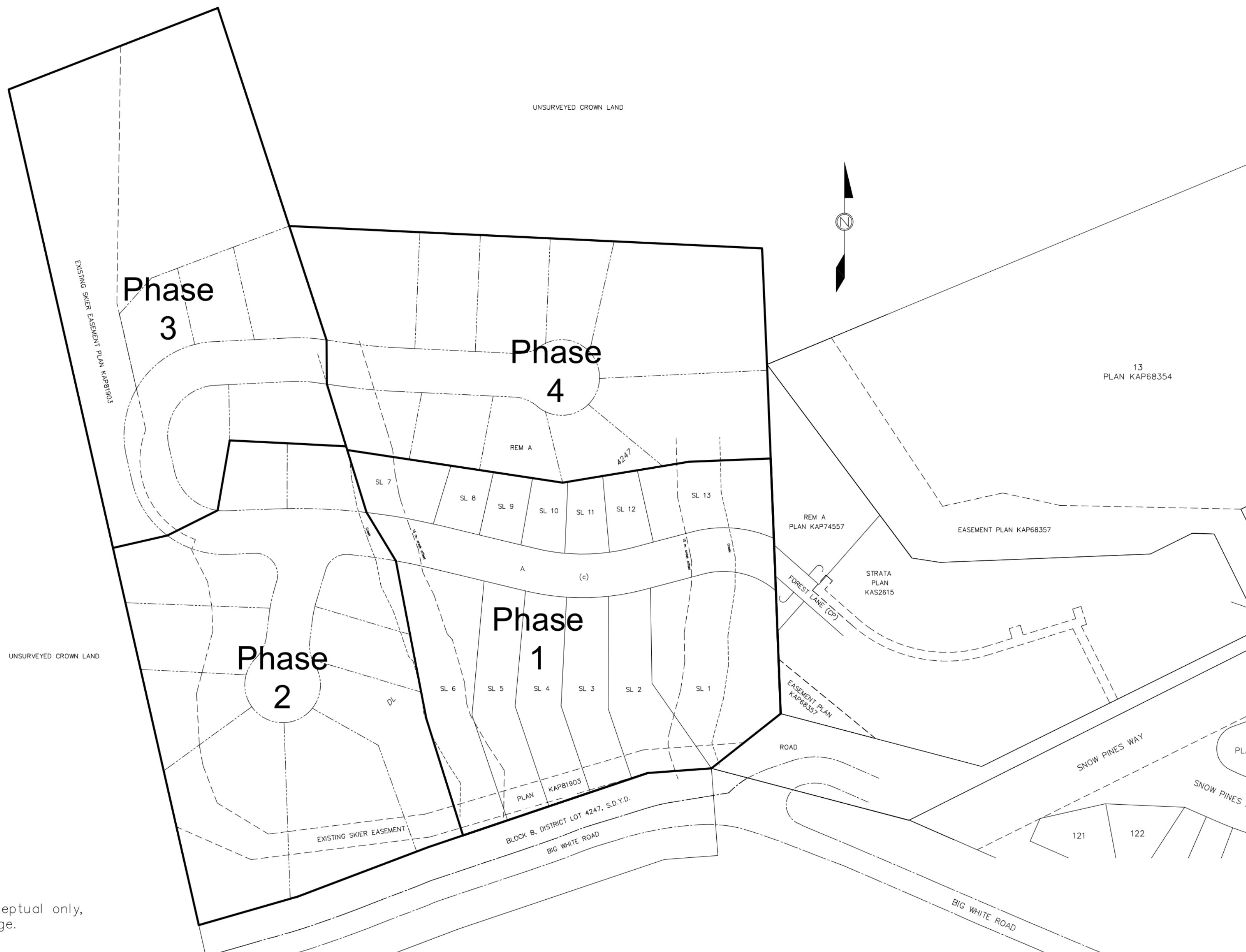


Page 01 to/à Page 05

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Future lots conceptual only,
subject to change.

TITLE:

SKETCH PLAN SHOWING PROPOSED PHASED BARE LAND STRATA OF BLOCK A, DISTRICT LOT 4247, S.D.Y.D.

DRAWN BY:

RUNNALLS DENBY
british columbia land surveyors

259A Lawrence Avenue Kelowna, B.C. V1Y 6L2
Phone: (250)763-7322
Fax: (250)763-4413
Email: neil@runnallsdenby.com

CLIENT:

0980131 B.C. LTD.

SCALE: 1:1000 (17" x 22")

DATE: February 1, 2017

DWG: 14462 P-PHASE

FILE No: 14462

REV. 0



TITLE: SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF PART OF BLOCK A, DISTRICT LOT 4247, S.D.Y.D. (PHASE 1)	DRAWN BY:		SCALE: 1:500 (17" x 22")	
	RUNNALLS DENBY <i>british columbia land surveyors</i> 259A Lawrence Avenue Kelowna, B.C. V1Y 6L2 Phone: (250)763-7322 Fax: (250)763-4413 Email: neil@runnallsdenby.com		DATE: February 1, 2017	
	CLIENT:		DWG: 14462 P-SUB	
	0980131 B.C. LTD.		FILE No: 14462	REV. 0

Page 09 to/à Page 35

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RUNNALLS DENBY
british columbia land surveyors

Development Approvals
Blaine Garrison
Ministry of Transportation and Infrastructure
#300-1358 St. Paul Street
Kelowna, BC V1Y 2E1

Our file 14462

Re: Phase 1 of a 4 Phase Bare Land Strata Subdivision of Block A, District Lot 4247,
SDYD
PID 026-664-461 (40 Big White Road, Big White BC)

On behalf of our client, 980131 BC Ltd, please find attached and below regarding our
application for subdivision for the above mentioned property.

Attached are:

- Completed application form
- Fee cheque payable to the Minister of Finance for \$5000 (13 lots + 1 remainder plus \$100 phase review)
- Agent authorization
- Corporate registry listing
- BC Assessment Roll Report
- Current Certificate of Title to PID 026-664-461
- LTSA documents KW8891 Covenant LA62605, Easement LA127241 and LA127242, Covenant LA127244, Rent Charge LA127245, SRW LA127246, and SRW LA12747
- Contaminated site waiver form
- Proposed Plan of Subdivision "14462 P-SUB"
- Sketch Plan Showing Proposed building layout "14462 P-BLDG"
- Sketch Plan of Proposed Bare Land Strata Phasing "14462 P-Phase"
- Copy of MOTI File 02-081-21535 expired PLA for this property
- Water construction permit W-13-099-00007

Our application is for Phase 1 of a 4 phase Bare Land Strata. Phase 1 will be 13 Strata Lots straddling the extension to Forest Lane. Access to the development is by easement over the common property of through Strata Plan KAS2615. This access is provided for within Easement document KW8891 and also allows an easement for utilities. All of the dwellings in the development will be accessed from the Common Property Access Route.

The remainder lands will be subsequently applied for and subdivided as a part of the Phased Bare Land Strata.

Water and Sewer will connect to Big White Utilities and the civil design will be submitted as soon as it is updated with the current subdivision configuration.

The parcel is zoned R3 "Chalet Residential Zone". The proposed subdivision creates some lots that are smaller than permitted but by using density averaging, the average is much larger than the required 418 sq.m. Dwellings with "0" lot line setback are being proposed and discussions are underway with the Regional District for this.

A subdivision of this property has been applied for previously in 2006, but as a 35 lot bare land strata. We have attached a copy of the previous PLA to this application as we have assumed that MOTI will have many of the same criteria. We have also assumed that a 15m no-build setback will still be required from the unnamed creeks and have designed the first phase of this subdivision accordingly.

Please contact me with any questions or requests for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Macdonald', with a stylized, flowing script.

Rob Macdonald, BCLS
rob@runnallsdenby.com
250 763 7322 (o)

**PRELIMINARY
SUBDIVISION APPLICATION****Submit this application to the Ministry of Transportation and Infrastructure District Office in your area.****A. PROPOSAL** This is an application for preliminary layout approval for all properties involved

Applicant File Number 14462		Ministry File Number	
Subdivision Type	<input type="checkbox"/> Conventional (fee simple) Subdivision		<input checked="" type="checkbox"/> Bare Land Strata
	<input type="checkbox"/> Other (Specify)		
		No. of Lots Including remainder 17	
Full Legal Description(s) per State of Title Certificate(s)	BLOCK A DISTRICT LOT 4247 SD4D		
Full Civic Address	40 BIG WHITE RD		
Property Location	30 Kilometres <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West from Kelowna Local Gov't		
	Access Road BIG WHITE RD / FOREST LANE		Property Zoning R3
	Existing Land Use VACANT		Intended Land Use RESIDENTIAL
Surrounding Land Use	North CROWN	South ROAD	East RESIDENTIAL
Proposed Sewage Disposal	<input type="checkbox"/> Septic Tank		<input checked="" type="checkbox"/> Community System
Proposed Water Supply	<input type="checkbox"/> Well		<input checked="" type="checkbox"/> Community System (name of existing system) BIG WHITE WATER
	<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		Make cheques payable to the Minister of Finance	PAYABLE UPON (see below)
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	
	\$100.00	Per examination	
3. Final Strata Plan Examination	\$100.00	Per lot, including remainders, on the final plan	Application
	\$100.00	To examine Form P for any phased development	
4. Other Strata Fees	\$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)

SEE COVER SHEET

E. OWNER(S)/APPLICANT INFORMATION

Property Owner(s) Full Name(s) 36 0980131 43		Home Telephone
Address s.22		Business Telephone s.22
E-Mail s.22		Fax
Agent Full Name ROB MACDONALD		Home Telephone - cell s.22
Address 259 A LAWRENCE AVE		Business Telephone 250 763 7322
KELOWNA BC V1Y 6L2		Fax
E-Mail rob@runnallydenky.com		

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)

Jan 27 / 2017

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/>



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

PERMISSION TO ACT AS AN AGENT

Region and area address: Okanagan Shuswap District
#300-1358 St. Paul Street
Kelowna BC V1Y 2E1

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 01/26/2017

We, Dan Beaulac and Bruce Clarke, hereby give permission for Rob Macdonald

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:

Numbered Company BC 0980131

Dan Beaulac, Beaulac: [Signature]

Signature

Bruce Clarke: [Signature]

Owner

Signature

Witness

Jan 126/2017

Date

[Signature]

Agent

259 A Lawrence Ave Kelowna

Address

British Columbia

V1Y 6L2

Postal Code

250 763 7322

Phone

Fax

rob@macdonalds.dentel.com

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/fao/foi/submit/general/>

Page 41 to/à Page 43

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BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Ministry of Transportation and
Infrastructure District Office
#300 - 1358 St. Paul Street
Kelowna, BC V1Y 2E1

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: _____
File: _____

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

Legal description of property: BLOCK A DISTRICT LOT 4247 SDYD

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 [Signature] 26 / 01 / 17 [Signature] 26 / 01 / 2017
Owner/Agent dd mm yy Witness dd mm yy

Bruce H. Clarke
Print name

X _____ / /
Owner/Agent dd mm yy

Print name

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/lao/foi/submit/general/>



Interior Health

March 21, 2016

W – 13-099-00007

Big White Water Utilities Ltd.
5315 Big White Road
Kelowna BC V1P 1P3

Attention: Maurice Valcourt

Re: Construction Permit No. CP2016-13532 for High Forest Development

Enclosed is a Construction Permit issued under Section 7 of the Drinking Water Protection Act authorizing construction of your waterworks. This Permit is valid for one year only and is non-transferable.

It is the responsibility of the water purveyor to ensure that, following completion of construction or repair, all waterworks are disinfected in accordance with the appropriate A.W.W.A. standard or equivalent.

Sewers

It is the responsibility of the water purveyor to ensure that water mains under construction or repair are not contaminated by effluent from sewers or storm drains. Interior Health guidelines are as follows:

Wherever possible, mains and laterals are to be laid at least 3 metres (10 feet) horizontally from any sewer or storm drain; or, where this horizontal separation is not possible, (where water and sewer lines must cross or share the same trench) the water line shall be at least 45 cm (18 inches) above the sewer line and to one side of the sewer; or, if the vertical separation is not possible, the sewer line shall be of the same service capability as the water line.

Yours truly,

Wayne Radomske, P.Eng.
Public Health Engineering

WAR/ch

Encl.

cc Gordon Moseley, EHO, IHA
Ministry of Community, Sport and Cultural Development
Don Ponto, P.Eng., DC Ponto and Associates Ltd.

Bus: 250-770-5540 Fax: 250-493-0041
Email: wayne.radomske@interiorhealth.ca
Web: www.interiorhealth.ca

**INTERIOR HEALTH
HEALTH PROTECTION**
3090 Skaha Lake Rd., Penticton BC V2A 7H2



Interior Health

Waterworks Construction Permit

This is to certify that, in accordance with Section 7 of the Drinking Water Protection Act, the proposed works have been reviewed and may commence in accordance with the approved plans. See attached.

Water Supply System: Big White Water Utility Main
Address: 5315 Big White Road, Kelowna BC

Facility Number: 13-099-00007
Permit Number: CP2016-13532

Engineer of Record: Don Ponto, P.Eng., DC Ponto and Associates Ltd.
Address: 12330 Oyama Road, Lake Country BC

Project Location: Big White Road at Big White Ski Resort
Date of Issue: March 21, 2016
Date of Expiry: March 20, 2017



Interior Health

Waterworks Construction Permit

NO. CP2016-13532

TO: Big White Water Utilities Ltd.

THIS IS TO CERTIFY THAT Drawing No. D001 (rev 1), PP001 (rev 1), PP002 (rev 1), PP003 (rev 1), PP004 (rev 1), PP005 (rev 1), Keyplan (rev 1), Site Grading Plan (rev 1), Utility Plan (rev 1) and PRV Station Plan prepared and submitted by DC Ponto and Associates portraying the proposed 247m of 150mm CI350 DI water main and 234m of 200mm CI350 DI water main installation off Big White Road at Big White Ski Resort east of Kelowna, BC on HWY 33 and submitted in accordance with Section 7 of the Drinking Water Protection Act have been reviewed and the proposed work on the construction, alteration or extension may be commenced in accordance with the approved plan and following conditions.

This permit is conditional on providing an open end air relief pipe from the ARV to at least (1) foot above grade with a screened goose-neck elbow.

NOTE: *The system must be constructed in accordance with the plans as approved, or with any modifications that may be subsequently approved by the issuing official in writing.*

This document certifies that the plans and specifications for the proposed works have been reviewed pursuant to the current "Waterworks System Guidelines" issued by the Interior Health and that the plans and specifications meet the health protection requirements outlined in the Guidelines.

The Standards of structural adequacy and safety of the works have not been considered and are not the subject of the Permit.


Public Health Engineer



T219 Enterprises Ltd.
c/o RUNNALLS DENBY & ASSOCIATES
2-1470 Water Street
Kelowna, BC V1Y 1J5

Your File	11438
Our File	02-081-21535
Date (yyyy/mm/dd)	2006/06/08

Proposed Subdivision of D.L. 4247, SDYD – Snow Pines Way/Big White Road

Your proposal for a 35 lot bare land strata subdivision has received preliminary layout approval, subject to the following condition(s): (based on Runnalls Denby BCLS drawing no. 11438PRE2.DWG dated April 4, 2006)

1. Prior registration of the survey plan which creates DL 4247, SDYD. ✓
2. Prior registration of the survey plan which establishes Big White Road 30 metres in width fronting DL 4247, SDYD.
3. Proposed common access routes to be designed, constructed and paved to Ministry strata road standards with a minimum 15 metre right of way, 8 metre finished top, curb & gutter drainage and 10.6m radius cul-de-sac (to back of curb). Drainage to be complete to a natural outfall. All works to be supervised and certified by a registered Professional Engineer as having been constructed in accordance with good engineering practices. Copies of all test results to accompany the Engineer's letter. Properly engineered drawings to be submitted to and approved by the District Transportation official prior to commencement of any works. Drawings to be supplied to and approved by all utility companies with respect to utility locations. As-built drawings to be submitted to the Ministry upon completion of road and drainage works.
4. Provision of a storm water management plan which must address the following:
 - a) how surface and subsurface drainage from each lot will reach the nearest major drainage route and,
 - b) how natural and future drainage from upstream lands draining into the proposed subdivision will be accommodated.
5. Accesses to lots fronting a cut or fill in excess of 1.5m to be constructed to meet the proposed road/cul-de-sac at a 90 degree angle. Accesses to have a maximum grade of 2% for the first 6 metres from back of curb, and continue at a maximum grade of 10% to the building site. Accesses to be constructed to the satisfaction of the District Manager, Transportation with on-site parking for two vehicles on each lot, prior to final approval.
6. Proof of connection to Big White Utilities Community Water System including an amended Certificate of Public Convenience and Necessity, approved "as-built" drawings and Final Certificate from the Utility Regulation Section of the Ministry of Environment.

Local District Address

Okanagan-Shuswap District
#300 - 1358 ST. PAUL STREET
KELOWNA BC V1Y 2E1

7. Written confirmation from the Public Health Engineer of compliance with Safe Drinking Water Regulations BC Reg 230/92, specifically that a construction permit and an operating permit have been issued.
8. Proof of connection to the Big White Utilities Community Sewer System constructed in accordance with the Sewage Disposal Regulations. The system is to be designed, supervised and certified as having been constructed in accordance with good engineering practices by a Professional Engineer.
9. Written confirmation from the Regional District of Kootenay Boundary of compliance with all bylaw requirements as per their letter dated March 15, 2006.
10. Pursuant to Sections 219 and 86(1)(d) of the Land Title Act, applicant to enter into a suitable restrictive covenant, regarding the land which may be subject to flooding, with the following vertical and horizontal setback restrictions:
 - Hereafter, no building, mobile home or unit, modular home or structure shall be constructed, reconstructed, moved, extended or located within **15.0 metres of the natural boundary of the un-named creeks.**
 - 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 metres above the natural boundary of the un-named creeks.** In the case of a mobile home or unit, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above-described elevation.
 - The required elevation may be achieved by structural elevation of the said structure or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater. Where landfill is used to raise the natural ground elevation, the toe of the landfill shall be no closer to the natural boundary than the setback outlined above. The face of the landfill slope shall be adequately protected against erosion from flood flows (wave action, ice or other debris).
 - The owner acknowledges that the Province of British Columbia does not represent to the owner or any other person that any building constructed or mobile home located in accordance with the above will not be damaged by flooding or erosion, and the owner covenants and agrees not to claim damages from the Province of British Columbia or the Regional District of Kootenay Boundary or hold the Province or the Regional District responsible for damages caused by flooding or erosion to the land or any building, improvement, or other damages caused by flooding or erosion to the land or any building, improvement, or other structure built, constructed or placed upon the said lands and to any contents thereof.

The covenant must have priority over all financial charges and be in favour of Her Majesty the Queen in the Right of the Province of British Columbia as represented by the Minister of Transportation AND the Regional District of Kootenay Boundary. The notation on the final plan must accurately reflect the named parties on the covenant document.

June 8, 2006
RUNNALLS DENBY & ASSOCIATES

The property being subdivided is within a wildfire interface area and may be subject to a hazard of wildfire. It is therefore recommended that the owner consult the following website and review the Firesmart Manual for information about reducing the risk, www.for.gov.bc.ca/protect/ or www.partnersinprotection.ab.ca or contact the Ministry of Forests for more information. Appropriate protection measures should be implemented and maintained, and property purchasers should be advised of the risk.

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 \$ 100.00 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 R.M. Clifford at (250)712-3660.
(Name of Technician)

Yours truly,


Ministry of Transportation

cc: REGIONAL DISTRICT OF KOOTENAY BOUNDARY, file EBW-052-05Temp
BIG WHITE UTILITIES
MINISTRY OF ENVIRONMENT, Penticton, file 2006SIP00094



PRELIMINARY SUBDIVISION PLAN HIGH FOREST

RUNNALLS DENBY

British Columbia Land Surveyors
#2 - 1470 Wade Street Kelowna, B.C. V1Y 1A3 Phone: (250) 763-7357 Fax: (250) 763-4413 web: denby@denby.net

CLIENT:

7219 ENTERPRISES

SCALE:	1:1250
DATE:	APRIL 4, 2006
DWG:	11438PRE2.DWG
FILE:	11438