

Customer Name	<u>Silver Star Solitude Estates Ltd.</u>	Your File	<u>1205 001.2</u>
Address	<u>C/o Urban Systems Ltd.</u>	Our File	<u>02-013-17099</u>
	<u>104A-1815 Kirschner Road</u>	Date	<u>February 28, 2002</u>
	<u>Kelowna B.C. V1Y 4N7</u>		

Proposed Subdivision of D.L. 5264, O.D.Y.D.

Your proposal for a 86 Lots plus remainder subdivision has received preliminary layout approval, subject to the following conditions:

1. Due to the size and scope of the proposal the Ministry of Transportation will require a Traffic Impact Study. The developer's Traffic Engineer shall be responsible for preparing proposed Terms of Reference for a Traffic Study. The Ministry of Transportation must approve the Terms of Reference prior to the preparation of the Traffic Study. Additional works on Silver Star Road may be required. This condition must be addressed prior to the following:
2. Provision of a suitably detailed drainage report, which addresses the conveyance of surface water to an approved natural outfall. Drainage easements are to be provided, where required, and to be a minimum of 6m in width. Such document to be registered with priority over any existing financial charges. The Drainage Plan is to be developed using Sections 1410.09.02 and 1410.09.03 of the Ministry of Transportation Subdivision Engineering Requirements.
3. Satisfaction of the requirements of the Ministry of Water, Land and Air Protection's letter dated December 17, 2001 and their written approval thereafter, ie : stormwater management and sewage treatment.
4. Written confirmation from the Public Health Engineer of compliance with the Safe Drinking Water Regulation B.C. Reg. 230/92, specifically that a construction permit and operation permit has been issued.
5. Written confirmation from the North Okanagan Regional District of compliance with the following:
 - a) Proof of connection of all lots to the Silver Star Community Sewer System pursuant to the requirements of Section 403 of Subdivision Servicing Bylaw No. 726, 1986. It appears there are issues with the ownership, legality and capacity of the sewage treatment and infiltration works at Silver Star Mountain. These issues will need to be resolved and the system registered under the Municipal Sewage Regulation before additional flows are added to the system.
 - b) Proof of connection of all lots to the Silver Star Community Water System pursuant to the requirements of Section 402 of the Subdivision Servicing Bylaw No. 726, 1986. The system must have fire flow capacity meeting the requirements of Section 402.2.a of the Bylaw. If final approval is not obtained by October 31, 2003 the applicant may be required to prove adequate community water supplies are available prior to Regional District approval. This may require provision of an amended Certificate of Public Convenience and Necessity, approved "as-built" drawings and Final Certificate.
 - c) Provision of fire hydrants, the type, spacing, number and location to be determined by the North Okanagan Regional District Fire Prevention Officer, pursuant to Section 406 of Subdivision Servicing Bylaw No. 726, 1986.
 - d) Written approval of the Fire Prevention Officer with respect to road grades and alignment and fire escape roads.
 - e) Application by the applicant, and issuance by the Regional Board, of a Development Permit for Wildfire Hazard pursuant to Policy G.3 of the Silver Star Mountain Official Community Plan Bylaw No. 1332, 1995.

- f) Waiver of the ten percent minimum lot frontage requirement of Section 944 of the Local Government Act and Section 1201.1.e.i. of Zoning Bylaw No. 725, 1986 for Proposed Lots 32, 35, 36, 79, 80, 83, 84, 85 and 86.
 - g) Provision of Hydro service to all lots pursuant to the provisions of Section 409 of Subdivision Servicing Bylaw No. 726, 1986.
 - h) All electrical distribution, telephone and cablevision wiring shall be underground pursuant to Section 405 of Subdivision Servicing Bylaw No. 726, 1986.
 - i) Proof of compliance with the lot frontage and lot area requirements of Section 708 of Zoning Bylaw No. 725, 1986 Residential Resort Two Family Zone (R.7A) for all lots except Lots 40 and 69.
 - j) Provision of final lot grading as shown on Urban Systems Project 1.2050.01. Drawing C005, dated 19/03/01/
 - k) Payment of the \$256,000.00 Development Cost Charge payable pursuant to the Greater Vernon Parks and Recreation District Development Cost Charge Bylaw No. 1492, 1998 as amended. This Development Cost Charge is based on \$2000 per lot that complies with the single family lot frontage and area requirements of the R.7A Zone and \$4000 per lot that complies with the two family lot frontage and area requirements of the R.7A Zone.
6. Proposed roads to be to be designed, constructed and paved to Local Ministry standards as per Chapter 14 of the BC Supplement to TAC Geometric Design Guide regarding subdivision roads), complete with a minimum 14.1m radius cul-de-sac(edge of pavement) at its terminus, including drainage works complete to a natural outfall, to the satisfaction of the District Highways Manager. Three copies of properly engineered drawings showing vertical and horizontal alignments, cross sections, drainage works to a natural outfall, superelevation design, and all utility locations to be submitted to, and approved by the District Official prior to the commencement of any works. Drawings to be supplied to, and approved by all utility companies in regards to all utility locations.

Said road, including retaining walls and drainage works to be designed, supervised and certified as having been constructed in accordance with good engineering practices and according to acceptable Ministry of Transportation standards by a Professional Engineer experienced with Ministry standards and requirements.

Copies of all test results to accompany the Engineer's certification letter.

As built drawings to be submitted to the Ministry upon completion of the road and drainage works.

The design speed for this classification of road is 50km/h.

- 6. All proposed public roads to be established 25m in width or 3m beyond cuts or fills, whichever is greater including 18.5m radius cul-de-sacs and 6m corner cutoffs at all road intersection.
- 7. Proposed road names to be approved by the Ministry. Signs, posts and hardware are to be in accordance with Ministry specifications and installed to the satisfaction of the District Official.
- 8. Silver Star Road is to be established in accordance with District Plan No. 67/1306-3 Gazetted June 28, 1994.
- 9. Access to all lots fronting a cut or fill greater than 1.5m to be constructed, with on-site parking for 2 vehicles, prior to final approval.
- 10. Proposed Skier overpasses, including retaining walls to be designed, constructed and supervised by a Professional Engineer experienced in structural engineering, using good engineering practice, to the satisfaction of the District Official. A minimum of 3 copies of engineered drawings per structure must be submitted for Ministry review, and acceptance by this Ministry must be obtained,prior to undertaking construction of the structures. Liability insurance for all structures (existing and proposed) will need to be provided to the satisfaction of the Ministry of Transportation.

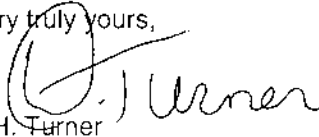
11. All areas affected by public ski runs, fire escape roads etc. are to be returned to the Crown to the satisfaction of B.C. Assets and Lands. BCAL will require a Development Agreement Licence (covered by 2% agreement) for the Ski Runs/Emergency Fire Routes and a separate Utility Licence if utilities are to be located in these corridors.

Submission of Final Plans to be accompanied by a current Tax Certificate (TX 55), together with a plan examination fee of \$50 plus \$100 per lot created by the plan and made payable in the form of a cheque to the Minister of Finance and Corporate Relations.

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

Local District Address
Ministry of Transportation
Okanagan Shuswap District
2600 - 48 th Avenue
Vernon BC V1T 8K8

Very truly yours,



D.H. Turner

Senior District Development Technician
Ministry of Transportation

Cc: PAO – Kamloops
NORD (01-0727-C-SUB)
Ministry of Water, Land and Air Protection (attn. Susan Latimer)
NOHR

REGIONAL DISTRICT OF NORTH OKANAGAN

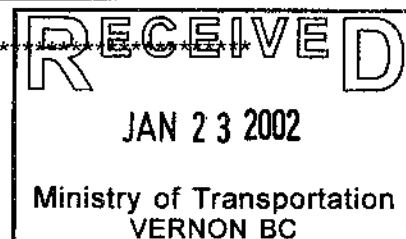
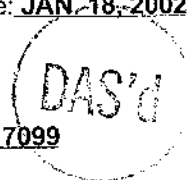
Application/File # 01-0727-C-SUB

Date: JAN 18, 2002

Subdivision Information / Report Form

To: District Highways Manager -
A.P.C. " C " Chairman -
Director FIELD -
Other SILVER STAR STANDING COMMITTEE; RDNO FIRE PREVENTION OFFICER.

Your File: 17099



Proposed Subdivision of:

Legal Description DISTRICT LOT 5264, O.D.Y.D.
Civic Address SILVER STAR ROAD

Owner's Name SILVER STAR SOLITUDE ESTATES LTD.
Address

Phone #

Agent's Name URBAN SYSTEMS LTD.
Address 104A - 1815 KIRSCHNER ROAD, KELOWNA, B.C. V1Y 4N7

Phone # 762-2517

Tax Folio # 13800.000
Air Photo # BCC94048-39

Map Sheet No. 82L.035.4.1
Slide No.

Proposed Use RESIDENTIAL AND COMMERCIAL
Lots Proposed 84 Potable Water COMMUNITY SYSTEM
Property Size 20.8 hectares or 51.4 acres
Present Zoning RESIDENTIAL RESORT TWO FAMILY ZONE (R.7A) AND RECREATION COMMERCIAL RESORT CENTRE ZONE (C.6)
Community Plan FUTURE RESIDENTIAL / COMMERCIAL / COLLECTOR ROAD
Affected by Agricultural Land Reserve NO
Approved by B.C. Land Commission N/A
Affected by Controlled Access Highway NO
Affected by Major Road Network Plan YES
Development Permit Required YES
Waiver of Lot Frontage Required YES

Development Cost Charge to be paid YES Amount \$ 256,000.00
Purpose GREATER VERNON PARKS AND RECREATION DISTRICT
Fee Received _____ by _____ Receipt # _____
Parkland or money-in-lieu required NO Amount \$ _____
Application Fee \$ 1015.00 Receipt # 33217
Fee Received DEC 7/01

COMMENTS

This office raises no objections to the proposed plan of fee simple subdivision subject to the following :

- ✓ 1. Proof of connection of all lots to the Silver Star Community Sewer System pursuant to the requirements of Section 403 of Subdivision Servicing Bylaw No. 726, 1986.
- ✓ 2. Proof of connection of all lots to the Silver Star Community Water System pursuant to the requirements of Section 402 of Subdivision Servicing Bylaw No. 726, 1986. The system must have fire flow capacity meeting the requirements of Section 402.2.a. of the bylaw. If final subdivision approval is not obtained by October 31, 2003 applicant may be required to prove adequate community water supplies are available prior to Regional District approval.
- ✓ 3. Provision of fire hydrants, the type, spacing, number and location to be determined by the North Okanagan Regional District Fire Prevention Officer, pursuant to Section 406 of Subdivision Servicing Bylaw No. 726, 1986.
- ✓ 4. Approval of the Fire Prevention Officer with respect to road grades and alignment and fire escape roads.
5. Dedication and construction of roads to your Ministry's standards.
6. Dedication of Silver Star Road in accordance with it's designation as a Collector Road in the Silver Star Mountain Official Community Plan Bylaw No. 1332, 1995.
- ✓ 7. Redesign Strata Road 2 to extend to the east boundary of the property and provide, at time of future construction, connection to "Spencer Lane" easement access at Lot 9 Plan 40489.
- ✓ 8. Application by applicant, and issuance by the Regional Board, of a Development Permit for Wildfire Hazard pursuant to Policy G.3 of the Silver Star Mountain Official Community Plan Bylaw No. 1332, 1995.

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Jan. 18, 2002

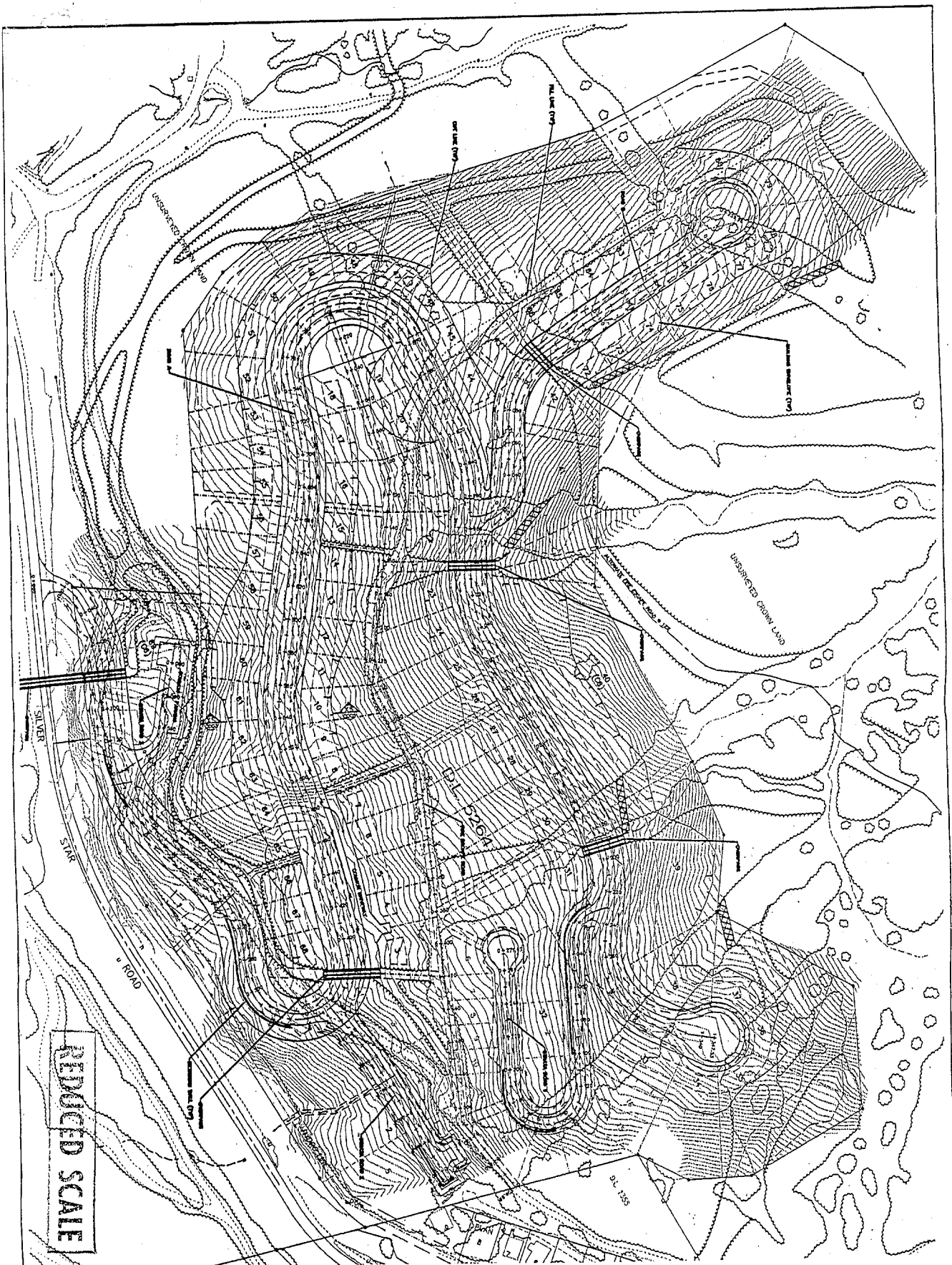
COMMENTS

- 9. 9. Waiver of the ten percent minimum lot frontage requirement of Section 944 of the Local Government Act and Section 1201.1.e.i. of Zoning Bylaw No. 725, 1986 for Proposed Lots 32, 35, 36, 79, 80, 83, 84, 85 and 86.
- 10. 10. Proof of provision of hydro service to all lots pursuant to the provisions of Section 409 of Subdivision Servicing Bylaw No. 726, 1986.
- 11. 11. All electrical distribution, telephone and cablevision wiring shall be underground pursuant to Section 405 of Subdivision Servicing Bylaw No. 726, 1986.
- 12. 12. Proof of compliance with the lot frontage and lot area requirements of Section 708 of Zoning Bylaw No. 725, 1986 Residential Resort Two Family Zone (R.7A) for all lots except Lots 40 and 69.
- 13. 13. Provision of final lot grading as shown on Urban System Project 1.2050.01.1, Drawing C005, Dated 19/03/01.
- 14. 14. Registration of easements over all lots affected by public ski runs, fire escape roads, etc. to provide uninterrupted legal access throughout.
- 15. 15. Approval of the Ministry of Water, Land and Air Protection with particular respect to stormwater management and treatment.
- 16. 16. Payment of the \$256,000.00 Development Cost Charge payable pursuant to the Greater Vernon Parks and Recreation District Development Cost Charge Bylaw No. 1492, 1998 as amended. This Development Cost Charge is based on \$2000 per lot that complies with the single family lot frontage and area requirements of the R.7A Zone and \$4000 per lot that complies with the two family lot frontage and area requirements of the R.7A Zone.



S. Fred H. Levitt
Senior Planner

/sm



SUBDIVISION APPLICATION
FILE : 01-0727-C-SUB



North Okanagan Regional District

FIRE PREVENTION

9848 Aberdeen Road, Vernon, B.C. V1B 2K9
Telephone: (250) 545-5368 Telefax: (250) 545-1445



TO: Steve Noakes

FROM: Lawrie Skolrood

DATE : Jan. 7, 2002

SUBJECT: Silver Star Solitude Estates

After reviewing the Silver Star Solitude Estates development plans, I am unwilling to submit my approval at this time based on the following reasons:

1. Road grades and turning radiuses do not comply with the B.C. Building Code regarding Fire Department access.
2. The proposed fire escape roads do not appear to be adequate enough to supply a second means of escape.
3. There is no indication of how this development is to be serviced with water for fire suppression.

If you have any questions please do not hesitate to contact me.

Regards,

Lawrie Skolrood
NORD Fire Prevention #735



Silver Star Solitude Estates Ltd.

C/o Davidson and Company

4th Floor, 3205-32nd Street

Vernon B.C. V1T 2M4

Your File 104808

Our File 02-013-17099

Date (yyyy/mm/dd) 2002/08/29

Proposed Subdivision of D.L. 5264, O.D.Y.D.

Your proposal for a 86 lot lot subdivision has received preliminary layout approval, subject to the following condition(s):

1. Due to the size and scope of the proposal the Ministry of Transportation will require a Traffic Impact Study. The developer's Traffic Engineer shall be responsible for preparing proposed Terms of Reference for a Traffic Study. The Ministry of Transportation must approve the Terms of Reference prior to the preparation of the Traffic Study. Additional works on Silver Star Road may be required. This condition must be addressed prior to the following:
2. Provision of a suitably detailed drainage report, which addresses the conveyance of surface water to an approved natural outfall. Drainage easements are to be provided, where required, and to be a minimum of 6m in width. Such document to be registered with priority over any existing financial charges. The Drainage Plan is to be developed using Sections 1410.09.02 and 1410.09.03 of the Ministry of Transportation Subdivision Engineering Requirements.
3. Satisfaction of the requirements of the Ministry of Water, Land and Air Protection's letter dated December 17, 2001 and their written approval thereafter. ie : stormwater management and sewage treatment.
4. Written confirmation from the Public Health Engineer of compliance with the Safe Drinking Water Regulation B.C. Reg. 230/92, specifically that a construction permit and operation permit has been issued.
5. Written confirmation from the North Okanagan Regional District of compliance with the following:
 - a) Proof of connection of all lots to the Silver Star Community Sewer System pursuant to the requirements of Section 403 of Subdivision Servicing Bylaw No. 726, 1986. It appears there are issues with the ownership, legality and capacity of the sewage treatment and infiltration works at Silver Star Mountain. These issues will need to be resolved and the system registered under the Municipal Sewage Regulation before additional flows are added to the system.
 - b) Proof of connection of all lots to the Silver Star Community Water System pursuant to the requirements of Section 402 of the Subdivision Servicing Bylaw No. 726, 1986. The system must have fire flow capacity meeting the requirements of Section 402.2.a of the Bylaw. If final approval is not obtained by October 31, 2003 the applicant may be required to prove adequate community water supplies are available prior to Regional District approval. This may require provision of an amended Certificate of Public Convenience and Necessity, approved "as-built" drawings and Final Certificate.
 - c) Provision of fire hydrants, the type, spacing, number and location to be determined by the North Okanagan Regional District Fire Prevention Officer, pursuant to Section 406 of Subdivision Servicing Bylaw No. 726, 1986.

Local District Address
MINISTRY OF TRANSPORTATION
2600 – 48th Avenue
Vernon, B.C.
V1T 8K8

- d) Written approval of the Fire Prevention Officer with respect to road grades and alignment and fire escape roads.
 - e) Application by the applicant, and issuance by the Regional Board, of a Development Permit for Wildfire Hazard pursuant to Policy G.3 of the Silver Star Mountain Official Community Plan Bylaw No. 1332, 1995.
 - f) Waiver of the ten percent minimum lot frontage requirement of Section 944 of the Local Government Act and Section 1201.1.e.i. of Zoning Bylaw No. 725, 1986 for Proposed Lots 32, 35, 36, 79, 80, 83, 84, 85 and 86.
 - g) Provision of Hydro service to all lots pursuant to the provisions of Section 409 of Subdivision Servicing Bylaw No. 726, 1986.
 - h) All electrical distribution, telephone and cablevision wiring shall be underground pursuant to Section 405 of Subdivision Servicing Bylaw No. 726, 1986.
 - i) Proof of compliance with the lot frontage and lot area requirements of Section 708 of Zoning Bylaw No. 725, 1986 Residential Resort Two Family Zone (R.7A) for all lots except Lots 40 and 69.
 - j) Provision of final lot grading as shown on Urban Systems Project 1.2050.01. Drawing C005, dated 19/03/01/
 - k) Payment of the \$256,000.00 Development Cost Charge payable pursuant to the Greater Vernon Parks and Recreation District Development Cost Charge Bylaw No. 1492, 1998 as amended. This Development Cost Charge is based on \$2000 per lot that complies with the single family lot frontage and area requirements of the R.7A Zone and \$4000 per lot that complies with the two family lot frontage and area requirements of the R.7A Zone.
6. Proposed roads to be to be designed, constructed and paved to Local Ministry standards as per Chapter 14 of the BC Supplement to TAC Geometric Design Guide regarding subdivision roads), complete with a minimum 14.1m radius cul-de-sac(edge of pavement) at its terminus, including drainage works complete to a natural outfall, to the satisfaction of the District Highways Manager. Three copies of properly engineered drawings showing vertical and horizontal alignments, cross sections, drainage works to a natural outfall, superelevation design, and all utility locations to be submitted to, and approved by the District Official prior to the commencement of any works. Drawings to be supplied to, and approved by all utility companies in regards to all utility locations.

Said road, including retaining walls and drainage works to be designed, supervised and certified as having been constructed in accordance with good engineering practices and according to acceptable Ministry of Transportation standards by a Professional Engineer experienced with Ministry standards and requirements.

Copies of all test results to accompany the Engineer's certification letter.

As built drawings to be submitted to the Ministry upon completion of the road and drainage works.

The design speed for this classification of road is 50km/h.

- 7. All proposed public roads to be established 25m in width or 3m beyond cuts or fills, whichever is greater including 18.5m radius cul-de-sacs and 6m corner cutoffs at all road intersection.
- 8. Proposed road names to be approved by the Ministry. Signs, posts and hardware are to be in accordance with Ministry specifications and installed to the satisfaction of the District Official. A standard stop sign will also be required at the intersection of the proposed subdivision road and Silver Star Road.
- 9. Silver Star Road is to be established in accordance with District Plan No. 67/1306-3 Gazetted June 28, 1994.

Local District Address
MINISTRY OF TRANSPORTATION
2600 – 48 th Avenue
Vernon, B.C.
V1T 8K8

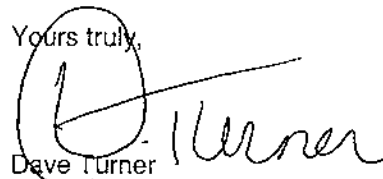
10. Access to all lots fronting a cut or fill greater than 1.5m to be constructed, with on-site parking for 2 vehicles, prior to final approval.
11. Proposed Skier overpasses, including retaining walls to be designed, constructed and supervised by a Professional Engineer experienced in structural engineering, using good engineering practice, to the satisfaction of the District Official. A minimum of 3 copies of engineered drawings per structure must be submitted for Ministry review, and acceptance by this Ministry must be obtained, prior to undertaking construction of the structures. Liability insurance for all structures (existing and proposed) will need to be provided to the satisfaction of the Ministry of Transportation.
12. All areas affected by public ski runs, fire escape roads etc. are to be returned to the Crown to the satisfaction of B.C. Assets and Lands. BCAL will require a Development Agreement Licence (covered by 2% agreement) for the Ski Runs/Emergency Fire Routes and a separate Utility Licence if utilities are to be located in these corridors.

The approval granted is only for the general layout of the subdivision and is valid for one year from 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 2 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 created by the plan and made payable in the form of a cheque to the Minister of Finance.

If you have any questions please do not hesitate to call D.H. Turner at (250) 558-6601.
(Name of Technician)

Yours truly,

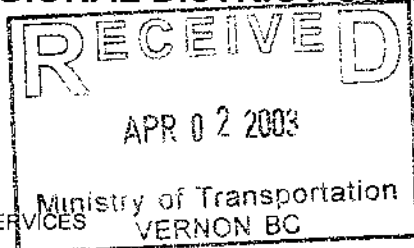

Dave Turner
District Development Technician
Ministry of Transportation

c.c. P.A.O.
N.O.R.D. File:02-0179-C-SUB
Ministry of Water Land and Air Protection

Local District Address
MINISTRY OF TRANSPORTATION
2600 - 48 th Avenue
Vernon, B.C.
V1T 8K8



REGIONAL DISTRICT OF NORTH OKANAGAN



9848 ABERDEEN ROAD, COLDSTREAM, B.C. V1B 2K9
TELEPHONE (250) 545-5368
FAX (250) 545-1445
E-MAIL: info@nord.bc.ca

JW

OFFICE OF DEVELOPMENT SERVICES

YOUR FILE: 02-013-17099

OUR FILE: 01-0727-C-SUB

March 31, 2003

Ministry of Transportation
2600 - 48th Avenue
Vernon B.C. V1T 8K8

Attention: Dave Turner, Senior District Development Technician



Dear Mr. Turner

RE : Proposed Subdivision of District Lot 5264, O.D.Y.D.

The applicant has now provided an amended proposed plan of subdivision, being Urban Systems drawing A-2-C01, and this office provides the following comments.

This office raises no objection to the proposed plan of subdivision subject to the following :

1. Proof of connection of all lots to the Silver Star Community Sewer System, owned and operated by Silverhawk Utilities Inc., pursuant to the requirements of Section 403 of Subdivision Servicing Bylaw No. 726, 1986.
2. Proof of connection of all lots to the Silver Star Community Water System pursuant to the requirements of Section 402 of Subdivision Servicing Bylaw No. 726, 1986. The system must have fire flows capacity meeting the requirements of Section 402.2.a of the Bylaw. If final approval is not obtained by October 31, 2003 the applicant may be required to prove adequate community water supplies are available prior to Regional District approval. This date may be extended upon application by the applicant.
3. Provision of fire hydrants, the type, spacing, number and location to be determined by the North Okanagan Regional District Fire Prevention Officer pursuant to Section 406 of Subdivision Servicing Bylaw No. 726, 1986. This may include a water line and easement to provide a fire hydrant at the maintenance yard south west of the proposed subdivision.
4. Approval of the Fire Prevention Officer with respect to road grades and alignment and fire escape roads.
5. Dedication and construction of roads to your Ministry's standards.
6. Dedication of Silver Star Road in accordance with it's designation as a collector road in the Silver Star Mountain Official Community Plan Bylaw No. 1332, 1995.
7. Application by applicant, and issuance by the Regional Board of a Development Permit for Wildfire Hazard pursuant to Policy G.3 of the Silver Star Mountain Official Community Plan Bylaw No. 1332, 1995.

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MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG
DISTRICT OF COLDSTREAM
CITY OF ENDERBY

VILLAGE OF LUMBY
TOWNSHIP OF SPALLUMCHEEN
CITY OF VERNON

ELECTORAL AREAS:

"B" SWAN LAKE
"C" B.X. DISTRICT
"D" LUMBY (RURAL)


"E" CHERRYVILLE
"F" ENDERBY (RURAL)

File 01-0727-C-SUB
Ministry of Transportation
March 31, 2003

8. Proof of provision of hydro service to all lots pursuant to Section 409 of Subdivision Servicing Bylaw No. 726, 1986.
9. All electrical distribution, telephone and cablevision wiring shall be underground pursuant to Section 405 of Subdivision Servicing Bylaw No. 726, 1986.
10. Proof of compliance with the lot frontage and lot area requirements of Section 708 of Zoning Bylaw No. 725, 1986 Residential Resort Two Family Zone (R.7A) for all lots except Lots 41 and 87.
11. Registration of easements over all lots affected by public ski runs, fire escape roads, etc. to provide uninterrupted legal access throughout.
12. Approval of the Ministry of Water, Land and Air Protection for stormwater management and treatment and with consideration of affected utilities including Waterworks Technologies Inc.
13. Payment of the \$340,000 Development Cost Charge payable pursuant to the Greater Vernon Parks and Recreation District Development Cost Charge Bylaw No. 1624, 2000. The Development Cost Charge is based on \$4000 per lot that complies with the two family lot area and frontage requirements of the R.7A.
14. Payment of the \$155,312 Development Cost Charge payable pursuant to the Silver Star Mountain Development Cost Charge Bylaw No. 1768, 2002.
15. The Latecomer Fees payable pursuant to the Silver Star Mountain Resorts Ltd. Latecomer Agreement Bylaw No. 1769, 2002 have been waived at the time of subdivision and will be applied at the time of Building Permit.

If you have any questions, please do not hesitate to contact this office.

Yours truly,



S. Fred H. Levitt
Senior Planner
/srn

cc : Urban Systems, Kamloops, Attention : Trudi McClelland, P.Eng.

Silver Star Alpine Meadows Development Ltd.
c/o R.N. Shortt, B.C. Land Surveyor
2801, 32nd Street
Vernon, B.C. V1T 5L8

Your File 23893

Our File 02-013-18343

Date (yyyy/mm/dd) 2005-12-13

Proposed Subdivision of: Block C, District Lot 1355, O.D.Y.D. and Part of D.L. _____, O.D.Y.D.

Your proposal for a 49 lot subdivision has received preliminary layout approval, subject to the following condition(s):

1. Completion of the Rezoning and OCP Bylaws 2057 and 2056. The applicant should address this requirement prior to undertaking any substantial work on the proposed subdivision as the decision of Regional Board may affect the subdivision layout.
2. Completion and registration of the proposed Phased Strata Plan Declaration (Form P). Compliance with said Form P.
3. Written confirmation from the North Okanagan Regional District of compliance with the following:

ONE LOT FEE SIMPLE SUBDIVISION

- a) Adoption of the Official Community Plan Amendment Bylaw No. 2056 and Zoning Amendment Bylaw No. 2057.
- b) Proof of connection of Proposed Lot A to Silverhawk Utilities Inc. sewer utility pursuant to the requirements of Section 403 of Subdivision Servicing Bylaw No. 726, 1986.
- c) Proof of connection of Proposed Lot A. to Silver Star Water Utility pursuant to the requirements of Section 402 of Subdivision Servicing Bylaw No. 726, 1986.
- d) Consolidation of the Remainders of Block C lying north and south of Proposed Lot A with the adjoining properties or the inclusion of the Remainders into Proposed Lot A.
- e) Waiver of the ten percent minimum lot frontage requirement of Section 504(8) of Zoning Bylaw No. 1926, 2004, for Proposed Lot A. Applicant must submit a written request for the waiver accompanied by the \$100 application fee.
- f) Registration of a suitably worded easement to permit public access over the ski way located on that part of Proposed Lot A shown as D.L. 1355.

BARE LAND STRATA SUBDIVISION

- a) Proof of connection of all lots to the Silverhawk Utilities Inc. sewer utility pursuant to the requirements of Section 403 of Subdivision Servicing Bylaw No. 726, 1986. Written approval of Silverhawk Utilities Inc. will require addressing the comments noted on the attached document.
- b) Proof of connection of all lots to the Silver Star Water Utility pursuant to the requirements of Section 402 of Subdivision Servicing Bylaw No. 726, 1986. In this regard the following is required:
 - i) A water demand for 588 pillows or the equivalent of 10.41 Imperial gallons per minute flow capacity is required. The source of this capacity must be identified and either a Development Works Agreement or a Servicing Agreement will be required.

Local District Address
Ministry of Transportation
4791 - 23 rd Street
Vernon, B.C.
VIT 4K9

- ii) A primary supply line runs through the subdivision in the SRW Plan KAP67971. Any changes to the proposed road grade over this right-of-way must be restricted to avoid loss of cover (i.e. not less than 1.5 metres) or placement of excessive cover over this main.
- iii) It appears that the primary supply line in SRW KAP75035 will require relocation. This will be done by the water utility at the developer's cost. An estimate will be prepared and a deposit will be required from the developer. This work must take place between May 1 and October 31. Alternatively, the utility may permit the this relocation by the developer subject to utility approval of the contractor and engineer proposed for this work.
- iv) Silver Star Mountain Development Cost Charge Bylaw No. 1768 for water treatment shall be payable based on 588 pillows. The current bylaw rate is \$57.10 per pillow.
- v) Detailed drawings for the water utilities shall be provided for review showing all mains, service connections, appurtenances and valves. Drawings shall include plans and profiles for water mains. The drawings shall show sufficient information to determine adequate service pressure at the highest elevation lots.
- vi) Provision of fire hydrants, the number, type and location to be determined by the Regional District Fire Prevention Officer pursuant to Section 406 of Subdivision Servicing Bylaw No. 726, 1986.
- c) Design and construction of the common access routes to good engineering standards. The width, grade and alignment of the access routes must provide emergency vehicle access and be approved by the Regional District Fire Prevention Officer.
- d) Dedication and construction of Pinnacles Road and the intersection of the access route to Ministry of Transportation standards.
- e) Registration of an easement to permit public access over all strata lots, the access routes and ski routes.
- f) Compliance of all lots with the lot area and frontage requirements of Section 504(4) and 504(8) of the Residential Single Family Dwelling and Suite Zone (R.4) of the Silver Star Zoning Bylaw No. 1926, 2004. If SRW Plan KAP75035 is not relocated as in b)(iii) above, then the subdivision will require redesign to provide suitable building sites on the affected lots.
- g) Issuance of a Development Permit for the protection of the natural environment, protection of development from hazardous conditions and form and character as required by Silver Star Official Community Plan Bylaw No. 1925, 2004.
- h) Provision of underground electrical distribution, telephone and cablevision wiring pursuant to the requirements of Section 405 of Subdivision Servicing Bylaw No. 726, 1986.
- i) Establishment of a specified area through the Regional District to provide for the future maintenance and service of a street lighting system if one is to be installed.
- j) Compliance with all the conditions of Regional District Development Permit File 05-0837-CSS-DP that must be satisfied prior to final subdivision approval.
- k) Payment of the Greater Vernon Parks and Recreation District Development Cost Charge calculated as $49 \times 2 \times \$2844$ for a total of \$278,712 payable pursuant to the Greater Vernon Parks and Recreation District Development Cost Charge Bylaw No. 2040, 2005. Pursuant to Section 941 of the Local Government Act, also required is 5% cash of the value of the land being subdivided in lieu of parkland dedication. The applicants should also be aware that at the time of building permit issuance a Development Cost Charge may be charged for any additional dwelling unit, based on the inclusion of a kitchen, beyond a single family dwelling. For any questions regarding the calculation of the Development Cost Charge or to initiate the appraisal process for the value of the land, please contact Susan Abbott, Greater Vernon Services Assistant Director of Parks, Recreation and Culture at (250) 550-3658.

Local District Address
Ministry of Transportation
4791 – 23 rd Street
Vernon, B.C.
VIT 4K9

4. Proposed common access routes to be designed, constructed and paved in accordance with Transportation Association of Canada (TAC) Standards complete with cul-de-sacs and drainage works to a natural outfall. All routes and turnarounds to accommodate emergency vehicle movements. All works to be designed, supervised, and certified as having been constructed in accordance with TAC Standards and good engineering practice by a Professional Engineer registered in British Columbia and experienced with road construction, to the satisfaction of the District Official. Engineered drawings showing vertical and horizontal alignments, cross sections, and drainage works to an approved natural outfall to be submitted to and approved by the District Official prior to commencement of any works. The common property for the access routes shall be established a minimum of 15 metres in width or 3 metres beyond the extremities of all fills and cuts. The design drawings should be supplied to all Utility Companies in regards to all utility locations. Copies of all test results to accompany the Engineer's Certification of construction. As-built drawings to be submitted to the Ministry upon completion of road and drainage works.
5. Provision of a suitably detailed drainage report which addresses the conveyance of surface water to an approved natural outfall prepared by a Professional Engineer experienced in drainage engineering, to be submitted to and approved by the District Official. Drainage systems to be designed to accommodate a 1 in 10 year storm (minor system), and a 1 in 100 year storm for overland flows (major system). The drainage report/storm water management plan which must address and include the following:
 - a) how surface and subsurface drainage from each lot will reach the nearest major drainage route, and,
 - b) how the natural and future drainage from upstream lands draining into the proposed subdivision will be accommodated.
 - c) a topographical map showing natural drainage courses/draws. The proposed lots should be designed so that lot lines fall along these courses/draws.
 If required, Statutory Rights-of-Way for drainage purposes are to be a minimum of 6 metres in width and in a suitable location, to the satisfaction of the District Official.
6. Satisfaction of the requirements of TELUS Communications Inc. as outlined in their letter dated June 17, 2005. For additional information regarding telephone service to the proposal, contact Vern Wallace, TELUS O.P. Engineering at (250) 861-2636.
7. Satisfaction of the Interior Health Authority requirement as outlined in their letter dated September 30, 2005. i.e. Construction of, or alteration to, the water system be approved by the Public Health Engineer for the Interior Health Authority.

Local District Address
Ministry of Transportation
4791 – 23 rd Street
Vernon, B.C.
VIT 4K9

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 plus 2 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 (**Fee Simple Subdivision**), examination fee of **\$100.00** plus **\$100.00** per lot (**Strata Lot Subdivision**) created by the plan and made payable in the form of a cheque to the **Minister of Finance**.

If you have any questions please do not hesitate to call John S. Warwick at (250) 503-3605.
(Name of Technician)



John S. Warwick
District Development Technician
Southern Interior Region
Okanagan Shuswap District
Vernon Area Office

for: Kurt Edmunds, Provincial Approving Officer

cc:

- N.O.R.D., Vernon. File: #05-0272-CSS-SUB
- Silverhawk Utilities Inc. Calgary. Attn: Rita N. Muwanga
- Telus, O.P. Engineering, Kelowna. Attn: Vern Wallace

Local District Address
Ministry of Transportation
4791 – 23 rd Street
Vernon, B.C.
VIT 4K9



Silverhawk Utilities Inc.

P.O. Box 3069
Vernon, British Columbia, Canada
V1B 3M1
Phone B.C. (250) 558-9877
Accounting (403) 289-3198
silverhawk@waterworks.ca

URGENT

November 28, 2005

Regional District of North Okanagan
9848 Aberdeen Road,
Coldstream B.C V1B 2K9

Attention: Steve Noakes
Planner

RE: Development Permit Application – Block C, D.L. 1355, O.D.Y.D. LOCATED AT 9883 Pinnacles Road, Electoral Area 'C' (The Alpine Meadows Development)

Dear Mr. Noakes,

Silverhawk Utilities response to your letter of November 15, 2005, your file No. 05-0837-CSS-DP (PID #001-661-426) is as follows.

Of the 1440 pillow expansion confirmed in our letter dated April 28th, 2005, Silver Star Ski Resort Ltd. has used up 720 of the pillows provided for them for Phase 1 and 2 of the Snowbird development. Based on our preliminary assessment, the subdivision outlined in this file may exceed the remaining 720 pillows. Should this be the case, the Applicant must enter into a new agreement prior to the "Release and Registration" of the Subdivision plan to ensure capacity is available over and above the 720 pillows.

Alternatively, the Applicant must demonstrate that sufficient pillow capacity is available for the development and that the pillow capacity in the existing agreement is adequate to allow this subdivision. At this time Silverhawk Utilities does not have capacity to exceed a 720 pillows count.

In addition, Silverhawk Utilities Inc. has the following comments on the proposed subdivision.

1. If Silverhawk is not responsible for the installation of the sewers, Silverhawk must approve all sewer and storm designs and specifications. Detailed plans - preliminary profiles - must be provided to Silverhawk Utilities.
2. As-builts and legal survey plans must be provided and provision must be made to add the new sewerline locations to a Statutory Right(s) of Way. The Statutory Right(s) Way must be assigned to Silverhawk.
3. The contractor must provide an engineering inspection report with infiltration testing and a bonded warranty against infiltration to Silverhawk Utilities.
4. All individual lot connections are to be made only after the Sewer Connection is approved by Silverhawk Utilities.

5. The Applicant shall be responsible to include in all sales agreements with any party that purchases a lot requiring the sewer service connection copies of, the following standard Silverhawk Utilities Inc. agreements; the Utility's Sewer Connection Application Form, Inspection Report, and the Utility's Regulation. The Applicant shall provide a signed copy of these same documents to the Utility for each sale the Developer completes. The Utility will not approve any building or development permit without these documents on file.
6. At the time of connection to Silverhawk sewer connection point, the Applicant must agree to Silverhawk to either complete or inspect the connections of this projects' sewer.
7. Any party that purchases a lot is required to make an application for a "Sewer Connection Application & Inspection Report" and enter into an agreement with Silverhawk Utilities.
8. The Applicant is required to contact Silverhawk to inspect the installation of all new sewers. Arrangements must be made with Silverhawk Utilities for the inspection, the costs of which will be at the expense of the Applicant.
9. Separate water meters are required for each unit. Silverhawk requires either Sensus or Invensys meters, connected to an outside pad for reading purposes.
10. Storm runoff from the building and the property must be contained on site.
11. No drains are permitted on outdoor decks and hot tubs.

Silverhawk Utilities Inc. is concerned with the drainage issue at Silverstar Mountain. There is not sufficient infrastructure in place to handle the issue of storm run off and the ministry should address this very serious issue.

Regards,



Rita N. Muwanga
Technical Marketing Coordinator
Silverhawk Utilities
(marketing@waterworks.ca)

REGIONAL DISTRICT OF NORTH OKANAGAN
9848 Aberdeen Road
Coldstream, B. C.
V1B 2K9
(250) 550-3700

CERTIFICATE OF COMPLIANCE

Date: August 16, 2007

To: District Development Technician
Ministry of Transportation
4791 – 23rd Street
VERNON, B. C.
V1T 4K9

Your File: 02-013-18343

Our File: 05-0272-CSS-SUB

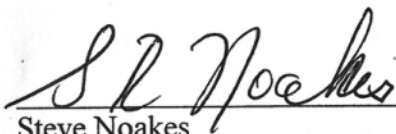
Re: Proposed Subdivision of LOT 1 PLAN KAP44937, LOT 1 PLAN KAP65510
AND BLOCK BB, ALL IN D.L. 1355 & D.L. 5353, O.D.Y.D., AND

PLAN OF BARELAND STRATA SUBDIVISION OF LOT 1, PLAN KAP-----,
D.L. 1355 AND D.L. 5353, O.D.Y.D.

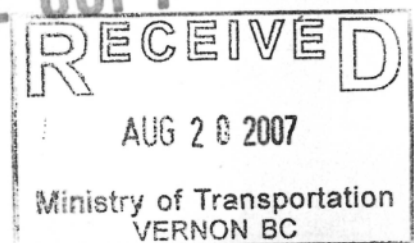
We wish to advise that the applicant has now:

- satisfied the water supply requirements of the
Regional District of North Okanagan Subdivision Bylaw ☐
- paid the development cost charge payable ☐
- obtained the approval of the Regional District of North Okanagan
Board to waive the lot frontage requirement ☐
- satisfied *all* of the requirements of the Regional District
of North Okanagan..... ☒

with respect to the above described plans of subdivision.


Steve Noakes
Planner

FILE COPY



REGIONAL DISTRICT OF NORTH OKANAGAN

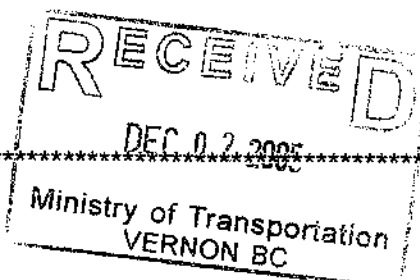
Application/File # 05-0272-CSS-SUB

Date: NOV. 30 2005

Subdivision Information / Report Form

To: District Highways Manager -
Director FIELD -
Other _____

Your File: 18343 *JW*



Proposed Subdivision of:

Legal Description BLOCK C, D.L. 1355 AND PART OF D.L. 1355 AND D.L. ---, O.D.Y.D.
Civic Address 9883 PINNACLES ROAD

Owner's Name KICKWILLIE INN INC.
Address _____

Phone # _____

Agent's Name R.N. SHORTT SURVEYORS
Address 2801 - 32ND STREET VERNON B.C. V1T 5L8

Phone # 545-0511

Tax Folio # 13580.015

Air Photo # _____

Map Sheet No. 82L.035.4.1

P.I.D. No. 001-661-426

Proposed Use FEE SIMPLE SUBDIVISION AND 49 LOT BARE LAND STRATA SUBDIVISION
Lots Proposed 49 Potable Water SILVER STAR WATER UTILITY
Property Size 4.1 hectares or 10.1 acres
Present Zoning RESIDENTIAL SINGLE DWELLING AND SUITE ZONE (R.4) / VILLAGE COMMERCIAL ZONE (VC) / RESORT USE (RU) - UNDER APPLICATION SEE BYLAW 2057.
Community Plan LOW DENSITY RESIDENTIAL / COMMERCIAL / RESORT USE - UNDER APPLICATION SEE BYLAW 2056.
Affected by Agricultural Land Reserve NO
Approved by B.C. Land Commission N/A
Affected by Controlled Access Highway NO
Affected by Major Road Network Plan NO
Development Permit Required YES
Waiver of Lot Frontage Required YES

Development Cost Charge to be paid YES Amount \$ 139356.00

Purpose GREATER VERNON PARKS AND RECREATION DISTRICT

Fee Received _____

Receipt # _____

Purpose SILVER STAR MOUNTAIN DEVELOPMENT COST CHARGE Amount \$ 33574.80

Fee Received _____

Receipt # _____

Parkland or money-in-lieu required YES

Amount \$ _____

Application Fee \$ 3155.00

Fee Received OCT. 31/05

Receipt # 66872

COMMENTS

This office raises no objection to the proposed plan of subdivision subject to the following :

ONE LOT FEE SIMPLE SUBDIVISION

1. Adoption of Official Community Plan Amendment Bylaw 2056 and Zoning Amendment Bylaw 2057.
2. Proof of connection of Proposed Lot A to the Silverhawk Utilities Inc. sewer utility pursuant to the requirements of Section 403 of Subdivision Servicing Bylaw No. 726, 1986.
3. Proof of connection of Proposed Lot A to the Silver Star Water Utility pursuant to the requirements of Section 402 of Subdivision Servicing Bylaw No. 726, 1986.
4. Consolidation of the Remainders of Block C lying north and south of Proposed Lot A with the adjoining properties or inclusion of the Remainders into the Proposed Lot A.
5. Waiver of the ten percent minimum lot frontage requirement of Section 504(8) of Zoning Bylaw No. 1926, 2004 for Proposed Lot A. Applicant must submit a written request for the waiver accompanied by the \$100 application fee. Your office will be notified of the decision.
6. Registration of a suitably worded easement to permit public access over the ski way located on that part of Proposed Lot A shown as D.L. 1355.

BARE LAND STRATA SUBDIVISION

1. Proof of connection of all lots to the Silverhawk Utilities Inc. sewer utility pursuant to the requirements of Section 403 of Subdivision Servicing Bylaw No. 726, 1986. Written approval of Silverhawk Utilities Inc. will require addressing the comments noted on the attached document.
2. Proof of connection of all lots to the Silver Star Water Utility pursuant to the requirements of Section 402 of Subdivision Servicing Bylaw No. 726, 1986. In this regard the following is required :
 - i) a. A water demand for 588 pillows or the equivalent of 10.41 Imperial gallons per minute flow capacity is required. The source of this capacity must be identified and either a Development Works Agreement or a Servicing Agreement will be required.
 - ii) b. A primary supply line runs through the subdivision in the SRW Plan KAP67971. Any changes to the proposed road grade over this right of way must be restricted to avoid loss of cover (ie. not less than 1.5 m) or placement of excessive cover over this main.
 - iii) c. It appears that the primary supply line in SRW KAP75035 will require relocation. This will be done by the water utility at the developer's cost. An estimate will be prepared and a deposit will be required from the developer. This work must take place between May 1 and October 31. Alternatively, the utility may permit this relocation by the developer subject to utility approval of the contractor and engineer proposed for this work.
 - iv) d. Silver Star Mountain Development Cost Charge Bylaw No. 1768 for water treatment shall be payable based on the 588 pillows. The current bylaw rate is \$57.10 per pillow.
 - v) e. Detailed drawings for the water utilities shall be provided for review showing all mains, service connections, appurtenances and valves. Drawings shall include plans and profiles for water mains. The drawings shall show sufficient information to determine adequate service pressure at the highest elevation lots.
 - vi) f. Provision of fire hydrants, the number, type and location to be determined by the Regional District Fire Prevention Officer pursuant to Section 406 of Subdivision Servicing Bylaw No. 726, 1986.
- c) 3. Design and construction of the common access routes to good engineering standards. The width, grade and alignment of the access routes must provide emergency vehicle access and be approved by the Regional District Fire Prevention Officer.
- d) 4. Dedication and construction of Pinnacles Road and the intersection of the access route to your Ministry's standards.
- e) 5. Registration of an easement to permit public access over all strata lots, the access routes and ski routes.
- f) 6. Compliance of all lots with the lot area and frontage requirements of Section 504(4) and 504(8) of the Residential Single Family Dwelling and Suite Zone (R4) of the Silver Star Zoning Bylaw No. 1926, 2004. If SRW Plan KAP75035 is not relocated as noted in 2.c above, then the subdivision will require redesign to provide suitable building sites on the affected strata lots.

November 30, 2005

- g) 7. Issuance of a Development Permit for the protection of the natural environment, protection of development from hazardous conditions and form and character as required by Silver Star Official Community Plan Bylaw No. 1925, 2004.
- n) 8. Provision of underground electrical distribution, telephone and cablevision wiring pursuant to the requirements of Section 405 of Subdivision Servicing Bylaw No. 726, 1986.
- i) 9. Establishment of a specified area through the Regional District to provide for the future maintenance and service of a street lighting system if one is to be installed.
- J) 10. Compliance with all conditions of Regional District Development Permit File 05-0837-CSS-DP that must be satisfied prior to final subdivision approval. Attached is a copy of the draft Development Permit for information. A copy of the final Development Permit will be sent after issuance by the Regional Board on December 6, 2005.
- A) 11. Payment of the \$2844 per lot Greater Vernon Parks and Recreation District Development Cost Charge payable pursuant to the Greater Vernon Parks and Recreation District Development Cost Charge Bylaw No. 2040, 2005. Pursuant to Section 941 of the Local Government Act, also required is 5% cash of the value of land being subdivided in lieu of parkland dedication. The applicants should also be aware that at the time of building permit issuance a Development Cost Charge will be charged for any additional dwelling unit, based on the inclusion of a kitchen, beyond a single family dwelling. In this regard please contact Susan Abbott, Greater Vernon Services Assistant Director of Parks, Recreation and Culture at 550-3658.

See amended #11 next page-

SR Noakes

Steve Noakes

Planner

/sm

Enc.

Cc : Mike Stamhuis, General Manger of Community and Infrastructure Services
Lawrie Skolrood, Protective Services Officer



REGIONAL DISTRICT OF NORTH OKANAGAN

9848 ABERDEEN ROAD, COLDSTREAM, B.C., V1B 2K9

Phone: (250) 550-3700

Fax: (250) 550-3701

Email: info@nord.ca

www.nord.ca

RECEIVED

DEC 02 2005

OFFICE OF : DEVELOPMENT SERVICES

Ministry of Transportation
VERNON BC

OUR FILE No.: 02-013-18343

JW

OUR FILE No.: 05-0272-CSS-SUB

December 1, 2005

Ministry of Transportation
4791 - 23rd Street
Vernon B.C. V1T 4K9

Attention: John Warwick, District Development Technician



Dear Mr. Warwick

RE : Proposed Subdivision of Block C, D.L. 1355, Part of D.L. 1355 and D.L. _____, O.D.Y.D., Pinnacles Road, Silver Star Mountain.

Further to our referral response dated November 30, 2005, please be advised that Greater Vernon Services Parks, Recreation and Culture have provided amended comments with respect to the Development Cost Charges applicable to the proposed subdivision.

Comment 11 of our referral response should be amended to read as follows :

11. Payment of the Greater Vernon Parks and Recreation District Development Cost Charge calculated as 49 X 2 X \$2844 for a total of \$278,712 payable pursuant to the Greater Vernon Parks and Recreation District Development Cost Charge Bylaw No. 2040, 2005. Pursuant to Section 941 of the Local Government Act, also required is 5% cash of the value of land being subdivided in lieu of parkland dedication. The applicants should also be aware that at the time of building permit issuance a Development Cost Charge may be charged for any additional dwelling unit, based on the inclusion of a kitchen, beyond a single family dwelling. For any questions regarding the calculation of the Development Cost Charge or to initiate the appraisal process for the value of land, please contact Susan Abbott, Greater Vernon Services Assistant Director of Parks, Recreation and Culture at 550-3658.

If you have any questions, please do not hesitate to contact this office.

Yours truly,

SR Noakes

Steve Noakes
Planner
/sm

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG
DISTRICT OF COLDSTREAM
CITY OF ENDERBY

VILLAGE OF LUMBY
TOWNSHIP OF SPALLUMCHEEN
CITY OF VERNON

ELECTORAL AREAS:

"B" SWAN LAKE
"C" B.X./SILVER STAR
"D" RURAL LUMBY

"E" CHERRYVILLE
"F" RURAL ENDERBY

June 22, 2005

Dave Turner
Sr. Dev. Tech.
British Columbia
Ministry of Transportation
Okanagan Shuswap District
4791 - 23 Avenue
Vernon, BC V1T 4K9

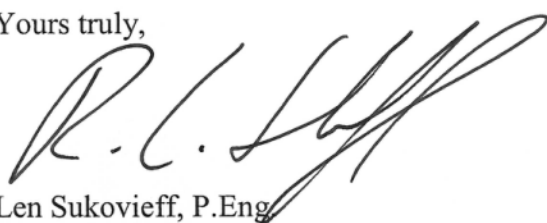
Dear Mr. Turner:

Re: File #02-013-18343

Silverhawk Utilities Inc. accepts this proposed subdivision subject to:

1. Silverhawk approves all sewer and storm designs and specifications if Silverhawk does not install the sewers.
2. Silverhawk is called to inspect the installation of the new sewers.
3. Silverhawk completes or inspects the connection of this projects' sewer to Silverhawks' sewer connection point.
4. As-builts and legal survey plans be provided and provision is made to add sewer line locations to Silverhawk's Statutory Right(s) of Way.
5. Engineering inspection reports with infiltration testing with a bonded warranty against infiltration by the contractor.
6. All individual lot connections to be made only after the Sewer Connection Application and Inspection Report is submitted and accepted by Silverhawk.
7. The developer has sufficient pillow capacity from Silverhawk for the development.

Yours truly,



Len Sukovieff, P.Eng.

cc: Jason R. Shortt



ATTN: RITA MUKWANGA
2024-12th AVE. N.W.
CALGARY ALTA.
T2N 1J7.
(403) 289-3198

REGIONAL DISTRICT OF NORTH OKANAGAN

Application/File # 05-0844-CSS-SUB

Date: JANUARY 4, 2006

Subdivision Information / Report Form

To: District Highways Manager
Director FIELD
Other

Your File: 18578

RECEIVED
JAN 08 2006
Ministry of Transportation
VERNON BC

Proposed Subdivision of:

Legal Description PART OF D.L. 5264, O.D.Y.D.
Civic Address (T)9709 SILVER STAR ROAD

Owner's Name THE RIDGE DEVELOPMENTS LTD.
Address

Phone #

Agent's Name R.N. SHORTT SURVEYORS
Address 2801 - 32ND STREET, VERNON B.C. V1T 5L8

Phone # 545-0511

Tax Folio # 13800.000
Air Photo #

Map Sheet No. 82L.035.4.1
P.I.D. No. 024-656-291


Proposed Use RESIDENTIAL (61 LOTS) AND COMMERCIAL (1 LOT)
Lots Proposed 62 Potable Water SILVER STAR COMMUNITY WATER SYSTEM
Property Size hectares or acres
Present Zoning RESIDENTIAL DUPLEX DWELLING (R2) / NEIGHBOURHOOD COMMERCIAL (NC)
Community Plan FUTURE RESIDENTIAL / COMMERCIAL
Affected by Agricultural Land Reserve NO
Approved by B.C. Land Commission N/A
Affected by Controlled Access Highway N/A
Affected by Major Road Network Plan NO
Development Permit Required YES
Waiver of Lot Frontage Required

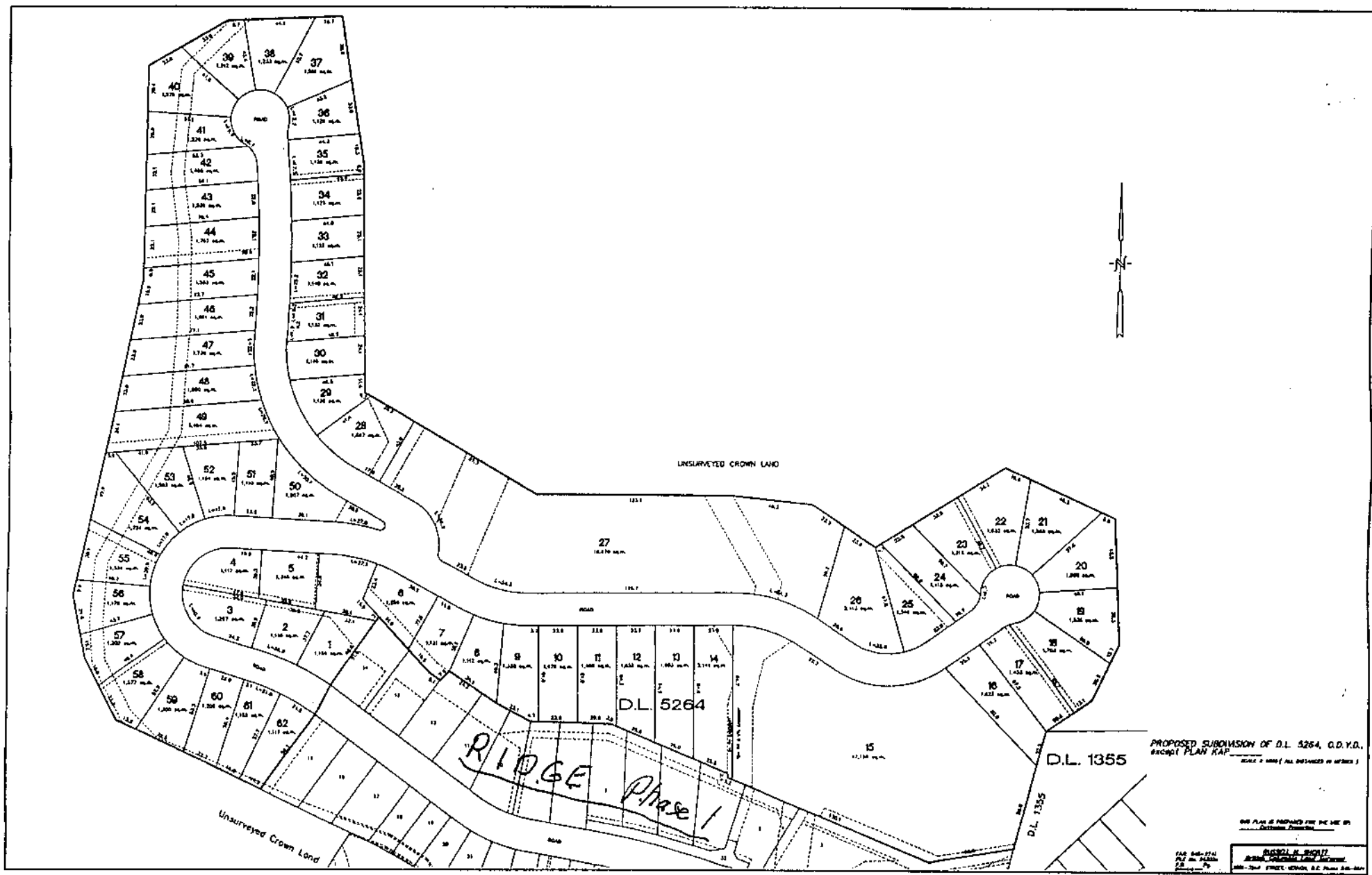
Development Cost Charge to be paid YES Amount \$ 352656.00
Purpose GREATER VERNON PARKS AND RECREATION DISTRICT
Fee Received _____ Receipt #
Purpose SILVER STAR MOUNTAIN DEVELOPMENT COST CHARGE Amount \$ 55729.60
Fee Received _____ Receipt #
Parkland or money-in-lieu required YES Amount \$
Application Fee \$ 3935.00
Fee Received DEC. 6/05 Receipt # 67703

COMMENTS

This office raises no objection to the proposed subdivision subject to the following :

1. Proof of connection of all lots to the Silverhawk Utilities Inc. sewer utility pursuant to the requirements of Section 403 of Subdivision Servicing Bylaw No. 726, 1986. Written approval from Silverhawk Utilities Inc. prior to final subdivision approval is required.
2. Proof of connection of all lots to the Silver Star Water Utility pursuant to the requirements of Section 402 of Subdivision Servicing Bylaw No. 726, 1986. In this regard the following is required :
 - i. A total of 1920 Pillow units are available for Phases I and II. Low density residential development would require 1490 Pillows. There would be 450 Pillow units available for the strata and commercial properties. If these pillows are not used by June 30, 2006, they may be allocated to other development applications via a latecomer agreement.
 - ii. The pump station and reservoir are required for Phase II. Construction must be completed prior to final subdivision approval or alternatively a letter of credit for completion along with a no build covenant registered on each lot could be considered. The letter of credit would have to cover all construction, engineering and easement costs plus 25%.
 - iii. Confirmation of Right of Way for the reservoir must be received from either the Resort or Crown lands prior to final subdivision approval.
 - iv. Payment of the Silver Star Mountain Development Cost Charge for water treatment facilities of \$57.10 per pillow pursuant to the Silver Star Mountain Development Cost Charge Bylaw No. 1768, 2002.
3. Compliance of all Proposed Lots except Proposed Lot 27, with the minimum lot area and frontage requirements of Sections 502(5), (6), (9) and (10) of Silver Star Zoning Bylaw No. 1926, 2004. Any Proposed Lots that do not offer compliance with the minimum lot frontage requirements will require written application for lot frontage waiver accompanied by the \$100 application fee. Proposed Lot 27 must comply with the minimum lot area and frontage requirements of Section 402(4) of the Silver Star Zoning Bylaw No. 1926, 2004.
4. Issuance of a Development Permit for the "protection of the natural environment" and for "protection of development from hazardous conditions" as required by Policies J.2, J.4 and J.5 of the Silver Star Official Community Plan Bylaw No. 1925, 2004.
5. The drainage design has been reviewed and approved by the Regional District. Right of Way documentation is required for all drainage works on private property. The documentation will be subject to satisfactory operating and maintenance agreements with the Resort where these easements double as ski access.
6. Provision of suitably worded agreements for public access over all ski ways.
7. Dedication and construction of roads to your Ministry's standards. The road must meet the B.C. Fire and Building Code for fire department access.
8. Provision of fire hydrants, the number, location and type to be approved by the Regional District Protective Services Officer pursuant to the requirements of Section 406 of Subdivision Servicing Bylaw No. 726, 1986.
9. Provision of underground electrical distribution, telephone and cablevision wiring pursuant to the requirements of Section 405 of Subdivision Servicing Bylaw No. 726, 1986.
10. Payment of the Greater Vernon Parks and Recreation District Development Cost Charge calculated as 62 lots X 2 dwelling units per lot X \$2844 for a total of \$352656 payable pursuant to the Greater Vernon Parks and Recreation District Development Cost Charge Bylaw No. 2040, 2005. Pursuant to Section 941 of the Local Government Act, also required is 5% cash of the value of land being subdivided in lieu of parkland dedication. For any questions regarding the calculation of the Development Cost Charge or to initiate the appraisal process for the value of land please contact Susan Abbott, Greater Vernon Services Assistant Director of Parks, Recreation and Culture at (250) 550-3658 or susan.abbott@greatervernon.ca.


Steve Noakes
Planner
/s/





The Ridge Developments Ltd.

c/o Jason Shortt, B.C.L.S

2801 - 32nd Street

Vernon, B.C., V1T 5L8

Your File

Our File 02-013-18578

Date (yyyy/mm/dd) 2006-01-12

FILE COPY

Proposed Subdivision of Part of D.L. 5264, O.D.Y.D.

Your proposal for a sixty two (62) lot subdivision has received preliminary layout approval, subject following condition(s):

1. Written confirmation of approval from the North Okanagan Regional District of compliance with the following:
 - a) Proof of connection of all lots to the Silverhawk Utilities Inc. sewer utility pursuant to the requirements of Section 403 of Subdivision Servicing Bylaw No. 726, 1986. Written approval from Silverhawk Utilities Inc. prior to final subdivision approval is required.
 - b) Proof of connection of all lots to the Silver Star Water Utility pursuant to the requirements of Section 402 of Subdivision Servicing Bylaw No. 726, 1986. In this regard the following is required :
 - i. A total of 1920 Pillow units are available for Phases I and II. Low density residential development would require 1490 Pillows. There would be 450 Pillow units available for the strata and commercial properties. If these pillows are not used by June 30, 2006, they may be allocated to other development applications via a latecomer agreement.
 - ii. The pump station and reservoir are required for Phase II. Construction must be completed prior to final subdivision approval or alternatively a letter of credit for completion along with a no build covenant registered on each lot could be considered. The letter of credit would have to cover all construction, engineering and easement costs plus 25%.
 - iii. Confirmation of Right of Way for the reservoir must be received from either the Resort or Crown lands prior to final subdivision approval.
 - iv. Payment of the Silver Star Mountain Development Cost Charge for water treatment facilities of \$57.10 per pillow pursuant to the Silver Star Mountain Development Cost Charge Bylaw No. 1768, 2002.
 - c) Compliance of all Proposed Lots except Proposed Lot 27, with the minimum lot area and frontage requirements of Sections 502(5), (6), (9) and (10) of Silver Star Zoning Bylaw No. 1926, 2004. Any Proposed Lots that do not offer compliance with the minimum lot frontage requirements will require written application for lot frontage waiver accompanied by the \$100 application fee. Proposed Lot 27 must comply with the minimum lot area and frontage requirements of Section 402(4) of the Silver Star Zoning Bylaw No. 1926, 2004.

Local District Address
MINISTRY OF TRANSPORTATION
4791 - 23 rd Street
Vernon, B.C.
V1T 4K9

- d) Issuance of a Development Permit for the "protection of the natural environment" and for "protection of development from hazardous conditions" as required by Policies J.2, J.4 and J.5 of the Silver Star Official Community Plan Bylaw No. 1925, 2004.
- e) The drainage design has been reviewed and approved by the Regional District. Right of Way documentation is required for all drainage works on private property. The documentation will be subject to satisfactory operating and maintenance agreements with the Resort where these easements double as ski access.
- f) Provision of suitably worded agreements for public access over all ski ways.
- g) Provision of fire hydrants, the number, location and type to be approved by the Regional District Protective Services Officer pursuant to the requirements of Section 406 of Subdivision Servicing Bylaw No. 726, 1986.
- h) Provision of underground electrical distribution, telephone and cablevision wiring pursuant to the requirements of Section 405 of Subdivision Servicing Bylaw No. 726, 1986.
- i) Payment of the Greater Vernon Parks and Recreation District Development Cost Charge calculated as 62 lots X 2 dwelling units per lot X \$2844 for a total of \$352656 payable pursuant to the Greater Vernon Parks and Recreation District Development Cost Charge Bylaw No. 2040, 2005. Pursuant to Section 941 of the Local Government Act, also required is 5% cash of the value of land being subdivided in lieu of parkland dedication. For any questions regarding the calculation of the Development Cost Charge or to initiate the appraisal process for the value of land please contact Susan Abbott, Greater Vernon Services Assistant Director of Parks, Recreation and Culture at (250) 550-3658 or susan.abbott@greatervernon.ca.

2. Proposed roads to be to be designed, constructed and paved to Local Ministry standards as per Chapter 14 of the BC Supplement to TAC Geometric Design Guide regarding subdivision roads), complete with a minimum 14.1m radius cul-de-sac(edge of pavement) at its terminus, including drainage works complete to a natural outfall, to the satisfaction of the District Transportation Manager. Three copies of properly engineered drawings showing vertical and horizontal alignments, cross sections, drainage works to a natural outfall, superelevation design, and all utility locations to be submitted to, and approved by the District Official prior to the commencement of any works. Drawings to be supplied to, and approved by all utility companies in regards to all utility locations.

Said road, including retaining walls and drainage works to be designed, supervised and certified as having been constructed in accordance with good engineering practices and according to acceptable Ministry of Transportation standards by a Professional Engineer experienced with Ministry standards and requirements.

The road must meet the B.C. Fire and Building Code for fire department access.

Copies of all test results to accompany the Engineer's certification letter.

As built drawings to be submitted to the Ministry upon completion of the road and drainage works.

The design speed for this classification of road is 50km/h.

3. All proposed public roads to be established 20m in width or 3m beyond cuts or fills, whichever is greater including 18.5m radius cul-de-sacs and 6m corner cutoffs at all road intersection.

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4. A successful negotiated agreement to be reached with Silver Star Ski Hill, regarding liability, for the ski underpass in the vicinity of proposed lots 15, 26 and 27.
5. All cuts greater than 1.5 metres to be hydroseeded.
6. Proposed road names to be approved by the Ministry. Signs, posts and hardware are to be in accordance with Ministry specifications and installed to the satisfaction of the District Official. A standard stop sign will also be required at the intersection of the proposed subdivision road and Silver Star Road.
7. Access to all lots fronting a cut or fill greater than 1.5m to be constructed, with on-site parking for 2 vehicles, prior to final approval.
8. Proposed Skier overpasses, including retaining walls to be designed, constructed and supervised by a Professional Engineer experienced in structural engineering, using good engineering practice, to the satisfaction of the District Official. All abutments for ski overpasses to be on private property. A minimum of 3 copies of engineered drawings per structure must be submitted for Ministry review, and acceptance by this Ministry must be obtained, prior to undertaking construction of the structures. Liability insurance for all structures (existing and proposed) will need to be provided to the satisfaction of the Ministry of Transportation.
9. All areas affected by public ski runs, fire escape roads etc. are to be returned to the Crown to the satisfaction of B.C. Assets and Lands. BCAL will require a Development Agreement Licence (covered by 2% agreement) for the Ski Runs/Emergency Fire Routes and a separate Utility Licence if utilities are to be located in these corridors.

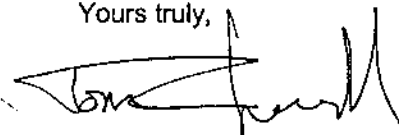
Local District Address
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4791 – 23rd Street
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V1T 4K9

The approval granted is only for the general layout of the subdivision and is valid for one year from 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 2 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 created by the plan and made payable in the form of a cheque to the Minister of Finance.

If you have any questions please do not hesitate to call Tom Chernenkoff at (250) 503-3609.
(Name of Technician)

Yours truly,



Tom Chernenkoff
District Development Technician

for Kurt Edmunds
Provincial Approving Officer

cc: NORD, File: 05-0844-CSS-SUB
Silverhawk Utilities

Local District Address
MINISTRY OF TRANSPORTATION
4791 – 23 rd Street
Vernon, B.C.
V1T 4K9

REGIONAL DISTRICT OF NORTH OKANAGAN
9848 Aberdeen Road
Coldstream, B. C.
V1B 2K9
(250) 550-3700

CERTIFICATE OF COMPLIANCE

Date: May 4, 2007

To: District Development Technician
Ministry of Transportation
4791 – 23rd Street
VERNON, B. C.

Your File: 02-013-18578


Our File: 05-0844-CSS-SUB

Re: Proposed Subdivision of Remainder of D.L. 5264, O.D.Y.D.

We wish to advise that the applicant has now:

- satisfied the water supply requirements of the
Regional District of North Okanagan Subdivision Bylaw ☐
- paid the development cost charge payable ☐
- obtained the approval of the Regional District of North Okanagan
Board to waive the lot frontage requirement ☐
- satisfied *all* of the requirements of the Regional District
of North Okanagan..... ☒

with respect to the above described plan of subdivision.

(for) 
Steve Noakes
Planner

/sm



REGIONAL DISTRICT OF NORTH OKANAGAN

9848 ABERDEEN ROAD, COLDSTREAM, BC V1B 2K9

PHONE: 250-550-3700

FAX: 250-550-3701

WEBSITE: www.nord.ca

E-MAIL: info@nord.ca

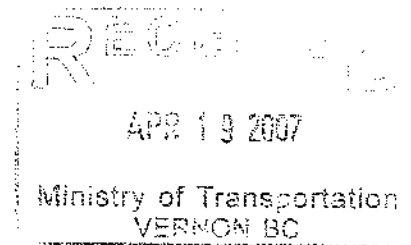
OFFICE OF: DEVELOPMENT SERVICES

YOUR FILE No.: 02-013-18578

OUR FILE No.: 05-0844-CSS-SUB

April 17, 2007

Ministry of Transportation
Okanagan Shuswap District
4791-23rd Street
Vernon B.C.
V1T 4K9



Attention: Terry Jones, Senior District Development Technician

Dear Mr. Jones;

RE: Proposed Subdivision of District Lot 5260, ODYD. The Ridge (Phase 2) at Silver Star

Further to your letter of March 29, 2007, please be advised of the following updated comments with respect to the above described proposed plan of subdivision.

This office raises no objection to the proposed subdivision subject to the following:

1. Proof of connection of all lots to the Silver Star Water Utility pursuant to the requirements of Section 402 of Subdivision Servicing Bylaw No. 726, 1986.
2. Compliance of all Proposed Lots except Proposed Lot 27, with the minimum lot area and frontage requirements of Sections 502(5), (6), (9) and (10) of Silver Star Zoning Bylaw No. 1926, 2004. Any Proposed Lots that do not offer compliance with the minimum lot frontage requirements will require written application for lot frontage waiver accompanied by the \$100 application fee. Proposed Lot 27 must comply with the minimum lot area and frontage requirements of Section 402(4) of the Silver Star Zoning Bylaw No. 1926, 2004.
3. The drainage design has been reviewed and approved by the Regional District. Right of Way documentation is required for all drainage works on private property. The documentation will be subject to satisfactory operating and maintenance agreements with the Resort where these easements double as ski access.
4. Dedication and construction of roads to your Ministry's standards. The road must meet the B.C. Fire and Building Code for fire department access.

.../2

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG
DISTRICT OF COLDSTREAM
CITY OF ENDERBY

VILLAGE OF LUMBY
TOWNSHIP OF SPALLUMCHEEN
CITY OF VERNON

ELECTORAL AREAS:

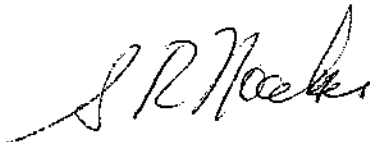
B SWAN LAKE
C B.X. DISTRICT
D LUMBY (RURAL)

E CHERRYVILLE
F ENDERBY (RURAL)

5. Provision of fire hydrants, the number, location and type to be approved by the Regional District Protective Services Officer pursuant to the requirements of Section 406 of Subdivision Servicing Bylaw No. 726, 1986.
6. Provision of underground electrical distribution, telephone and cablevision wiring pursuant to the requirements of Section 405 of Subdivision Servicing Bylaw No. 726, 1986.
7. Payment of the Greater Vernon Parks and Recreation District Development Cost Charge calculated as 62 lots X 2 dwelling units per lot X \$2844 for a total of \$352656 payable pursuant to the Greater Vernon Parks and Recreation District Development Cost Charge Bylaw No. 2040, 2005. For any questions regarding the calculation of the Development Cost Charge please contact Al McNiven, Greater Vernon Services Director of Parks, Recreation and Culture at (250) 550-3664 or al.mcniven@greavernon.ca.

Thank you for the opportunity to comment. If you have any questions or require further information please do not hesitate to contact our office.

Yours truly,



Steve Noakes
Planner

cc Michael Stamhuis, GM of Community and Infrastructure Services
Rob Smailes, Development Services Manager
Al McNiven, Director of Parks, Recreation and Culture
Lawrie Skolrood, Protective Services Officer
Pat Luscombe, Chief Building Inspector

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG
DISTRICT OF COLDSTREAM
CITY OF ENDERBY

VILLAGE OF LUMBY
TOWNSHIP OF SPALLUMCHEEN
CITY OF VERNON

ELECTORAL AREAS:

•B• SWAN LAKE
•C• B.X. DISTRICT
•D• LUMBY (RURAL)

•E• CHERRYVILLE
•F• ENDERBY (RURAL)



HEAD OFFICE: WINTERHAWK PLACE, 2024 12th AVENUE N.W. CALGARY, ALBERTA, CANADA T2N-1J7
TEL: (403) 289 3198 • FAX: (403) 289 3147 • E-MAIL: waterworks@waterworks.ca • WEBSITE: <http://www.waterworks.ca>

FACSIMILE COVER PAGE

TO:	FROM:
Tom Chernenkoff	Rita Muwanga
COMPANY:	DATE:
Ministry of Transport	11/29/2005
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
250-503-3631	3
PHONE NUMBER:	PROJECT NUMBER:
250-503-3609	284
RE:	YOUR REFERENCE NUMBER:
Comments for The Ridge Phase 2	02-013-18578

☐ URGENT☒ FOR REVIEW☐ PLEASE COMMENT☐ PLEASE REPLY☐ PLEASE RECYCLE

NOTES/COMMENTS:

Dear Mr. Chernenkoff,

Please find attached Silverhawk Utilities comments for the File No - 02-013-18578.

Best regards,

Rita N. Muwanga

Technical Marketing Coordinator

Email: marketing@waterworks.ca

**Silverhawk Utilities Inc.**

P.O. Box 3069
Vernon, British Columbia, Canada
V1B 3M1
Phone B.C. (250) 558-9877
Accounting (403) 289-3198
silverhawk@waterworks.ca

November 28, 2005

Ministry of Transportation
4791-23RD Street
Vernon, BC V1T 4K9

Attention: Tom Chernenekoff
Development Approvals Technician

RE: D.L 5264, ODYD – The Ridge Subdivision Phase 2

Dear Mr. Chernenekoff,

Silverhawk Utilities Inc. has the following concerns with respect to the proposed subdivision outlined in your letter of November 10, 2005, your file No. 02-013-18578.

The applicant (The Ridge Development Ltd) must demonstrate that the development does not exceed the pillow capacity of 794 seven hundred and ninety four pillow. On May 10, 2005 Silverhawk Utilities signed an agreement to permit the development for seven hundred ninety-four (794) pillow capacity for The Ridge Phase 2.

In addition, Silverhawk Utilities Inc. has the following concerns and comments on the proposed subdivision.

1. If Silverhawk is not responsible for the installation of the sewers, Silverhawk must approve all sewer and storm designs and specifications. Detailed plans - preliminary profiles - must be provided to Silverhawk Utilities.
2. As-builts and legal survey plans must be provided and provision must be made to add the new sewerline locations to a Statutory Right(s) of Way. The Statutory Right(s) Way must be assigned to Silverhawk.
3. The contractor must provide an engineering inspection report with infiltration testing and a bonded warranty against infiltration to Silverhawk Utilities.
4. All individual lot connections are to be made only after the Sewer Connection is approved by Silverhawk Utilities.
5. The Applicant shall be responsible to include in all sales agreements with any party that purchases a lot requiring the sewer service connection copies of, the following standard Silverhawk Utilities Inc. agreements; the Utility's Sewer Connection Application Form, Inspection Report, and the Utility's Regulation. The Applicant shall provide a signed copy of these same documents to the Utility for each sale the Developer completes. The Utility will not approve any building or development permit without these documents on file.
6. At the time of connection to Silverhawk sewer connection point, the Applicant must agree to Silverhawk to either complete or inspect the connections of this projects' sewer.

7. Any party that purchases a lot is required to make an application for a "Sewer Connection Application & Inspection Report" and enter into an agreement with Silverhawk Utilities.
8. The Applicant is required to contact Silverhawk to inspect the installation of all new sewers. Arrangements must be made with Silverhawk Utilities for the inspection, the costs of which will be at the expense of the Applicant.
9. Separate water meters are required for each unit. Silverhawk requires either Sensus or Invensys meters, connected to an outside pad for reading purposes.
10. Storm runoff from the building and the property must be contained on site.
11. No drains are permitted on outdoor decks and hot tubs.

Silverhawk Utilities Inc. is concerned with the drainage issue at Silverstar Mountain. There is not sufficient infrastructure in place to handle the issue of storm run off and the ministry should address this very serious issue. Several homes have sustained damage from storm-water runoff at Silverstar Mountain.

Regards,



Rita N. Muwanga
Technical Marketing Coordinator
Silverhawk Utilities
(marketing@waterworks.ca)

CC. The Ridge Development Ltd. c/o Jason Shortt – R.N. Shortt Land Surveyors