 55), together with a plan examination fee of \$50.00 plus \$100.00 per lot created by the plan (for a Total of \$250.00). If paying by cheque, make payable to the Minister of Finance.

If you have any questions please feel free to call Anne Molony at (250) 334-6969.

Please quote file number 2014-06082 when contacting this office.

Signed on behalf of Provincial Approving Officer by:



Anne Molony
District Development Technician