



City of Enderby;  
c/o Regional District of North Okanagan  
9848 Aberdeen Rd  
Coldstream, British Columbia V1B 2K9  
Canada

Your File #: 15-0180-END-  
SUB  
eDAS File #: 2015-02955  
Date: Jun/12/2015

**Re: Proposed Municipal Subdivision Application for:**

**PID: 012-955-868, That part of DL150 shown on amended Plan B1064 (DD 257637F); KDYD except (1) Plans 6200, 17523 and KAP90786 (2) part outlined red on plan B6558**

The Ministry of Transportation and Infrastructure (MoTI) has reviewed the referral package for this municipal subdivision. As the subject property does not abut a highway under MoTI jurisdiction, there is no requirement for our approval. Therefore, we have no comment on the subdivision.

If the City of Enderby requires a Traffic Impact Study for the intersection with Highway 97A, we would be willing to provide review and comment on that.

If you have any questions please feel free to call Desiree Lantenhammer at (250) 503-8963.

Yours truly,

Desiree Lantenhammer, BSc  
Development Approvals Technician

**Local District Address**

Vernon Area Office  
4791 23rd Street  
Vernon, BC V1T 4K9  
Canada  
Phone: (250) 503-3664 Fax: (250) 503-3631

# AGENCY REFERRAL

THIS SUBDIVISION APPLICATION MAY BE CIRCULATED TO THE FOLLOWING AGENCIES FOR THEIR COMMENTS:

Municipal Office Copy	<input checked="" type="checkbox"/>	Parks and Recreation Department	<input checked="" type="checkbox"/>
Director of Engineering	<input type="checkbox"/>	Regional Protective Services Officer	<input type="checkbox"/>
Deputy Approving Officer	<input type="checkbox"/>	Ministry of Forests	<input type="checkbox"/>
Municipal Planner	<input type="checkbox"/>	Ministry of Environment	<input type="checkbox"/>
B.C. Hydro	<input checked="" type="checkbox"/>	B.C. Assessment Authority	<input checked="" type="checkbox"/>
Telus (Outside Engineering Department)	<input checked="" type="checkbox"/>	Canada Post	<input checked="" type="checkbox"/>
Fortis	<input checked="" type="checkbox"/>	Archeological Sites Branch	<input type="checkbox"/>
Cable TV Company	<input checked="" type="checkbox"/>	Fire Department	<input checked="" type="checkbox"/>
Water District	<input type="checkbox"/>	Heritage Branch	<input type="checkbox"/>
M.O.T.	<input checked="" type="checkbox"/>	Bldg. Dept	<input checked="" type="checkbox"/>
I.H.A.	<input checked="" type="checkbox"/>	RDNO Environmental Services – N. Kohnert	<input type="checkbox"/>

AGENCIES RECEIVING A COPY OF THIS PROPOSED SUBDIVISION ARE HEREBY REQUESTED TO PROVIDE COMMENTS TO MR. GREG ROUTLEY, APPROVING OFFICER, CITY OF ENDERBY, C/O REGIONAL DISTRICT OF NORTH OKANAGAN, 9848 ABERDEEN ROAD, COLDSTREAM, B.C. V1B 2K9, OR FAX TO (250) 550-3701.

IF WE DO NOT RECEIVE A REPLY FROM YOUR OFFICE BY June 3, 2015, WE WILL ASSUME THAT YOU DO NOT HAVE A PROBLEM WITH THE PROPOSED SUBDIVISION.

COMMENTS:

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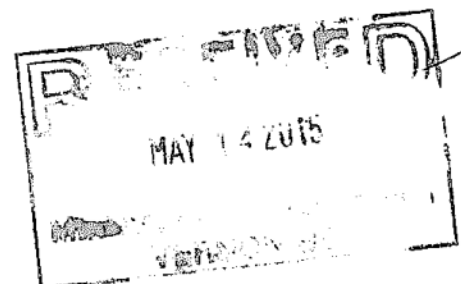
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NAME (please print) POSITION PHONE NO.

Municipal Office File No. \_\_\_\_\_  
R.D.N.O. File No. 15-0180-END-SUB



Interest *[Signature]*  
Page 2 of 49 LRA-2022-20888



**CITY OF ENDERBY**

**APPLICATION FOR SUBDIVISION APPROVAL**

Street Address: 619 Cliff Avenue  
Phone: 250-838-7230  
Fax: 250-838-6007

Mailing Address: Box 400  
Enderby, B. C.  
V0E 1V0

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Page 04 of 49 to/à Page 06 of 49

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Page 07 of 49 to/à Page 08 of 49

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# Regional District Of North Okanagan

*Property Information Management System*



## NOTICE OF COLLECTION OF PERSONAL INFORMATION

Personal information collected on this form is collected for the purpose of processing this application and for administration and enforcement. The personal information is collected under the authority of the Municipal Act and the Regional District's bylaws.

Page 10 of 49 to/à Page 11 of 49

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**BC MINISTRY OF TRANSPORTATION  
DEVELOPMENT APPROVALS SYSTEM  
SUMMARY SHEET**

**Application No.:** 2015-02955**Application Type:** Subdivision Application**Submitted Date:** 2015/06/12**Application Sub Type:** Municipal**Applicant File No.:** 15-0180-END-SUB**Bylaw No.:****Project Description:** 8 Lot municipal subdivision**Other Information:** Beyond - does not abut our highway**Parties**

Type	Name / Company	Phone #	Role
Applicant	Regional District of North Okanagan		
Development Technician	Desiree Lantenhammer		
Owner / Company	City of Enderby		

**Locations**

Location
Map: 1485053,637958 PID: 012-955-868, That part of DL150 shown on amended Plan B1064 (DD 257637F); KDYD except (1) Plans 6200, 17523 and KAP90786 (2) part outlined red on plan B6558

**Roads**

Road - Comments
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**Related Files**

File No.	File Type	Sub Type/Description	Status	Applicant	Date Received
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**Supersedes:** .**Recent Tasks**

Task	Assigned To	Outcome	Scheduled Completed
Correspond With Applicant	Desiree Lantenhammer	Request Sent	Jun 12, 2015 Jun 12, 2015
Review Application	Desiree Lantenhammer	Close Application	Jun 12, 2015 Jun 12, 2015
Check Submission	Vernon Development Approvals	Begin Prelim Review	Jun 12, 2015 Jun 12, 2015
Enter Application	Desiree Lantenhammer	Submit Application	Jun 12, 2015 Jun 12, 2015

**Agencies**

Refer	Mandatory	Notify	Send Referral To	Type
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**Field Notes:**



## Turner, Dave TRAN:EX

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**From:** Warwick, John TRAN:EX  
**Sent:** February 13, 2008 1:12 PM  
**To:** Turner, Dave TRAN:EX  
**Subject:** RE: Draft Traffic Study Richardson Subdivision

File is on your desk. M.o.T. File No.: 02-013-19172

---

**From:** Turner, Dave TRAN:EX  
**Sent:** February 13, 2008 12:51 PM  
**To:** Warwick, John TRAN:EX  
**Subject:** FW: Draft Traffic Study Richardson Subdivision

Hi John:  
Can you show me which file this is in the Vernon office?

---

**From:** Jones, Terry TRAN:EX  
**Sent:** February 13, 2008 12:15 PM  
**To:** Turner, Dave TRAN:EX  
**Subject:** FW: Draft Traffic Study Richardson Subdivision

---

**From:** Al Popoff[SMTP:AL.POPOFF@OPUSHAMILTON.CA]  
**Sent:** Wednesday, February 13, 2008 12:13:47 PM  
**To:** Jones, Terry TRAN:EX  
**Cc:** 'Darwyn Kutney'; 'Steve Noakes'; s.22 Irvine, Grant M TRAN:EX  
**Subject:** RE: Draft Traffic Study Richardson Subdivision  
**Auto forwarded by a Rule**

Terry//

Thank you for passing along the detailed comments made by Mr. Siddiqui about the Traffic Study for the Richardson subdivision in Enderby.

Our responses are shown in red below.

We will produce our final report based on the discussions below and the input we received from the City and Regional District.



**Al J Popoff**  
**Senior Consulting Engineer**  
Opus Hamilton Consultants Ltd  
[al.popoff@opushamilton.ca](mailto:al.popoff@opushamilton.ca)  
Tel 250 868 4925, Fax 250 868 4923  
<http://www.opushamilton.ca>

Suite 255-1715, Dickson Avenue, Kelowna, British Columbia, Canada V1Y 9G6

---

**From:** Jones, Terry TRAN:EX [mailto:Terry.Jones@gov.bc.ca]  
**Sent:** January 24, 2008 8:22 AM

**To:** Al Popoff  
**Cc:** Warwick, John TRAN:EX  
**Subject:** FW: Draft Traffic Study Richardson Subdivision

FYI and response.

Terry Jones  
Senior District Development Technician  
Ministry of Transportation  
Okanagan Shuswap District  
Phone Vernon 250-503-3606 Salmon Arm 250-833-3373  
Fax Vernon 250- 503-3631 Salmon Arm 250-833-3380

---

**From:** Siddiqui, Faisal TRAN:EX  
**Sent:** Wed, January 23, 2008 4:11 PM  
**To:** Jones, Terry TRAN:EX  
**Cc:** Grant, Shawn D TRAN:EX; Cross, Graeme D TRAN:EX  
**Subject:** RE: Draft Traffic Study Richardson Subdivision

Responses shown in red below made by Al Popoff, Opus Hamilton Consulting , Feb 1, 2008  
Hi Terry,

Following are my comments regarding TIS for Richardson Subdivision.

- I believe primary access to the development would be at the intersection of Hwy 97A and 1<sup>st</sup> Avenue; whereas, report has Hwy 97 and 1<sup>st</sup> Ave. We will correct the highway numbering
- Page 5—1<sup>st</sup> paragraph states: "The subdivision details may change.....as illustrated"  
I would prefer to see a precise statement in regards to expected 'changes'. We will show the most recent roadway layout for the subdivision.
- Page 5—last paragraph states: "The Ministry of Transportation is currently.....scope of this study"  
I would like Opus Hamilton to contact Grant Irvine who has a consultant working of conceptual improvements for the Highway 97A corridor through Enderby. They should contact [Grant.Irvine@gov.bc.ca](mailto:Grant.Irvine@gov.bc.ca) or 250-828-4997 to inquire about potential impact this development may have on the network because 1<sup>st</sup> Ave. has been identified as a key intersection in MoT's study. We talked to Grant Irvine before we wrote the report and have talked to him again to confirm that First Ave and Hwy 97A has been confirmed as a future "permanent access" point but is not part of the hwy planning study through Enderby at this time.
- Page 5—Figure 4: It would be nice to see good road connection between 2<sup>nd</sup> and 1<sup>st</sup> Avenue which would in turn enhance the community interconnectivity. There is currently a physical roadway connection between First and Second Avenues which will likely remain.
- Growth Rate: I am not in agreement of using a 2.0% growth rate for this site. I would like to ask the consultant to justify the use of this rate based on historical data. For your convenience, I have enclosed a copy of volumes summary from our perm-count location—4.0 km north of Armstrong. I would like to know consultant's methodology of calculating future volumes whether they are using compounding method or trend line method. A simple mathematical representation would suffice. Based on the traffic counts supplied, we will change the traffic growth rate from 2% to 2.5% to reflect future increases based on the highway traffic over the past 10 years.
- SADT Factor: The site under study has been identified as 'seasonal' which has a different adjustment factor than the one Opus has used. Also, I have enclosed a copy of 2006 factors which states that for a seasonal site, adjustment factor for the month of November should be 1.782. We will make the required correction in our calculations to reflect the seasonal correction of 1.782
- Table 2—Residential Land Use Types: How this land use type is controlled? Is there any zoning guideline from the City of Enderby which indicates the actual number of units for each type of land-use? If not, I would ask the consultant to use the worst case scenario. Their report needs to assess the

highest level of trip generation allowed in zoning. Typically for similar traffic impact studies in the Okanagan we use traffic generation rates based on current land uses in the area and on the developer's marketing plans. Using the "worst case" scenario is not usually applied. In this case we will make the changes to the analysis to reflect single family homes at a 1.01 generation rate, however it is very unlikely that will be the occupancy of all the homes..

- Page 11—Section 3.3: Trip Distribution and Assignment diagrams have wrong captions—they should be reversed. We will make the correction
- Directional Split: Once again no rationale for the use of their assigned splits. I would like to see their actual count added in the appendix to revised report. We don't normally add bulk to the report by including the actual hand counts, but do keep them on record for future review and reference. We do show the peak hour results in the report. In this study case there are very few residences that take access at First and Second Ave., so it is not advisable to use single digit numbers to determine future traffic splits. It was assumed that half (50%) of the residents would be have Armstrong and Vernon as their origin/destination and the other half will come and go to points west and north, namely Enderby and Salmon Arm. The Ministry, City or NORD do not have any other information to base the traffic distribution. The splits may change significantly after the fourth intersection leg is built to connect to Vernon Street
- Page 12—Section 4.0: A right and left turn lane is assumed on 1<sup>st</sup> Avenue, who is going to build this? It is not clear if this is the responsibility of the developer. Left and right turn lanes are not planned nor funded by MoT; therefore, unless developer is going to build, TIS needs to confirm analysis without those lanes. We will redo the analysis without the additional approach lane on First Avenue and assume 1 lane as it is at present.
- Traffic Signal Analysis: I would like to see warrant analysis to confirm that warrants not met or have the entire discussion about traffic signals removed from the study. We will delete the discussion about the traffic signals which is probably premature at this time because of the future connections to Vernon Street and Gunter-Ellison Road will have a significant traffic impact on this intersection that will require further analysis
- I did not see any discussion about internal city roads and how their development's road network fits into the City's OCP. We did illustrate and discuss the connections to future subdivisions, however we will try to make it more clear
- There is no discussion about safety in the report. Are there any existing issues that need to be addressed? Please let me know if I can be of any assistance in providing HAS data. We have not been provided with any collision data for the study intersection. The HAS collision analysis may be more appropriate as part of the larger review of Hwy 97A operations through the City of Enderby. Any current traffic operation or safety problems are not as a result of the proposed subdivision.
- It would be nice to have a recommendation section added to the report stating what offsite and onsite improvements are needed. Although, only 1<sup>st</sup> Ave. is required to be looked at from a capacity perspective but safety review and impacts of any proposed off site improvements should be extended further to the north, perhaps to King Ave. Generally it is beyond the scope of a basic Traffic Impact Study (TIS) to carry out safety analysis for an adjacent corridor. It is very unlikely that the low volumes of traffic generated by the proposed subdivision will create measureable impacts on the surrounding street network. The City of Enderby does not have a current traffic or transportation plan to reflect future growth of the community, therefore it is difficult to assess a wider network than the First Ave intersection identified for a detailed analysis.

- Al Popoff, Feb 13, 2008

Please feel free to call if you need any clarification.

Thanks

Faisal M. Siddiqui  
Traffic EIT  
Ministry of Transportation  
Southern Interior Region  
231-447 Columbia Street  
Kamloops BC V2C 2T3  
Office:(250) 371-3840  
Cell: (250) 320-8233  
Faisal.Siddiqui@gov.bc.ca

-----Original Message-----

From: Cross, Graeme D TRAN:EX  
Sent: January 10, 2008 2:37 PM  
To: Siddiqui, Faisal TRAN:EX  
Subject: FW: Draft Traffic Study Richardson Subdivision

-----Original Message-----

From: Jones, Terry TRAN:EX  
Sent: December 14, 2007 8:49 AM  
To: Cross, Graeme D TRAN:EX  
Cc: Irvine, Grant M TRAN:EX  
Subject: FW: Draft Traffic Study Richardson Subdivision

Graeme

For your review and comments.

Thanks,

Terry

-----Original Message-----

From: Al Popoff [mailto:al.popoff@opushamilton.ca]  
Sent: Thu, December 13, 2007 1:53 PM  
To: 'Steve Noakes'; Jones, Terry TRAN:EX; kk@ardaconsultants.com; enderbypwks@sunwave.net  
Subject: Draft Traffic Study Richardson Subdivision

Seasons Greetings

Attached is a draft copy of the Traffic Review for the Richardson Subdivision in Enderby prepared by Opus Hamilton.

Please review the report and get back to me if you have any comments or questions. We plan to finalize the report early in the New Year, so your early feedback would be appreciated.

Al J Popoff  
Senior Consulting Engineer  
Opus Hamilton Consultants Ltd  
Email al.popoff@opushamilton.ca  
Tel 250 868 4925, Fax 250 868 4923  
<http://www.opushamilton.ca>  
Suite 255-1715, Dickson Avenue, Kelowna  
British Columbia, Canada V1Y 9G6

## Chernenkoff, Tom TRAN:EX

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**From:** Chernenkoff, Tom TRAN:EX  
**Sent:** July 4, 2007 3:48 PM  
**To:** 'Steve Noakes'  
**Subject:** RE: YOur File 19172

Hi Steve,

As this proposal does not abut the R/W of Hwy. 97A no formal endorsement by this Ministry is required.

Tom Chernenkoff  
District Development Technician  
Okanagan Shuswap Highways District  
Ph. (250) 503-3609 Fax (250) 503-3631

Tom.Chernenkoff@gov.bc.ca

-----Original Message-----

From: Steve Noakes [mailto:Steve.Noakes@NORD.CA]  
Sent: July 3, 2007 11:57 AM  
To: Chernenkoff, Tom TRAN:EX  
Subject: YOur File 19172

Hi Tom

You recently responded to a subdivision referral in the City of Enderby and I think that your file is 19172.

The property is not adjacent to Highway 97A but is in close proximity and the Highway will provide access for the proposed 129 lots. I will be requiring a traffic impact analysis for the development.

My question is, does the Ministry have to endorse the plan of subdivision???

Thanks

Steve Noakes  
Planner / Approving Officer  
Regional District of North Okanagan  
Phone (Direct) 250 550-3737 Fax 250 550-3701  
steve.noakes@nord.ca  
www.nord.ca

## Chernenkoff, Tom TRAN:EX

---

**From:** Steve Noakes [Steve.Noakes@NORD.CA]  
**Sent:** July 3, 2007 11:57 AM  
**To:** Chernenkoff, Tom TRAN:EX  
**Subject:** YOur File 19172

Hi Tom

You recently responded to a subdivision referral in the City of Enderby and I think that your file is 19172.

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My question is, does the Ministry have to endorse the plan of subdivision???

Thanks

Steve Noakes  
Planner / Approving Officer  
Regional District of North Okanagan  
Phone (Direct) 250 550-3737 Fax 250 550-3701  
steve.noakes@nord.ca  
www.nord.ca

**Warwick, John TRAN:EX**


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**From:** Cross, Graeme D TRAN:EX  
**Sent:** November 8, 2007 8:09 AM  
**To:** Jones, Terry TRAN:EX  
**Cc:** Chernenkoff, Tom TRAN:EX; Warwick, John TRAN:EX; Siddiqui, Faisal TRAN:EX  
**Subject:** RE: 02-13-19172 (Richardson subdivision in Enderby)  
**Attachments:** TERMS OF REFERENCE.DOC

Terry.

In the email that you sent on Oct 24 on this development with the layout, the TOR weren't included – perhaps I just missed it in another email... Nevertheless, I got a copy from Hamilton & Associates and have copied it in this email to be sure we're talking about the same document. I am thinking of having our EIT Faisal Siddiqui review this report when it arrives so I have copied him on the email.

A few comments:

- The size of 127 units is on the threshold for requiring a Traffic Impact Study so a simplified study looking at targeted items would be acceptable if you prefer this.
- The 50% buildout horizon at 2012 can be omitted, just the base conditions year, full buildout and 5 years after horizons will suffice.
- I would like to see a comment on safety in the report, whether there are any existing issues to address.
- Need to clarify geographic scope of study. Seems that only 1<sup>st</sup> Ave is proposed. A suggestion to propose (I am open to ideas on this); only 1<sup>st</sup> Ave is required to be looked at from a capacity perspective but safety review and impacts of any proposed off site improvements to extend to the north to King Ave?
- Would like to see how the development's road network fits into the City's OCP. Including addressing future plans to potentially connect 1<sup>st</sup> Ave to Vernon Street, Princess Street, and other network roads to the north.
- Accommodations for vulnerable (pedestrians, cyclists) users need to be included in the development plan.
- The engineer should be aware that Grant Irvine has a consultant working of conceptual improvements for the Highway 97A corridor through Enderby. They should contact [Grant.Irvine@gov.bc.ca](mailto:Grant.Irvine@gov.bc.ca) or 250-828-4997 to inquire about potential planned but unfunded impacts if any at this point.

Have a great day!

**GRAEME CROSS, P.Eng.**  
**Ministry of Transportation - Southern Interior Region**  
 T: (250) 828-4342 C: (250) 320-0337 F: (250) 828-4083  
[Graeme.Cross@gov.bc.ca](mailto:Graeme.Cross@gov.bc.ca)

-----Original Message-----

**From:** Jones, Terry TRAN:EX  
**Sent:** October 24, 2007 10:16 AM  
**To:** Cross, Graeme D TRAN:EX  
**Cc:** Chernenkoff, Tom TRAN:EX; Warwick, John TRAN:EX  
**Subject:** 02-13-19172 (Richardson subdivision in Enderby)

14/11/2007

Graeme,

Some background information for you to assist with your review of the proposed Terms of Reference.

Terry Jones  
Senior District Development Technician  
Ministry of Transportation  
Okanagan Shuswap District  
Phone Vernon 250-503-3606 Salmon Arm 250-833-3373  
Fax Vernon 250- 503-3631 Salmon Arm 250-833-3380

-----Original Message-----

From: Steve Noakes [mailto:Steve.Noakes@NORD.CA]  
Sent: Tue, October 23, 2007 4:53 PM  
To: Jones, Terry TRAN:EX  
Cc: Anthony Clayton  
Subject: Richardson subdivision in Enderby

Terry

I have been requested by Opus Hamilton Consultants to forward some information regarding the Richardson subdivision in Enderby.

Attached is a copy of the latest subdivision plan, a copy of the Preliminary Layout Review and a copy of the subdivision referral received from the Vernon MoT office.

All information is provided to assist in your review of the traffic impact study terms of reference.

Please note that the subdivision plan is currently being reviewed as well as the terms of reference for the traffic impact study.

If you have any questions, please call.

Regards,

Steve Noakes  
Planner / Approving Officer  
Regional District of North Okanagan  
Phone (Direct) 250 550-3737 Fax 250 550-3701  
steve.noakes@nord.ca  
www.nord.ca

-----Original Message-----

From: Copier  
Sent: Tuesday, October 23, 2007 3:55 PM  
To: Steve Noakes  
Subject: Attached Image



## Warwick, John TRAN:EX

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**From:** Jones, Terry TRAN:EX  
**Sent:** October 24, 2007 10:16 AM  
**To:** Cross, Graeme D TRAN:EX  
**Cc:** Chernenkoff, Tom TRAN:EX; Warwick, John TRAN:EX  
**Subject:** 02-13-19172 (Richardson subdivision in Enderby)

**Attachments:** 0835\_001.pdf; 07-0351-END-SUB - RICHARDSON - Sub PLR LTr.doc



0835\_001.pdf (807-0351-END-SU  
MB) - RICHARDSON -

Graeme,

Some background information for you to assist with your review of the proposed Terms of Reference.

Terry Jones  
Senior District Development Technician  
Ministry of Transportation  
Okanagan Shuswap District  
Phone Vernon 250-503-3606 Salmon Arm 250-833-3373 Fax Vernon 250- 503-3631 Salmon Arm 250-833-3380

-----Original Message-----

From: Steve Noakes [mailto:Steve.Noakes@NORD.CA]  
Sent: Tue, October 23, 2007 4:53 PM  
To: Jones, Terry TRAN:EX  
Cc: Anthony Clayton  
Subject: Richardson subdivision in Enderby

Terry

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Regards,

Steve Noakes  
Planner / Approving Officer  
Regional District of North Okanagan  
Phone (Direct) 250 550-3737 Fax 250 550-3701  
steve.noakes@nord.ca  
www.nord.ca

-----Original Message-----

From: Copier

Sent: Tuesday, October 23, 2007 3:55 PM  
To: Steve Noakes  
Subject: Attached Image

## AGENCY REFERRAL

13 - 19172

THIS SUBDIVISION APPLICATION MAY BE CIRCULATED TO THE FOLLOWING AGENCIES FOR THEIR COMMENTS:

Municipal Office Copy  
Public Works Superintendent  
Deputy Approving Officer  
Municipal Planner  
B.C. Hydro  
Telus (Outside Engineering Department)  
Terasen Gas  
Cable TV Company  
Improvement District  
M.O.T.  
I.H.A.

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Parks and Recreation Department  
Regional Protective Services Officer  
Ministry of Forests  
Ministry of Environment  
B.C. Assessment Authority  
Canada Post  
Archeological Sites Branch  
Adjacent Local Government  
Heritage Branch  
Other:

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AGENCIES RECEIVING A COPY OF THIS PROPOSED SUBDIVISION ARE HEREBY REQUESTED TO PROVIDE COMMENTS TO MR. STEVE NOAKES, APPROVING OFFICER, CITY OF ENDERBY, C/O REGIONAL DISTRICT OF NORTH OKANAGAN, 9848 ABERDEEN ROAD, COLDSTREAM, B.C. V1B 2K9, OR FAX TO (250) 550-3701.

IF WE DO NOT RECEIVE A REPLY FROM YOUR OFFICE BY JUNE 15, 2007, WE WILL ASSUME THAT YOU DO NOT HAVE A PROBLEM WITH THE PROPOSED SUBDIVISION.

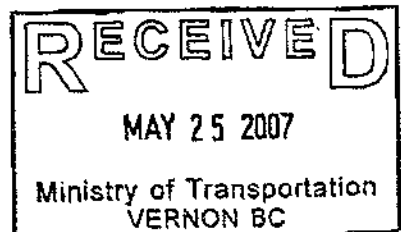
## COMMENTS:

THIS MINISTRY HAS NO OBJECTIONS, IN PRINCIPLE,  
TO THE PROPOSED SUBDIVISION, HOWEVER, HAS  
CONCERNS ABOUT THE AMOUNT OF NEW  
TRAFFIC THAT WILL BE ENTERING  
ON TO HWY. 97A VIA 1ST & 2ND AVENUE.  
RECOMMEND A TRAFFIC IMPACT ANALYSIS.

TOM CHERNENKOFF DEV APP TECH  
NAME (please print) POSITION

503-3609  
PHONE NO.

Municipal Office File No. \_\_\_\_\_

R.D.N.O. File No. 07-0351-END-SUB

R.D.N.O. FILE No. 07-0351-END-SUB  
PID No.: 012-955-868 [F]\  
026-652-536

July 3, 2007

Wil & Wendy Richardson  
201 Francis Drive  
Enderby, BC V0E 1V1

Dear Mr. & Mrs. Richardson:

***Re: Proposed Subdivision of That Part of DL 150, shown on amended Plan B1064 (DD 257637F); KDYD, except: [1] Plans 6200 and 17523 [2] Part outlined in Red on Plan B6558 AND Lot 1, Section 22, Township 18, Range 9, W6M, KDYD, Plan KAP80826, located at 402 Princess Street & 201 Francis Drive***

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A preliminary layout review has been carried out with respect to your proposed one hundred twenty-seven (127) lot subdivision of the above-described properties. I wish to advise you that you or your agent should now attend to the following matters before submitting your final survey plan to this office for my approval pursuant to the provisions of the Land Title Act.

Prior to final approval of your subdivision I will require the following.

1. A Professional Engineers site grading plan shall be prepared to show final grading of the site after road construction, driveway construction and grading on each proposed lot. The site grading plan shall include a plan showing existing contours and a plan showing the extent of cut and fill operations required for the construction of a typical residence, access driveways and public roads. Elevations shall be provided at all points of change of grade. The site grading plan shall be approved by the Public Works Superintendent **before any site grading work is undertaken on the subject property.**
2. A geotechnical report must be prepared for the subject properties to identify any hazard that may exist in the area of the proposed lots with respect to potential rockfall, landslip, etc. In addition the report must identify any surface or sub-surface groundwater flows that may result in flooding to downstream properties if and when the subject properties are developed.

.../2

3. A storm water management plan must be prepared for the subject properties to address storm water management on-site as well as off-site storm water capacity.
4. A sanitary sewer system study must be prepared to determine if the City of Enderby sanitary sewer system has the capacity to accept the sewage flows for this development.
5. A water supply study must be prepared to determine if the City of Enderby community water system has the capacity to provide water supply for this development.
6. Provision of a report on corrosion protection for in ground infrastructure located in on site hot soil areas to the satisfaction of the Public Works Superintendent.
7. A traffic impact analysis must be prepared to determine the additional traffic volumes and the ability of the existing road infrastructure to safely accept the traffic. The report must review the City of Enderby road network as well as the intersection with Highway 97A. This report must be submitted to both the City of Enderby and the Ministry of Transportation for approval. Any upgrade to the City of Enderby roads or Highway 97A identified in the report will be required as a condition precedent to final subdivision approval.
8. Provision of road access from Highway 97A to the subject properties meeting the local street standards of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000.
9. Compliance of all lots with the minimum lot area and minimum lot frontage requirements of the Residential Single Family Zone (R.1) of the City of Enderby Zoning Bylaw No. 966. The minimum lot area is 560 square metres and the minimum lot frontage is 18 metres. Please refer to Section 1201.1 of Zoning Bylaw No. 966 for additional lot frontage requirements for corner lots and irregularly shaped lots. If a waiver of lot frontage is required to be issued by City of Enderby Council, please contact Greg Routley, City of Enderby Planner at the Regional District office, 550-3734 for further information regarding the application and process.
10. Pursuant to the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 the following is required :
  - a. Proof of connection of all lots with the City of Enderby community water system.
  - b. Proof of connection of all lots with the City of Enderby community sewer system.
  - c. Provision of a storm drainage system to service all lots.
  - d. Provision of curbs, gutters and sidewalks.
  - e. Provision of ornamental street lights to provide the minimum level of illumination.
  - f. Provision of underground power, telephone and cablevision service to all lots.

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All of the above servicing requirements must comply with the standards contained within the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000. You will need to retain a professional engineer experienced in subdivision design to prepare engineering drawings, inspect and certify the construction and provide as built drawings to the satisfaction of City of Enderby Public Works Superintendent.

11. Dedication and construction of the collector road, meeting the standards of a 25 metre wide collector road contained in the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, in a location suitable to provide for future extension to lands beyond.
12. Provision of roads within the subdivision meeting the local road standards contained in the City of Enderby Subdivision Servicing and Development Bylaw No. 1278. In this regard the maximum cul de sac length is 150 metres. The two most westerly cul de sac roads must be eliminated and the full 18 metre wide local roads must be extended to the boundaries of the subject properties to provide access to lands beyond. Temporary turn arounds must be constructed to the satisfaction of the Public Works Superintendent. The southern terminus of these roads must be provided with concrete vehicle barricades to prohibit vehicle access and fenced to prohibit pedestrian trespass onto the Enderby Indian Reserve No. 2.
13. Dedication of parkland in accordance with Section 941 of the Local Government Act and Section 16 of the City of Enderby Official Community Plan Bylaw No. 1171. This parkland dedication will consist of the 9 metre wide greenway over a portion of the B.C. Hydro right of way as well as the "tot lot" noted in the Official Community Plan located adjacent to the west boundary of Lot 1 Plan KAP80826. Those lands dedicated as parkland must be given lot numbers and title must be transferred to the North Okanagan Regional District. A letter of undertaking from your solicitor to transfer the parkland to the Regional District is required as well as suitably worded Section 219 covenant to restrict the use of the lands to parks use only. Pedestrian access to the "tot lot" to be provided by a blanket statutory right of way over Lot 1 Plan KAP80826.
14. Provision of walkways in locations suitable to the Public Works Superintendent in accordance with Section 2.3.7 of Schedule 'A' of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278.
15. Approval, in writing, of B.C. Hydro, Telus and cable provider will be required with respect to their works and services. In this regard, attached is a letter dated June 26, 2007 from B.C. Hydro for your information and action. Please contact Kim Wagner of B.C. Hydro for any further details.

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16. The City of Enderby must provide the undersigned with confirmation of payment of all current assessed taxes for the subject property.
17. The City of Enderby must provide the undersigned with confirmation of payment of all applicable fees, including application fees, development cost charge fees and inspection fees to the City of Enderby.
18. If you elect to proceed with your proposed plan of subdivision given the need to fulfil the above-described conditions then you may, upon completion of those conditions, submit your final plan to this office for approval pursuant to the provisions of the Land Title Act. The Plan must be prepared by a British Columbia Land Surveyor. **In this regard, please have your surveyor provide this office with the final survey plan on a 3½" floppy disk (AutoCad).**

**This review is valid for only one (1) year from the date of this letter provided that there are no changes in legislation, regulations, or bylaws, in which case alterations to this review may be required to comply with the new legislation, regulations, or bylaws.**

**If a request for an extension to this PLR is submitted to this office, in writing, prior to the expiration of the one (1) year period discussed above then an extension may be granted for a further one hundred and eighty (180) days.**

**It is now your responsibility to fulfil the conditions of this review in order to obtain final approval of the subdivision plan.**

**Some of the above described conditions may be able to be varied by separate application to the City of Enderby for council decision.**

If you have any questions regarding any of the above matters, or if you require further assistance, please do not hesitate to contact the undersigned at 550-3737.

Yours truly,

Steve Noakes  
Approving Officer  
/ab

Enc.

cc: Maggie Knox, Administrator  
Darwyn Kutney, Public Works Superintendent  
Greg Routley, Planner  
Terasen Gas  
Telus  
B.C. Hydro  
B.C.A.A.



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13 - 19172

THIS SUBDIVISION APPLICATION MAY BE CIRCULATED TO THE FOLLOWING AGENCIES FOR THEIR COMMENTS:

Municipal Office Copy  
Public Works Superintendent  
Deputy Approving Officer  
Municipal Planner  
B.C. Hydro  
Telus (Outside Engineering Department)  
Terasen Gas  
Cable TV Company  
Improvement District  
M.O.T.  
I.H.A.

Parks and Recreation Department  
Regional Protective Services Officer  
Ministry of Forests  
Ministry of Environment  
B.C. Assessment Authority  
Canada Post  
Archeological Sites Branch  
Adjacent Local Government  
Heritage Branch  
Other:

ent Spallonechen  
Indian Bard

AGENCIES RECEIVING A COPY OF THIS PROPOSED SUBDIVISION ARE HEREBY REQUESTED TO PROVIDE COMMENTS TO MR. STEVE NOAKES, APPROVING OFFICER, CITY OF ENDERBY, C/O REGIONAL DISTRICT OF NORTH OKANAGAN, 9848 ABERDEEN ROAD, COLDSTREAM, B.C. V1B 2K9, OR FAX TO (250) 550-3701.

IF WE DO NOT RECEIVE A REPLY FROM YOUR OFFICE BY **JUNE 15, 2007**, WE WILL ASSUME THAT YOU DO NOT HAVE A PROBLEM WITH THE PROPOSED SUBDIVISION.

COMMENTS:

THIS MINISTRY HAS NO OBJECTIONS, IN PRINCIPLE, TO THE PROPOSED SUBDIVISION, HOWEVER, HAS CONCERNS ABOUT THE AMOUNT OF NEW TRAFFIC THAT WILL BE ~~RESTRICTED~~ TO ENTERING ON TO HWY. 97A VIA 1ST & 2ND AVENUE. RECOMMEND A TRAFFIC IMPACT ANALYSIS.

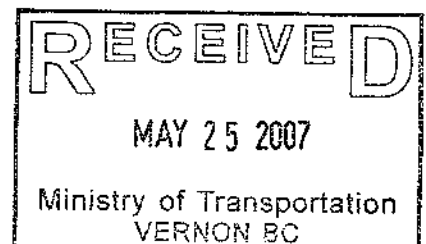
TOM CHERNENIKOFF DEV APP TECH  
NAME (please print) POSITION

503-3609  
PHONE NO.

JUNE 25/07

Municipal Office File No. \_\_\_\_\_

R.D.N.O. File No. **07-0351-END-SUB**





**CITY OF ENDERBY**

**RECEIVED**

MAY 17 2007

**APPLICATION FOR SUBDIVISION APPROVAL**

Street Address: 619 Cliff Avenue

Phone: 250-838-7230

Fax: 250-838-6007

REGIONAL DISTRICT OF  
NORTH OKANAGAN  
Mailing Address: Box 400

Enderby, B. C.  
V0E 1V0

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Page 32 of 49 to/à Page 33 of 49

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October 12, 2007

Our File: H-01601.PP

**TERMS OF REFERENCE– RICHARDSON SUBDIVISION,  
TRAFFIC IMPACT ASSESSMENT, ENDERBY, BC**

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Page 35 of 49 to/à Page 36 of 49

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- for sub file.  
- SN should see.

OPUS HAMILTON

07-0351-ENJ-SUB.

February 19, 2008

Our File: H-08323.00

Mr. Wil Richardson  
201 Francis Drive  
Enderby, BC  
V0E 1V1

RECEIVED  
FEB 20 2008  
HAMILTON  
10:11 AM

WILLIAM RICHARDSON  
HAMILTON

Dear Mr. Richardson:

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Page 38 of 49 to/à Page 49 of 49

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