

**5647 LAND CORPORATION  
PHASE 1 - 16 LOTS**

**Application for Proposed Subdivision of Part of  
Block 526, Cameron District**

*Reference: WP Dwg. No. P2683-3 (97/06/26)*

- APPLICATION
- PROPERTY TITLE
- WASTE MANAGEMENT ACT - SCHEDULE 1 SITE PROFILE
- OBSERVATION HOLE LOGS / PERCOLATION TESTS
- PLANS

Registered Owner:

**5647 Land Corporation**  
PO Box 219, Station E  
Victoria, BC V8W 2M6

**WP File: P2683**  
**Date: June 26, 1997**



**WRIGHT PARRY**



# WRIGHT PARRY

Professional Land Surveyors and Consulting Engineers

Partners: R.D. Wright, BCLS, CLS  
N.R. Parry, BCLS  
M.J. Taylor, BCLS

A.R. Hardin, BCLS, CLS  
G.B. Gamble, BCLS, CLS  
D.F. Conway, P. Eng.

VIA LOOMIS COURIER SERVICE LTD.

June 26, 1997

File: P2683

Ministry of Transportation & Highways  
Development Approvals  
3rd Floor, 6475 Metral Drive  
Nanaimo, BC  
V9T 2L9

Attention: Mr. N. Vandermolen

Dear Sirs:

Re: APPLICATION FOR PROPOSED SUBDIVISION OF PART OF  
BLOCK 526, CAMERON DISTRICT  
(Phase 1 - 16 Lots)

Registered Owner: 5647 Land Corporation

As agent for the registered owner we submit herein for preliminary layout approval eleven (11) paper prints of our Plan of Proposed Subdivision WP Dwg. No. P2683-3 dated 97/06/26 together with appurtenant title search, Schedule 1 Site Profile pertaining to your directive of April 1, 1997 and the Waste Management Act, our cheque #4347 in the amount of \$210.00 in payment of your preliminary layout submission fee (\$160.00) and site contamination review fee (\$50.00), and Ministry of Health Subdivision Application.

We also enclose a copy of the 1997 assessment notice for the property under application pertaining to your directive of November 25, 1994 and the Forest Land Commission Act, Section 16 of Bill 56. The property is assessed as residential and is not designated as forest reserve land.

The following information is provided in order to assist you in your evaluation of this application:

1. **Proposed Land Use / Minimum Parcel Size**

The area under application for subdivision, being Phase 1 of the project, includes a 27.8 hectare portion of Block 526, Cameron District.

The proposed land use includes the development of sixteen (16) rural residential lots with a minimum parcel size of 1.0 hectare, and average parcel size of 1.5 hectares.

Road access to the subdivision development will be provided through adjoining Block 359, Newcastle District to the north (Reference MOTM File: 06 002 19239 - Qualicum River Estates Phase 4).

VICTORIA  
716A Goldstream Ave.  
Victoria, B.C. V9B 2X3  
TEL: (604) 474-1151  
FAX: (604) 474-7751

GALIANO ISLAND  
2540 Sturdies Bay Rd., RR1, S1, CB  
Galiano Island, B.C. V0N 1P0  
TEL: (604) 539-5333  
FAX: (604) 539-5355

DUNCAN  
715 Canada Avenue  
Duncan, B.C. V9L 1V1  
TEL: (604) 748-5883  
FAX: (604) 748-6213

LAKE COWICHAN  
PO Box 1421, 76B Cowichan Lake Rd.  
Lake Cowichan, B.C. V9R 2G0  
TEL: (604) 749-0220  
FAX: (604) 749-3056

NANAIMO  
202 - 477 Wallace Street  
Nanaimo, B.C. V9R 6B7  
TEL: (604) 753-8831  
FAX: (604) 754-8877

PARKSVILLE  
200 - 180 McCarter St., PO Box 89  
Parksville, B.C. V9P 2G3  
TEL: (604) 248-2001  
FAX: (604) 248-2553

Reference is made to the enclosed four (4) paper prints of Conceptual Lot Layout WP Dwg. No. P2683-2 dated 97/06/26. This plan serves to show Phase 1 relative to the perimeter boundaries of Block 526, Cameron District, and presents a conceptual lot layout for subsequent phases of development. Phases 2 and 3 will include twenty-eight (28) conventional rural residential lots with a minimum parcel size of 1.0 hectare serviced by individual sewage disposal systems.

The balance of the project will include the development of 106 bare land strata lots serviced by a common sewage disposal system under Ministry of Environment Waste Management Branch approvals, plus common property open space.

The conceptual layout of Phases 2 and 3, and bare land strata subdivision is subject to change upon detailed investigation of sewage disposal, potable water supply, road design, storm water management, and geotechnical review.

**2. Proof of Potable Water Supply**

It is anticipated that proof of potable water supply for Phase 1 will include the drilling of one well per three lots being created, with a minimum yield of 3.5m<sup>3</sup> per day per lot.

**3. Ministry of Health Requirements**

Observation holes and percolation test holes have been provided on each of the proposed lots. Appurtenant data prepared by Turnbull Custom Trucking & Grading Ltd. dated April 23 - May 20, 1997 is enclosed.

Based on this information each lot has sufficient area and suitable native permeable soils to accommodate a conventional sewage disposal system, without groundwater infiltration at a minimum depth of thirty-six (36) inches in accordance with current Ministry of Health requirements.

Proposed sewage covenant areas are shown on the enclosed Plan of Proposed Subdivision.

**4. Public Access to Little Qualicum River**  
Land Title Act Section 75(1)(b)

Pursuant to Section 75(1)(b) of the Land Title Act road dedication to the Little Qualicum River for the total development is proposed in two locations. Based on the specified parameter of 400 metre distances between road centrelines, and on the approximate length of 2,000 metres of frontage along the Little Qualicum River, one consolidated access with a width of 60 metres is proposed to be dedicated in Phase 1. A second consolidated access with a width of 40 metres is proposed to be dedicated in Phase 3.

These road dedications, totalling 100 metres in width, will provide a strict compliance with Section 75(1)(b) of the Land Title Act for public access to the Little Qualicum River.

5. **Park Dedication**  
Municipal Act Section 992

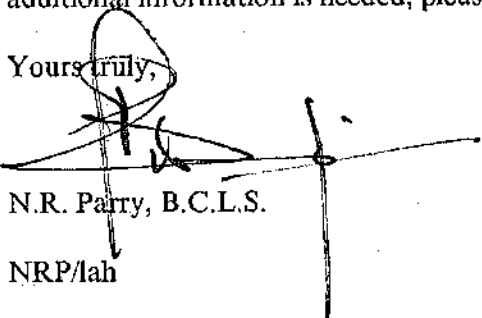
Pursuant to Section 992 of the Municipal Act the registered owner 5647 Land Corporation proposes to provide land for park land purposes, totalling 11.8 hectares and being 5.0% of the total property area of 235.5 hectares.

The park dedication in Phase 1 will total approximately 1.1 hectares as shown on Plan of Proposed Subdivision WP Dwg. No. P2683-3. The balance of the park dedication will be provided in Phase 2.

As shown on Conceptual Lot Layout WP Dwg. No. P2683-2 the location of the park land dedication includes a significant water feature (lake) and kettle hole, and natural drainage system. The park dedication in this location will preserve the natural integrity of this drainage system, and will offer the lot owners and general public a significant open space network through the development, integrating with the adjoining Little Qualicum Falls Provincial Park.

We trust that you shall find the enclosed submission in order. If any questions arise or additional information is needed, please contact the undersigned at 248-2001.

Yours truly,



N.R. Parry, B.C.L.S.

NRP/lah

UN97UT2683MOTHJ26

Enclosures: Eleven (11) paper prints: Plan of Proposed Subdivision WP Dwg. No. P2683-3 97/06/26  
Title Search  
WP Cheque #4347 in the amount of \$210.00  
1997 Assessment Notice  
Four (4) paper prints of Conceptual Lot Layout WP Dwg. No. P2683-2 97/06/26  
Schedule 1 Site Profile  
Preliminary Subdivision Application  
Ministry of Health Subdivision Application

cc: Regional District of Nanaimo, Attn: Planning Dept.  
5647 Land Corporation, Attention: Mr. W. Eller

**PLEASE REPLY TO PARKSVILLE OFFICE**



WRIGHT PARRY



# PRELIMINARY SUBDIVISION APPLICATION

Applicant File Number

Ministry File Number

## A. PROPOSAL

*This is an application for preliminary layout approval for all properties involved.*

Subdivision Type	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Sec. 996 Municipal Act <input type="checkbox"/> Bare Land Strata <input type="checkbox"/> Other (specify)			
Full Legal Description(s) - per State of Title Certificate(s)	Block 526, Cameron District, as shown on Plan deposited under DD34420-N 000-153-869			
Full Civic Address				
Property Location	Kilometers      From <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West      Qualicum Beach Access Road      Property Zoning Baylis / Coran Roads      Nil - Coombs / Hillers / Errington Existing Land Use      Intended Land Use Vacant Undeveloped      Rural Residential			
Surrounding Land Use	North	South	East	West
	Proposed Subdivision	Little Qualicum Falls Provincial Park		Vacant Undeveloped
Sewage Disposal	<input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Community System <input type="checkbox"/> Other (specify)			Number of Lots  16
Proposed Water Supply	<input checked="" type="checkbox"/> Well <input type="checkbox"/> Community System <input type="checkbox"/> Other (specify)			
Water Licenses	Nil			

## B. APPLICATION INFORMATION

- I have enclosed:
  - a current State of Title Certificate for each property;
  - copies of all charges indicated on the title (restrictive covenants, etc.);
  - a current B.C. Assessment Authority Tax Notice showing property tax classification;
  - 11 copies of the subdivision plan dated 97/06/26;
  - soil percolation test date;
  - the preliminary layout application fee indicated on the reverse side of this form.
- Under section 20.11 of the *Waste Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must provide a site profile.  
(Site profile attached.)  
  
Schedule 2 of the Contaminated Sites Regulation sets out some examples of industrial or commercial purposes or activities to which site profile requirements apply. (Schedule 2 attached.)
- I have flagged the corners of the property, the lot lines, the proposed roads and the percolation test holes.
- Is the property location within the Agricultural Land Reserve?      ☐ Yes      ☒ No  
If yes, I have enclosed a copy of the B.C. Agricultural Land Commission Approval.
- I have indicated in section D:
  - if the property is subject to any natural hazards (ie. land slide, rock fall, erosion, snow slide, avalanche);
  - if the subdivision is for a relative (i.e. Section 996 Municipal Act).

*Note:* to assist subdivision applicants, the Ministry has prepared two brochures, available at no charge:  
*Subdivision Application Guide*, and *your Development and B.C. Highways*.

# C. SUBDIVISION APPLICATION FEES

PAYABLE UPON

1. Preliminary Layout Application	\$10.00	Per Fee Simple or proposed Strata Lot	Application
2. Final Fee Simple Plan Examination	\$50.00	Per examination	Final subdivision plan submission
	\$100.00	Per lot on the final plan	
	\$100.00	Per examination	
	\$100.00	Per lot on the final plan	
3. Final Strata Plan Examination	\$100.00	To examine a Form E for any phased development	Application
4. Other Strata Fees	\$100.00	To issue a Certificate of Approval for each phase of a building strata development	Certificate issuance
5. Subdivision Engineering Requirements Booklet	\$18.24	If road construction is involved	Booklet issuance

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 regional district 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 Wright Parry letter/report dated June 26, 1997.

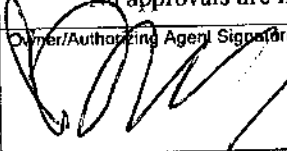
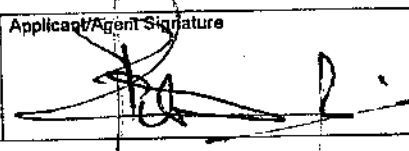
## E. OWNER(S)/APPLICANT INFORMATION

Property Owner(s) Full Name(s) 5647 Land Corporation	Home Telephone 250-384-5647
Address PO Box 219, Station E, Hallowell Road, Victoria, BC V8W 2M6	Business Telephone 250-384-5647
	Fax 250-384-1412
Agent Full Name Wright Parry	Home Telephone
Address PO Box 89 (200-180 McCarter Street), Parksville, BC V9P 2G3	Business Telephone 250-248-2001
	Fax 250-248-2553

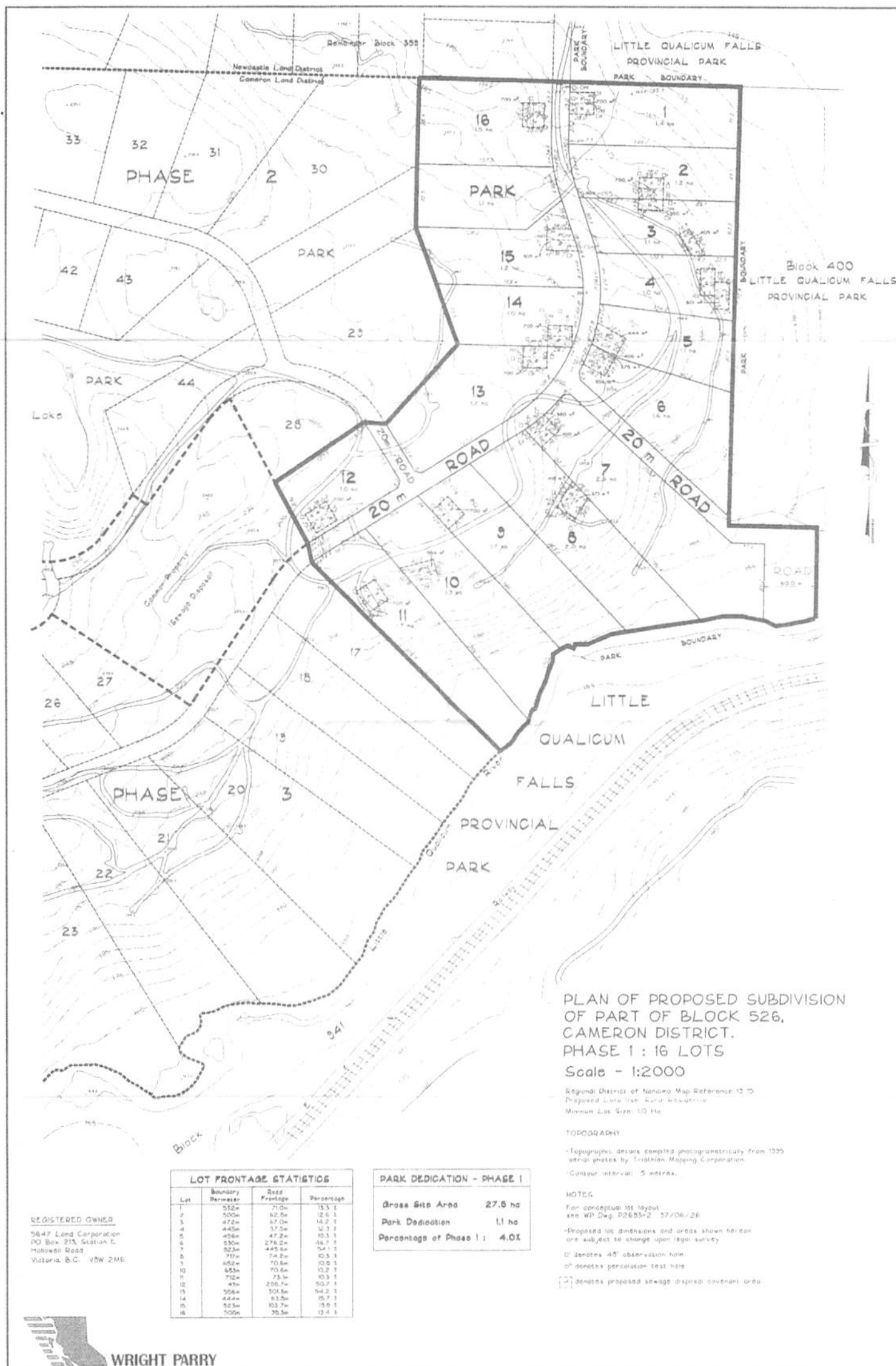
I certify that all the information above and on all plans and other attachments is true, correct and complete.

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 Highways.

Owner/Authorizing Agent Signature 	Date (yyyy/mm/dd) 1997/06/05	Applicant/Agent Signature 	Date (yyyy/mm/dd) June 26, 1997
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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. If you have any questions about the collection, use and disclosure of this information, contact the local Ministry of Transportation and Highways District Development Technician.



PLAN OF PROPOSED SUBDIVISION  
OF PART OF BLOCK 526,  
CAMERON DISTRICT.  
PHASE 1: 16 LOTS  
Scale - 1:2000

Regional District of Nanaimo Map Reference 12-15  
Proposed Lot Size: Rural Residential  
Minimum Lot Size: 1.0 Ha

TOPOGRAPHY

-Topographic details compiled photogrammetrically from 1995  
aerial photos by Tristram Mapping Corporation  
-Contour interval: 5 metres

NOTES

For conceptual lot layout  
see WP Dwg. P2603-2 37/06/26  
-Proposed lot dimensions and areas shown herein  
are subject to change upon legal survey  
[1] denotes 45' observation hole  
[2] denotes proposed sewage disposal covenant area

LOT FRONTAGE STATISTICS			
Lot	Boundary Diameter	Reed Frontage	Percentage
1	552m	71.0m	13.3 %
2	500m	82.8m	16.6 %
3	472m	87.0m	18.2 %
4	445m	37.5m	8.4 %
5	458m	47.2m	10.3 %
6	530m	276.2m	52.2 %
7	523m	445.6m	85.1 %
8	717m	74.2m	10.3 %
9	652m	70.6m	10.8 %
10	653m	70.6m	10.8 %
11	712m	73.5m	10.3 %
12	41m	206.7m	50.3 %
13	556m	301.8m	54.2 %
14	444m	63.5m	14.3 %
15	525m	103.7m	19.7 %
16	500m	35.5m	7.1 %

PARK DEDICATION - PHASE 1	
Gross Site Area	27.5 ha
Park Dedication	1.1 ha
Percentage of Phase 1	4.0%

REGISTERED OWNER  
5647 Land Corporation  
PO Box 213, Station C  
Hawesli Road  
Victoria, B.C. V8W 2M6



WRIGHT PARRY

Professional Land Surveyors and Consulting Engineers

PROJECT: PROPOSED SUBDIVISION

CLIENT: 5647 LAND CORPORATION

Drawn by: JGG Date: 37/06/26 Drawing Number: P2603-3

715 Canada Avenue  
Duncan, B.C. V9L 1V1  
(250) 748-0083

802-477 Wallace Street  
Nanaimo, B.C. V9R 5B7  
(250) 753-8831

200-180 McCarter Street  
Parksville, B.C. V9P 2G3  
(250) 248-2001

715-4 Goldstream Ave.  
Victoria, B.C. V8R 2X3  
(250) 474-1161

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Withheld pursuant to/removed as

s.3

## SCHEDULE 1

## SITE PROFILE

## I. CONTACT IDENTIFICATION

## A. Name of Site Owner:

Last ..... First ..... Middle Initial(s) ..... (and / or, if applicable)  
 Company 5647 Land Corporation  
 Owner's Civic Address c/o PO Box 219, Station E  
 City Victoria Province/State BC  
 Country ..... Postal Code/ZIP V8W 2M6

B. Person Completing Site Profile *Leave blank if same as above:*

Last Eller First William Middle Initial(s) B. (and / or, if applicable)  
 Company .....

## C. Person to Contact Regarding the Site Profile:

Last Eller First William Middle Initial(s) B. (and / or, if applicable)  
 Company 5647 Land Corporation  
 Mailing Address same as above  
 City ..... Province/State .....  
 Country ..... Postal Code/ZIP .....  
 Telephone (250) 384-5647 Fax (250) 384-1412

## II. SITE IDENTIFICATION

## IF Legally Titled, Registered Property

Site Street Address .....  
 City ..... Postal Code .....  
 PID numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

PID	Legal Description
000-153-869	Block 526, Cameron District, as shown on plan deposited under DD 34420-N

Total number of titled parcels represented by this site profile is: One (1)

## IF Untitled Crown Land

1) PIN numbers and associated Land Description. *Attach an additional sheet if necessary*

PIN	Land Description

<p>1. The first part of the document is a list of names and addresses of the members of the committee. The names are listed in alphabetical order, and the addresses are listed below each name. The names are: Mr. John A. Smith, Mr. James B. Jones, Mr. Robert C. Brown, Mr. William D. White, Mr. Charles E. Black, Mr. Thomas F. Green, Mr. Richard H. Gray, Mr. Daniel I. Blue, Mr. Matthew J. Red, Mr. Samuel K. Yellow, Mr. Benjamin L. Purple, Mr. Joseph M. Pink, Mr. Henry N. Orange, Mr. George P. Silver, Mr. Frank Q. Gold, Mr. Edward R. Copper, Mr. John S. Iron, Mr. William T. Lead, Mr. Charles U. Zinc, Mr. Thomas V. Tin, Mr. Richard W. Nickel, Mr. Daniel X. Cobalt, Mr. Matthew Y. Manganese, Mr. Samuel Z. Magnesium, Mr. Benjamin AA. Aluminum, Mr. Joseph BB. Silicon, Mr. Henry CC. Sulfur, Mr. George DD. Phosphorus, Mr. Frank EE. Nitrogen, Mr. Edward FF. Oxygen, Mr. John GG. Hydrogen, Mr. William HH. Helium, Mr. Charles II. Neon, Mr. Thomas JJ. Argon, Mr. Richard KK. Krypton, Mr. Daniel LL. Xenon, Mr. Matthew MM. Radium, Mr. Samuel NN. Polonium, Mr. Benjamin OO. Actinium, Mr. Joseph PP. Thorium, Mr. Henry QQ. Uranium, Mr. George RR. Plutonium, Mr. Frank SS. Americium, Mr. Edward TT. Curium, Mr. John UU. Berkelium, Mr. William VV. Californium, Mr. Charles WW. Einsteinium, Mr. Thomas XX. Mendelevium, Mr. Richard YY. Nobelium, Mr. Daniel ZZ. Lawrencium, Mr. Matthew AAA. Rutherfordium, Mr. Samuel BBB. Dubnium, Mr. Benjamin CCC. Seaborgium, Mr. Joseph DDD. Bohrium, Mr. Henry EEE. Hassium, Mr. George FFF. Meitnerium, Mr. Frank GGG. Darmstadtium, Mr. Edward HHH. Roentgenium, Mr. John III. Copernicium, Mr. William LLL. Dubnium, Mr. Charles MMM. Seaborgium, Mr. Thomas NNN. Bohrium, Mr. Richard OOO. Hassium, Mr. Daniel PPP. Meitnerium, Mr. Matthew QQQ. Darmstadtium, Mr. Samuel RRR. Roentgenium, Mr. Benjamin SSS. Copernicium, Mr. Joseph TTT. Dubnium, Mr. Henry UUU. Seaborgium, Mr. George VVV. Bohrium, Mr. Frank WWWW. Hassium, Mr. Edward XXX. Meitnerium, Mr. John YYYYY. 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Seaborgium, Mr. William UUUU. Charles VVVV. Bohrium, Mr. Thomas WWWW. Hassium, Mr. Richard XXXX. Meitnerium, Mr. Daniel YYYYY. Darmstadtium, Mr. Matthew ZZZZ. Roentgenium, Mr. Samuel AAAAA. Copernicium, Mr. Benjamin BBBBB. Hassium, Mr. Joseph CCCC. Meitnerium, Mr. Henry EEEE. Darmstadtium, Mr. George FFFF. Roentgenium, Mr. Frank GGGG. Copernicium, Mr. Edward HHHH. Dubnium, Mr. John IIII. Seaborgium, Mr. William KKKK. Charles LLLL. Bohrium, Mr. Thomas MMMM. Hassium, Mr. Richard NNNN. Meitnerium, Mr. Daniel OOOO. Darmstadtium, Mr. Matthew PPPP. Roentgenium, Mr. Samuel QQQQ. Copernicium, Mr. Benjamin RRRR. Hassium, Mr. Joseph SSSS. Meitnerium, Mr. Henry TTTT. Darmstadtium, Mr. George UUUU. Roentgenium, Mr. Frank VVVV. Copernicium, Mr. Edward WWWW. Dubnium, Mr. John XXXX. Seaborgium, Mr. William YYYYY. Charles ZZZZ. Bohrium, Mr. Thomas AAAAA. Hassium, Mr. Richard BBBBB. Meitnerium, Mr. Daniel CCCC. Darmstadtium, Mr. Matthew EEEE. Roentgenium, Mr. Samuel FFFF. 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Copernicium, Mr. Benjamin EEEE. Hassium, Mr. Joseph FFFF. Meitnerium, Mr. Henry GGGG. Darmstadtium, Mr. George HHHH. Roentgenium, Mr. Frank IIII. Copernicium, Mr. Edward KKKK. Dubnium, Mr. John LLLL. Seaborgium, Mr. William MMMM. Charles NNNN. Bohrium, Mr. Thomas OOOO. Hassium, Mr. Richard PPPP. Meitnerium, Mr. Daniel QQQQ. Darmstadtium, Mr. Matthew RRRR. Roentgenium, Mr. Samuel SSSS. Copernicium,</p>
--

OR

Longitude: Degrees ..... Minutes ..... Seconds .....

(and, if available)

[illegible]

### III. COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

**EXAMPLE:**

### Description

Et

F10

.....

**Schedule 2**

**Description**

[illegible]

IV. AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		✓
B	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		✓
C	Discarded barrels, drums or tanks?		✓

V. FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		✓
B	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		✓
C	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or storm-water discharges?		✓

VI. WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit or dumping in pits, ponds, lagoons or natural depressions of (please mark the appropriate column opposite the question):	YES	NO
A	Materials such as household garbage, mixed municipal refuse, or demolition debris?		✓
B	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		✓
C	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		✓
D	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		✓

## Schedule 1

**VI. WASTE DISPOSAL**

E	Waste products from photographic developing or finishing laboratories; asphalt for roofing manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or automobile and truck parts cleaning or repair?		<input checked="" type="checkbox"/>
---	--	--	-------------------------------------

**VII. TANKS OR CONTAINERS USED OR STORED**

	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A	Underground fuel or chemical storage tanks?		<input checked="" type="checkbox"/>
B	Above ground fuel or chemical storage tanks?		<input checked="" type="checkbox"/>

**VIII. SPECIAL (HAZARDOUS) WASTES OR SUBSTANCES**

	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		<input checked="" type="checkbox"/>
B	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		<input checked="" type="checkbox"/>
C	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		<input checked="" type="checkbox"/>

**IX. LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS**

	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		<input checked="" type="checkbox"/>
B	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		<input checked="" type="checkbox"/>
C	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		<input checked="" type="checkbox"/>

**X. ADDITIONAL COMMENTS AND EXPLANATIONS**

(Note 1: Please list any past or present government orders, permits, approvals, certificates and



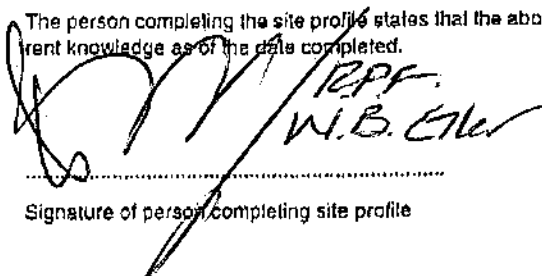
Schedule 1

notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.

Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile):

XI. SIGNATURES

The person completing the site profile states that the above information is true, based on the person's current knowledge as of the date completed.

  
Signature of person completing site profile

97/06/02  
Date completed: (YY-MM-DD)

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Withheld pursuant to/removed as

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## SITE ASSESSMENT INFORMATION

SITE INFORMATION	LOT NUMBER 1		LOT NUMBER 2		MINISTRY USE ONLY Plan check Information
Lot Size	1.4ha		1.2ha		
Lot Slope	14%		12%		
Lot Dimension	see plan		see plan		
	PRIMARY	RESERVE	PRIMARY	RESERVE	
Slope Within Covenant Area %	0 - 12	0 - 12	0 - 12	0 - 12	
Covenant Area m <sup>2</sup>	350	350	350	350	
Covenant Dimensions	12.5 x 28	12.5 x 28	12.5 x 28	12.5 x 28	
DEPTH OF NATIVE MINERAL SOIL	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	48"	48"	48"	48"	
#2	48"	48"	48"	48"	
#3	48"	48"	48"	48"	
#4	48"	48"	48"		
#5					
PERCOLATION TEST RESULTS	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	1' 36"	0' 58"	1' 12"	1' 06"	
#2					

Date: Percolation Tests: May 15 - 20, 1997      Observation Holes: April 23 - May 20, 1997

Test Performed By: Turnbull Custom Trucking & Grading Ltd.

Signature of Applicant: Wright Parry

Date: June 26, 1997

PROPOSED SUBDIVISION OF PART OF BLOCK 526, CAMERON DISTRICT

Reference: WP Dwg. No. P2683-3 (97/06/26)      Wright Parry File: P2683 (5647 Land Corp.)

## SITE ASSESSMENT INFORMATION

SITE INFORMATION	LOT NUMBER 3		LOT NUMBER 4		MINISTRY USE ONLY Plan check Information
Lot Size	1.1ha		1.0ha		
Lot Slope	10%		12%		
Lot Dimension	see plan		see plan		
	PRIMARY	RESERVE	PRIMARY	RESERVE	
Slope Within Covenant Area %	0 - 12	0 - 12	0 - 12	0 - 12	
Covenant Area m²	405	350	501	501	
Covenant Dimensions	12.5 x 32.4	12.5 x 28	16.7 x 30	16.7 x 30	
DEPTH OF NATIVE MINERAL SOIL	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	48"	48"	48"	48"	
#2	48"	48"	48"	48"	
#3	48"	48"	48"	48"	
#4	48"	48"		48"	
#5	48"	48"		48"	
PERCOLATION TEST RESULTS	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	1' 17"	1' 17"	2' 30"	2' 32"	
#2					

Date: Percolation Tests: May 15 - 20, 1997      Observation Holes: April 23 - May 20, 1997

Test Performed By: Turnbull Custom Trucking & Grading Ltd.

Signature of Applicant: Wright Parry

Date: June 26, 1997

PROPOSED SUBDIVISION OF PART OF BLOCK 526, CAMERON DISTRICT

Reference: WP Dwg. No. P2683-3 (97/06/26)      Wright Parry File: P2683 (5647 Land Corp.)

## SITE ASSESSMENT INFORMATION

SITE INFORMATION	LOT NUMBER 5		LOT NUMBER 6		MINISTRY USE ONLY Plan check Information
Lot Size	1.1ha		1.6ha		
Lot Slope	9.5%		15%		
Lot Dimension	see plan		see plan		
	PRIMARY	RESERVE	PRIMARY	RESERVE	
Slope Within Covenant Area %	0 - 12	0 - 12	0 - 12	0 - 12	
Covenant Area m <sup>2</sup>	406	444	375	356	
Covenant Dimensions	12.5 x 32.5+	12.5 x 35.5+	12.5 x 30	12.5 x 28.5	
DEPTH OF NATIVE MINERAL SOIL	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	48"	48"	48"	48"	
#2	48"	48"	48"	48"	
#3	48"	48"	48"	48"	
#4					
#5					
PERCOLATION TEST RESULTS	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	4' 05"	0' 28"	4' 05"	0' 52"	
#2	3' 08"	2' 25"	3' 08"	1' 20"	

Date: Percolation Tests: May 15 - 20, 1997      Observation Holes: April 23 - 20, 1997

Test Performed By: Turnbull Custom Trucking & Grading Ltd.

Signature of Applicant: Wright Parry

Date: June 26, 1997

PROPOSED SUBDIVISION OF PART OF BLOCK 526, CAMERON DISTRICT

Reference: WP Dwg. No. P2683-3 (97/06/26)      Wright Parry File: P2683 (5647 Land Corp.)

## SITE ASSESSMENT INFORMATION

SITE INFORMATION	LOT NUMBER 7		LOT NUMBER 8		MINISTRY USE ONLY Plan check Information
Lot Size	2.6ha		2.0ha		
Lot Slope	15.4%				
Lot Dimension	see plan		see plan		
	PRIMARY	RESERVE	PRIMARY	RESERVE	
Slope Within Covenant Area %	0 - 12	0 - 12	0 - 12	0 - 12	
Covenant Area m <sup>2</sup>	380	350	371	418	
Covenant Dimensions	13.5 x 28.2	12.5 x 28	12.8 x 29	12.5 x 33.4	
DEPTH OF NATIVE MINERAL SOIL	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	48"	48"	48"	48"	
#2	48"	48"	48"	48"	
#3	48"	48"	48"	48"	
#4	48"	48"	48"	48"	
#5	48"				
PERCOLATION TEST RESULTS	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	1' 48"	0' 52"	1' 28"	0' 57"	
#2	1' 57"	0' 59"			

Date: Percocution Tests: May 15 - 20, 1997      Observation Holes: April 23 - May 20, 1997

Test Performed By: Turnbull Custom Trucking & Grading Ltd.

Signature of Applicant: Wright Parry

Date: June 26, 1997

PROPOSED SUBDIVISION OF PART OF BLOCK 526, CAMERON DISTRICT  
Reference: WP Dwg. No. P2683-3 (97/06/26)      Wright Parry File: P2683 (5647 Land Corp.)

## SITE ASSESSMENT INFORMATION

SITE INFORMATION	LOT NUMBER 9		LOT NUMBER 10		MINISTRY USE ONLY Plan check Information
Lot Size	1.7ha		1.9ha		
Lot Slope					
Lot Dimension	see plan		see plan		
	PRIMARY	RESERVE	PRIMARY	RESERVE	
Slope Within Covenant Area %	0 - 12	0 - 12	0 - 12	0 - 12	
Covenant Area m <sup>2</sup>	350	350	389	465	
Covenant Dimensions	12.5 x 28	12.5 x 28	12.5 x 31.1	12.5 x 37.2	
DEPTH OF NATIVE MINERAL SOIL	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	48"	48"	48"	48"	
#2	48"	48"	48"	48"	
#3	48"	48"	48"	48"	
#4					
#5					
PERCOLATION TEST RESULTS	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	0' 58"	1' 17"	2' 14"	1' 04"	
#2	4' 55"	1' 21"			

Date: Percolation Tests: May 15 - 20, 1997      Observation Holes: April 23 - May 20, 1997

Test Performed By: Turnbull Custom Trucking & Grading Ltd.

Signature of Applicant: Wright Parry

Date: June 26, 1997

PROPOSED SUBDIVISION OF PART OF BLOCK 526, CAMERON DISTRICT

Reference: WP Dwg. No. P2683-3 (97/06/26)      Wright Parry File: P2683 (5647 Land Corp.)

**SITE ASSESSMENT INFORMATION**

<b>SITE INFORMATION</b>	<b>LOT NUMBER 11</b>		<b>LOT NUMBER 12</b>		<b>MINISTRY USE ONLY Plan check Information</b>
Lot Size	1.7ha		1.0ha		
Lot Slope					
Lot Dimension	see plan		see plan		
	<b>PRIMARY</b>	<b>RESERVE</b>	<b>PRIMARY</b>	<b>RESERVE</b>	
Slope Within Covenant Area %	0 - 12	0 - 12	0 - 12	0 - 12	
Covenant Area m <sup>2</sup>	350	350	350	350	
Covenant Dimensions	12.5 x 28	12.5 x 28	12.5 x 28	12.5 x 28	
<b>DEPTH OF NATIVE MINERAL SOIL</b>	<b>PRIMARY</b>	<b>RESERVE</b>	<b>PRIMARY</b>	<b>RESERVE</b>	
Test Hole: #1	48"	48"	48"	48"	
#2	48"	48"	48"	48"	
#3	48"	48"	48"	48"	
#4			48"	48"	
#5				48"	
<b>PERCOLATION TEST RESULTS</b>	<b>PRIMARY</b>	<b>RESERVE</b>	<b>PRIMARY</b>	<b>RESERVE</b>	
Test Hole: #1	0' 41"	1' 39"	0' 41"	1' 03"	
#2			1' 01"	0' 35"	

Date: Percolation Tests: May 15 - 20, 1997      Observation Holes: April 23 - May 20, 1997

Test Performed By: Turnbull Custom Trucking & Grading Ltd.

Signature of Applicant: Wright Parry

Date: June 26, 1997

PROPOSED SUBDIVISION OF PART OF BLOCK 526, CAMERON DISTRICT

Reference: WP Dwg. No. P2683-3 97/06/26      Wright Parry File: P2683 (5647 Land Corp.)



## SITE ASSESSMENT INFORMATION

SITE INFORMATION	LOT NUMBER 13		LOT NUMBER 14		MINISTRY USE ONLY Plan check Information
Lot Size	1.7ha		1.0ha		
Lot Slope	5.6%		6.5%		
Lot Dimension	see plan		see plan		
	PRIMARY	RESERVE	PRIMARY	RESERVE	
Slope Within Covenant Area %	0 - 12	0 - 12	0 - 12	0 - 12	
Covenant Area m <sup>2</sup>	350	350	350	350	
Covenant Dimensions	12.5 x 28	12.5 x 28	12.5 x 28	12.5 x 28	
DEPTH OF NATIVE MINERAL SOIL	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	48"	48"	48"	48"	
#2	48"	48"	48"	48"	
#3		48"	48"	48"	
#4					
#5					
PERCOLATION TEST RESULTS	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	1' 13"	1' 22"	1' 53"	1' 40"	
#2	3' 42"	5' 44"	1' 04"	1' 37"	

Date: Percolation Tests: May 15 - 20, 1997      Observation Holes: April 23 - May 20, 1997

Test Performed By: Turnbull Custom Trucking & Grading Ltd.

Signature of Applicant: Wright Parry

Date: June 26, 1997

PROPOSED SUBDIVISION OF PART OF BLOCK 526, CAMERON DISTRICT

Reference: WP Dwg. No. P2683-3 97/06/26      Wright Parry File: P2683 (5647 Land Corp.)

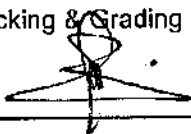
## SITE ASSESSMENT INFORMATION

SITE INFORMATION	LOT NUMBER 15		LOT NUMBER 16		MINISTRY USE ONLY Plan check Information
Lot Size	1.2ha		1.5ha		
Lot Slope	12%		19%		
Lot Dimension	see plan		see plan		
	PRIMARY	RESERVE	PRIMARY	RESERVE	
Slope Within Covenant Area %	0 - 12	13 - 30	0 - 12	0 - 12	
Covenant Area m <sup>2</sup>	378	431	350	350	
Covenant Dimensions	12.5 x 30.2	12.5 x 34.5	12.5 x 28	12.5 x 28	
DEPTH OF NATIVE MINERAL SOIL	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	48"	48"	48"	48"	
#2	48"	48"	48"	48"	
#3	48"		48"	48"	
#4				48"	
#5					
PERCOLATION TEST RESULTS	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole: #1	1' 06"	1' 05"	2' 01"	3' 57"	
#2					

Date: Percolation Tests: May 15 - 20, 1997      Observation Holes: April 23 - May 20, 1997

Test Performed By: Turnbull Custom Trucking & Grading Ltd.

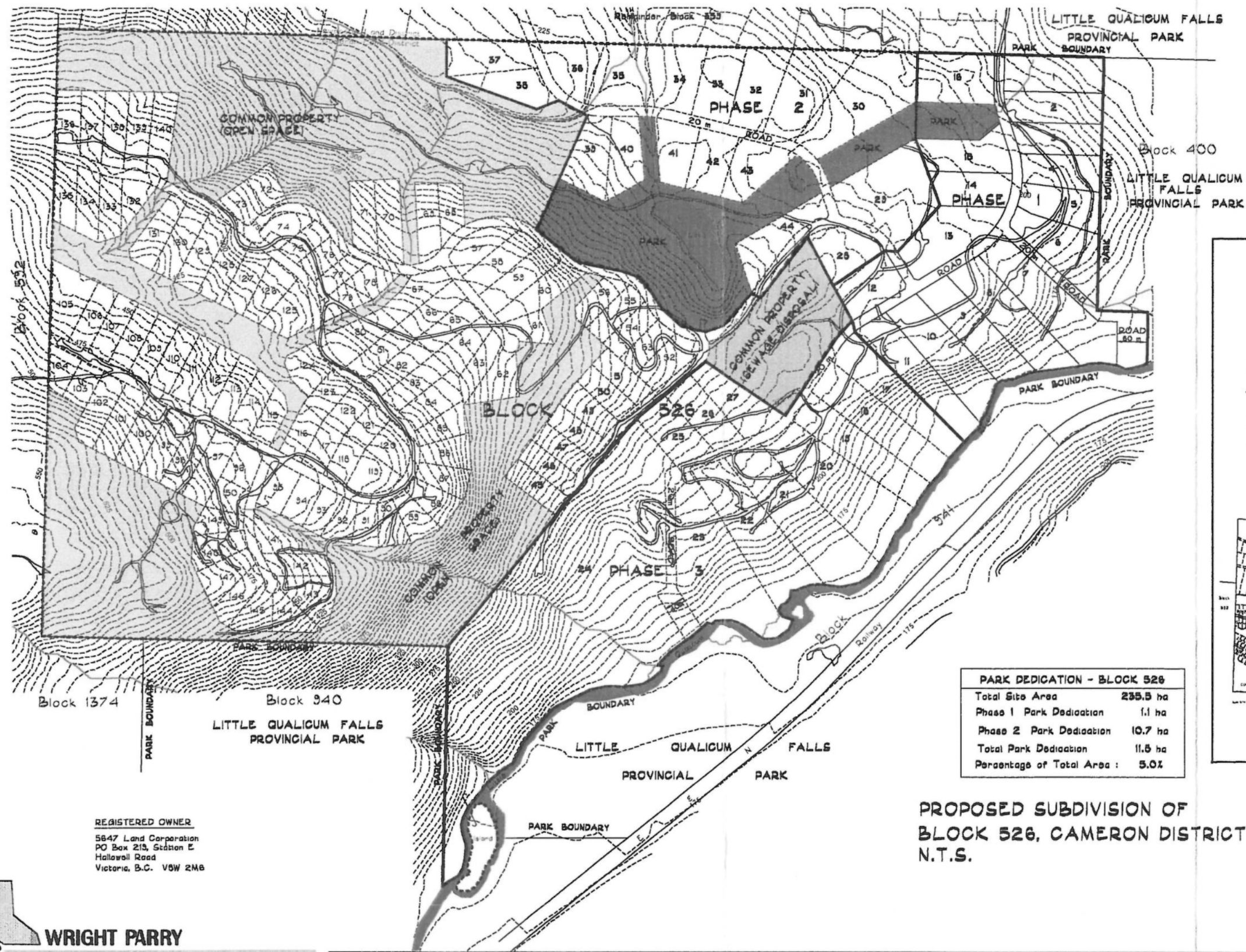
Signature of Applicant: Wright Parry



Date: June 26, 1997

PROPOSED SUBDIVISION OF PART OF BLOCK 526, CAMERON DISTRICT

Reference: WP Dwg. No. P2683-3 97/06/26      Wright Parry File: P2683 (5647 Land Corp.)



Regional District of Nanaimo Map Reference: 13 15  
Proposed Land Use: Rural Residential

#### TOPOGRAPHY:

-Topographic details compiled photogrammetrically from 1955 aerial photos by Triathlon Mapping Corporation.  
-Contour interval: 5 metres.

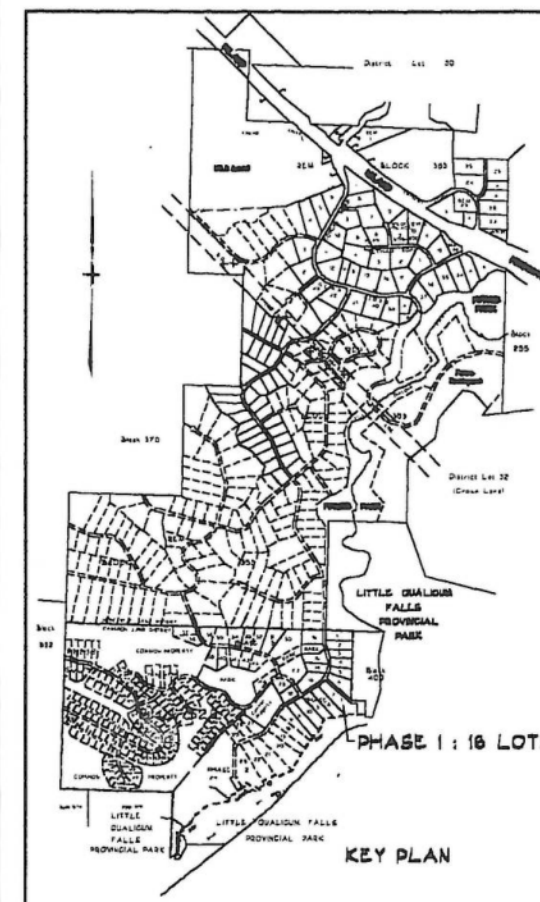
#### NOTES:

Conceptual lot layout shown hereon is subject to change upon detailed investigation of sewage disposal, potable water supply, road design, storm water management and geotechnical review.

- Lots 1 to 44 - Conventional (fee simple) Lots with individual sewage disposal systems- minimum lot size 1.0 ha.
- Lots 45 to 150 - Bare Land Strata Lots with common sewage disposal system.

PARK DEDICATION - BLOCK 526	
Total Site Area	235.5 ha
Phase 1 Park Dedication	1.1 ha
Phase 2 Park Dedication	10.7 ha
Total Park Dedication	11.8 ha
Percentage of Total Area :	5.0%

PROPOSED SUBDIVISION OF  
BLOCK 526, CAMERON DISTRICT  
N.T.S.



#### REGISTERED OWNER

5647 Land Corporation  
PO Box 215, Station E  
Hallowell Road  
Victoria, B.C. V8W 2M6

#### WRIGHT PARRY

Professional Land Surveyors and Consulting Engineers

715 Canada Avenue  
Duncan, B.C. V9L 1V1  
(604) 748-5883

716A Goldstream Ave.  
Victoria, B.C. V9B 2X3  
(604) 474-1151

202-477 Wallace Street  
Nanaimo, B.C. V9R 5B7  
(604) 753-8831

Box 1421, 76B Cowichan Lake Rd.  
Lake Cowichan, B.C. V9R 5B7  
(604) 749-0220

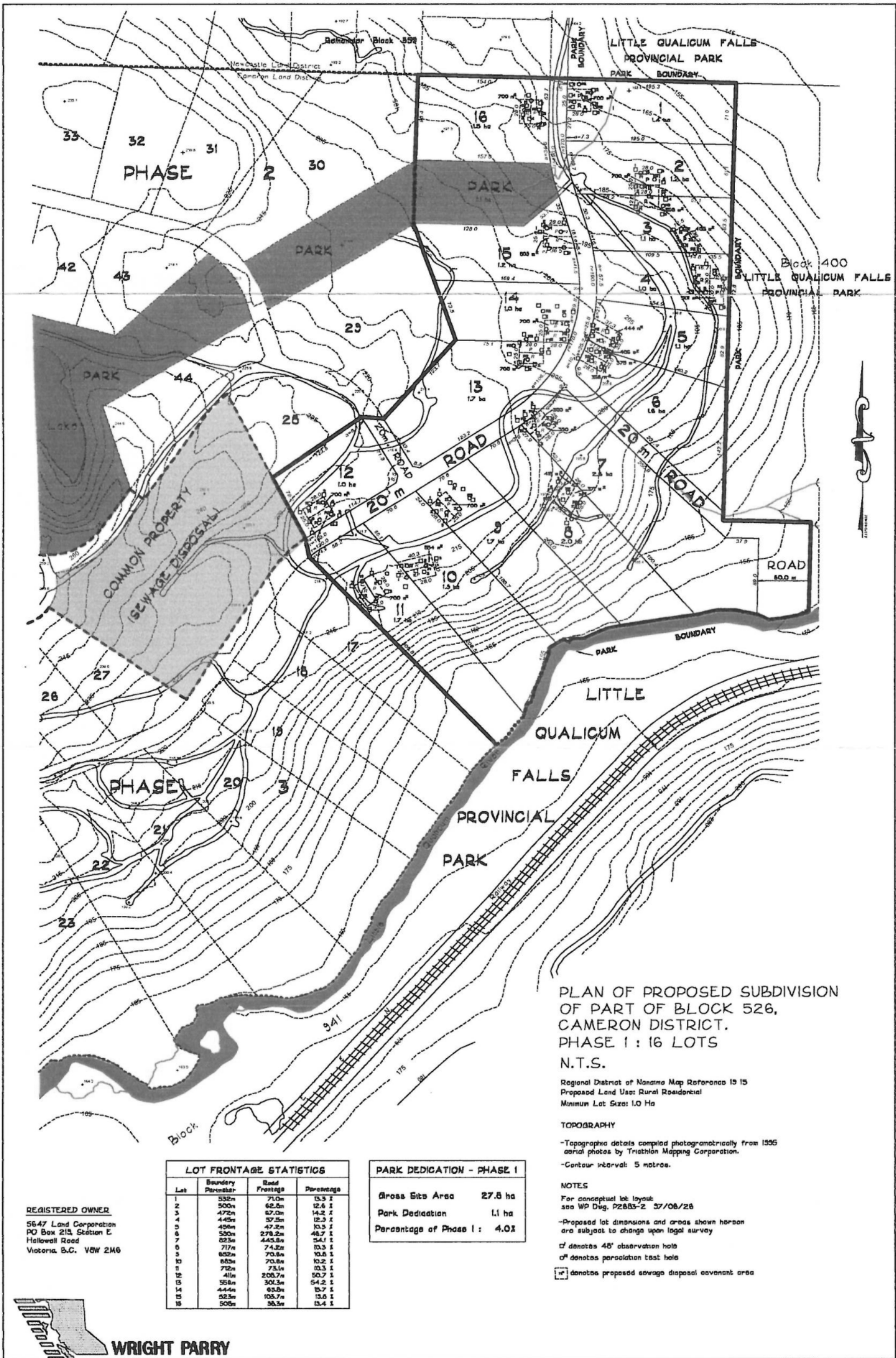
200-180 McCarter Street  
Parksville, B.C. V9P 2G3  
(604) 248-2001

2540 Sturdies Bay Rd., RR1, S1, C8  
Galiano Island, B.C. V0N 1P0  
(604) 539-5333

PROJECT: CONCEPTUAL LOT LAYOUT

CLIENT: 5647 LAND CORPORATION

Drawn by: JGA Date: 31/06/26 Drawing Number: P2603-2



**REGISTERED OWNER**  
5647 Land Corporation  
PO Box 213, Station E  
Hallowell Road  
Victoria, B.C. V8W 2M6

**LOT FRONTAGE STATISTICS**

Lot	Boundary Perimeter	Road Frontage	Percentage
1	532m	71.0m	13.3 %
2	500m	62.0m	12.4 %
3	472m	67.0m	14.2 %
4	445m	37.5m	8.4 %
5	495m	47.5m	9.6 %
6	500m	278.2m	55.7 %
7	823m	445.8m	54.1 %
8	717m	74.2m	10.3 %
9	805m	70.8m	8.8 %
10	883m	70.8m	8.0 %
11	712m	73.1m	10.3 %
12	411m	208.7m	50.7 %
13	551m	301.5m	54.7 %
14	444m	85.0m	19.1 %
15	523m	103.7m	19.8 %
16	506m	30.3m	6.0 %

**PARK DEDICATION - PHASE 1**

Gross Site Area	27.8 ha
Park Dedication	1.1 ha
Percentage of Phase 1	4.0%

**NOTES**  
For conceptual lot layout see WP Dwg. P2603-2 37/06/26  
Proposed lot dimensions and areas shown herein are subject to change upon legal survey  
4" denotes 48" observation hole  
4" denotes percolation test hole  
4" denotes proposed sewage disposal easement area



# MINISTRY OF HEALTH

## SUBDIVISION APPLICATION

### CENTRAL VANCOUVER ISLAND HEALTH UNIT

NANAIMO: 1665 Grant Avenue, V9S 5K7; 755-6215  
 DUNCAN: 4th Floor, 238 Government St., V9L 1A5; 746-1414  
 PARKSVILLE: 249 W. Hirst, Box 1210, V9P 2H2; 248-2044  
 PORT  
 ALBERNI: 4711 Elizabeth Street, V9Y 6M1; 724-1281



Date of Application: Y/M/D 97/06/26

#### PROPERTY

Name of Owner: 5647 Land Corporation

Phone: 250-384-5647

Fax: 250-384-1412

#### OWNER

Mailing Address: PO Box 219, Station E, Hallowell Road  
 Victoria, BC V8W 2M6

Street Address:

#### APPLICANT INFORMATION (IF DIFFERENT FROM ABOVE)

Name of Applicant: Wright Parry

Phone: 250-248-2001

Fax: 250-248-2553

Mailing Address: PO Box 89 (200-180 McCarter Street)  
 Parksville, BC V9P 2G3

#### LOT

Legal Description: Block 526,  
 Cameron District

Folio Number:

PID: 000-153-869

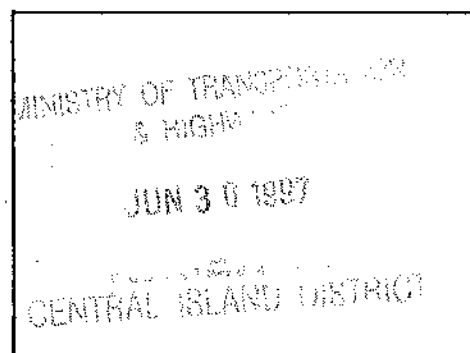
#### INFORMATION

Street Address: (location)

Signature of Applicant:

DATE RECEIVED:

HEALTH UNIT STAMP





## WRIGHT PARRY

Professional Land Surveyors and Consulting Engineers

Partners: R.D. Wright, BCLS, CLS  
N.R. Parry, BCLS  
M.J. Taylor, BCLS

A.R. Hardie, BCLS, CLS  
G.B. Gamble, BCLS, CLS  
D.F. Conway, P. Eng.

June 26, 1997  
File: P2683

Regional District of Nanaimo  
6300 Hammond Bay Road  
P. O. Box 40  
Lantzville, B. C.  
V0R 2H0

COPY

Attention: Planning Department

Dear Sirs:

**Re: Plan of Proposed Subdivision of Part of Block 526, Cameron District  
Phase 1 - 16 Lots (WP Dwg. No. P2683-3 97/06/26)**

**Registered Owner: 5647 Land Corporation**

In reference to the above-noted Plan of Proposed Subdivision we enclose herein a copy of our letter this date to the Ministry of Transportation and Highways in request for preliminary layout approval.

We enclose herein our cheque #4348 in the amount of \$3,424.00 (\$3,200.00 plus GST) in payment of your subdivision application fee in order that you may process this proposal.

We trust that you shall find the enclosed in order. Any questions may be directed to the undersigned.

Yours truly,

N.R. Parry, B.C.L.S.

NRP/lah

UN97/CT2683RDNJ26

Enclosure

cc: Ministry of Transportation and Highways (Nanaimo)  
5647 Land Corporation, Attention: Mr. W. Eller

MINISTRY OF TRANSPORTATION  
& HIGHWAYS  
JUN 30 1997  
RECEIVED  
CENTRAL ISLAND DISTRICT

PLEASE REPLY TO PARKSVILLE OFFICE

VICTORIA  
716A Goldstream Ave.  
Victoria, B.C. V9B 2X3  
TEL: (604) 474-1151  
FAX: (604) 474-7751

GALIANO ISLAND  
2540 Sturges Bay Rd., RR1, S1, CB  
Galiano Island, B.C. V0N 1P0  
TEL: (604) 539-5333  
FAX: (604) 539-5355

DUNCAN  
715 Canada Avenue  
Duncan, B.C. V9L 1V1  
TEL: (604) 748-5883  
FAX: (604) 748-6213

LAKE COWICHAN  
PO Box 1421, 76B Cowichan Lake Rd.  
Lake Cowichan, B.C. V0R 2G0  
TEL: (604) 749-0220  
FAX: (604) 749-3056

NANAIMO  
202 - 477 Wallace Street  
Nanaimo, B.C. V9R 5B7  
TEL: (604) 753-8831  
FAX: (604) 754-8877

PARKSVILLE  
200 - 180 McCarter St., PO Box 89  
Parksville, B.C. V0P 2G3  
TEL: (604) 248-2001  
FAX: (604) 248-2562

Page 28

REGIONAL DISTRICT OF NANAIMO  
6300 HAMMOND BAY ROAD, P.O. BOX 40  
LANTZVILLE, B.C. V0R 2H0  
Telephone 390-4111 or Parksville/Qualicum Toll Free 248-5511 (FAX) 390-4163

APPLICATION FOR SUBDIVISION

I/We, Wright Parry BC Land Surveyors/Consulting Engineers of  
(Name of Applicant)  
200 - 180 McCarter Street (P.O. Box 89), Parksville, BC V9P 2G3  
(Postal Address)

hereby make application for subdivision of the property described below:

Part of Block 526, Cameron District  
(Lot, Block, D.L., Plan)

Name and Address 5647 Land Corporation  
of Registered  
Property Owner(s) PO Box 219, Station E, Victoria, BC V8W 2M6

The proposed subdivision will create 16 parcels (including remainders) and the intended use of the land and/or buildings and structure is rural residential (residential, commercial, etc.).

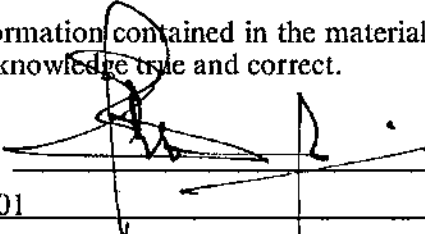
The property currently occupies a total area of 27.8 hectares and the land is designated as being within the R.D.N. N/A zone and subdivision district.

I/We enclose:

- (a) one copy of the plan of the proposed subdivision showing all information required, and
- (b) the required application fee in the amount of \$3,200.00 (plus GST), and
- (c) proof of ownership in the form of a copy of a State of Title Certificate, or a copy of a Certificate of Indefeasible Title, dated no more than 30 days prior to submission of the subdivision application.

I/We hereby declare that all of the above statements and the information contained in the material submitted in support of this application are to the best of my/our knowledge true and correct.

Date: June 26, 1997

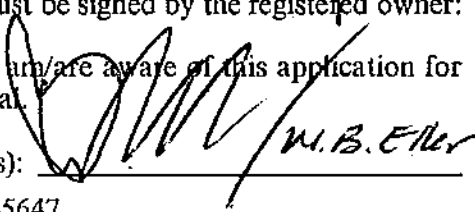
Signature of Applicant: 

Telephone: 250-248-2001

Where the applicant is not the property owner, the following must be signed by the registered owner:

I/We, the registered owner(s) of the above described property, am/are aware of this application for subdivision and it is made with my/our full consent and approval.

Date: June 5 / 97

Signature of Owner(s): 

Telephone: 250-384-5647

FOR R.D.N. USE ONLY

Complete application received \_\_\_\_\_

Fee Receipt Number \_\_\_\_\_ R.D.N. Map Number \_\_\_\_\_

Ministry of Transportation and Highways File No. \_\_\_\_\_



Province of  
British Columbia

Ministry of  
Transportation  
and Highways

Vancouver Island Region  
Development Approvals

# MEMORANDUM

6475 Metral Drive, Nanaimo, British Columbia V9T 2L9 Telephone: (604) 390-6170 Fax: (604) 390-6191

Nick Vandermolen  
District Development Technician  
Central Island District

Date: July 7, 1997  
File: 06-002-19624

RE: Block 326, Cameron District

I am writing to confirm the receipt of the Schedule 1 Site Profile for the above noted proposal. As all of the categories of the Profile are checked No, I will place the Profile in my file for possible future reference.

  
R. J. Howat  
Provincial Approving Officer  
VANCOUVER ISLAND REGION

RJH/ved/19624.doc





19624

July 16, 1997

File: 58000-28-07

Central Island  
Ministry of Transportation and Highways  
6475 Metral Dr  
Nanaimo BC V9R 2L9

**ATTENTION:** Nick Vandermolen, District Development Technician

Dear Nick Vandermolen:

Re: Block 526, Cameron District

Thank you for your application for the above-noted subdivision referral dated July 3, 1997.

We have no objections, provided the conditions below are implemented. We would recommend against this proposal if our conditions are not met.

- If design sewage volumes from the full development are less than 5000 L.G.P.D. (22.7 m<sup>3</sup>/d) and discharge is to ground, Ministry of Health and Responsible for Seniors has jurisdiction; if volumes exceed this amount or there is a discharge to any surface waters, a waste management permit will be required.
- If there is more than one sewage disposal system located within a strata plan or within one parcel of land, the sewage volume is estimated by summing all discharges within that strata plan or parcel of land. For a disposal system serving more than one parcel of land, the sewage volume is estimated by summing all discharges directed to the system.

Yours truly,

D. F. Brown, B.Sc.  
Pollution Prevention Manager  
Vancouver Island Region

cc: Diane Bennewith, Processing Clerk (Ref: 97VIN0478)



July 21, 1997

Highways File No. 06 002 19624

**FAKED**

5647 Land Corporation  
c/o Wright Parry  
200 - 180 McCarter Street  
Parksville, BC  
V9P 2G3

**Re: Proposed Subdivision of Block 526, Cameron District  
Electoral Area 'F', RDN Map Reference 19 15**

This is to acknowledge receipt of your completed subdivision application and fees for the above mentioned property. The corresponding fee receipt is attached.

A copy of a proposed plan of subdivision for the above mentioned property has recently been forwarded by the Ministry of Transportation and Highways to the Planning Department for consideration.

The Planning Department will review your subdivision application for compliance with the zoning bylaw and/or provincial legislation as it relates to the Regional District's interests. Recommendations and comments will be provided to the District Highways office.

If you require further information, please contact the Planning Department. Please refer to your subdivision application number 19624.

Yours truly,

Marion Beetsma  
Planning Secretary

enclosure

cc: Nick Vandermolen, Ministry of Transportation & Highways

MINISTRY OF TRANSPORTATION  
& HIGHWAYS

JUL 29 1997

RECEIVED  
CENTRAL ISLAND DISTRICT

6300 Hammond Bay Rd.  
P.O. Box 40  
Lantzville, B.C.  
V9R 2H0

Ph: (604)390-4111  
District 69 Ph: 248-5511  
Fax: 390-4163



Our File: 24600-80/6NAN (19624)

Your File: 06-002-19624

Applicant File: P2683-3

July 23, 1997

Ministry of Transportation and Highways  
 Central Island District  
 First Floor  
 6475 Metral Drive  
 Nanaimo, B.C.  
 V9T 2L9

(fax: 250-390-6297)

Post-it™ Fax Note 7671E		Date 7/23/97	# of pages (2)
To Nick Vandermonden	From Dave Hutchcroft		
Co./Dept. MATH	Co. ARCH. BRANCH		
Phone #	Phone # 387-1812		
Fax #	Fax # 387-4420		

Attention: Nick Vandermonden  
 District Development Technician

**Re: Proposed Subdivision of Block 526, Cameron District, at Little Qualicum Falls**

Thank you for your July 3, 1997 request for comments concerning this proposal.

Our files do not indicate the presence of any recorded archaeological resources within the subject property. However, there has not been a systematic site survey done for this area and, as there are also recorded sites around Cameron Lake to the immediate south of the application area, in our opinion, the archaeological potential of the property to contain unrecorded sites is quite high. We therefore recommend that the applicant engage a qualified archaeological consultant to conduct an impact assessment at this location, prior to development or any land-altering activities, as a condition of approval.

Information regarding the availability of impact assessment services can be obtained by contacting the *B.C. Association of Professional Consulting Archaeologists*, through the Victoria-area telephone directory or Victoria Directory Assistance. The applicant may also wish to consult the Yellow Pages in his or her local telephone directory for the names of archaeological consultants providing these services, or contact any of several B.C. universities or colleges which have archaeological or anthropological programs, with qualified personnel able to carry out these studies.

The purpose of an archaeological impact assessment is to assess the significance of the archaeological deposits within the subject area and propose a series of resource management options. These options may include a recommendation for no further work or concern, mitigation of the impact of development through systematic excavation, and/or site avoidance if possible.

Archaeological resources, whether recorded or unrecorded, are protected under provisions of the *Heritage Conservation Act* and may not be altered without a permit issued by this office.

Our office may be contacted at 387-1812 if there are any questions concerning the assessment process.

Ministry of  
 Small Business,  
 Tourism and Culture

Archaeology  
 Branch

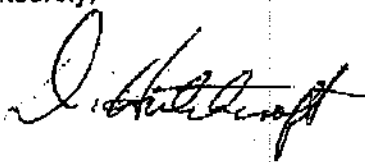
Mailing Address:  
 PO Box 9816 Stn Prov Govt  
 Victoria BC V8W 9W3

Location:  
 Fifth Floor  
 800 Johnson Street  
 Victoria

JUL 23 1997

RECEIVED  
 CENTRAL ISLAND DISTRICT

Sincerely,



Dave Hutchcroft  
Project Officer  
Archaeology Branch

pc: 5647 Land Corporation  
c/o Wright Parry  
Box 89  
#200 - 180 McCarter Street  
Parksville, B.C.  
V9P 2G3

MINISTRY OF TRANSPORTATION  
& HIGHWAYS

JUL 23 1997

RECEIVED  
CENTRAL ISLAND DISTRICT

TOTAL P.02



Pacific Region, South Coast Division  
Brian D. Tutty, RPBio, Habitat Biologist  
3225 Stephenson Pt. Rd.  
Nanaimo, B.C. V9T 1K3  
Ph. 250 756-7265 Fax 250 756-7162  
e-mail tuttyb@am.scdnan.pbs.ca

July 30, 1997

Mr. Nick Vandermolen  
District Development Technician  
Ministry of Transportation and Highways  
Central Island District  
3rd Floor, 6475 Metral Drive,  
Nanaimo, B.C. V9T 2L9

HRTS 97-000347  
Your file 06-002-19624

Dear Mr. Vandermolen:

**Subject: Block 526, Cameron District**

An on-site inspection of Block 526, Phase 1 (a 16 lot subdivision plan), was conducted with Mr. R. Perry of Wright, Parry, BCLS on July 28, 1997. All phases of this subdivision are in an extremely sensitive watershed area proximal to the L. Qualicum River, a major Vancouver Island salmon producing stream and situated upstream from our salmon enhancement facility.

Notably, this proposed Phase 1 parcel of lots is bounded by the Little Qualicum Falls Provincial Park on the North, East, and Southern boundaries. The L. Qualicum R. flows along the foot of these lots across from the Park. Mr. Parry and I met three groups of tourists walking along the logging road of this private land who indicated to us they were visiting the Little Qualicum Falls Provincial Park and had become "lost". This land adjacent the L. Qualicum R. might be of interest to the Parks manager, or Nature Trust, who may not know the land is under active development. It appeared to me that this is a remarkable "river's edge" opportunity to consider as part of the Little Qualicum Falls Provincial Park. Such an acquisition would provide an excellent ring trail and greenway corridor along both sides of the L. Qualicum R. Such a strategy would protect fish habitat and be a very real amenity to any future land development. Mr. Parry encouraged me to make contact with MELP, and Nature Trust, by copy of this letter to alert them so that if there was any interest in developing a cooperative parks plan they could contact him.

✓  
Moving now to specific development comments pertinent to this referral, Lot 1 to 11 of Phase 1 borders on the L. Qualicum R. In the absence of any third party parks acquisition, and due to the uncompacted, erodible soils along the L. Qualicum R., a conservation covenant to maintain the land in its naturally vegetated state must be surveyed 15 m. above the top of bank for these lots (1-11), and all subsequent subdivision phases that border along the Qualicum R.

The noted greenway park corridor noted in this plan contains a spring fed, high gradient, non fish bearing tributary and is fed through porous esker moraine via a seasonal wetland,

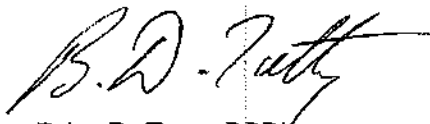
Canada

and further uphill by a seasonal kettle lake. These are worthwhile physical areas for parks acquisition especially if the logging grades can offer residual trail linkages through the park. To do so a, realignment of Lot 1, 15 and 29 will need to be modified to include the existing old logging road into the proposed park corridor. In this Park corridor, at the lowest point of the Park, there exists a sediment detention pond, created several years ago. It is situated immediately upstream of the proposed new road, is stable, and an excellent working example of a detention pond. I recommend that a second pond of similar design be considered on Lot 1 so as to maintain clean water entering L. Qualicum R. during the road construction and build out phase.

Finally, there are two 20 m. roads proposed in the overall plan that provide access to L. Qualicum R., (specifically between lots 6 & 7 in Phase 1, and between lots 3 & 24 in Phase 2). These "road" access points should not be designated as roads and should be, at best, be pedestrian trails, or designated returned to crown conservation corridors due to the steep gradient and erosion potential noted earlier.

Thank you for the opportunity to comment on this proposed subdivision.

Sincerely,



Brian D. Tutty, RPBio.  
Habitat Biologist

cc. 5647 Land Corporation, c/o Wright, Parry, Box 89, 200 180 McCarter St., Parksville, B.C.  
V9P 2G3

R. Lampard, District Parks Manager, Strathcona District, Min. of Env. Lands and Parks, Box  
1479, Parksville, B.C. V9T 2H4 (with copy of Development Plan)

T. Claremont, Nature Trust, B.C. Environment, 2080A - Labieux Road, Nanaimo, B.C. V9T 6J9

M. Henigman, District Habitat Officer, B.C. Environment, 2080-A Labieux Rd., Nanaimo,  
B.C. V9T 6J9

R. Higgins



July 31, 1997

Your File: 06-002-19624  
Our File: 72000-25/Nan-Cam  
Little Qualicum

Ministry of Transportation  
and Highways  
Central Island District  
6475 Metral Drive  
Nanaimo BC V9T 2L9

MINISTRY OF TRANSPORTATION  
& HIGHWAYS  
AUG - 5 1997  
RECEIVED  
CENTRAL ISLAND DISTRICT

ATTENTION: Nick Vandermolen  
District Development Technician

Dear Nick Vandermolen:

Re: Block 526, Cameron District

We are in receipt of the above subdivision referral, dated July 3, 1997. MELP staff have conducted onsite reviews in this area and we are familiar with the topography and landform processes occurring there. This watershed exhibits natural instabilities that are accelerated by landclearing and other human settlement activities. Fisheries resources in the Little Qualicum River have already been compromised as a result of siltation and riparian losses following a number of bank slumps in this watershed. These events are, to some degree, naturally occurring due to the geology of the area, however they can be accelerated with landclearing and changes to drainage patterns on the escarpments above the river.

We are aware that, at present, no zoning is in place that would exclude the densities suggested in this proposal. Further, the Regional District is only in the early stages of developing a Growth Management Strategy and identifying Development Permit Areas that could address urban sprawl in this electoral district.

Our Pollution Prevention and Pesticide Branch have been reviewing an Effluent Permit application from the proponent. I understand that there are significant concerns and information gaps in this application that have prompted a recommendation to withdrawal this application. This is, in some degree, due to concern that the fine textured soils on this site may be subject to sewage breakout, which will affect the location of possible disposal sites.

... 2

NV

Given the importance of the Little Qualicum River and associated tributaries, Fish, Wildlife and Habitat cannot support this proposal in its present form. We are concerned that the suggested small lots will contribute to the inherent instability of these slopes, resulting in further fish habitat losses onsite and downstream. Further, the proposed road layout for the proposal has been designed to maximise the number of potential lots without consideration to public safety or environmental protection.

The *Land Development Guidelines for the Protection of Aquatic Habitat* recommend a minimum of 15 metre setbacks from the top of bank in residential areas. The *Forest Practices Code* data supports a minimum of 50 metre setbacks from class F1 streams. In order to determine a safe setback distance and locate the top of bank, we recommend that a detailed geotechnical study be done. To ensure that hydraulic regimes, including base flows, are maintained to the Little Qualicum and adjacent systems, we also recommend that a drainage study be conducted. These studies should determine the optimum density recommended for development on the escarpment above the Little Qualicum River.

In the event that subdivision approval is given for this development, and in the interest of public safety and habitat protection, we recommend that established setbacks from the river be Returned to Crown. An alternate agreement such as an effective Conservation agreement with a registered non-profit organisation or dedication to the local government jurisdiction would also be acceptable. This should help reduce the level of encroachment typically expected in developments of this nature. Further, we recommend that all other tributaries and lakes on this property be protected through the registration of a Restrictive Covenant, preventing vegetation removal, building or other changes by human hands. This covenant should include all watercourses and lakes on the property and extend 15 metres upland of the natural boundary.

I hope that the above recommendations are clear, however I would be pleased to discuss this proposal further with you at your convenience.

Yours truly,



M.E. Henigman  
District Habitat Protection Officer

cc: Diane Bennewith, Processing Clerk, Nanaimo





MINISTRY OF TRANSPORTATION  
& HIGHWAYS

AUG 18 1997

RECEIVED  
CENTRAL ISLAND DISTRICT

August 14, 1997

Your File: 06-002-19624  
Our File: 35150-40/21-120

Ministry of Transportation  
and Highways  
1st Floor, 6475 Metral Drive  
Nanaimo BC V9T 2L9

ATTENTION: Nick Vandermolen  
District Development Technician

Dear Nick Vandermolen:

Re: Proposed Subdivision of Block 526, Cameron District

This letter is in reply to your correspondence of July 3, 1997.

As the duly authorized designate of the Minister of Environment, Lands and Parks, consent is hereby given on her behalf, pursuant to Section 82 of the *Land Title Act*, for the approval of the above mentioned plan of subdivision, subject to the subdivider entering into a covenant registrable under Section 215, which shall run with the land, and shall effect the following conditions for each lot as designated:

Proposed New Lots 7, 8, 9, 10 and 11

- "1. Hereafter, no building shall be constructed, nor mobile home located within thirty (30.0) metres of the natural boundary of the Little Qualicum River.
2. Hereafter, no area used for habitation, business, or storage of goods damageable by floodwaters shall be located within any building at an elevation such that the underside of the floor system thereof is less than three point zero (3.0) metres above the natural boundary of the Little Qualicum River.

In the case of a mobile home, the ground level or top of concrete or asphalt pad on which it is located shall be no lower than the above described elevation.

.../2

Ministry of  
Environment,  
Lands and Parks

Environment and Lands  
Vancouver Island Region

Mailing Address:  
2080-A Labieux Road  
Nanaimo BC V9T 6J9

Telephone: (250) 751-3100  
Facsimile: (250) 751-3103

3. The required elevation may be achieved by structural elevation of the said habitable, business, or storage area or by adequately compacted landfill on which any building is to be constructed or mobile home 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 floodwaters. Where landfill is used to raise the natural ground elevation, the toe of the landfill slope shall be no closer to the natural boundary than the setback requirement given in condition (1) above. The face of the landfill slope shall be adequately protected against erosion from flood flows.
4. 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 conditions (1) and (2) herein will not be damaged by flooding or erosion, and the owner covenants and agrees not to claim damages from the province or Regional District of Nanaimo or hold the province or Regional District of Nanaimo responsible for 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 following declaration is to be endorsed on the subdivision plan:

The registered owners designated hereon hereby acknowledge that the land affected by this plan of subdivision may be subject to flooding and declare that they have entered into a covenant in favour of Her Majesty the Queen in the right of the Province of British Columbia, as represented by the Minister of Environment, Lands and Parks and the Regional District of Nanaimo, under Section 215 of the *Land Title Act*.

\_\_\_\_\_  
Covenantor

Dated at \_\_\_\_\_, \_\_\_\_\_, 19 \_\_\_\_.

.../3

The covenant must be tendered with the application to deposit the subdivision plan. The covenant must have the following statement typed or stamped on it and signed by the Approving Officer:

This is the instrument creating the condition or covenant entered into under Section 215 of the *Land Title Act* by the registered owner(s) referred herein and shown on the print of plan annexed hereto and initialled by me.

---

Approving Officer

These covenant conditions are to be registered with priority over any financial charges registered against the property.

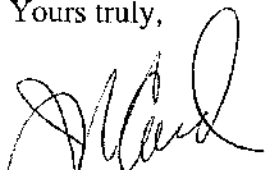
This consent to the approval of the proposed subdivision applies only to the requirements under Section 82 of the *Land Title Act*, and does not apply to any other approval which may be required.

Please submit a copy of your decision regarding this proposed subdivision and, if approval is granted, please forward a copy of the covenant to be registered as required under Section 82 of the *Land Title Act*.

In addition to the above, the subdivider must be made aware that the provisions of the new Section 9 Regulation under the *Water Act* must be complied with before any changes or work in and about a stream including any natural watercourse or source of water supply, and any lake, river, creek, spring, ravine, swamp or gulch, (i.e. culvert installation).

If you require any further information, please contact Brian Epps, Ministry of Environment, Lands and Parks, Lands and Water Management, Engineering Section, telephone (250) 751-3100.

Yours truly,



J. R. Card, P.Eng.  
Head, Engineering Section  
Lands and Water Management

cc: Nanaimo Regional District



# WRIGHT PARRY

Professional Land Surveyors and Consulting Engineers

Partners: R.D. Wright, BCLS, CLS  
N.R. Parry, BCLS  
M.J. Taylor, BCLS

A.R. Hardie, BCLS, CLS  
G.B. Gamble, BCLS, CLS  
D.F. Conway, P. Eng.

September 11, 1997

File: P2683

BY HAND

Central Vancouver Island Health Region  
Environmental Health Department  
249 West Hirst Avenue  
Parksville, BC V9P 2H2

Attention: Glen J. Gibson, CPHI(C)  
Environmental Health Officer, Land Development

Dear Sirs:

Re: MOTH File: 06 002 19624

**Proposed Subdivision of Part of Block 526, Cameron District  
(Phase 1 - 16 Lots)**

**Registered Owner: 5647 Land Corporation**

Further to our site meeting of August 20, 1997 we submit herein two paper prints of Plan of Proposed Subdivision WP Dwg. No. P2683-3 Rev.2 dated September 4, 1997 showing revisions to our original application as a result of our site meeting.

Revisions include adjustment of the location of the sewage covenant area on proposed Lot 1 (moved north approximately 11.5 metres); and enlargement of the sewage covenant area on proposed Lot 14 (from 700m<sup>2</sup> to 1039m<sup>2</sup>).

As also requested we provide for your review water table information provided by Thurber Engineering Ltd. pertaining to proposed Lot 11. Piezometer No. P36 is located in the middle of the proposed sewage covenant area. Based on Thurber water table monitoring information between November 30, 1995 and March 19, 1996 the water table was at an average depth of 1.3 metres below original ground level. This average is based on seven individual observations during this period and meets the minimum soil depth requirement of 90cm for a minimum lot size of 1.0ha.

Based on our site meeting it is our understanding that upon your receipt of this revised plan your Ministry will be in a position to issue approval of the proposed 16-lot subdivision to the Ministry of Transportation & Highways.

Yours truly,

N.R. Parry, B.C.L.S.  
NRP/ah

SEP 17 1997

cc: Ministry of Transportation & Highways, Attention: N. Vandermolen (encl. 1pp)  
Regional District of Nanaimo, Attention: S. Cormie, Planner (encl. 1pp)  
5647 Land Corporation, Attention: W. Eller (encl. 1pp)

**PLEASE REPLY TO PARKSVILLE OFFICE**

MINISTRY OF TRANSPORTATION  
& HIGHWAYS

SEP 17 1997

RECEIVED  
CENTRAL ISLAND DISTRICT

VICTORIA  
716A Goldstream Ave.  
Victoria, B.C. V9B 2X3  
TEL: (604) 474-1151  
FAX: (604) 474-7751

GALIANO ISLAND  
2540 Sturdies Bay Rd., RR1, ST. CB  
Galiano Island, B.C. V9N 1P0  
TEL: (604) 539-5333  
FAX: (604) 539-5355

DUNCAN  
715 Canada Avenue  
Duncan, B.C. V9L 1V1  
TEL: (604) 748-5883  
FAX: (604) 748-6213

LAKE COWICHAN  
PO Box 1421, 768 Cowichan Lake Rd  
Lake Cowichan, B.C. V9R 2G0  
TEL: (604) 749-0220  
FAX: (604) 749-3056

NANAIMO  
202 - 477 Wallace Street  
Nanaimo, B.C. V9R 5B7  
TEL: (604) 753-8631  
FAX: (604) 754-8877

PARKSVILLE  
200 - 180 McCarter St., PO Box 89  
Parksville, B.C. V9P 2G3  
TEL: (604) 248-2001  
FAX: (604) 248-2823

42 FAX (604) 248-2823 -10592

**Central Vancouver Island  
Health Region**

Environmental Health Protection

PO Box 1210  
249 West Hirst Avenue  
Parksville BC V9P 2H2  
Phone: (250) 248-2044  
Fax: (250) 248-8624

September 16, 1997

File#06-002--19624

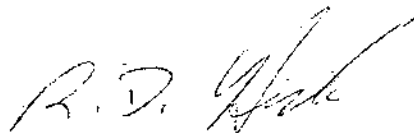
Wright Parry  
200-180 McCarter St.  
PO Box 89  
Parksville, B.C. V9P 2G3

Dear Mr. Parry:

RE: Proposed Subdivision of Part of Block 526, Cameron District (Phase 1-16 Lots)

I have no further concerns with this new plan No.P2683-3 Rev.2 dated September 4, 1997 showing revisions to your original application.

Yours truly,



 Glenn J. Gibson CPHI(C)  
Environmental Health Officer  
Land Development

GJG:km

CC: D. Coombe, C/EHO  
Nick Vandermolen, MOTH



December 8, 1997

Your File: 06-002-19624  
Our File: 72000-25/Nan-Cam

MINISTRY OF TRANSPORTATION  
& HIGHWAYS

DEC 11 1997

RECEIVED  
CENTRAL ISLAND DISTRICT

**DOUBLE REGISTERED**

Ministry of Transportation  
and Highways  
Central Island District  
6475 Metral Drive  
Nanaimo BC V9T 2L9

ATTENTION: Nick Vandermolen  
District Development Technician

Dear Nick Vandermolen:

Re: Block 526, Cameron District - 5647 Land Corporation



As discussed by telephone December 5, 1997, I am writing to advise of a serious situation that has come to our attention regarding the above property, currently under your subdivision review.

On December 4 1997, I received a call from Bill Ellor, principal of 5647 Land Corporation. Bill Ellor advised that <sup>s.22</sup> of Block 526, had constructed roughly 1 km of road on the subject property without his authority. Mr. Ellor advised that, in constructing the road, <sup>s.22</sup> had crossed an undetermined number of ephemeral tributaries of the Little Qualicum and had cleared a significant portion of a floodplain. Mr. Ellor was extremely disturbed over this trespass of his property, and was very concerned regarding his potential liability in any habitat disturbance that may have occurred.

Brian Epps of the Water Management Branch and I met on site December 4, 1997, with Alf Web, a partner in the 5647 Land Corporation, <sup>s.22</sup>

<sup>s.22</sup> . The access to the new road is constructed over an existing road grade originally constructed several decades ago, before any resource protection standards had been developed in this province. This road is shown on the Wright Parry Engineering Proposed Subdivision Layout for 5647 Land Corporation on Block 526, dated June 26, 1997. I have attached a portion of this plan with the approximate location of the new road indicated in red.

... 2

Ministry of  
Environment,  
Lands and Parks

Environment and Lands  
Vancouver Island Region

Mailing Address:  
2080-A Labieux Road  
Nanaimo BC V9T 6J9

Telephone: (250) 751-3100  
Facsimile: (250) 751-3103

The areas recently cleared include bottom land that was covered with 20-40 cm red alder, Douglas fir, and a minor component of red cedar. Other seepage areas that have been logged include stands of much smaller alder and fir. Most of the larger alder logs had been used to construct a corduroy road along seepage areas at the base of the bank, presumably to allow access into this wet area. The balance of the logs appeared to have been stock piled towards the end of the new road.

A drainage ditch had been excavated along the base of the bank. This ditch is roughly 1.0 m in depth and 2-3 m in width. The cut slope is generally comprised of fine and erodible soils with a moderate to heavy organic blanket. There was evidence of minor slumping along the length of this ditch. The slopes above the ditch vary between 35 and 50%, and are currently covered with second-growth fir and cedar as well as a moderately thick understory. There was some evidence of windthrow, and shallow root balls were noted, likely due to the high water table both on the slopes and on the lower bench. A considerable portion of the intercepted surface and ground water is carried by the ditch, roughly 500 m along the base of the bank, to a culvert located at approximately Lot 10 (1997 Wright Parry subdivision plan). This culvert, and a second cross culvert from the interior marsh area, convey drainage out to the Little Qualicum through an underdesigned detention system that straddles the intersection of the circular road at Lot 10.

When asked why the road was constructed, s.22 advised the undersigned that the road was necessary in order to collect all runoff from the 1-2 hectare lots above the bank. Further, the access was required in order to easily show the property to prospective investors. I believe that these statements are both untrue and illogical. I am not aware, nor would I agree with any engineering practice that would require the collection of storm water from 5 acre lots across a steep bank. The *Land Development Guidelines for the Protection of Aquatic Habitat* recommends detention and treatment of storm water at source in order to maintain predevelopment discharge rates to watercourses. In addition, my understanding is that the landowners did not provide s.22 with authority to conduct any works in the lower end of this property.

This extremely important fisheries stream is considered by MELP and DFO as highly sensitive due to the cumulative impacts that have resulted from activities such as logging and settlement encroachment. My concern is that winter storms will flood this area, releasing large volumes of silt and suspended sediment to the Little Qualicum River. It is important to note that once flooded, this floodplain would also be considered fish habitat. Release of deleterious substances such as silt or harmful alteration of fish habitat may be considered offenses under the *Fisheries Act* and would be subject to prosecution. Unauthorized crossing of a watercourse may also be considered a violation of the *Water Act*. By copy of this letter, I am recommending that MELP and DFO carefully monitor this property, and be prepared to take remedial and legal action for any releases of silt originating from this recent activity.

...3

I have advised Alf Web that as property owners, he and Bill Ellor would likely be considered the responsible parties for an investigation under the *Fisheries Act*. I will be writing Mr Ellor and Mr. Web to recommend they consult with their lawyers in this regard. It is also possible that s.22 would be identified in a Fisheries investigation. I have suggested to the owners that they may also wish to consider civil action against s.22 in order to seek compensation for the trespass and damage done to their property.

As indicated in my July 31, 1997 response to your original subdivision referral, due to the damage to fish habitat potentially resulting from increased development densities on the ridge above the Little Qualicum River, I do not support the application in its present form. The soils on these slopes are extremely fine and erodible, and are frequently subject to failure. I ask that your ministry cooperate in the immediate issuance of a non-PLA, requiring the owners to engage the services of a professional design team including an engineer and biologist with experience in stream restoration and floodplain stabilization. The design team would review the current plans and make suitable modifications to prevent further damage to the resource. In addition, they would make recommendations to the owners and any prospective purchasers of the property regarding best management practices for development affecting the sensitive areas of this property.

I also ask that the lot densities proposed on this subdivision be significantly reduced or development clustered, in order to minimize the vegetation removal and overall disturbance to the site. This ministry will want to review storm water management as well as sediment and erosion plans for this proposal. I recommend that the lots along the top of the ridge be moved upland from these banks, and that the owner be encouraged to place the sensitive portions of the property under Conservation Agreement or Park dedication.

Thank you in advance for your attention and cooperation.

Yours truly,



M.E. Henigman  
District Habitat Protection Officer

cc: Lance Sundquist, A/Regional Enforcement Manager  
Rick Higgins, Department of Fisheries and Oceans, Nanaimo  
Hubert Poschman, Department of Fisheries and Oceans, Nanaimo (FAX 754-0309)  
Brian Epps, Water Management Branch, Nanaimo  
Roger Parry, Wright Parry Land Surveyors, Parksville

attachment





December 9, 1997

MoTH File: 06-002-19624  
Our File: 72000-25/Nan-Cam

DOUBLE REGISTERED

5647 Land Corporation  
PO Box 219  
Station E Hallowell Road  
Victoria BC V8W 2M6

ATTENTION: Bill Ellor

Dear Bill Ellor:

Re: Block 526, Cameron District - 5647 Land Corporation

I am writing to discuss the serious situation you have brought to our attention, regarding unauthorized works that have been conducted on your property. We have recently conducted a subdivision review for the above property, referred to us from the Ministry of Transportation and Highways, and are familiar with the sensitivity of the site.

On December 4 1997, you contacted this office to advise that a prospective purchaser of Block 526 had recently constructed roughly 1 km of road on your property without your authority. You indicated that in constructing the road, s.22 had crossed an undetermined number of ephemeral tributaries of the Little Qualicum and had cleared a significant portion of a floodplain. You expressed concern over the trespass of your property as well as your potential liability resulting from habitat disturbance that may have occurred as a result of the works.

Brian Epps, of the Water Management Branch, and I met on site December 4, 1997, with Alf Web (introduced to us as a partner in the 5647 Land Corporation), s.22

s.22 Access to the new road had been constructed over a revegetated road grade constructed before any resource protection standards had been developed in this province. The approximate location of this road is shown on the Wright Parry Engineering, Proposed Subdivision Layout for 5647 Land Corporation on Block 526, dated June 26, 1997, attached.

Ministry of  
Environment,  
Lands and Parks

Environment and Lands  
Vancouver Island Region

Mailing Address:  
2080-A Labieux Road  
Nanaimo BC V9T 6J9

Telephone: (250) 751-3100  
Facsimile: (250) 751-3103

DEC 11 1997

... 2

RECEIVED

CENTRAL ISLAND DISTRICT

The areas recently cleared include bottom land that was covered with 20-40 cm red alder, Douglas fir, and a minor component of red cedar. Other seepage areas that have been logged include stands of much smaller alder and fir. Most of the larger alder logs have been used to construct a corduroy road along seepage areas at the base of the bank, presumably to allow access into this wet area. The balance of the logs appeared to have been stock piled towards the end of the new road.

A drainage ditch had been excavated along the base of the bank. This ditch is roughly 1.0 m in depth and 2-3 m in width. The cut slope is generally comprised of fine and erodible soils with a moderate to heavy organic blanket. There was evidence of minor slumping along the length of this ditch. The slopes above the ditch vary between 35 and 50%, and are currently covered with second-growth fir and cedar as well as a moderately thick understory. There was some evidence of windthrow, and shallow root balls were noted, likely due to the high water table, both on the slopes and on the lower bench. A considerable portion of the intercepted surface and ground water is carried by the ditch roughly 500 m along the base of the bank, to a culvert located at approximately Lot 10 (1997 Wright Parry subdivision plan). This culvert, and a second cross culvert from the interior marsh area, conveys drainage out to the Little Qualicum through an underdesigned detention system that straddles the intersection of the circular road at Lot 10.

When asked why the road was constructed,<sup>s.22</sup> advised the undersigned that the road was necessary in order to collect all runoff from the 1-2 hectare lots above the bank. Further, the access was required in order to easily show the property to prospective investors. I am not aware, nor would I agree with any engineering practice that would require the collection of storm water from 5 acre lots across a steep bank. The *Land Development Guidelines for the Protection of Aquatic Habitat* recommend detention and treatment of storm water at source, in order to maintain predevelopment discharge rates to watercourses.

As discussed with you on December 4, 1997, I advised Alf Web during our on site review that as property owners, you would likely be considered the responsible parties for an investigation under the *Fisheries Act*. To that end therefore, I recommend that you seek legal council. It is possible that <sup>s.22</sup> would also be identified in a Fisheries investigation. You may also wish to consider civil action against<sup>s.22</sup> in order to seek compensation for the trespass and damage done to your property.

This extremely important fisheries stream is considered by Ministry of Environment, Lands and Parks (MELP) and Department of Fisheries and Oceans (DFO) as highly sensitive due to the cumulative impacts that have resulted from activities such as logging and settlement encroachment. I did not witness the release of any deleterious substance from the property to the Little Qualicum River during my review and it would appear the some bank vegetation has been left in place. It is therefore unclear if a violation of the *Fisheries Act* or *Water Act* has occurred. My immediate concern is that as winter storms flood this low area, large

... 3

December 9, 1997


volumes of silt and suspended sediment will be released to the river, smothering eggs in the gravel and affecting the feeding ability of rearing fish in the system. It is important to note that once flooded, this floodplain constitutes fish habitat. Release of deleterious substances such as silt, or harmful alteration of fish habitat, may be considered offences under the *Fisheries Act* and may be subject to prosecution. Unauthorized crossing of a watercourse may also be considered a violation of the *Water Act*. I have recommended that the enforcement branches of MELP and DFO carefully monitor your property. I have asked that they be prepared to take legal action for any release of silt originating from this recent activity.

As indicated in my July 31, 1997 response to the Ministry of Transportation and Highways due to the damage to fish habitat potentially resulting from increased development densities on the ridge above the Little Qualicum River, I do not support the subdivision application in its present form. The soils on these slopes are extremely fine and erodible, and are frequently subject to failure. I have suggested to both Alf Web and the Ministry of Transportation and Highways that you may wish to engage the services of a professional design team. This team would include an experienced engineer and fisheries biologist who would conduct bank and floodplain stabilization techniques necessary to prevent failures from occurring along the road, or release of silt to the river. I recommend that the design team also review your current subdivision plans and suggest suitable modifications to prevent further damage to the resource. Storm water management plans and a detailed sediment and erosion control plan should be submitted to this office for our review. In addition, your design team should make recommendations to you, or any prospective purchasers of the property, regarding environmentally sensitive development methodologies affecting this property.

Due to the sensitivity of this lower portion of the property, I would encourage you to consider options such as tax incentives for conservation agreements or park dedications.

Thank you in advance for your attention and cooperation.

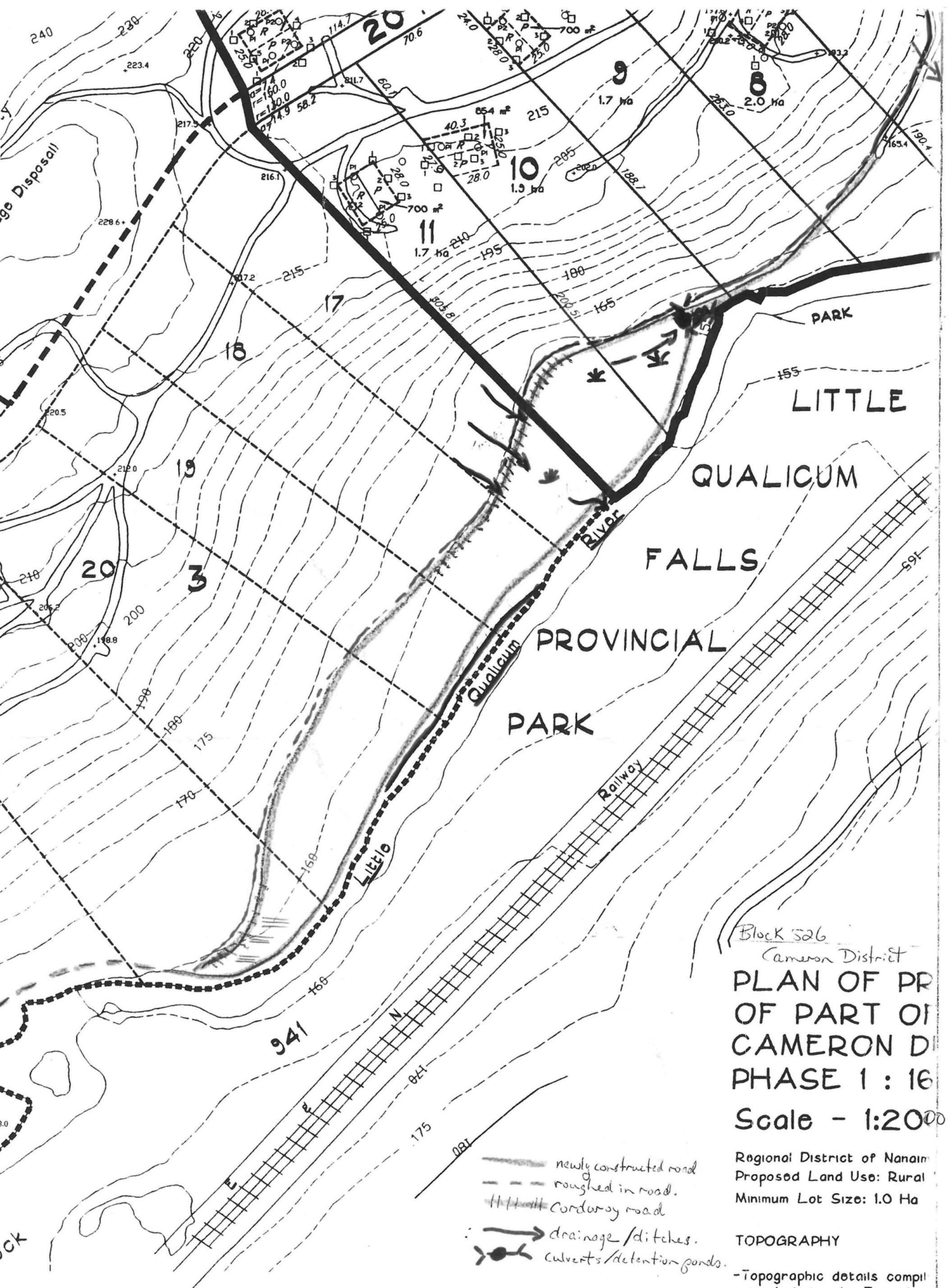
Yours truly,



M.E. Henigman  
District Habitat Protection Officer  
attachment

cc: Nick Vandermolen, Ministry of Transportation and Highways, Nanaimo  
Lance Sundquist, A/Regional Enforcement Manager, Nanaimo  
Rick Higgins, Department of Fisheries and Oceans, Nanaimo  
Hubert Poschman, Department of Fisheries and Oceans, Nanaimo (FAX 754-0309)  
Brian Epps, Water Management Branch, Nanaimo  
Roger Parry, Wright Parry Land Surveyors, Parksville





Block 526  
Cameron District  
**PLAN OF PART OF  
CAMERON DISTRICT  
PHASE 1 : 16**  
Scale - 1:2000

Regional District of Nanaimo  
Proposed Land Use: Rural  
Minimum Lot Size: 1.0 Ha  
**TOPOGRAPHY**  
-Topographic details compiled from  
aerial photos by Triathlon  
-Contour interval: 5 metres

**NOTES**  
For conceptual lot layout  
see WP Dwg. P2683-2 9  
-Proposed lot dimensions are  
subject to change

LOT FRONTAGE STATISTICS			
Boundary Perimeter	Road Frontage	Percentage	
532m	71.0m	13.3 %	
500m	62.8m	12.6 %	
472m	67.0m	14.2 %	
445m	57.5m	12.9 %	
456m	47.2m	10.3 %	
590m	276.2m	46.7 %	

PARK DEDICATION - PHASE 1	
Gross Site Area	27.8 ha
Park Dedication	1.1 ha
Percentage of Phase 1 :	4.0%



# Phase 1 Inspection Photos



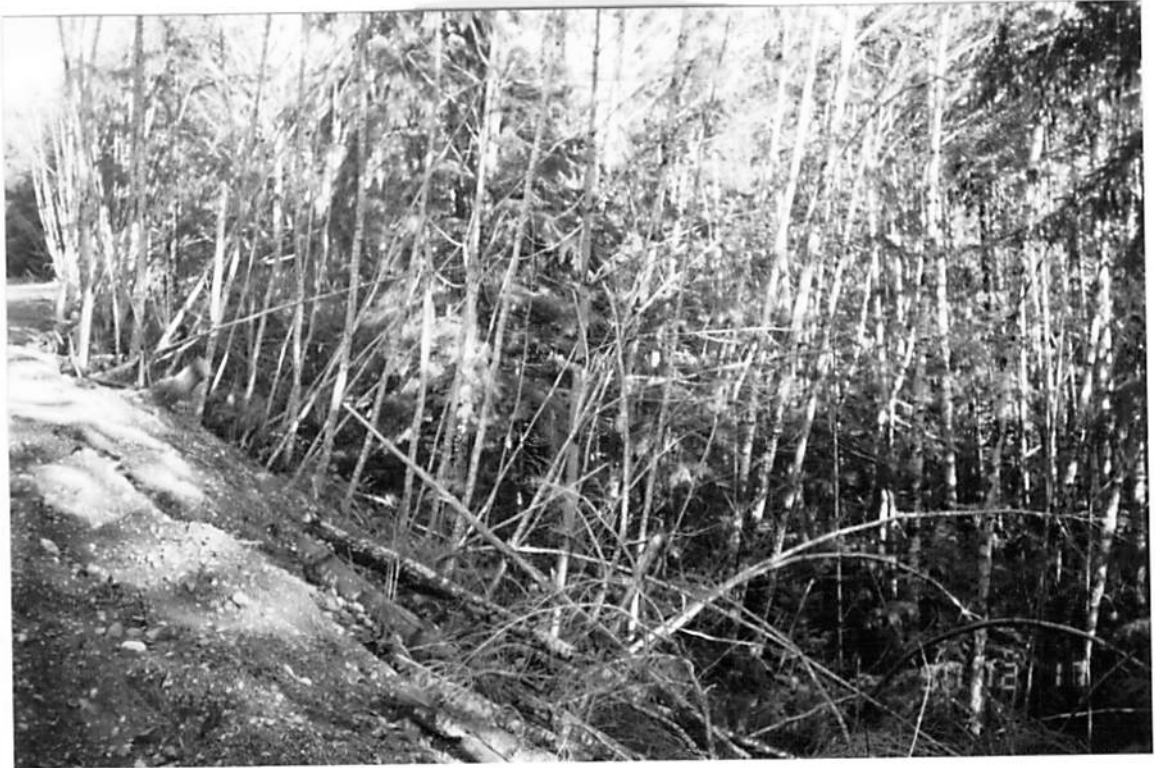














7/7

**REPORT ON  
PRELIMINARY SUBDIVISION**Date: January 23, 1998DAS No.: 06 002 19624Date District Rec'd: June 30, 1997Highway District: Central Island DistrictRegional District/Municipality: Regional District of  
NanaimoApplication Form Received? YesRoad Name/Route No.: Corcan RoadLegal Description: Block 526, Cameron DistrictName of Application/Agent: Wright, Parry for 5647 Land CorporationLocated: 12 km N S E W of Qualicum BeachTopographic Description: Proposal generally slopes in N.E. and westerly direction and is dotted with small hills and is mostly thick bush.

Previous Reference: \_\_\_\_\_

Outcome: \_\_\_\_\_ Reference Date: \_\_\_\_\_

Present Land Use: VacantProposed Land Use: Rural ResidentialPresent Zoning: Local Services ActZoning Minimum Parcel Size: n/aConform with OCP: n/aALC Approval: n/a

Speed Zone: \_\_\_\_\_

Street System Adequate

for Additional Traffic: Yes

Access

All Lots: Yes

Off Street

Parking OK: YesSubdivision Affected by Controlled Access Highway: noSec. Street System Exist: Corcan RoadRequire Widening? No75 1(a): See Comments75 1(b)(c) Involved: SeeCommentAlternate access  
(B.C. Regs. 334/79): n/a946 Subdivision: NoConflict Highway Design Line: NoPipeline Crossing: NoHydro/Tel Line Crossing: NoRR Crossing: NoFrontage Rule: 9, 10, 11 require reliefRequire Community Water: NoRequire Community Sewer: See CommentsConventional Sewage Disposal OK: n/aRoad/Land Drainage OK: SeeRequire Covenant: SeeErosion: SeeLandslip: X

Flooding: \_\_\_\_\_

Com  
mentsComm  
entsCom  
ments

Rockfall: \_\_\_\_\_

Avalanche: noWildlife: Yes -WolvesRoad Closure: NoWildfire: NoArchaeological Site: No If yes, see attached form.Contaminated Site: NoSite Regraded: NoRequire: Site Profile: ReceivedState Title Certificate/Certificate of Title: Received**COMMENTS:**

Recommend tentative approval not be granted for the following reason:

- a) The Approving Officer believes that a natural hazard exists, and it does not appear, on the face of it, in the public interest to approve the proposal as submitted for the land use intended, because of the possible hazard to persons and/or property. The Approving Officer's belief that the land is subject to natural hazard is based on a reconnaissance only. If you wish to explore this aspect further, you should engage a Professional Engineer experienced in Geotechnical Engineering to advise you. He or she may, or may not, be able to recommend portions of the land for development, subject to some cases to permanent protective works. You should note that in many cases works are not economic and indeed can often cost more than the total development is worth. A full study is itself a certain expense and, if you do decide to explore this further, it may be prudent to engage the Engineer to do a preliminary overview study first in order to see whether it is worth going to a full study. Such a preliminary study would likely include a review of air photos, regional reports on surficial geology, contour maps, etc., and may not always need a site visit.

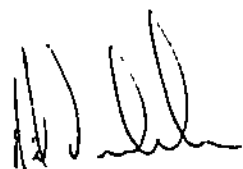
If you then believe it is worth proceeding with a full study, you should ask him/her to identify the nature, extent and probable frequency of the hazard or hazards, and to recommend permanent protective works, or detailed building lines, etc. It is difficult sometimes to quantify the frequency of occurrence of hazards, but the Engineer should be asked to think in terms of a 10% probability in 50-years except for avalanches where he/she should base the work on the international convention of red and blue zones. If the Engineer has questions regarding terms of reference, please have them contact us.

The bank parallel to Little Qualicum River shows signs of water seepage and recent soil movement. There are some over-steepened banks on remainder that may pose potential hazards when construction activity takes place in the future.

- b) Proposal does not have frontage on a constructed or dedicated public road.
- c) Proposal does not comply with Sec. 75 (1)(a) of Land Titles Act. Public access has not been provided to Block 1374 and Block 940. This proposed overall subdivision plan shows access to Block 941 and Block 592.
- d) Proposal is contrary to minimum spacing requirements of Section 75 (1)(b) of Land Title Act. The consolidated public access shown may not be acceptable. Suggest we consult with the Regional District to determine best locations with regards to possible park dedications and any return to Crown.
- e) The land has inadequate drainage installations.
- f) No proof of adequate potable water supply has been provided.
- g) Proposal has not complied with Regional District of Nanaimo's Subdivision fee requirements.
- h) Proposal Lots 9, 10 & 11 do not comply with Section 944 of the Municipal Act. I.E.: Minimum 10% perimeter ratio frontage requirements.
- i) Proposal does not comply with Section 941 of the Municipal Act. I.E.: 5% park dedication or cash in lieu.
- j) Proposal does not comply with Section 942 of the Municipal Act. I.E.: Provision for school sites.

In addition, will require the following:

- 1) Above items be satisfactorily resolved.
- 2) Applicant to comply with all Ministry of Transportation and Highways requirements. Copies of any necessary covenants or documents to be submitted for Health review and approval, prior to submission of plans.
- 3) Restrictive covenant as outlined in Ministry of Environment, Water Management Branch's letter of August 14, 1997, be placed on proposal and Remainder.
- 4) Applicant to comply with Archaeology Branch's letter of July 23, 1997.
- 5) All internal subdivision roads are to be constructed and paved to current Ministry of Transportation and Highways standards.
- 6) Applicant to comply with the Ministry of Environment, Fish & Wildlife Branch's forthcoming comments. Both the Provincial and Federal Fisheries have expressed concern regarding this development. However, suggest prior to arbitrarily setting setbacks, that they should review both the Drainage study and Geotechnical report.



Nick Vandermolen  
District Development Technician

NV/kp



**Province of British Columbia**  
**Ministry of Transportation and Highways**  
Central Island District - 3rd Floor - 6475 Metral Drive - NANAIMO BC V9T 2L9  
Phone: (250) 390-6100 Fax: (250) 390-6297

January 29, 1998  
File No.: 06 002 19624  
Your File: P-2683-3

Wright Parry, B.C.L.S.  
200 - 180 McCarter Street  
PARKSVILLE BC V9P 2G3

**Proposed subdivision of Part of Block 526, Cameron District**

---

Your proposal for a 16 lot subdivision has not been given approval by the Ministry of Transportation and Highways for the following reasons:

- a) The Approving Officer believes that a natural hazard exists, and it does not appear, on the face of it, in the public interest to approve the proposal as submitted for the land use intended, because of the possible hazard to persons and/or property. The Approving Officer's belief that the land is subject to natural hazard is based on a reconnaissance only. If you wish to explore this aspect further, you should engage a Professional Engineer experienced in Geotechnical Engineering to advise you. He or she may, or may not, be able to recommend portions of the land for development, subject in some cases to permanent protective works. You should note that in many cases works are not economic and indeed can often cost more than the total development is worth. A full study is itself a certain expense and, if you do decide to explore this further, it may be prudent to engage the Engineer to do a preliminary overview study first in order to see whether it is worth going to a full study. Such a preliminary study would likely include a review of air photos, regional reports on surficial geology, contour maps, etc., and may not always need a site visit.

If you then believe it is worth proceeding with a full study, you should ask him/her to identify the nature, extent and probable frequency of the hazard or hazards and to recommend permanent protective works, or detailed building lines, etc. It is difficult sometimes to quantify the frequency of occurrence of hazards, but the Engineer should be asked to think in terms of a 10% probability in 50-years except for avalanches where he/she should base the work on the international convention of red and blue zones. If the Engineer has questions regarding terms of reference, please have them contact us.

The bank parallel to Little Qualicum River shows signs of water seepage and recent soil movement. There are some over-steepened banks on remainder that may pose potential hazards when construction activity takes place in the future.

- b) Proposal does not have frontage on a constructed or dedicated public road.
- c) Proposal does not comply with Sec. 75 (1)(a) of Land Titles Act. Public access has not been provided to Block 1374 and Block 940. This proposed overall subdivision plan shows access to Block 941 and Block 592.
- d) Proposal is contrary to minimum spacing requirements of Section 75 (1)(b) of Land Title Act. The consolidated public access shown may not be acceptable. Suggest we consult with the Regional District to determine best locations with regards to possible park dedications and any return to Crown.
- e) The land has inadequate drainage installations.
- f) No proof of adequate potable water supply has been provided.
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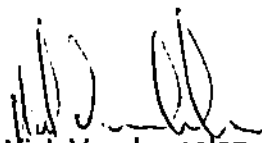
In addition, will require the following:

- 1) Applicant to comply with all Ministry of Health requirements. Copies of any necessary covenants or documents to be submitted for Health review and approval, prior to submission of plans.
- 2) Restrictive covenant as outlined in Ministry of Environment, Water Management Branch's letter of August 14, 1997, be placed on proposal and Remainder.
- 3) Applicant to comply with Archaeology Branch's letter of July 23, 1997.
- 4) All internal subdivision roads are to be constructed and paved to current Ministry of Transportation and Highways standards.
- 5) Applicant to comply with the Ministry of Environment, Fish & Wildlife Branch's forthcoming comments.

Please note that overcoming the above objections will not automatically bring approval. Changes in acts, bylaws and other regulations and policy take place continuously so that if you wish to proceed with the proposal, it is strongly recommended that you submit another tentative plan at the appropriate time and receive preliminary layout approval before investing further in land, studies, works, etc.

If you desire to discuss this further, please do not hesitate to telephone me at 390-6100.

Very truly yours,



Nick Vandermolen  
District Development Technician  
NV/kp/19624

cc: Provincial Approving Officer





# MEMORANDUM

6475 Metral Drive, Nanaimo, British Columbia V9T 2L9 Telephone: (250) 390-6170 Fax: (250) 390-6191

*NICK THIS IS YOURS!*

**Cal Fradin**  
District Development Technician  
Central Island District

**Date:** January 26, 1998  
**File:** 06-002-19624

**RE: Proposed Subdivision of Block 526, Cameron District**

Preliminary layout approval is not granted because of the following:

- ♦ Items A, B, C, D, E, F, G, H, I and J of your H235P dated January 23, 1998.

We require:

- ♦ Items 3, 4, 5 and 6 of your H235P dated January 23, 1998.

  
**R. J. Howat**  
Provincial Approving Officer  
VANCOUVER ISLAND REGION

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MINISTRY OF TRANSPORTATION  
& HIGHWAYS  
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