



Your File #: 12144  
eDAS File #: 2019-00350  
Date: Jun/28/2019

c/o Haworth Development Consulting  
Richard S Haworth  
203-926 7 Avenue  
PO BOX 223  
Invermere, British Columbia V0A 1K0

Attention: Richard S Haworth

**Re: Proposed Subdivision of LOT 3 DISTRICT LOT 450 KOOTENAY DISTRICT  
PLAN NEP19938 EXCEPT PLAN NEP78528, 4652 Columere Drive, Fairmont Hot  
Springs**

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

1. As per Section 87 of the Land Title Act, written confirmation from the Regional District of East Kootenay is required to confirm compliance with all their applicable bylaws. Please see their letter and comments dated April 24, 2019
2. Written confirmation from BC Hydro that they are satisfied with the registered Statutory Right of Way as outlined in their letter dated March 14, 2019.
3. Written confirmation from Columere Water Works that they are satisfied with the requirements as outlined in their letter dated June 10, 2019.
4. Applicant to submit a written request for relief from 10% minimum frontage requirements to the Provincial Approving Officer for proposed lot 1, as per Section 6.08 (2) of the Local Services Act, BC Regulation 262/70
5. The Application to Deposit and Survey Plan Certification shall make reference to Ministry of Transportation and Infrastructure File Number 2019-00350.

Local District Address
Rocky Mountain District 129 10th Avenue S Cranbrook, BC V1C 2N1 Canada Phone: (250) 426-1500 Fax: (250) 426-1523

6. Please ensure that the appropriate signature notations are provided on the Application to Deposit, as per the requirements of the Land Title & Survey Authority of BC document Electronic Plans and Approvals Template. The following link will provide examples of the required signature templates:  
<https://ltsa.ca/practice-information/documents-guide-preparation-electronic-plans>
7. Provincial records indicate the proposed development is located within an area with only limited potential to contain archaeological sites protected by the Heritage Conservation Act.

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.

8. 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 Firesmart Manual for information about reducing the risk. Contact the Ministry of Forests, Land & Natural Resource Operations for more information or review their website at <http://www.bcwildfire.ca/prevention/firesmart.htm> 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 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 \$50.00 plus \$100.00 per lot created by the plan (for a Total of \$250.00). If paying by cheque, make payable to the Minister of Finance.

If you have any questions please feel free to call Laura Branswell at (250) 426-1516.

Please quote file number 2019-00350 when contacting this office.

Signed on behalf of Provincial Approving Officer  
by

A handwritten signature in black ink that reads "Branswell". The signature is written in a cursive, flowing style.

Laura Branswell  
Development Officer

#### Attachments

cc: BC Hydro  
Regional District of East Kootenay  
Columere Waterworks Ltd.,

Sally Masters  
Customer Projects  
Ph.: (250) 489-6872  
[sally.masters@bchydro.com](mailto:sally.masters@bchydro.com)

March 14, 2019

MoTI File: 2019-00350

Laura Branswell  
District Development Technician  
Ministry of Transportation and Infrastructure  
129 – 10th Avenue South  
Cranbrook, BC V1C 2N1

Dear Laura,

**Re: LOT 3 DISTRICT LOT 450 KOOTENAY DISTRICT PLAN NEP19938 EXCEPT  
PLAN NEP78528 (PID: 017-878-900)**

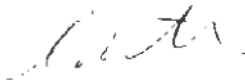
BC Hydro will require:

- *A Distribution Blanket Statutory Right of Way* (overhead & underground) for future infrastructure needed to service proposed lot.
- All existing BC Hydro plant is to remain in its current location.
- Any new BC Hydro Statutory Right-of-Way is to carry over to the new property titles.

In order for us to update our system, please provide BC Hydro with a copy of the final legal surveyed drawing of the newly subdivided lots.

If you have any questions or concerns please contact me at (250) 489-6892.

Regards,



Sally Masters, DA  
Okanagan Kootenay Process Centre

## Razzo, Cliff TRAN:EX

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**From:** Branswell, Laura TRAN:EX  
**Sent:** Tuesday, June 25, 2019 10:18 AM  
**To:** Razzo, Cliff TRAN:EX  
**Subject:** FW: Subdivision Referral File No. 2019-00350

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**From:** columwtr <[columwtr@telus.net](mailto:columwtr@telus.net)>  
**Sent:** June 10, 2019 10:28 AM  
**To:** Branswell, Laura TRAN:EX <[Laura.Branswell@gov.bc.ca](mailto:Laura.Branswell@gov.bc.ca)>  
**Cc:** [richard@haworthconsulting.ca](mailto:richard@haworthconsulting.ca); [pmulyk@windowpane.ca](mailto:pmulyk@windowpane.ca)  
**Subject:** Re: Subdivision Referral File No. 2019-00350

Hi Laura. My apologies for late response. Columere Waterworks offers the below comments on the proposed subdivision. For further clarification or comment please don't hesitate to call me at 250-345-6163. Regards - Ron Routledge, Columere Waterworks Limited.

1. The proposed lot is within Columere Waterworks' Service Area so an extension of the waterworks is not required. However, a CPCN Application for the new Lot must be submitted to and approved by the BC Water Branch. This Application can be made concurrently with the subdivision approval process but the CPCN cannot be approved until a PLA is submitted to the Water Branch. The CPCN Application is prepared at the Developer's expense to the satisfaction of the Waterworks and the Water Branch. The Developer's consultant Mr. Haworth is qualified and experienced to undertake this activity.

S.21

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**From:** "Branswell, Laura TRAN:EX" <[Laura.Branswell@gov.bc.ca](mailto:Laura.Branswell@gov.bc.ca)>  
**To:** [columwtr@telus.net](mailto:columwtr@telus.net)  
**Sent:** Friday, June 7, 2019 12:58:24 PM  
**Subject:** FW: Subdivision Referral File No. 2019-00350

Hi Ron,

I haven't heard back on my subdivision referral below. Have you had a chance to review the file?  
Can you please get any comments you have on it into me right away?  
Thanks,  
Laura

**Laura Branswell** (MPA)  
Development Officer  
Ministry of Transportation and Infrastructure | Rocky Mountain District - Cranbrook  
Ph: 250.426.1516 E: [laura.branswell@gov.bc.ca](mailto:laura.branswell@gov.bc.ca)  
Development Approvals Website: <http://www.th.gov.bc.ca/DA>

 *Please consider the environment before printing this email*

**From:** columwtr <[columwtr@telus.net](mailto:columwtr@telus.net)>  
**Sent:** March 15, 2019 11:35 AM  
**To:** Branswell, Laura TRAN:EX <[Laura.Branswell@gov.bc.ca](mailto:Laura.Branswell@gov.bc.ca)>  
**Subject:** Re: Subdivision Referral File No. 2019-00350

Thanks Laura. We'll review this ASAP. Regards – Ron.

Sent from my BlackBerry 10 smartphone on the TELUS network.

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**From:** Branswell, Laura TRAN:EX  
**Sent:** Friday, March 15, 2019 11:21 AM  
**To:** [columwtr@telus.net](mailto:columwtr@telus.net)  
**Subject:** Subdivision Referral File No. 2019-00350

Good Morning Ron,

Please accept this 2 lot subdivision referral for 4652 Columere Drive, Fairmont Hot Springs, BC. The legal description of the subject property is: LOT 3 DISTRICT LOT 450 KOOTENAY DISTRICT PLAN NEP19938 EXCEPT PLAN NEP78528.

The following documents are attached: NEP19938, proposed subdivision plan, and the title. Feel free to contact me if you require further information.

Your comments are appreciated within 30 days.

Thank you for your time and consideration,

**Laura Branswell** (MPA)  
District Development Technician  
Ministry of Transportation and Infrastructure | Rocky Mountain District - Cranbrook  
Ph: 250.426.1667 E: [laura.branswell@gov.bc.ca](mailto:laura.branswell@gov.bc.ca)  
Development Approvals Website: <http://www.th.gov.bc.ca/DA>

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File: P 719 519  
eDAS File: 2019-00350

April 24, 2019

Laura Branswell  
District Development Technician  
Ministry of Transportation & Infrastructure  
129 - 10<sup>th</sup> Avenue South  
Cranbrook BC V1C 2N1

Dear Ms. Branswell:

**Re: Subdivision Application / Cameron & Noel (Haworth)  
Lot 3, DL 450, KD, Plan NEP19938 (PID: 017-878-900)**

The application proposes to create a new 2928m<sup>2</sup> vacant residential lot and leave a 2.74 ha remainder with the existing dwelling. The proposed remainder is serviced by Columere Park Waterworks and it has an individual onsite sewerage disposal system. Proposed Lot 1 is vacant and currently unserviced. An individual onsite sewerage system is proposed for this lot along with connection to the community water system.

The property is not within the Agricultural Land Reserve.

The subdivision must comply with the Upper Columbia Valley Zoning Bylaw No. 900, 1992. The properties are designated R-1, Single Family Residential Zone which requires a minimum parcel size of 1390m<sup>2</sup> where serviced by only one of either community water or sewer.

All lots must have a minimum usable site area of 695 m<sup>2</sup> where serviced by only one of either community water or sewer. Usable site area means a contiguous area of land with an average slope not exceeding 15%, no portion of which is subject to land slip, avalanche, rock fall, flooding, or high-water table hazard.

The property is located near Columbia Lake and the report received from SVH Contracting mentions a creek running through the property. Floodplain management provisions apply to development.

Access must be addressed to the satisfaction of the Ministry of Transportation and Infrastructure.

The subdivision must comply with Subdivision Servicing Bylaw No. 1954. All parcels must be provided with sufficient quantities of potable water and an adequate sewage disposal method. The construction, extension or addition to a Community Water System must not



proceed until a construction permit has been issued by the Issuing Official under the *Drinking Water Protection Act*.

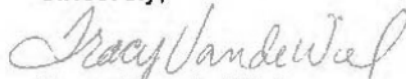
Before final approval is granted by the Ministry of Transportation & Infrastructure, **the owner/applicant must:**

1. adhere to the Sewerage System Regulation (BC Reg. 326/2004) for the proposed individual sewerage systems; and
2. submit to the RDEK the following:
  - a. A letter from the owner of the community water system confirming that the additional lot can be connected to the water system and that fees have been paid for connection to the water system;
  - b. Where the Community Water System is operated by a Strata corporation or private water utility, a current Certificate of Public Convenience and Necessity is required;
  - c. Where a new individual sewage system is proposed and the estimated daily domestic sewage flows are less than 22,700 litres, the Owner must provide confirmation from a Public Health Inspector, or an authorized person or professional that the new lot is capable of supporting a Type 1 system and a 100% replacement disposal area. (Received)
  - d. A letter from a BC Land Surveyor confirming that each lot has the required minimum usable site area as defined in Bylaw 900 and that any buildings on the property comply with the setback requirements with regard to any new parcel boundaries.
  - e. A copy of the survey plan proposed for registration in the Land Title Office.

It is recommended that the land surveyed after the Ministry of Transportation and Infrastructure grants preliminary layout approval.

RDEK comments are valid for 24 months, after which a new examination fee must be paid and new comments issued. If you have any questions concerning these comments, please call me at 250-489-0306 or toll free at 1-888-478-7335.

Sincerely,



Tracy Van de Wiel  
Planning Technician

TV/tv

Enclosures

pc: BC Assessment Authority (folio: 704.02972.317)  
ec: Richard Haworth, Haworth Development Consulting Ltd.

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