



**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

City of Langford
2nd Floor - 877 Goldstream Avenue
Langford, British Columbia V9B 2X8

Your File #: SUB17-0062
eDAS File #: 2018-00528
Date: Feb/14/2018

Attention Robert Dykstra:

**Re: Proposed Subdivision of 2250 Bear Mountain Parkway
Lot 8 Section 115 Esquimalt District Plan VIP87258 except that part in Plan
VIP88001**

Your proposal for a 31 lot Municipal subdivision has received preliminary layout approval, subject to the following conditions:

1. As the proposed subdivision abuts Highway #1 (Trans-Canada Highway) which has been designated as a Controlled Access Highway, the final plan requires approval from the Designated Highway Official. The requirement for this approval is found in Section 80 of the Land Title Act.
2. An increase in the drainage flow from the property to the Ministry's road dedication is not permitted.
3. A written recommendation from the municipal Approving Officer pursuant to Section 76(4) of the Land Title Act must be submitted with the final plans.
4. Applicant to submit current State of Title Certificate.
5. Ministry file number 2018-00528 to be included on all final plans and documents.
6. Provincial records indicate that development associated with this application may be in conflict with archaeological sites protected under the Heritage Conservation Act. It should be noted that there is a site identified as Borden Number: DeRt-117 on or near the proposed development.

However, the applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act.

Local District Address
Saanich Area Office 240-4460 Chatterton Way Victoria, British Columbia V8X 5J2 Canada Phone: (250) 952-4515 Fax: (250) 952-4508

This would most likely be indicated by the presence of areas of dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artifacts such as arrowheads and other stone tools, or even buried human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.

Please contact the Archaeology Branch immediately at (250) 953-3334 if archaeological site deposits are encountered on the subject property.

NOTE: If you have questions or concerns about the conditions laid out in the PLA, please contact the District Development Technician. If you still have questions or concerns after speaking with the District Development Technician, you may contact the Provincial Approving Officer directly. It is important to provide, in writing, any new information or changes that you wish to be considered during the reconsideration process.

NOTE: Submission of final plans to the Ministry for signature shall occur only after City of Langford's requirements have been completed.

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

Submission of Final Plans (Survey Plan Certification and Application to Deposit) to be accompanied by a current Tax Certificate (FIN 55).

If you have any questions please feel free to call Grace Sherratt at (250) 952-4511.

Please quote file number 2018-00528 when contacting this office.

Signed on behalf of Provincial Approving Officer by

A handwritten signature in black ink, appearing to read 'Sherratt', is written over a horizontal line.

Grace Sherratt
District Development Technician



eDAS File #: 2018-01555

Date: Apr/12/2018

c/o District of Sooke
2225 Otter Point Road
Sooke, British Columbia V9Z 1J2
Canada

Attention:

**Re: Proposed Subdivision of
Map: 1168547,375332
6882 West Coast Road, Sooke**

Your proposal for a 4 lot Municipal subdivision has received preliminary layout approval, subject to the following condition(s):

1. An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.
2. Ministry File number 2018-01555 shall be notated on the plan
3. No additional accesses will be permitted onto West Coast Road. All existing accesses will require a controlled access highway permit.
4. As per covenant FB217108 Schedule 'A' item #4, the owner shall design and construct frontage improvements, primarily a 1.5m sidewalk and associated grade, drainage and landscape works, along the west side of West Coast Road (Highway 14) to the standards acceptable to the Municipality and the Ministry; alternatively, written confirmation that an acceptable cash-in-lieu payment has been received by the Municipality.
5. As per covenant FB217108 Schedule 'A' item #8, the owner shall complete and submit a stormwater management plan for review and approval by the

Local District Address

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240-4460 Chatterton Way
Victoria, British Columbia V8X 5J2
Canada
Phone: (250) 952-4515 Fax: (250) 952-4508

Municipality and the Designated Ministry Official. Further conditions may arise, including construction of acceptable stormwater management infrastructure.

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

If you have any questions please feel free to call Nikki Berube at (250) 952-5562.

Please quote file number 2018-01555 when contacting this office.

Signed on behalf of Provincial Approving Officer
by

A handwritten signature in black ink, appearing to read 'N. Berube'.

Nikki Berube
Development Approvals Technician

Attachments

cc:

Your File #: ENG02910
eDAS File #: 2018-02076
Date: May/08/2018

;
c/o District of Sooke

2225 Otter Point Road
Sooke, British Columbia V9Z 1J2
Canada

Attention:

**Re: Proposed Subdivision of
7057 West Coast Road, Sooke
1781 Minnie Road, Sooke**

This PLA amendment cancels and replaces the previous letter dated April 30th, 2018. The amended content has been bolded below.

Your proposal for a 14 lot Municipal subdivision has received preliminary layout approval, subject to the following condition(s):

1. Any existing accesses onto West Coast Road (Highway 14) require a valid permit for access onto a controlled access highway. The applicant is responsible for obtaining a permit from the Ministry of Transportation and Infrastructure.
2. No additional accesses onto West Coast Road (Highway 14) will be permitted; **other than those proposed in the submitted subdivision plan.**
3. Applicant to provide a suitable drainage study and storm water management plan, by a Professional Engineer experienced in hydrology, that determines the path of water draining through the property and recommended appropriate mitigation measures.

An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.

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4. As the proposed subdivision abuts Highway 14 which has been designated as a Controlled Access Highway, the final plan requires approval from the Designated Highway Official. The requirement for this approval is found in Section 80 of the Land Title Act. Please place the appropriate approval block for signature on the Application to Deposit Plan.
5. Ministry File number 2018-02076 shall be notated on the plan
6. **Applicant to provide construction drawings for the proposed common property access to West Coast Road (Highway 14) for the review and approval by the Designated Ministry Official.**

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

If you have any questions please feel free to call Nikki Schneider at (250) 952-5562.

Please quote file number 2018-02076 when contacting this office.

Signed on behalf of Provincial Approving Officer
by

A handwritten signature in black ink, appearing to read 'N. Schneider', with a stylized, cursive script.

Nikki Schneider
Development Approvals Technician

**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

Your File #: SUB18-0020
eDAS File #: 2018-02423
Date: May/10/2018

City of Langford
2nd Floor - 877 Goldstream Avenue
Langford, British Columbia V9B 2X8

Attention: Daryl Minifie

**Re: Proposed Subdivision of Lot 11, Section 72, Esquimalt District, Plan 17235,
except part in Plan VIP67414
PID 000-815-748
703 Massie Drive, Langford**

Your proposal for a 9 lot Municipal subdivision has received preliminary layout approval, subject to the following conditions:

1. As the proposed subdivision abuts Highway 14 which has been designated as a Controlled Access Highway, the final plan requires approval from the Designated Highway Official. The requirement for this approval is found in Section 80 of the Land Title Act.
2. An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.
3. A written recommendation from the municipal Approving Officer pursuant to Section 76(4) of the Land Title Act must be submitted with the final plans.
4. Applicant to comply with all requirements of the Strata Property Act.
5. Ministry file number 2018-02423 to be included in all final plans and documents.
6. Recent State of Title is to be submitted along with final paperwork.

NOTE: If you have questions or concerns about the conditions laid out in the PLA, please contact the District Development Technician. If you still have questions or concerns after speaking with the District Development Technician, you may contact the Provincial Approving Officer directly. It is important to provide, in writing, any new information or changes that you wish to be considered during the reconsideration process.

Local District Address

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240-4460 Chatterton Way
Victoria, British Columbia V8X 5J2
Canada
Phone: (250) 952-4515 Fax: (250) 952-4508

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

The submission of Final Plans (Survey Plan Certification and Application to Deposit) to be accompanied by a current Tax Certificate (FIN 55).

If you have any questions please feel free to call Grace Sherratt at (250) 952-4511.

Please quote file number 2018-02423 when contacting this office.

Signed on behalf of Provincial Approving Officer by

A handwritten signature in cursive script, appearing to read 'G Sherratt', written in black ink.

Grace Sherratt
District Development Technician

**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

Your File #: SUB18-0019
eDAS File #: 2018-03218
Date: Jun/27/2018

City of Langford
2nd Floor - 877 Goldstream Avenue
Langford, British Columbia V9B 2X8

Attention: Dave Sametz

**Re: Proposed Boundary Adjustment of Lots 1 & 2 Section 109 Esquimalt District
Plan EPP75248
658 & 664 Redington Avenue**

Your proposal for a boundary adjustment, Municipal subdivision has received preliminary layout approval, subject to the following conditions:

1. As the proposed subdivision abuts Highway #1 which has been designated as a Controlled Access Highway, the final plan requires approval from the Designated Highway Official. The requirement for this approval is found in Section 80 of the Land Title Act.
2. This subdivision approval in no way constitutes approval for public access to the Trans-Canada Highway.
3. An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.
4. A written recommendation from the municipal Approving Officer pursuant to Section 76(4) of the Land Title Act must be submitted with the final plans.
5. Recent State of Title is to be submitted along with final paperwork.
6. Ministry file number 2018-03218 to be included in all final plans and documents.

Local District Address

Saanich Area Office
240-4460 Chatterton Way
Victoria, British Columbia V8X 5J2
Canada
Phone: (250) 952-4515 Fax: (250) 952-4508

NOTE: If you have questions or concerns about the conditions laid out in the PLA, please contact the District Development Technician. If you still have questions or concerns after speaking with the District Development Technician, you may contact the Provincial Approving Officer directly. It is important to provide, in writing, any new information or changes that you wish to be considered during the reconsideration process.

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

Submission of Final Plans to include the Survey Plan Certification and Application to Deposit along with a current Tax Certificate.

If you have any questions please feel free to call Grace Sherratt at (250) 952-4511.

Please quote file number 2018-03218 when contacting this office.

Signed on behalf of Provincial Approving Officer by,

A handwritten signature in cursive script, appearing to read 'G Sherratt', written in black ink.

Grace Sherratt
District Development Technician



**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

Your File #: ENG02953
eDAS File #: 2018-03923
Date: Jul/24/2018

c/o District of Sooke

2225 Otter Point Road
Sooke, British Columbia V9Z 1J2
Canada

Attention:

**Re: Proposed Subdivision of
7023 East Sooke Road, East Sooke**

Your proposal for a 19 lot Municipal subdivision has received preliminary layout approval, subject to the following condition(s):

1. An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.
2. As per Section 219 Covenant EN72977 registered on title; the applicant shall provide a Geotechnical Report, prepared and certified by a professional engineer with experience and qualifications in geotechnical engineering demonstrating that the Land may be used safely for the use intended by any buildings or structures.

The report is to be reviewed by the Ministry of Transportation and Infrastructure and accepted by the Provincial Approving Officer as part of final approval.

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

Local District Address

Saanich Area Office
240-4460 Chatterton Way
Victoria, British Columbia V8X 5J2
Canada
Phone: (250) 952-4515 Fax: (250) 952-4508

If you have any questions please feel free to call Nikki Schneider at (778) 974-2633.

Please quote file number 2018-03923 when contacting this office.

Signed on behalf of Provincial Approving Officer
by

A handwritten signature in black ink that reads "Schneider". The first letter "S" is large and stylized, with the rest of the name written in a cursive script.

Nikki Schneider
Development Approvals Technician



**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

Your File #: ENG03054
eDAS File #: 2018-04798
Date: Aug/23/2018

c/o District of Sooke

2225 Otter Point Road
Sooke, British Columbia V9Z 1J2
Canada

Attention:

**Re: Proposed 4 lot Bare Lane Strata Subdivision of
7200 Mufords Landing, Sooke BC**

Your proposal for a 4 lot Municipal subdivision has received preliminary layout approval, subject to the following condition(s):

1. A storm water management plan or a drainage plan prepared by a Professional Engineer registered in British Columbia and experienced in hydrology is required. The Professional Engineer shall follow the requirements for Land Development Drainage Design in Section 1010.03 of the B.C. Supplement to TAC Geometric Design Guide. An electronic copy of the report shall be submitted for review and acceptance prior to submission of the final plans. Any drainage infrastructure that will be maintained by the Ministry upon completion of the subdivision shall include climate change considerations within the design. The Professional Engineer shall follow the Engineers & Geoscientists British Columbia guideline Developing Climate Change-Resilient Designs for Highway Infrastructure in British Columbia (Interim) and a completed Design Criteria Sheet for Climate Change Resilience shall be included in the report.
Please be advised that additional conditions for final subdivision approval may arise from the review of the submitted report/plan.

Local District Address

Saanich Area Office
240-4460 Chatterton Way
Victoria, British Columbia V8X 5J2
Canada
Phone: (250) 952-4515 Fax: (250) 952-4508

2. An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.
3. As the proposed subdivision abuts Highway 14 which has been designated as a Controlled Access Highway, the final plan requires approval from the Designated Highway Official. The requirement for this approval is found in Section 80 of the Land Title Act. Please place the appropriate approval block for signature on the Application to Deposit Plan.
4. Dedication for Highway 14 shall be labelled on the final plan as "Arterial Highway" in accordance with Section 44.1 of the Transportation Act. The surveyor is hereby authorized by the Minister to show the area as an arterial highway and shall include the appropriate notation on the plan image.
5. Ministry File number 2018-04798 shall be notated on the plan

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

If you have any questions please feel free to call Nikki Schneider at (778) 974-2633.

Please quote file number 2018-04798 when contacting this office.

Signed on behalf of Provincial Approving Officer
by

A handwritten signature in black ink, appearing to read 'N. Schneider', with a stylized, cursive script.

Nikki Schneider
Development Approvals Technician

Attachments

cc:

**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

City of Langford
2nd Floor - 877 Goldstream Avenue
Langford, British Columbia V9B 2X8

Your File #: SUB18-0033
eDAS File #: 2018-04671
Date: Aug/30/2018

Attention Daryl Minifie:

**Re: Proposed Subdivision of 4373, 4377, 4381 & 4385 West Shore Parkway
Lot F, Section 88 Metchosin District Plan EPP79915 (PID 030-449-863)
Lot E, Section 88 Metchosin District Plan EPP79915 (PID 030-449-855)
Lot D, Section 88 Metchosin District Plan EPP79915 (PID 030-449-847)
Lot C, Section 88 Metchosin District Plan EPP79915 (PID 030-449-839)**

Your proposal for a 3 lot Municipal subdivision has received preliminary layout approval, subject to the following conditions:

1. Proposed new lots are not permitted to construct any drainage works within the Sooke Road/Highway 14 road dedication.
2. This subdivision approval in no way constitutes approval for public access to Sooke Road/Highway 14.
3. Notation of covenants are to be made on the final plan.
4. Recent State of Title is to be submitted along with final paperwork.
5. Ministry file number 2018-04671 to be included in all final plans and documents.
6. As the proposed subdivision abuts Highway 14 which has been designated as a Controlled Access Highway, the final plan requires approval from the Designated Highway Official. The requirement for this approval is found in Section 80 of the Land Title Act.
7. An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.
8. A written recommendation from the municipal Approving Officer pursuant to Section 76(4) of the Land Title Act must be submitted with the final plans.

Local District Address

Saanich Area Office
240-4460 Chatterton Way
Victoria, British Columbia V8X 5J2
Canada
Phone: (250) 952-4515 Fax: (250) 952-4508

NOTE: If you have questions or concerns about the conditions laid out in the PLA, please contact the District Development Technician. If you still have questions or concerns after speaking with the District Development Technician, you may contact the Provincial Approving Officer directly. It is important to provide, in writing, any new information or changes that you wish to be considered during the reconsideration process.

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

Submission of Final Plans (Survey Plan Certification and Application to Deposit) to also include tax certificates.

If you have any questions please feel free to call Grace Sherratt at (778) 974-2631.

Please quote file number 2018-04671 when contacting this office.

Signed on behalf of Provincial Approving Officer by,

A handwritten signature in black ink, appearing to read 'G Sherratt', written in a cursive style.

Grace Sherratt
District Development Technician

Your File #: SUB18-0015
eDAS File #: 2018-04681
Date: Sep/13/2018

City of Langford
2nd Floor - 877 Goldstream Avenue
Langford, British Columbia V9B 2X8

Attention: Daryl Minifie

**Re: Proposed Subdivision of 2965 Sooke Road
Lot 5, Sections 98, 99 and 100, Metchosin District, Plan 20923 except Part in
Plan VIP52592**

Your proposal for a 4 lot Municipal subdivision has received preliminary layout approval, subject to the following conditions:

1. As the proposed subdivision abuts Highway 14 which has been designated as a Controlled Access Highway, the final plan requires approval from the Designated Highway Official. The requirement for this approval is found in Section 80 of the Land Title Act.
2. An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.
3. A written recommendation from the municipal Approving Officer pursuant to Section 76(4) of the Land Title Act must be submitted with the final plans.
4. Notation of covenants are to be made on the final plan.
5. Recent State of Title is to be submitted along with final paperwork.
6. Ministry file number 2018-04681 to be included in all final plans and documents.
7. Dedication for Highway #14 shall be labelled on the final plan as "Arterial Highway" in accordance with Section 44.1 of the Transportation Act. The surveyor is hereby authorized by the Minister to show the area as an arterial highway and shall include the appropriate notation on the plan image.

Local District Address

Saanich Area Office
240-4460 Chatterton Way
Victoria, British Columbia V8X 5J2
Canada
Phone: (250) 952-4515 Fax: (250) 952-4508

8. No direct access is authorized onto Highway #14 (Sooke Road) from the proposed new lots.

NOTE: If you have questions or concerns about the conditions laid out in the PLA, please contact the District Development Technician. If you still have questions or concerns after speaking with the District Development Technician, you may contact the Provincial Approving Officer directly. It is important to provide, in writing, any new information or changes that you wish to be considered during the reconsideration process.

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

Submission of Final Plans (Survey Plan Certification and Application to Deposit) to be accompanied by a current Tax Certificate.

If you have any questions please feel free to call Grace Sherratt at (778) 974-2631.

Please quote file number 2018-04681 when contacting this office.

Signed on behalf of Provincial Approving Officer by,

A handwritten signature in cursive script, appearing to read 'G Sherratt', written in black ink.

Grace Sherratt
District Development Technician

Page 19 to/à Page 21

Withheld pursuant to/removed as

s.3

Schneider, Nikki TRAN:EX

From: Schneider, Nikki TRAN:EX
Sent: Tuesday, October 30, 2018 1:50 PM
To: 'dminifie@cityoflangford.ca'
Subject: Application to Deposit Plan EPP77125; Ministry File 2018-06073
Attachments: Application to Deposit Plan EPP77125.pdf

Good Afternoon Daryl,

Please find attached signed Application to Deposit, duly executed by the Provincial Approving Officer as per your request. The Ministry file number is 2018-06073.

If you have any questions or concerns, please let me know!

Have a great day,

Nikki Schneider

District Development Technician
Ministry of Transportation and Infrastructure – Vancouver Island District
Ph: 778-974-2633
Fx: 250-952-4508



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For employees, by employees



**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
APPROVAL**

Your File #: S789
eDAS File #: 2018-06213
Date: Nov/16/2018

c/o District of North Saanich

1620 Mills Road
North Saanich, British Columbia V8L 5S9
Canada

**Re: Proposed Subdivision of
Map: 1191271,405495
9270 Lochside Drive, North Saanich**

Your proposal for a 19 lot Municipal subdivision has received preliminary layout approval, subject to the following condition(s):

1. Applicant to provide a suitable drainage study, by a Professional Engineer experienced in hydrology, that determines the path of water draining through the property and recommended appropriate mitigation measures. Please note that the recommendations of the report may require additional conditions prior to final approval of the subdivision.
2. An increase in the drainage flow from the property to the Ministry's drainage facilities is not permitted.
3. As the proposed subdivision abuts Highway 17 which has been designated as a Controlled Access Highway, the final plan requires approval from the Designated Highway Official. The requirement for this approval is found in Section 80 of the Land Title Act. Please place the appropriate approval block for signature on the Application to Deposit Plan.

Local District Address
Saanich Area Office 240-4460 Chatterton Way Victoria, British Columbia V8X 5J2 Canada Phone: (250) 952-4515 Fax: (250) 952-4508

4. Surveyed public road dedication shall be provided for Patricia Bay Highway 17 along the western boundary of Proposed lot 18, to create a contiguous property line boundary with neighboring parcels.

Dedication for Highway 17 shall be labelled on the final plan as "Arterial Highway" in accordance with Section 44.1 of the Transportation Act. The surveyor is hereby authorized by the Minister to show the area as an arterial highway and shall include the appropriate notation on the plan image.

5. Dedication for Highway 17 shall be labelled on the final plan as "Arterial Highway" in accordance with Section 44.1 of the Transportation Act. The surveyor is hereby authorized by the Minister to show the area as an arterial highway and shall include the appropriate notation on the plan image.

6. Provincial records indicate that development associated with this application may be in conflict with archaeological sites protected under the Heritage Conservation Act. It should be noted that there is a site identified as Borden Number: DdRu-4 on or near the proposed development. However, the applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. This would most likely be indicated by the presence of areas of dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artifacts such as arrowheads and other stone tools, or even buried human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.

Please contact the Archaeology Branch immediately at (250) 953-3334 if archaeological site deposits are encountered on the subject property.

7. No construction activities are permitted to take place within the surveyed public road dedication area of Patricia Bay Highway #17 unless first authorized under permit by the Ministry of Transportation.
8. Ministry File number 2018-06213 shall be notated on the final plan.

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

Submission of Final Plans (Survey Plan Certification and Application to Deposit) to be accompanied by a current Tax Clearance Certificate together with a plan examination fee of \$0.00 plus \$0.00 per lot created by the plan (for a Total of \$). If paying by cheque, make payable to the Minister of Finance.

If you have any questions please feel free to call Nikki Schneider at (778) 974-2633.

Please quote file number 2018-06213 when contacting this office.

Signed on behalf of Provincial Approving Officer
by

A handwritten signature in black ink, reading "Nikki Schneider". The signature is written in a cursive, flowing style.

Nikki Schneider
Development Approvals Technician

Schneider, Nikki TRAN:EX

From: Schneider, Nikki TRAN:EX
Sent: November 27, 2018 9:07 AM
To: 'Liz Gudavicius'
Cc: Breysen, Tara TRAN:EX
Subject: 1041 and 1067 Noble Road - Relief from s.75(1)(c)

Good Morning Liz,

The Provincial Approving Officer has reviewed the request for relief from S.75 (1)(c) as well as the Stat. Declaration submitted for the properties at 1041 & 1067 Noble road. The PAO has indicated that the submission is acceptable to grant relief at time of final subdivision.

Please ensure that the Application to Deposit and Survey Plan Certification are forwarded to me at time of final subdivision. The Appropriate signature blocks for relief of providing access to water are to be included on the ATD for the PAOs signature.

Please quote Ministry File number is **2018-06367** when contacting this office.

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

Nikki Schneider

District Development Technician
Ministry of Transportation and Infrastructure – Vancouver Island District
Ph: 778-974-2633
Fx: 250-952-4508



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For employees, by employees

Page 27 to/à Page 33

Withheld pursuant to/removed as

s.3

December 12, 2017

BC Ministry of Transportation and Infrastructure
3rd Floor 2100 Labieux Road
Nanaimo BC V9T 6E9

Attention: Kirsten Fagervik, Provincial Approving Officer

Dear Kristen Fagervik:

**Re: Proposed Boundary Adjustment Subdivision between Lot B, Sections 35 & 36,
Lake District, Plan VIP52813 and Lot 1, Sections 36 & 37, Lake District, Plan
VIP88530
File: SUB00796 • 1041 & 1067 Noble Road**

An application for a subdivision of the above mentioned parcels was submitted on November 3, 2017. A site plan of the proposal and a context plan are included for your review.

Pursuant to Section 76.(4) of the *Land Title Act* I am recommending that you consider granting relief from strict compliance with the highway access provisions of Section 75(1)(c) of the *Land Title Act* for the following reasons:

- The subdivision does not create any additional lots and is in fact a boundary adjustment;
- The subject parcels are within the Agricultural Land Reserve (ALR) and are bounded by parcels also within the ALR;
- The waterfront in the Proposed Subdivision consists of primarily high bank terrain;
- The area between Haro Strait and Hunt Road consists of actively farmed agricultural land that would be significantly disturbed with creation of additional public right-of-way for access;
- Provision of a public right-of-way for access to the water would result in substantial loss of arable land;
- Noble Creek also runs through the lands between Haro Strait and Hunt Road and this riparian area would be significantly disturbed with the creation of additional public right-of-way for access; and
- The Official Community Plan does not identify a future public right of way or key pedestrian link through the site.

If you have any enquiries, please contact me at 250-475-5494, ext. 3414.

Sincerely,

Liz Gudavicius
Subdivision Coordinator/Approving Officer

LG/gv
H:\TEMPEST\PROSPERO\ATTACHMENTS\SUB\SUB00796\LTR_MOT_1041 NOBLE.DOCX

Enclosures

Schneider, Nikki TRAN:EX

From: Schneider, Nikki TRAN:EX
Sent: December 4, 2018 4:08 PM
To: 'Liz Gudavicius'
Subject: Signed Application to Deposit for 1041 Noble Road; Ministry File 2018-06367
Attachments: Signed ATD.pdf

Good Afternoon Liz,

Please find attached Application to Deposit, signed by our PAO.

Let me know where you would like me to send the original signed copy.

Have a great day!

Nikki Schneider

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