

From: [Gustafson, Brandon](#) TRAN:EX
To: [s.14](#)
Subject: RE: Highway 8 Subdivision Referral
Date: November 2, 2020 9:29:00 AM
Attachments: [s.14](#); [s.22](#)

Hello Scott,

Further to our discussion, I have copied the subdivision application information below from our online portal. I have also attached the [s.14](#); [s.22](#)

Please let me know if you have any questions, or need any additional information.

Regards,

Brandon Gustafson
Senior Development Officer
Ministry of Transportation and Infrastructure, Thompson Nicola District
#127- 447 Columbia Street, V2C 2T3
Desk Phone: (250) 312-7495 (New Number)
Cell Phone: (778) 257-4242

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Withheld pursuant to/removed as

s.14 ; s.22

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s.14 ; s.16 ; s.22

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s.22

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s.13 ; s.14 ; s.16 ; s.22

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Withheld pursuant to/removed as

s.14 ; s.16

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s.14 ; s.16 ; s.22

From: Gustafson, Brandon TRAN:EX
To: s.16
Subject: RE: Highway 8 Subdivision - Preliminary Letter
Date: February 3, 2021 2:06:00 PM
Attachments:

Hello s.16

Please let me know if you aren't able to open the files. I don't usually use shape files so am hoping that you are able to open them I had our GIS group create a shape file with the portions of s.16; s.22 s.16; s.22

Let me know if you need anything else from me. Please give me a call if you would like to discuss further.

Regards,

Brandon Gustafson
Senior Development Officer
Ministry of Transportation and Infrastructure, Thompson Nicola District
#127- 447 Columbia Street, V2C 2T3
Desk Phone: (250) 312-7495 (New Number)
Cell Phone: (778) 257-4242

From: s.16
Sent: January 28, 2021 4:24 PM
To: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Subject: Highway 8 Subdivision - Preliminary Letter

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon Brandon,

Is it possible to get the shapefiles for this project for our files.

Sincerely,

s.16

From: [Cloet, Mike A EMLI:EX](#)
To: [Gustafson, Brandon TRAN:EX](#)
Cc: [Brickwood, Joan E. TRAN:EX](#)
Subject: RE: MEM Easement Question
Date: January 21, 2021 11:10:48 AM

Hi Brandon:

The proposed subdivision would not have an impact on the Mines Act application. The Mines Act application is assessed independently on its technical merits based on the identified area for mining.

Mike Cloet, RPF
Sr. Inspector of Mines - Permitting
Kamloops, BC

From: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Sent: January 18, 2021 9:32 AM
To: Cloet, Mike A EMPR:EX <Mike.Cloet@gov.bc.ca>
Cc: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>
Subject: RE: MEM Easement Question

Hello Mike,

I am following up on my previous email. We are hoping to respond to ^{s.16} regarding the proposed subdivision and just want confirmation that the Mines Application will not be impacted by the property being accessed via easement rather than road dedication.

Let me know if you would like to discuss further.

Thanks,

Brandon Gustafson
Senior Development Officer
Ministry of Transportation and Infrastructure, Thompson Nicola District
#127- 447 Columbia Street, V2C 2T3
Desk Phone: (250) 312-7495 (New Number)
Cell Phone: (778) 257-4242

From: Gustafson, Brandon TRAN:EX
Sent: January 6, 2021 3:00 PM
To: Cloet, Mike A EMPR:EX <Mike.Cloet@gov.bc.ca>
Cc: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>
Subject: MEM Easement Question

Hello Mike,

Thanks again for taking my call today. As mentioned on the phone, we have received a subdivision application for a boundary adjustment in the Lower Nicola area.**s.16; s.22**
s.16; s.22

We are wondering if the application you have received would be negatively impacted due to the proposed operations being accessed by easement, rather than owning all of the land on the North side of the highway? As discussed on the phone, can you please confirm that the easement will not impact the application.

Let me know if you would like to discuss further.

Thanks,

Brandon Gustafson
Senior Development Officer
Ministry of Transportation and Infrastructure, Thompson Nicola District
#127- 447 Columbia Street, V2C 2T3
Desk Phone: (250) 312-7495 (New Number)
Cell Phone: (778) 257-4242

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Withheld pursuant to/removed as

s.13 ; s.22

From: Gustafson, Brandon TRAN:EX
To: s.22
Cc: Brickwood, Joan E. TRAN:EX; s.22
Subject: Highway 8 Subdivision- Preliminary Letter
Date: January 26, 2021 8:59:00 AM
Attachments: s.16; s.22

File #2020-04318

Good mornings.22

Please find s.22 preliminary letter attached for the proposed 2 lot boundary adjustment adjacent to Highway 8.

Let me know if you have any questions regarding the conditions of the letter.

Regards,

Brandon Gustafson
Senior Development Officer
Ministry of Transportation and Infrastructure, Thompson Nicola District
#127- 447 Columbia Street, V2C 2T3
Desk Phone: (250) 312-7495 (New Number)
Cell Phone: (778) 257-4242

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Withheld pursuant to/removed as

s.16 ; s.22

TERMS OF INSTRUMENT – Part 2

WHEREAS:

- A. There are potential flood and erosion dangers on or associated with the Land.
- B. Pursuant to section 86(1)(d) of the *Land Title Act*, the Approving Officer has required the Transferor to enter into this covenant with the Transferee under section 219 of the *Land Title Act*.

In consideration of the sum of One Dollar (\$1.00) now paid by the Transferee to the Transferor (the receipt and sufficiency of which is hereby acknowledged) the parties agree as follows:

DEFINITIONS

- 1. In this Agreement,

"Approving Officer" means the Provincial approving officer appointed under section 77.2 of the *Land Title Act* and includes the deputy minister to the minister charged with the administration of the *Transportation Act*;

"dispose" has the meaning given to it in the *Interpretation Act*, and "disposed" and "disposition" have corresponding meanings;

"Habitable Area" means any room or space in an Improvement which is or may be used for:

- (a) human occupancy, commercial sales or business, or
- (b) storage of goods, possessions or equipment (including furnaces) which would be subject to damage if flooded;

"Improvement" includes a building, modular home, mobile home or unit, improvement or structure on the Land;

"Land" means the land described in item 2 of Part 1 of this Agreement;

"Natural boundary" means the visible high watermark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself;

"Non-conforming Improvement" means an Improvement located in or on a part of the Land at any time prior to, on or after the date of execution of this Agreement and which does not meet the requirements described in section 3;

"Setback Area" means the area described in section 3(a)(i);

***Section 219 Covenant – Flood and Erosion – PRECEDENT**

"Transferee" means the person or persons named in Item 6 of Part 1 of this Agreement; and

"Transferor" means the person or persons named in Item 5 of Part 1 of this Agreement; and

"this Agreement" means this General Instrument.

ACKNOWLEDGMENTS AND COVENANTS OF THE TRANSFEROR

2. The Transferor acknowledges that
 - (a) there are potential flood and erosion dangers on or associated with the Land; and
 - (b) the Transferee does not represent to the Transferor, nor to any other person, that an Improvement or any chattel on the Land will not be damaged by flooding or erosion.
3. The Transferor covenants with the Transferee that it will not:
 - (a) construct, reconstruct, erect, build, alter, move, extend, add to or place any Improvement on the Land, or permit such to be done, if such construction, reconstruction, erection, building, alteration, movement, extension, addition to or placement of the Improvement on the Land will result in:
 - (i) The Improvement being located within an area of the Land measured 30 metres from and perpendicularly distant to the Natural Boundary of Nicola River, 7.5 metres from and perpendicularly distant to the Natural Boundary of marshy areas and 15 metres from and perpendicularly distant to the Natural Boundary of any unnamed creeks, or
 - (ii) any of the following:
 - (A) the underside of the floor system of any Habitable Area in the Improvement, other than a mobile home or unit (which must be located in accordance with subparagraph (B)),
 - (B) the top of a concrete or asphalt slab or pad on which a mobile home or unit is located, or
 - (C) a furnace or other fixed equipment which may be damaged by floodwater;
being located below
 - (D) 582.5 metres Geodetic Survey of Canada datum,
 - (E) 3 metres above the Natural Boundary of Nicola River and 1.5 metres above the Natural Boundary of the marshy area and unnamed creeks.

- (b) deposit on the Land, or any part of it, any earth, fill or other material for the purpose of filling in or raising the natural ground elevation of the Land unless:
 - (i) the face of the landfill slope is protected against erosion from flood flows, wave action, ice and other debris; and
 - (ii) the toe of the landfill slope is not located within the Setback Area.
- 4. The elevations required to be achieved under section 3(a)(ii) may be achieved by structural elevation of the Habitable Area or by adequately compacted landfill, or by a combination of both structural elevation and adequately compacted landfill, provided that any or all of them are carried out in accordance with the requirements described in section 3.

INDEMNITY AND RELEASE

- 5. The Transferor
 - (a) indemnifies and saves the Transferee and its servants, employees, agents and other representatives and the Approving Officer (and each of them) harmless from all actions, causes of action, claims, demands, suits, losses, damages, debts, accounts, liabilities, costs, expenses and compensation of any kind, including fees of solicitors and other professional advisors, arising out of or in connection with:
 - (i) any breach, violation or non-performance by the Transferor of this Agreement, or
 - (ii) any personal injury (including death) or any loss or damage to the Land, an Improvement or its contents (including any existing Non-conforming Improvement), or any chattel on the Land caused by flooding, erosion or other similar cause; and
 - (b) releases and forever discharges the Transferee and its servants, employees, agents and other representatives from all actions, causes of action, claims, demands, suits, losses, damages, debts, accounts, liabilities, costs, expenses and compensation of any kind, including fees of solicitors and other professional advisors, arising out of or in connection with any personal injury (including death) or any loss or damage to the Land, an Improvement or its contents (including any existing Non-conforming Improvement), or any chattel on the Land caused by flooding, erosion or other similar cause.

INTERPRETATION

***Section 219 Covenant – Flood and Erosion – PRECEDENT**

6. In this Agreement, "person" includes a corporation, firm or association and wherever the singular or masculine form is used in this Agreement it will be construed as the plural or feminine or neuter form, as the case may be, and vice versa where the context or the parties so require.
7. This Agreement will be interpreted according to the laws of the Province of British Columbia.
8. Where there is a reference to an enactment of the Province of British Columbia in this Agreement, that reference includes a reference to any subsequent enactment of the Province of British Columbia of like effect and, unless the context otherwise requires, all statutes referred to in this Agreement are enactments of the Province of British Columbia.
9. If any section of this Agreement, or any part of a section, is found to be illegal or unenforceable, that part or section, as the case may be, will be considered separate and severable and the remaining parts or sections, as the case may be, will not be affected and will be enforceable to the fullest extent permitted by law.

MISCELLANEOUS

10. No term, condition, covenant or other provision of this Agreement will be considered to have been waived by the Transferee unless such waiver is expressed in writing by the Transferee and the waiver by the Transferee of any such term, condition, covenant or other provision of this Agreement will not be construed as or constitute a waiver of any further or other breach of that or any other term, condition, covenant or other provision or this Agreement.
11. This Agreement extends to, is binding upon and enures to the benefit of the parties and their respective heirs, executors, administrators, successors and assigns.
12. This Agreement will be registered as a charge against title to the Land pursuant to section 219 of the *Land Title Act*.
13. Nothing in this Agreement prejudices, limits fetters or affects the rights, powers and remedies of the Transferee or the Approving Officer in relation to the Transferor or the Land under any law, bylaw, order or regulation or in equity, all which rights, powers and remedies may be fully and effectively exercised by the Transferee or the Approving Officer, as the case may be, as if this Agreement had not been made by the parties.
14. The Transferor, at its expense, will cause this Agreement to be registered in priority to all liens, charges and encumbrances which are or may be registered against title to the Land, except those in favour of the Transferee and those others specifically approved in writing by the Transferee.
15. This Agreement will not be modified or discharged except in accordance with the provisions of Section 219 of the *Land Title Act* and with the approval of the Transferee.

***Section 219 Covenant – Flood and Erosion – PRECEDENT**

16. The Transferor will do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
17. The parties agree that the Transferee is not responsible to inspect the Lands or to otherwise ensure compliance with this Agreement, nor is the Transferee required to remedy a default of this Agreement and a failure to enforce this Agreement by the Transferee will not constitute a waiver of its rights hereunder.

IN WITNESS WHEREOF the parties acknowledge that this Agreement has been duly executed and delivered by the parties executing Part 1 of Forms C and D attached hereto.

END OF DOCUMENT

[Note: If the Approving officer has required this covenant to be registered in order to approve the subdivision of the Land, the following endorsement must be signed by the Approving Officer as below, on a form D]

This is the instrument creating the condition or covenant entered into under s.219 of the *Land Title Act* required by the Approving Officer for the subdivision under Plan EPP_____.

[Signature] Approving Officer

[Fill in name of Approving Officer]

[A Consent and Priority Agreement may be required to gain priority for the Section 219 Covenant over financial charges – see below]

*Section 219 Covenant – Flood and Erosion – PRECEDENT
CONSENT AND PRIORITY AGREEMENT

WHEREAS _____ (the “Chargeholder”) is the holder of a _____ registered in the _____ Land Title Office under No. _____ (the “Charge”) encumbering the lands described in the attached Section 219 Covenant (the “Covenant”).

Therefore this Consent and Priority Agreement witnesses that the Chargeholder hereby:

1. approves of, joins in and consents to the registration of the Covenant;
2. covenants and agrees that the Covenant is binding up on and take priority over the Charge; and
3. postpones the Charge and all of its right, title and interest thereunder to the covenant in the same manner and to the same effect as if the Covenant had been dated, executed and registered prior to the Charge.

IN WITNESS WHEREOF the Chargeholder has executed this Consent and Priority Agreement on the attached Form C and D

END OF DOCUMENT

From: [Gowing, Vanessa](#)
To: [Powers, Jennifer](#) TRAN:EX
Cc: s.22
Subject: FW: [External] Subdivision Referral s.22
Date: October 14, 2020 2:06:22 PM
Attachments: s.16; s.22

Hi Jennifer,

Thank you for sending this proposed subdivision referral to BC Hydro for review. BC Hydro has no objection, in principle, to the proposed subdivision subject to the following requirements:

s.13; s.16; s.22

Please contact me if you have any further questions or concern.

Thank you,

Vanessa Gowing | Property Coordinator, Property Rights Services

BC Hydro

1401 Kalamalka Lake Road
Vernon, BC V1T 8S4

P 250 549 8729

E vanessa.gowing@bchydro.com

bchydro.com

Smart about power in all we do.

From: Powers, Jennifer TRAN:EX <Jennifer.Powers@gov.bc.ca>

Sent: 2020, September 11 11:14 AM

To: DA, KAM HMH <Kamloops.HMH.DA@bchydro.com>

Subject: [External] Subdivision Referral 2020-04318

*****Caution:** This is an **external** email. Do not open attachments or click on links from unknown senders.***

Please find attached our referral for comment.

Take Care,

Jennifer

Jennifer Powers –Development Officer

Ministry of Transportation and Infrastructure

447 Columbia Street

Kamloops, BC V2B 2T3

Office 250 312-7396 | Mobile 250-819-1222

To apply for a **permit**, please create a [BCeID](#) and apply online [here](#)

To apply for a **rural subdivision** please create a [BCeID](#) and apply online [here](#)

For current Hwy conditions: <http://www.drivebc.ca>

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Applicant File #: s.22

eDAS File #:

Date: Sep/10/2020

British Columbia Hydro & Power Authority
1155 McGill Road
Kamloops, BC V2C 5L1
Canada

Attention: Planning Department

**Re: Proposed Conventional Subdivision Application for:
PID 011-222-824 PID 010-723-153
701& 465 Merritt-Spences Bridge Highway 8 Highway, Coutlee**

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted locations.

It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and give us your comments. Please send your reply to this office, with a copy to the applicant:

s.22

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated by **November 10, 2020** after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Jennifer Powers at (250) 819 - 1222.

Please quote file number 2020-04318 when contacting this office.

Best Regards,

Jennifer Powers
Development Officer

Attachment

Local District Address
Merritt Area Office 127-447 Columbia Street Kamloops, BC V2C 2T3 Canada Phone: (250) 378-1452 Fax: (250) 378-1449

s.22

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Withheld pursuant to/removed as

s.16 ; s.22

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Withheld pursuant to/removed as

s.3

From: [Brickwood, Joan E. TRAN:EX](#)
To: [Gustafson, Brandon TRAN:EX](#)
Subject: RE: s. 16
Date: March 19, 2021 2:06:12 PM

Hi Brandon,

We can chat about this response from the s.13; s.14; s.16
s.13; s.14; s.16

Joan Brickwood

From: s.14
Sent: March 19, 2021 12:58 PM
To: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>
Cc: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>; s.14
s.14; s.16

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Ms. Brickwood:

Please refer to our attached letter of even date.

Many thanks,

s.14

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s.14 ; s.16 ; s.22

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s.16 ; s.22

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s.14 ; s.16 ; s.22 ; s.3

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s.3

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Withheld pursuant to/removed as

s.16 ; s.22

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Withheld pursuant to/removed as

s.22

From: [Gustafson, Brandon](#) TRAN:EX
To: [Connor, Renee](#) TRAN:EX
Cc: [Brickwood, Joan E.](#) TRAN:EX
Subject: FW: eDAS:s.22
Date: December 8, 2021 12:37:23 PM
Attachments: [December 8, 2021 Final Subdivision Fees](#) s.22

Thanks Renee!

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: Connor, Renee TRAN:EX <Renee.Connor@gov.bc.ca>
Sent: December 8, 2021 11:31 AM
To: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Subject: RE: eDAS:s.22

Received today!

Renée Connor

Thompson Nicola District | Ministry of Transportation and Infrastructure
127-447 Columbia Street | Kamloops, BC | V2C 2T3 | (250) 828-4002

ʔeszuminstawáx^w - take care of one another

From: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Sent: December 2, 2021 3:22 PM
To: Connor, Renee TRAN:EX <Renee.Connor@gov.bc.ca>
Subject: FW: eDAS:s.22

FYI- we should be receiving a cheque with the final fees for this one over the next week or so.

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

s.14; s.22

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Withheld pursuant to/removed as

s.14 ; s.22

From: [Gustafson, Brandon TRAN:EX](#)
To: [Brickwood, Joan E. TRAN:EX](#)
Subject: FW: Highway 8 Subdivision- Preliminary Letter
Date: December 14, 2021 9:41:07 AM
Attachments: [ADP \(signed\).pdf](#)

Hello Joan,
It looks like this has all been addressed. Let me know if you have any further questions for s.22
Thanks,
Brandon Gustafson
Senior Development Officer
Ministry of Transportation and Infrastructure, Thompson Nicola District
#127- 447 Columbia Street, V2C 2T3
Desk Phone: (250) 312-7495 (New Number)
Cell Phone: (778) 257-4242

From: s.22

Sent: December 13, 2021 3:20 PM

To: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Cc: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>; s.14
s.14

Subject: RE: Highway 8 Subdivision- Preliminary Letter

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Hi Brandon,
s.13; s.14; s.22

Celebrating 108 years in 2021

From: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Sent: Wednesday, December 8, 2021 3:25 PM

To: s.22

Cc: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>

Subject: RE: Highway 8 Subdivision- Preliminary Letter

Good afternoon s.22

We have now received the final package for the above noted subdivision. I have attached the final plan EPP113714. s.13

s.13

Could you please comment on the above two items? Let me know if you would like to discuss further.

Regards,

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: Gustafson, Brandon TRAN:EX

Sent: March 15, 2021 1:36 PM

To: s.22

Subject: RE: Highway 8 Subdivision- Preliminary Letter

Hello s.22

We did notice that the proposed dedication s.13; s.22

s.13; s.22

Let me know if you would like to discuss further.

Thanks,

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: s.22

Sent: March 15, 2021 9:55 AM

To: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Cc: s.22

Subject: RE: Highway 8 Subdivision- Preliminary Letter

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Brandon,
s.22

Celebrating 108 years in 2021

From: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Sent: Thursday, March 4, 2021 10:21 AM

To: s.22

Cc: s.22

Subject: RE: Highway 8 Subdivision- Preliminary Letter

Hello s.22

I have reviewed the plan and it looks like it will address condition #5 of your preliminary letter dated January 25, 2021. The only comment I have is that it appears that the s.13

s.13

Let me know if you would like to discuss further.

Regards,

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: s.22

Sent: March 2, 2021 9:18 AM

To: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Cc: s.22

Subject: RE: Highway 8 Subdivision- Preliminary Letter

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Gary and Brandon,

s.13; s.22

Celebrating 108 years in 2021

From: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Sent: Tuesday, January 26, 2021 8:59 AM

To: s.22

Cc: s.22 Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>; Urszula Walus <uwalus@tnrd.ca>; s.14 s.16

s.16 DA, KAM HMH <Kamloops.HMH.DA@bchydro.com>

Subject: Highway 8 Subdivision- Preliminary Letter

s.22

Good morning s.22

Please find s.22 preliminary letter attached for the proposed 2 lot boundary adjustment adjacent to Highway 8.

Let me know if you have any questions regarding the conditions of the letter.

Regards,

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: [Gustafson, Brandon](#) TRAN:EX
To: [Brickwood, Joan E.](#) TRAN:EX
Subject: FW: **s.16**
Date: March 9, 2021 10:03:11 AM
Attachments: [LT Ministry of Transportation and Infrastructure \(Gustafson\) - March 3, 2021.PDF](#)
[RE Highway 8 Gravel Access Permit.msg](#)

Hi Joan,

Please find Owen's response on the access attached.

Thanks,

Brandon Gustafson
Senior Development Officer
Ministry of Transportation and Infrastructure, Thompson Nicola District
#127- 447 Columbia Street, V2C 2T3
Desk Phone: (250) 312-7495 (New Number)
Cell Phone: (778) 257-4242

s.14; s.16

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Withheld pursuant to/removed as

s.14 ; s.16

From: Page, Owen TRAN:EX
To: s.22
Cc:
Subject: RE: Highway 8 Gravel Access Permit
Date: February 21, 2019 11:27:00 AM
Attachments:

Hi s.22

Thank you for providing a summary our discussion the other day regarding the details of the
s.13; s.22

If you have any questions or would like to discuss anything outline in the email further, please do not
hesitate to contact me.

Best Regards,

Owen Page
Operations Technician – Thompson Area
Thompson-Nicola District
#127- 447 Columbia Street
Kamloops, BC, V2C 2T3
Ph: 250-371-3909

From: s.22

Sent: Tuesday, February 19, 2019 9:50 PM

To: Page, Owen TRAN:EX

Ccs: s.22

Subject: Re: Highway 8 Gravel Access Permit

Thank you Owen for making the time to meet with me today. Here are the items we discussed.
s.13; s.22

Thank You
s.22

Sent from my iPad

On Feb 13, 2019, at 1:43 PM, Page, Owen TRAN:EX <Owen.Page@gov.bc.ca> wrote:

File #2019-00507

Good afternoon s.22

s.13

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Withheld pursuant to/removed as

s.13 ; s.22

From: [Gustafson, Brandon](#) TRAN:EX
To: [Brickwood, Joan E.](#) TRAN:EX
Subject: FW: Subdivision Applications.22
Date: October 21, 2021 1:10:33 PM
Attachments: [Ltr to MOTI.pdf](#)

FYI- TNRD has confirmed that all of their requirements have been met for the Highway 8 subdivision. I will upload it into eDAS and update the Conditions tab.

Thanks,

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: Kristine Oliver <koliver@tnrd.ca>
Sent: October 21, 2021 12:49 PM
To: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Cc: s.22 s.14
Subject: Subdivision Applications.22

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon,

Please see the attached letter from Planner Urszula Walus. If you have any questions, please contact Urszula directly at uwalus@tnrd.ca

Thank you,

Kristine

Kristine Oliver

Planning Administrative Assistant, Thompson-Nicola Regional District

300 - 465 Victoria Street | Kamloops, BC | V2C 2A9

Office 250 377-8673 | Direct 250 377-6298 | Fax 250 372-5048

tnrd.ca

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s.14 ; s.22

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s.14 ; s.16

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Withheld pursuant to/removed as

s.14 ; s.16 ; s.22

From: [Gustafson, Brandon](#) TRAN:EX
To: [Cloet, Mike](#) A EMPR:EX
Cc: [Brickwood, Joan E.](#) TRAN:EX
Subject: MEM Easement Question
Date: January 6, 2021 3:00:23 PM
Attachments: s.16; s.22

Hello Mike,

Thanks again for taking my call today. As mentioned on the phone, we have received a subdivision
s.13; s.22

Let me know if you would like to discuss further.

Thanks,

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

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s.16 ; s.22

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Withheld pursuant to/removed as

s.14 ; s.16 ; s.22

From: [Brickwood, Joan E. TRAN:EX](#)
To: [Gustafson, Brandon TRAN:EX](#)
Subject: RE: Subdivision / Boundary Adjustment
Date: November 23, 2020 8:29:03 AM

Awesome – thanks! Pls send me the meeting invite.

Joan Brickwood

From: Gustafson, Brandon TRAN:EX
Sent: November 23, 2020 8:27 AM
To: Brickwood, Joan E. TRAN:EX
Subject: RE: Subdivision / Boundary Adjustment

Definitely!

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>
Sent: November 23, 2020 8:27 AM
To: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Subject: RE: Subdivision / Boundary Adjustment

I would like to be part of the conversation for this subdivision. Could I join the skype meeting?

Joan Brickwood

From: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Sent: November 23, 2020 8:26 AM
To: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>
Subject: RE: Subdivision / Boundary Adjustment

I have to talk to Reagan this morning about a list of other things. I will connect with her about that as well.

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>
Sent: November 23, 2020 8:24 AM
To: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Subject: RE: Subdivision / Boundary Adjustment

s.13; s.16

Guess we better talk to Dawn/Reagen.

Joan Brickwood

From: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Sent: November 23, 2020 8:14 AM

To: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>

Subject: FW: Subdivision / Boundary Adjustment

FYI- please see the response from **s.16**

adjacent to Highway 8. Maybe we can discuss sometime.

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

s.14; s.16

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s.14 ; s.22

From: [Gustafson, Brandon TRAN:EX](#)
To: [Brickwood, Joan E. TRAN:EX](#); [Jepsen, Justin TRAN:EX](#)
Subject: RE: Highway 8 Subdivision- Preliminary Letter
Date: March 4, 2021 10:16:31 AM
Attachments: [Appendix A- Road Dedication.docx](#)

Good morning,

Joan- I noticed that as well when I was reviewing the plan. It is something I will mention when I respond. [s.13](#); [s.22](#) confirm.

Justin- I have attached the map that was provided to the applicant with our preliminary letter for the [s.13](#); [s.22](#)

Please let me know if you have any further questions.

Regards,

Brandon Gustafson
Senior Development Officer
Ministry of Transportation and Infrastructure, Thompson Nicola District
#127- 447 Columbia Street, V2C 2T3
Desk Phone: (250) 312-7495 (New Number)
Cell Phone: (778) 257-4242

From: Brickwood, Joan E. TRAN:EX
Sent: March 4, 2021 9:33 AM
To: Gustafson, Brandon TRAN:EX ; Jepsen, Justin TRAN:EX
Subject: RE: Highway 8 Subdivision- Preliminary Letter

Thanks Brandon,
[s.13](#); [s.22](#)

Joan Brickwood

From: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Sent: March 3, 2021 8:54 AM

To: Jepsen, Justin TRAN:EX <Justin.Jepsen@gov.bc.ca>; Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>

Subject: FW: Highway 8 Subdivision- Preliminary Letter

Good morning Joan and Justin,

s.13; s.22

Let me know your thoughts.

Thanks,

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: s.22

Sent: March 2, 2021 9:18 AM

To: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Cc: s.22

Subject: RE: Highway 8 Subdivision- Preliminary Letter

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Hi s.22 and Brandon,

s.13; s.22

s.22

Celebrating 108 years in 2021

From: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Sent: Tuesday, January 26, 2021 8:59 AM

To: s.22

Cc: s.22 ; Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>; Urszula

Walus <uwalus@tnrd.ca>s.14

s.16

s.16 DA, KAM HMH <Kamloops.HMH.DA@bchydro.com>

Subject: Highway 8 Subdivision- Preliminary Letter

s.22

Good mornings.22

Please find s.22 preliminary letter attached for the proposed 2 lot boundary adjustment adjacent to Highway 8.

Let me know if you have any questions regarding the conditions of the letter.

Regards,

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: [Gustafson, Brandon](#) TRAN:EX
To: [Brickwood, Joan E.](#) TRAN:EX
Subject: RE: Hwy 8 subd s.14 response
Date: January 21, 2021 8:16:42 AM

Good morning Joan,

I spoke to Mike on Tuesday and he confirmed that he would send something right away. Again, he confirmed that access via easement for the operations would not impact the Mines Act Permit. I still have not seen anything come through.

I can follow up with him again today.

Thanks,

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From: Brickwood, Joan E. TRAN:EX

Sent: January 21, 2021 8:08 AM

To: Gustafson, Brandon TRAN:EX

Subject: Hwy 8 subd s.14 response

Good morning

I've modified the wording a bit for the response to s.14 on the Hwy 8 subdivision to reference a verbal conversation with MEM. I plan to send it today and wanted to check if MEM had responded yet in writing.

Thanks

Joan Brickwood | Provincial Approving Officer

Ministry of Transportation and Infrastructure | Thompson Nicola District | 127-447 Columbia St Kamloops V2C

2T3 | Ph: 250 312-7499

<https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/permits/subdividing>

From: Gustafson, Brandon TRAN:EX
To: s.14 ickwood, Joan E. TRAN:EX
Cc: _____
Subject: RES.16
Date: March 30, 2021 3:03:00 PM
Attachments: s.16; s.22

Good afternoon s.14

Please see the attached letter in response to your letter received on March 19th. I have also attached all of the documents that were included in the application package for s.22 I am also including images of the online application below:

Let me know if you would like to discuss further.

Brandon Gustafson

Senior Development Officer

Ministry of Transportation and Infrastructure, Thompson Nicola District

#127- 447 Columbia Street, V2C 2T3

Desk Phone: (250) 312-7495 (New Number)

Cell Phone: (778) 257-4242

From:s.14

Sent: March 19, 2021 12:58 PM

To: Brickwood, Joan E. TRAN:EX

Cc: Gustafson, Brandon TRAN:EX ;s.14

Subject:s.16

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s.14

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s.16

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s.22

From: [Dunae, Vanessa EMLI:EX](#)
To: [Brickwood, Joan E. TRAN:EX](#)
Cc: [Gustafson, Brandon TRAN:EX](#)
Subject: s.22
Date: September 15, 2021 11:30:19 AM

Thank you! I'll give you a shout if we have further questions.

From: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>
Sent: September 13, 2021 2:17 PM
To: Dunae, Vanessa EMLI:EX <Vanessa.Dunae@gov.bc.ca>
Cc: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Subject: RE:s.22

Hi Vanessa,

Yes, the subdivision application was submitted September 7, 2020. We issued the
s.22

You are welcome to contact me at 250 312-7499 if you have any questions.
Kind regards

Joan Brickwood

From: Dunae, Vanessa EMLI:EX <Vanessa.Dunae@gov.bc.ca>
Sent: September 13, 2021 10:57 AM
To: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>
Cc: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Subject: RE:s.13; s.22

Good morning,

Could you please advise whether an application has been made on the subdivision application described below? If not, what are your projected timelines?

Thanks!

Vanessa Dunae

Senior Negotiations Lead, Regional Operations
Ministry of Energy, Mines & Low Carbon Innovation
vanessa.dunae@gov.bc.ca
cell (250) 320-8250

From: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>
Sent: May 20, 2021 8:50 AM
To: Dunae, Vanessa EMLI:EX <Vanessa.Dunae@gov.bc.ca>
Cc: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>
Subject: RE: s.22

Good morning Vanessa,
s.22

If you have any questions, please feel free to contact me.

Joan Brickwood | Provincial Approving Officer

Ministry of Transportation and Infrastructure | Thompson Nicola District | 127-447 Columbia St Kamloops V2C

2T3 | Ph: 250 312-7499

<https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/permits/subdividing>

From: Dunae, Vanessa EMLI:EX <Vanessa.Dunae@gov.bc.ca>

Sent: May 17, 2021 4:11 PM

To: Gustafson, Brandon TRAN:EX <Brandon.Gustafson@gov.bc.ca>

Cc: Brickwood, Joan E. TRAN:EX <Joan.Brickwood@gov.bc.ca>

Subject: s.22

Hi Brandon,

s.16; s.22

Thanks so much,

Vanessa Dunae

Senior Negotiations Lead, Regional Operations

Ministry of Energy, Mines & Low Carbon Innovation

vanessa.dunae@gov.bc.ca

cell (250) 320-8250