

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

Application No.: 2022-01350**Application Type:** Subdivision Application**Submitted Date:** 2022/04/05**Application Sub Type:** Conventional**Applicant File No.:** 12151 Gallup / 0819038 BC Ltd.**Bylaw No.:****Project Description:** Subdivision to create 12 residential building lots accessed by a common lot access route.**Other Information:** See project description letter attached**Parties**

Type	Name / Company	Phone #	Role
Applicant	Haworth, Richard - Haworth Development Consulting	(250) 342-1227	
Development Technician	Laura Branswell		
Owner / Company	0189038 BC Ltd.		
Owner / Company	Gallup, Terence Scott		

Locations

Location
Map: 1788994,556273 Lot 3, District Lot 4130, Kootenay District Plan 1339 Lizard Creek Road, Fernie Lot 2, District Lot 4130, Kootenay District Plan EPP102280 Lot 1, District Lot 4130, Kootenay District Plan EPP102280

Roads

Road - Comments

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
Print Referral Letter	Laura Branswell	Notification Sent	Apr 21, 2022 Apr 27, 2022
Print Referral Letter	Laura Branswell	Notification Sent	Apr 21, 2022 Apr 27, 2022
Print Referral Letter	Laura Branswell	Notification Sent	Apr 21, 2022 Apr 21, 2022
Provide Comments		(None)	Apr 21, 2022
Review Application	Laura Branswell	(None)	Apr 21, 2022

Agencies

Refer	Mandatory	Notify	Send Referral To	Type
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BC Hydro	Referral Agency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ktunaxa Lands and Resource Agency, Ktunaxa Nation Council	Referral Agency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Regional District of East Kootenay	Referral Agency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Shuswap Indian Band	Referral Agency

Field Notes:



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

**PERMISSION TO ACT
AS AN AGENT**

Region and area address: Rocky Mountain District

Cranbrook, BC

Provincial Approving Officer
Ministry of Transportation and Infrastructure

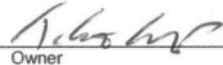
Date: 11 / 03 / 2022

I, Terence Scott Gallup, hereby give permission for Richard Haworth

to act as my agent on my behalf for the attached preliminary subdivision application. Any and all correspondence shall be sent to my agent.

Additional Comments:

LOT 3 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN 1339
PID: 011-751-690


Owner


Witness

11 / 03 / 22

Date

Richard Haworth

Agent

PO Box 223, Invermere,

Address

British Columbia

VOA 1K0

Postal Code

250-342-1227

Phone

Fax

richard@haworthconsulting.ca

E-mail

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, and it may be necessary for the ministry to provide this information to other agencies involved in the review and approval process. If you have any questions about the collection, use and disclosure of this information, contact District Development Technician at the nearest Ministry of Transportation and Infrastructure Office.

**The information in this application may be subject to disclosure
under the Freedom of Information and Privacy Act.**

Further information can be found at <http://www.gov.bc.ca/citz/iao/foi/submit/general/>



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Rocky Mountain District
Cranbrook, BC

Provincial Approving Officer
Ministry of Transportation

Date: 11 March 2022

File: _____

I, Scott Gallup hereby acknowledge that *the Environmental Management Act*, 2003, is effective as of March 31st, 2005.

Based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 (attached) of the regulations. Accordingly, I elect not to complete and submit a 'site profile', as outlined in Section 40.(1) of the *Act*.

I further acknowledge that this election does not remove any liability, which may otherwise be applicable under the legislation.

This letter is provided specifically only for the property legally described as:

LOT 3 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN 1339

PID: 011-751-690

Applicant/Agent

11 March 2022

Date

Witness



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

PERMISSION TO ACT AS AN AGENT

Region and area address: Rocky Mountain District

Cranbrook, BC

Provincial Approving Officer
Ministry of Transportation and Infrastructure

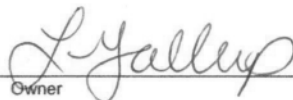
Date: 11 / 03 / 2022

I, Elisabeth Gallup, hereby give permission for Richard Haworth

to act as my agent on my behalf for the attached preliminary subdivision application. Any and all correspondence shall be sent to my agent.

Additional Comments:

LOT 3 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN 1339
PID: 011-751-690


Owner

11 / 03 / 22

Date


Witness

Richard Haworth
Agent

PO Box 223, Invermere,
Address

British Columbia

V0A 1K0
Postal Code

250-342-1227

Phone

Fax

richard@haworthconsulting.ca
E-mail

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Page 05 of 66 to/à Page 34 of 66

Withheld pursuant to/removed as

s.3

Tap to Download
22-03-11...p Subd.pdf
7.5 MB



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Rocky Mountain District
Cranbrook, BC

Provincial Approving Officer
Ministry of Transportation

Date: 11 March 2022

File: _____

I, Martin Vale hereby acknowledge that the *Environmental Management Act*, 2003, is effective as of March 31st, 2005.

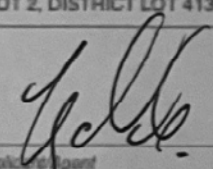
Based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 (attached) of the regulations. Accordingly, I elect not to complete and submit a 'site profile', as outlined in Section 40.1(1) of the Act.

I further acknowledge that this election does not remove any liability, which may otherwise be applicable under the legislation.

This letter is provided specifically only for the property legally described as:

LOT 1, DISTRICT LOT 4130, KOOTENAY DISTRICT PLAN EPP12280 PID: 031-446-922

LOT 2, DISTRICT LOT 4130, KOOTENAY DISTRICT PLAN EPP12280 PID: 031-446-931


Applicant

11 March 2022
Date


Witness



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

PERMISSION TO ACT
AS AN AGENT

Region and area address: Rocky Mountain District

Cranbrook, BC

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: 11 / 03 / 2022

I, Martin Vale, hereby give permission for Richard Haworth

to act as my agent on my behalf for the attached preliminary subdivision application. Any and all correspondence shall be sent to my agent.

Additional Comments:

LOT 1, DISTRICT LOT 4130, KOOTENAY DISTRICT PLAN EPP12280 PID: 031-446-922

LOT 2, DISTRICT LOT 4130, KOOTENAY DISTRICT PLAN EPP12280 PID: 031-446-931

Owner

11 / 03 / 22

Witness

Richard Haworth
Agent

PO Box 223, Invermere,
Address

British Columbia

V0A 1K0
Postal Code

250-342-1227
Phone

Fax

richard@haworthconsulting.ca
E-mail

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, and it may be necessary for the ministry to provide this information to other agencies involved in the review and approval process. If you have any questions about the collection, use and disclosure of this information, contact District Development Technician at the nearest Ministry of Transportation and Infrastructure Office.

The information in this application may be subject to disclosure
under the Freedom of Information and Privacy Act.

Further information can be found at <http://www.gov.bc.ca/citz/lao/foi/submit/general/>

5 April 2022

BC Ministry of Transportation
Rocky Mountain District
129 – 10th Avenue South,
Cranbrook, BC V1C 2N1

Attn: Laura Branswell
District Development Approvals Technician

**Re: Application for Subdivision, Lizard Creek Road, Fernie
Lot 3, District Lot 4130, Kootenay District Plan 1339
Lot 1, District Lot 4130, Kootenay District Plan EPP102280
Lot 2, District Lot 4130, Kootenay District Plan EPP102280**

MOTI File 2022-01350

Dear Ms. Branswell,

On behalf of our clients, Scott and Elisabeth Gallup and 0819038 BC Ltd., Haworth Development Consulting submit this application for subdivision.

The subject lands comprise three legal titles in the rural Fernie area of the Regional District of East Kootenay.

The legal description and particulars of the subject parcels are as follows:

PARCEL 1

PID: 011-751-690
Legal Description: Lot 3, District Lot 4130, Kootenay District Plan 1339
Property Address: 2389 Highway #3
Fernie, BC
Registered Owner: Terence Scott Gallup and Elisabeth Gallup
121 Elma Street
Okotoks, AB T1S 1J9
BC Assessment Roll: 22-701-03765.005
Size of Property: 16.5 ha (40.9 acre)
Existing Zoning: RDEK Elk Valley Zoning Bylaw
RR-2 Rural Residential (Small Holding)
RR-8 Rural Residential (Country)
Existing OCP Designation: RDEK Elk Valley Official Community Plan
LH Large Holdings
RR Rural Reserve
ALR Designation: Not in the ALR

PARCEL 2

PID: 031-446-922

Legal Description: Lot 1, District Lot 4130, Kootenay District Plan EPP102280

Property Address: Lizard Creek Road
Fernie, BC

Registered Owner: 0819038 BC Ltd.
5499 West Saanich Road
Victoria, BC V9E 1L7

BC Assessment Roll: 22-701-03765.005

Size of Property: 2.14 ha (5.29 ac)

Existing Zoning: RDEK Elk Valley Zoning Bylaw
RR-1 Rural Residential (Estate)

Existing OCP Designation: RDEK Elk Valley Official Community Plan
SH Small Holdings

ALR Designation: Not in the ALR

PARCEL 3

PID: 031-446-931

Legal Description: Lot 2, District Lot 4130, Kootenay District Plan EPP102280

Property Address: 2473 Lizard Creek Road
Fernie, BC

Registered Owner: 0819038 BC Ltd.
5499 West Saanich Road
Victoria, BC V9E 1L7

BC Assessment Roll: 22-701-03765.005

Size of Property: 2.14 ha (5.29 ac)

Existing Zoning: RDEK Elk Valley Zoning Bylaw
RR-1 Rural Residential (Estate)

Existing OCP Designation: RDEK Elk Valley Official Community Plan
SH Small Holdings

ALR Designation: Not in the ALR

Lot 3, NEP1339 includes a residential home and associated outbuildings. This lot is accessed from Highway #3 from an access shared with the property to the north (not part of subdivision). The property is serviced with an existing well and septic field. Lot 3 is split zoned, with the front of the lot recently rezoned to RR-2 while the rear of the lot, where the existing home is located, is zoned RR-8.

Lot 1 and Lot 2, EPP102280 are vacant. A previous subdivision to create these lots included the establishment of a reciprocal access easement. Access to these lots is over the shared easement from Lizard Creek Road. Each of the properties has a recently drilled well (August 2020) and a ROWP has confirmed suitability for septic although septic fields have not been constructed. This property is zoned RR-1.

We are seeking to subdivide a Lot 3, NEP1339 to create 5 residential building lots and subdivide Lot 1 and Lot 2, EPP102280 to create 7 residential building lots. All of these lots will be accessed from a Common Lot Access Route. The proposed common lot access will permit access Highway #3 via Lizard Creek Road. This access will eliminate the existing access to Lot 3, NEP1339 from the north of this property.

All lots are proposed to be serviced with a well and septic field (excepting the common lot).

Proposed Lot 5 does not meet the minimum required parcel area for a lot in the RR-8 zone. This parcel is proposed to be created in accordance with RDEK Elk Valley Zoning Bylaw clause 5.03(1)(e) which permits a parcel to be created if the subdivision is along a boundary line of a zone, provided the proposed parcels have the minimum usable site area required. This lot meets the requirements of this clause.

The resulting parcels will be described as follows:

Lot 2

Legal Description: Lot 2 and an undivided 1/9 share in Lot 1, District Lot 4130, EPP _____
Registered Owner: Terence Scott Gallup and Elisabeth Gallup
121 Elma Street
Okotoks, AB T1S 1J9
Size of Property: 2.0 ha (4.94 acre)
Existing Zoning: RR-2 Rural Residential (Small Holding)

Lot 3

Legal Description: Lot 3 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____
Registered Owner: Terence Scott Gallup and Elisabeth Gallup
121 Elma Street
Okotoks, AB T1S 1J9
Size of Property: 2.0 ha (4.94 acre)
Existing Zoning: RR-2 Rural Residential (Small Holding)

Lot 4

Legal Description: Lot 4 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____
Registered Owner: Terence Scott Gallup and Elisabeth Gallup
121 Elma Street
Okotoks, AB T1S 1J9
Size of Property: 2.0 ha (4.94 acre)
Existing Zoning: RR-2 Rural Residential (Small Holding)

Lot 5

Legal Description: Lot 5 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____
Registered Owner: Terence Scott Gallup and Elisabeth Gallup
121 Elma Street
Okotoks, AB T1S 1J9
Size of Property: 7.6 ha (18.7 acre)
Existing Zoning: RR-8 Rural Residential (Country)

Lot 6

Legal Description: Lot 6 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____

Registered Owner: Terence Scott Gallup and Elisabeth Gallup
121 Elma Street
Okotoks, AB T1S 1J9

Size of Property: 2.0 ha (4.94 acre)

Existing Zoning: RR-2 Rural Residential (Small Holding)

Lot 7

Legal Description: Lot 7 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____

Registered Owner: 0819038 BC Ltd.
5499 West Saanich Road
Victoria, BC V9E 1L7

Size of Property: 1.07 ha (2.63 acre)

Existing Zoning: RR-1 Rural Residential (Estate)

Lot 8

Legal Description: Lot 8 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____

Registered Owner: 0819038 BC Ltd.
5499 West Saanich Road
Victoria, BC V9E 1L7

Size of Property: 1.03 ha (2.54 acre)

Existing Zoning: RR-1 Rural Residential (Estate)

Lot 9

Legal Description: Lot 9 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____

Registered Owner: 0819038 BC Ltd.
5499 West Saanich Road
Victoria, BC V9E 1L7

Size of Property: 1.14 ha (2.83 acre)

Existing Zoning: RR-1 Rural Residential (Estate)

Lot 10

Legal Description: Lot 10 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____

Registered Owner: 0819038 BC Ltd.
5499 West Saanich Road
Victoria, BC V9E 1L7

Size of Property: 1.15 ha (2.85 acre)

Existing Zoning: RR-1 Rural Residential (Estate)

Lot 11

Legal Description: Lot 10 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____
Registered Owner: 0819038 BC Ltd.
5499 West Saanich Road
Victoria, BC V9E 1L7
Size of Property: 1.04 ha (2.57 acre)
Existing Zoning: RR-1 Rural Residential (Estate)

Lot 12

Legal Description: Lot 10 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____
Registered Owner: 0819038 BC Ltd.
5499 West Saanich Road
Victoria, BC V9E 1L7
Size of Property: 1.12 ha (2.77 acre)
Existing Zoning: RR-1 Rural Residential (Estate)

Lot 13

Legal Description: Lot 10 and an undivided 1/12 share in Lot 1, District Lot 4130, EPP _____
Registered Owner: 0819038 BC Ltd.
5499 West Saanich Road
Victoria, BC V9E 1L7
Size of Property: 1.28 ha (3.16 acre)
Existing Zoning: RR-1 Rural Residential (Estate)

There are non-financial charges registered on title of the subject properties as follows:

Lot 3, District Lot 4130, Kootenay District Plan 1339

- No charges registered

Lot 1, District Lot 4130, Kootenay District Plan EPP102280

- Statutory Right of Way – CA8236461 in favour of British Columbia Hydro and Power Authority
- Statutory Right of Way – CA8236462 in favour of Telus Communications Inc.
- Covenant – CA9090899 in favour of the Regional District of East Kootenay where the proposed source of water is groundwater.
- Covenant – CA9090903 in favour of the Regional District of East Kootenay restricting disturbance of those areas within the covenant area.
- Easement – CA9090905 in favour of Lot 2 permitting reciprocal access. See Plan EPP102420.

Lot 2, District Lot 4130, Kootenay District Plan EPP102280

- Statutory Right of Way – CA8236461 in favour of British Columbia Hydro and Power Authority
- Statutory Right of Way – CA8236462 in favour of Telus Communications Inc.
- Covenant – CA9090899 in favour of the Regional District of East Kootenay where the proposed source of water is groundwater.
- Covenant – CA9090903 in favour of the Regional District of East Kootenay restricting disturbance of those areas within the covenant area.
- Easement – CA9090906 in favour of Lot 1 permitting reciprocal access. See Plan EPP102420.

Required documentation to support this application has been uploaded to your e-Das system. The application fee (\$4550.00) will be paid through the eDAS system.

Please feel free to contact the undersigned at your convenience if you have any questions or require additional information regarding this application.

Sincerely,
Haworth Development Consulting Ltd.



Richard Haworth

Encl.

cc. *Scott Gallup*
 Martin Vale

Application Summary

eDAS File Number: 2022-01350

Subdivision Application:

Subdivision Type: Conventional **No. of Lots:** 13
Selected Office: Rocky Mountain District
Applicant File Number: 12151 Gallup / 0819038 BC Ltd.

Land Use:

Local Government: Regional District of East Kootenay
Property Zoning: RR-1, RR-2, RR-8
Existing Land Use: Acreage Residential **Intended Land Use:** Acreage Residential

Surrounding Land Use:

North:
Acreage Residential
South:
Acreage Residential
East:
Highway #3, Acreage Residential
West:
Managed Forest

Services:

Proposed Sewage Disposal: Septic Tank (if other)
Proposed Water Supply: Well (if other)

Location:

Order Location

Legal Description: Lot 1, District Lot 4130, Kootenay District Plan EPP102280
Legal Description: Lot 2, District Lot 4130, Kootenay District Plan EPP102280
Legal Description: Lot 3, District Lot 4130, Kootenay District Plan 1339
Map: 1788994,556273
Property Address: Lizard Creek Road, Fernie

Subdivision Application Details:

Required items include:

- ☒ An authorization letter from the owner if someone else, such as an agent, is applying on the owner's behalf
- ☒ Original plus five copies of a scaleable sketch plan of proposed layout.
The sketch must include the approximate grades and widths of roads and a design profile, preferably including a cross-section of the proposed road.
Properly engineered drawings will be required for final approval. The sketch should contain:
 - ☐ The date it was drawn
 - ☐ The scale
 - ☐ North arrow
 - ☐ Legal description of the property being subdivided, and its adjacent properties
 - ☐ Outline of the subdivision in red or heavy black line
 - ☐ All proposed lots, remainders, parks, rights of way, easements and roads showing dimensions and areas
 - ☐ Any existing property lines or roads proposed to be removed, closed or relocated
 - ☐ All steep banks or slopes exceeding 2 m high and all slopes of 25% or greater, within or adjacent to the proposal area
 - ☐ Location of existing buildings and structures on the property and adjacent properties within 30m of property boundaries
 - ☐ Location of any onsite water sources to be developed
 - ☐ Approximate location of all existing and proposed utility services
 - ☐ Existing access roads and other roads and trails on the property (state names of roads)
 - ☐ Site locations of the soil inspection test holes and the percolation tests on each parcel
 - ☐ Approximate extent of area available for sewage disposal surrounding the test holes

Application Summary

eDAS File Number: 2022-01350

- ☐ Approximate extent of area available for sewage disposal surrounding the test holes
- ☐ Location of sewage disposal system and wells on adjacent properties within 30 m of property boundaries
- ☒ One copy of the current State of Title Certificate so that property encumbrances can be checked
- ☒ Copies of any covenants, easements, rights-of-way or other charges registered against the title. These are available through the Land Title Office
- ☒ A copy of Contaminated Sites Profile form or Contaminated Sites declaration statement, duly completed and signed

Include these items as well, where applicable

- ☐ A copy of the Provincial Agricultural Land Commission application (if located within ALR). While a developer can apply for subdivision approval before he or she receives permission to proceed from the Agricultural Land Commission or the local government if it has been delegated the authority, the Provincial Approving Officer can only give approval if the property has cleared the Land Commission process in the meantime.
- ☐ One copy of any test required by the Regional Health Authority
- ☐ A Development Permit and plan where applicable.
- ☐ A copy of BC Assessment Authority Tax Notice showing property tax classification.

Attachments:

Filename	File Description	Classification
Corporate Summary.pdf	Corp Summary 0819038 BC	Document
TITLE-CA9090900-PID-031-	Legal Title	Legal Document
TITLE-CA9090901-PID-031-	Legal Title	Legal Document
TITLE-WX2175411-PID-011-	Legal Title	Legal Document
CA8236461.pdf	SRW - BC Hydro / Telus	Legal Document
CA9090899.pdf	Covenant - RDEK - Water	Legal Document
CA9090903.pdf	Covenant - RDEK - NO BUILD	Legal Document
CA9090905.pdf	Easement - Access	Legal Document
MOTI-H1275 - Elisabeth Ga	Agent Authorization - Gallup	Document
MOTI-H1275 - Scott Gallup	Agent Authorization - Gallup	Document
Site Profile Waiver - Gallup	Site Profile Lot 3	Document
22-04-05 Gallup Subd 1-1.p	Existing Conditions	Plan
22-04-05 Gallup Subd 1-2.p	Existing Conditions - Detail	Plan
22-04-05 Gallup Subd 1-3.p	Existing Conditions - Air Photo	Plan
22-04-05 Gallup Subd 2-1.p	Proposed Plan of Subdivision	Plan
22-04-05 Gallup Subd 2-2.p	Proposed Plan of Subdivision - Air Photo	Plan
22-04-05 Gallup 0819038 BC	Cover Letter / Project Description	Communication
Agent Authorization - Vale.p	Agent Authorization - 0819038 BC Ltd.	Design Drawing
Site Profile Waiver - Vale SK	Site Profile - 0819038 BC Ltd.	Document

Subdivision Application Project Details:

Project Description: Subdivision to create 12 residential building lots accessed by a common lot access route.

Other Information: See project description letter attached

Subdivision Application Parties:

Type	Name/Company	Address	Role
Applicant	Haworth, Richard - Haworth Development Consulting	203 926 7th Avenue PO Box 223, Invermere, BC V0A 1K0	
Owner	0189038 BC Ltd.	5499 West Saanich Road , Victoria, British Columbia V9E 1L7	
Owner	Gallup, Terence Scott	121 Elma Street , Okotoks, Alberta T1S 1J9	

Details

Sending Process: Generate and Email Subdivision Application Summary

Created:

Apr 05, 2022 04:06 PM

Server Error:

Sent:

Apr 05, 2022 04:07 PM

From: eDAS@gov.bc.ca

To: richard@haworthconsulting.ca

Subject: Application Submission Confirmation - File # 2022-01350

Message: Dear Richard Haworth

Your Subdivision application (2022-01350) has been received. You can access the file at <https://posse.th.gov.bc.ca/DAP/Default.aspx?PossePresentation=SubdivisionApplication&PosseObjectId=24065742&PossePane=Tasks>

Sincerely,

Rocky Mountain District
Development Approvals
(250) 426-1500
(250) 426-1523
RMDdevapp@gov.bc.ca

Attachments

Created	Date	Description
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Open	Apr 5, 2022	Application Submission
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[Save](#)

[Cancel](#)

Details

Sending Process: Generate and Email Provide Information Summary

Created:

Apr 06, 2022 08:02 AM

Server Error:

Sent:

Apr 06, 2022 08:02 AM

From: eDAS@gov.bc.ca

To: richard@haworthconsulting.ca

Subject: Information Submission Confirmation - File # 2022-01350

Message: Dear Richard Haworth

We have received information for your application having file number (2022-01350). You can access the file at <https://posse.th.gov.bc.ca/DAP/Default.aspx?PossePresentation=SubdivisionApplication&PosseObjectId=24065742&PossePane=Tasks>

Sincerely,

Rocky Mountain District
Development Approvals
(250) 426-1500
(250) 426-1523
RMDdevapp@gov.bc.ca

Attachments

Created	Date	Description
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Open	Apr 6, 2022	Appication Submission
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[Save](#)

[Cancel](#)



ALL DIMENSIONS IN METERS
CONTOUR INTERVAL 1.0 METERS



HAWORTH
Development Consulting

Box 223, Suite 205, 828 - 7th Avenue,
Vancouver, British Columbia V6B 1K2
T: 250.942.1227

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REVISIONS

REV.	DATE	DESCRIPTION

**GALLUP /
0819C38 BC LTD.
SUBDIVISION**

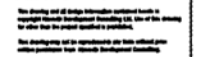
LEGALLY FILED BY:
REGISTERED SURVEYOR

SCALE	AS NOTED
DATE	5 APRIL 2022
DESIGNED FOR	SUBDIVISION
PROJECT NUMBER	1210
DESIGNED BY	DA
DESIGNED BY	DA

**PROPOSED PLAN OF
SUBDIVISION
- AIR PHOTO**

DRAWING NUMBER:

2.2



GALLUP /
0819038 BC LTD.
SUBDIVISION

Volume 1 no. 10 1998
 10 issues, content of 1997-1998

NAME	AS NAMED
DATE	1 APRIL 1968
IMPACT F-105	WILSONVILLE
PROJECT NUMBER	1704
SECTION OF	80
SPREAD OF	40

PROPOSED PLAN OF SUBDIVISION

SPONSOR NAME:

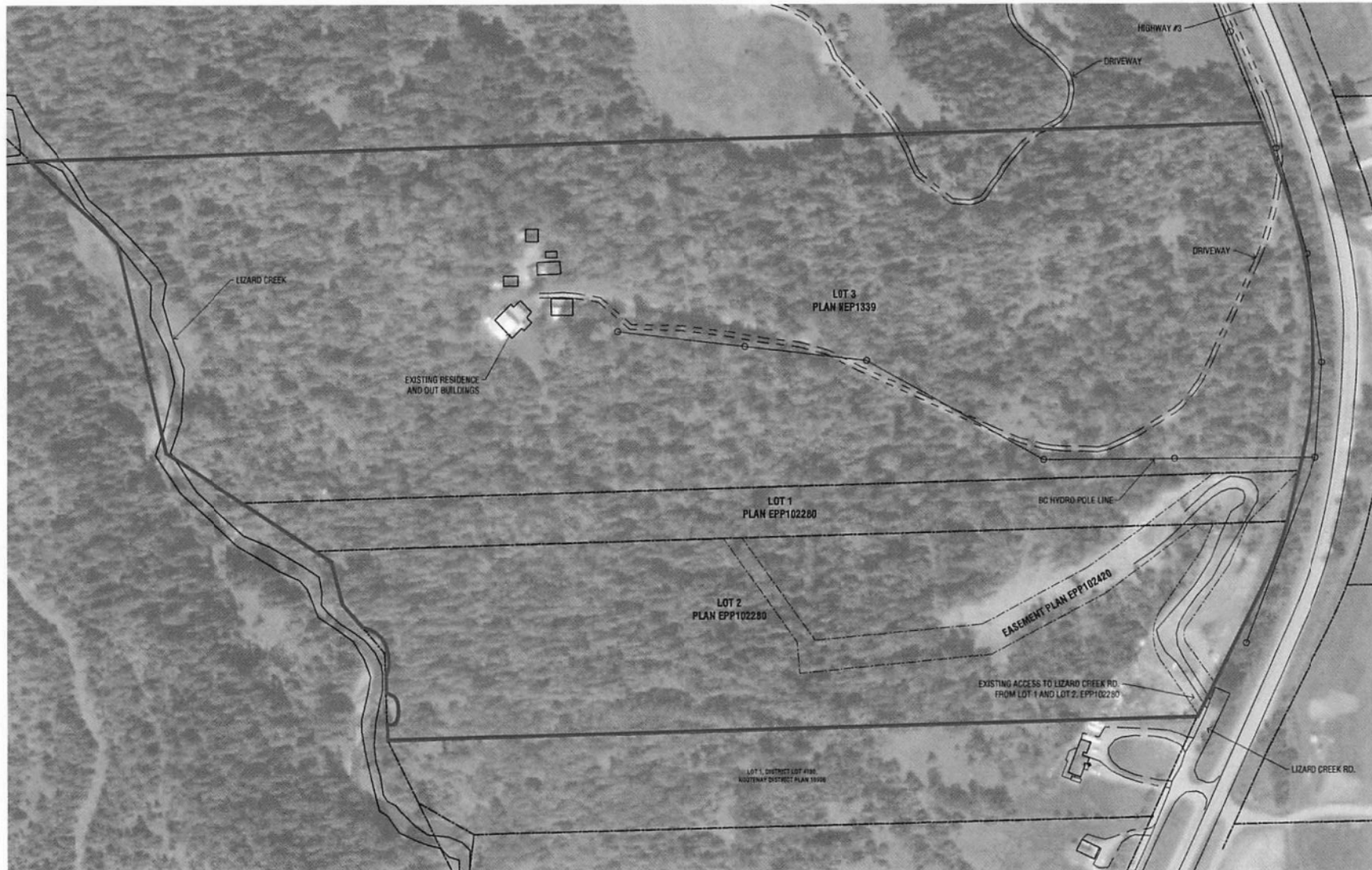
2.1



ALL DIMENSIONS IN METERS
CONTOUR INTERVAL 1.0 METERS

HAWORTH
Development Consulting

Box 229, Suite 201, 808 - 7th Avenue,
Vancouver, British Columbia V6A 1A2
T: 250.342.1227



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REVISIONS		
NO.	DATE	DESCRIPTION

**GALLUP /
0819038 BC LTD.
SUBDIVISION**

DRAWING DATA	
SCALE	AS SHOWN
DATE	1. 10.2012
DRAWN BY	ALISON HARRIS
CHECKED BY	DAVID HARRIS
DESIGNED BY	DAVID HARRIS
APPROVED BY	DAVID HARRIS

**EXISTING
CONDITIONS
AERIAL PHOTO**

CONTRIBUTOR: HAWORTH

HAWORTH Development Consulting

Box 223, Suite 203, 828 - 7th Avenue,
Vancouver, British Columbia V6B 1A2
T: 250.942.1227

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NO.	DATE	DESCRIPTION

GALLUP / 0819038 BC LTD. SUBDIVISION

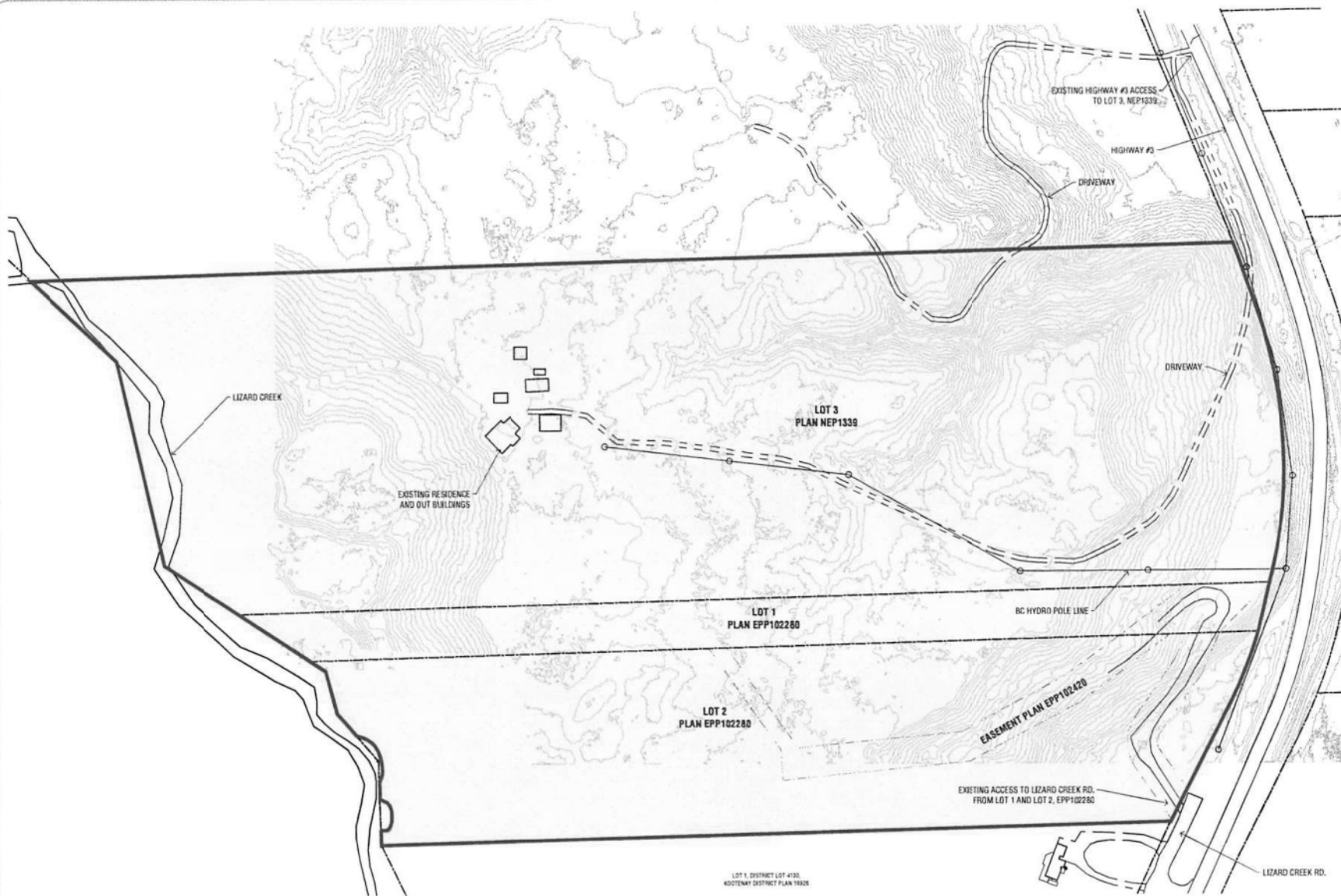
PREPARED BY: HAWORTH
REVISION: DISTRICT OF DAIRY KITCHEN

SCALE	AS NOTED
DATE	1 APRIL 2022
DRAWN BY:	W. HAWORTH
PROJECT NUMBER	12131
DESIGN BY:	HW
DRAWN BY:	HW

EXISTING CONDITIONS

DRAWING NUMBER

1.2



NOTE: TOPOGRAPHY DOES NOT ILLUSTRATE CONSTRUCTION
OF EXISTING COMMON LOT OR EASEMENT ACCESS ON LOT 1
AND LOT 2, EPP102280



ALL DIMENSIONS IN METERS
CONTOUR INTERVAL 1.0 METERS



PROPERTY SUMMARY

Legal Description:	Lot 3, District Lot 4130, Kootenay District Plan 1339 PID: 011-751-690	Legal Description:	Lot 1, District Lot 4130, Kootenay District Plan EPP102280 PID: 031-446-922	Legal Description:	Lot 2, District Lot 4130, Kootenay District Plan EPP102280 PID: 031-446-931
Municipal Address:	2389 Highway #3 Fernie, BC	Municipal Address:	Lizard Creek Road Fernie, BC	Municipal Address:	2473 Lizard Creek Road Fernie, BC
Registered Owner:	Terence Scott Gallup and Elisabeth Gallup 121 Elma Street Okotoks, AB T1S 1J9	Registered Owner:	0819038 BC Ltd. 5499 West Saanich Road Victoria, BC V8E 1L7	Registered Owner:	0819038 BC Ltd. 5499 West Saanich Road Victoria, BC V8E 1L7
Area:	16.55 ha (40.9 ac)	Area:	2.14 ha (5.29 ac)	Area:	6.79 ha (16.78 ac)
Zoning Designation:	RDEK Elk Valley Zoning Bylaw RR-2 Rural Residential (Small Holding) RR-8 Rural Residential (Country)	Zoning Designation:	RDEK Elk Valley Zoning Bylaw RR-1 Rural Residential (Estate)	Zoning Designation:	RDEK Elk Valley Zoning Bylaw RR-1 Rural Residential (Estate)
OCP Designation:	RDEK Elk Valley Official Community Plan LH Large Holdings RR Rural Reserve	OCP Designation:	RDEK Elk Valley Official Community Plan SH Small Holdings	OCP Designation:	RDEK Elk Valley Official Community Plan SH Small Holdings
ALR Designation:	Not in ALR	ALR Designation:	Not in ALR	ALR Designation:	Not in ALR
Zoning Authority:	Regional District of East Kootenay	Zoning Authority:	Regional District of East Kootenay	Zoning Authority:	Regional District of East Kootenay
Subdivision Authority:	Ministry of Transportation and Infrastructure Rocky Mountain District	Subdivision Authority:	Ministry of Transportation and Infrastructure Rocky Mountain District	Subdivision Authority:	Ministry of Transportation and Infrastructure Rocky Mountain District

GALLUP /
0819038 BC LTD.
SUBDIVISION

© 2000 Blackwell Science Ltd
Journal of Internal Medicine 247: 395–402

SCALE	42 MONTHS
DATE	1 APRIL 2000
PROJECT NAME	UNION
DESIGN BY	104
DESIGN BY	104

SITE CONTEXT

DISCUSSION



Legend

Labels

Archaeological Sites - Labels

Archaeology/Heritage

Archaeological Sites

- ☒ Registered
- ☒ Registry Candidate
- ☒ Decision Pending
- ☒ Federal Jurisdiction
- ☒ Legacy
- ☒ Recorded/Unprotected
- ☒ Cancelled Record

Historic Places – Formally Recognized

- ☒ Registered
- ☒ Registry Candidate
- ☒ Decision Pending
- ☒ Federal Jurisdiction
- ☒ Legacy
- ☒ Recorded/Unprotected
- ☒ Cancelled Record

Unreviewed Site Record Updates



Archaeology Administrative

Borden Grid

- ☐ Borden Grid

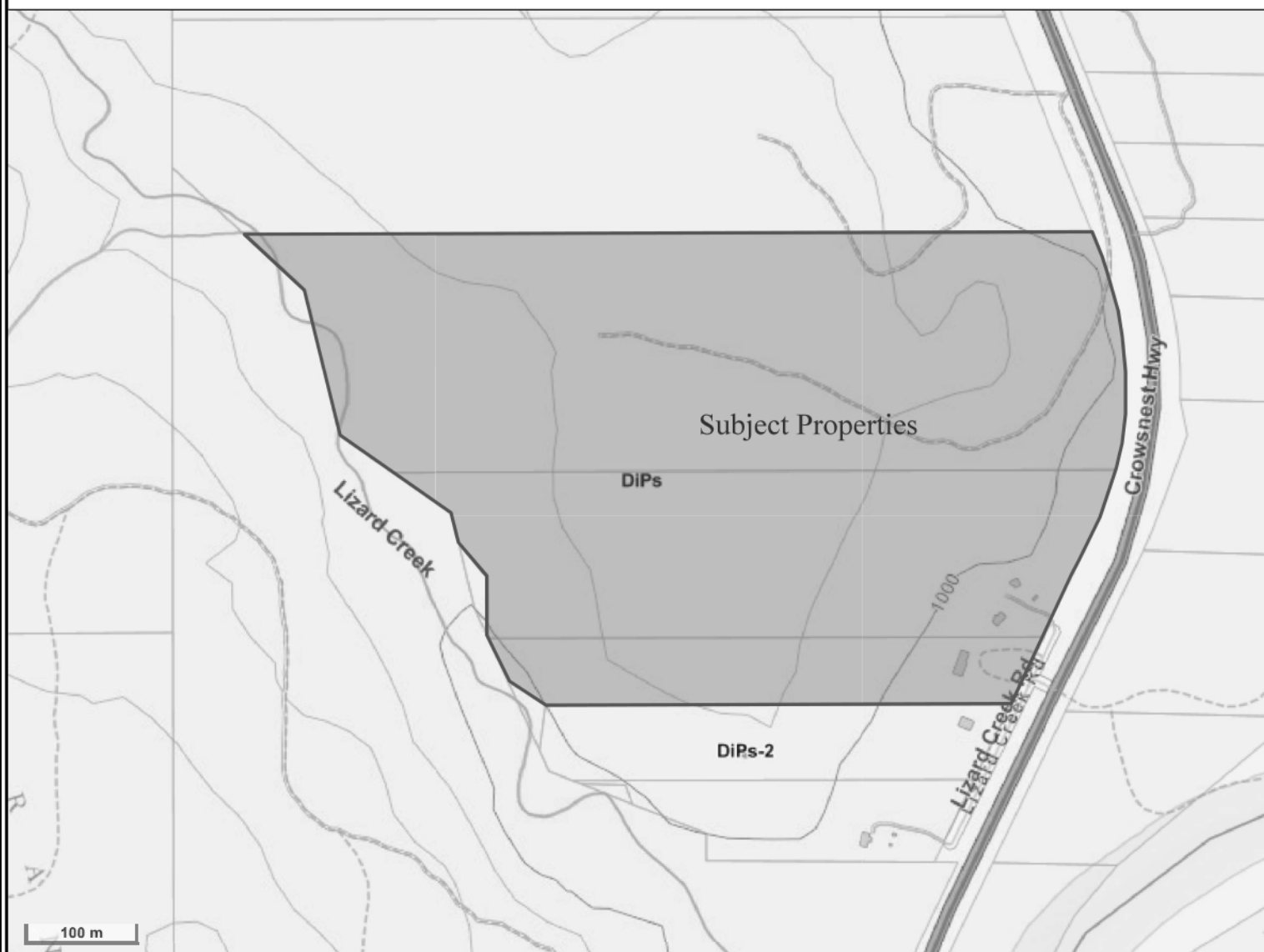
Archaeological Overview Assessments

Center: 49°28'32", -115°4'45"

Scale: 1 : 8464

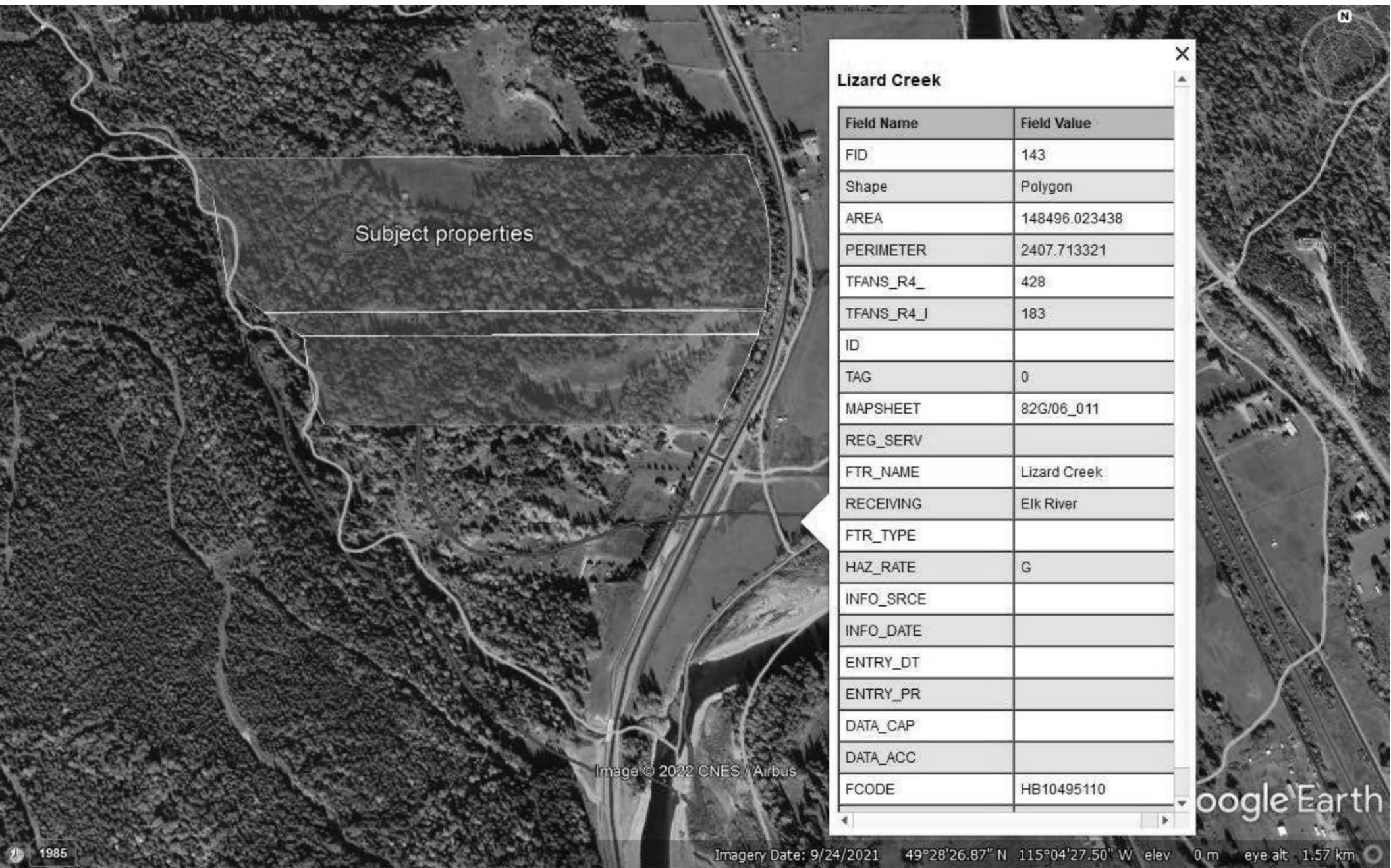
SRS: EPSG:3857

UTM Zone: 11



Archaeological sites are protected under the Heritage Conservation Act. Archaeological site location information is extremely sensitive. Authorized RAAD users may only present information to a third party or parties who have a need to know. The contents of this map must otherwise not be copied or redistributed without permission of the Archaeology Branch. Archaeological site location is dependent on the accuracy of the site record and the scale at which the site was recorded. It is possible that unknown and unrecorded archaeological sites exist within any area of interest. The Access to Provincial Archaeological Information Policy is available at https://www.for.gov.bc.ca/archaeology/requesting_archaeological_site_information/process.htm.

There are no sites within the subject properties. The nearest site is 45m to the south.



Subject properties

Lizard Creek

Field Name	Field Value
FID	143
Shape	Polygon
AREA	148496.023438
PERIMETER	2407.713321
TFANS_R4_	428
TFANS_R4_I	183
ID	
TAG	0
MAPSHEET	82G/06_011
REG_SERV	
FTR_NAME	Lizard Creek
RECEIVING	Elk River
FTR_TYPE	
HAZ_RATE	G
INFO_SRCE	
INFO_DATE	
ENTRY_DT	
ENTRY_PR	
DATA_CAP	
DATA_ACC	
FCODE	HB10495110

Image © 2022 CNES / Airbus

Google Earth

Imagery Date: 9/24/2021 49°28'26.87" N 115°04'27.50" W elev 0 m eye alt 1.57 km

Details

Sending Process: Provide Comments		Created:	Apr 21, 2022 11:56 AM
Server Error:		Sent:	Apr 21, 2022 11:57 AM
From:	eDAS@gov.bc.ca		
To:	Tvandewiel@rdek.bc.ca,KGilbert@rdek.bc.ca,bkormos@rdek.bc.ca		
Subject:	eDAS Task Notification - File # 2022-01350 (Task Id: 24171989)		
	Date: 2022-Apr-21		
Message:	<p>Hello,</p> <p>The Ministry of Transportation and Infrastructure Subdivision Application 2022-01350 is available for the next step and your action. You can access the file at https://posse.th.gov.bc.ca/DAP/Default.aspx?PossePresentation=ProvideComments&PosseObjectId=24171989</p> <p>When the requested task has been completed, eDAS will notify your Development Technician automatically. Thank You.</p> <p>If you have any questions please feel free to contact me.</p> <p>Sincerely,</p> <p>Laura Branswell Development Officer Rocky Mountain District</p> <p>Note: If you have not previously used the MoT eDAS application you must begin by completing an identification Profile in the System at https://posse.th.gov.bc.ca/DAP/Default.aspx FERNIE, Lizard Creek Rd</p> <p>Good afternoon,</p> <p>The Ministry of Transportation and Infrastructure has received an application for a fee simple, conventional 13-Lot subdivision of three parent parcels in the Fernie area along Lizard Creek Road.</p> <p>The application proposes to create twelve lots and a common lot. All 12 Lots will be accessed via the Common Lot Access Route. Proposed Lot 5 contains an existing dwelling and other residential infrastructure. All other proposed Lots are currently vacant.</p> <p>The Legal Descriptions of the properties are:</p> <p>LOT 3 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN 1339 PID: 011-751-690</p> <p>LOT 1 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN EPP102280 PID: 031-446-922</p> <p>LOT 2 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN EPP102280 PID: 031-446-931</p> <p>Lot 3 is owned by TERENCE SCOTT GALLUP and ELISABETH JANE GALLUP. Lot 1 and Lot 2 are owned by 0819038 BC LTD, INC.NO. BC0819038. Richard Haworth is acting as the agent. He can be reached at richard@haworthconsulting.ca or 250-342-1227.</p> <p>The RDEK currently holds the following charges on Lot 1 and Lot 2 Titles: Covenant - CA9090899 Covenant - CA9090903</p> <p>Please provide comment on this proposed subdivision based on the legislation, bylaws & policy of the Regional District of East Kootenay.</p> <p>Should you have any questions or concerns please do not hesitate to contact Laura.Branswell@gov.bc.ca and reference file number 2022-01350.</p> <p>Thank you.</p>		

Attachments

Created Date	Description
--------------	-------------

From: [Smirnova, Natasha TRAN:EX](#)
To: ["DA, Kootenay"](#)
Subject: REFERRAL: 2022-01350 - 13 Lot Subdivision Lizard Creek Rd
Date: April 21, 2022 12:57:00 PM
Attachments: [2022-01350 Utilities Referral Package.pdf](#)

Good afternoon,

The Ministry of Transportation and Infrastructure has received an application for a fee simple, conventional 13 Lot subdivision of three parent parcels in the Fernie area along Lizard Creek Road.

The application proposes to create twelve lots and a common lot. All 12 Lots will be accessed via the Common Lot Access Route. Proposed Lot 5 contains an existing dwelling and other residential infrastructure. All other proposed Lots are currently vacant.

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PID: 011-751-690

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PID: 031-446-922

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Lot 3 is owned by TERENCE SCOTT GALLUP and ELISABETH JANE GALLUP. Lot 1 and Lot 2 are owned by 0819038 BC LTD, INC.NO. BC0819038. Richard Haworth is acting as the agent. He can be reached at richard@haworthconsulting.ca or 250-342-1227.

BC Hydro currently holds the following charge on Lot 1 and Lot 2 Titles:

- Statutory Right-of-Way CA8236461

Telus currently holds the following charge on Lot 1 and Lot 2 Titles:

- Statutory Right-of-Way CA8236462

Attached is a copy of the Subdivision Application Cover Letter, the proposed subdivision plan, the land titles, the SRW charges, and the agent authorization letters.

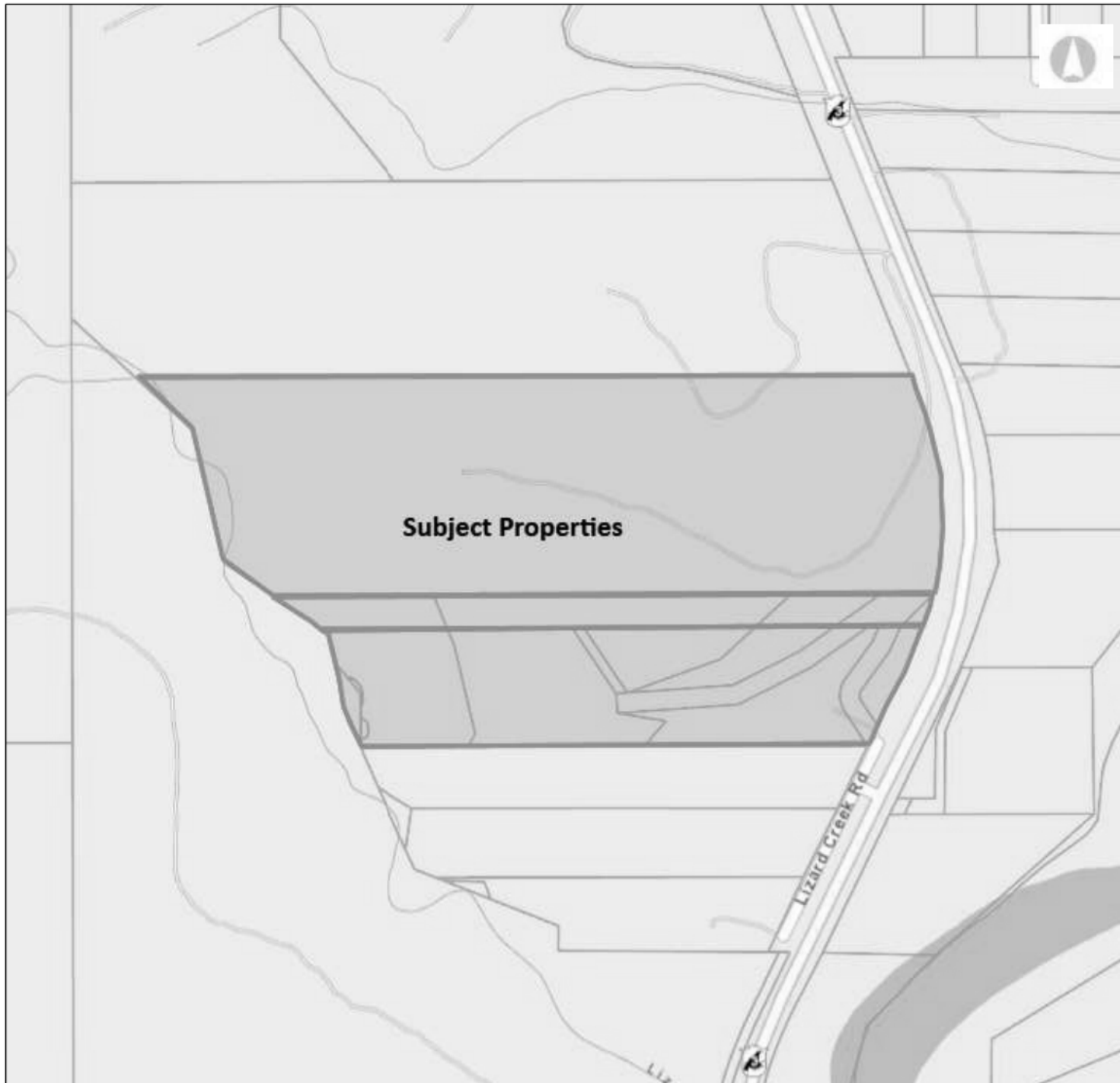
It would be appreciated if you would examine this application from the viewpoint of your regulations and policies and provide your comments.

Should you have any questions or concerns please do not hesitate to contact Laura.Branswell@gov.bc.ca and reference file number 2022-01350.

Thank you,

Natasha Smirnova

District Operations Technician | RMD SA 11
Ministry of Transportation and Infrastructure
250-420-1984



iMap 2022-01350 13-Lot
Subdivision
Legend

- ☐ PMBC Parcel Cadastre - Ou
tilecache

0 0.18 0.37 km

1: 9,028

Copyright/Disclaimer

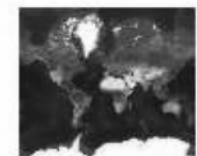
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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary
_Sphere

Key Map of British Columbia



Page 58 of 66 to/à Page 59 of 66

Withheld pursuant to/removed as

DUPLICATE

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

[illegible]

Please log back in to NationsConnect to check the status of your project.
Contact support@nationsconnect.ca with any questions.

Regards,
The NationsConnect Support Team

From: [Ktunaxa Connect](#)
To: [Rocky Mountain District Development Approvals group](#) TRAN:EX
Subject: [Ktunaxa Connect] Referral Submission Received - 2022-01350 - 13-Lot subdivision Lizard Creek Rd
Date: April 27, 2022 8:47:02 AM

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

Ktunaxa Referrals Office

Submission Details

SEA

SUBMISSION ID

3735

PROJECT NAME

13-Lot subdivision Lizard Creek Rd

ISSUING AGENCY FILE NUMBER(S)

2022-01350

APPLICANT

Lindsay McKinnon (Ministry of Transportation and Infrastructure)

PROPONENT

Richard Haworth

GOVERNMENT STATUTE(S)

Land Title Act

AUTHORIZATION SUBTYPE(S)

Land Title Act: Conventional Subdivision

LIFESPAN - E.G. LENGTH OF PERMIT

indefinitely

PROJECT LOCATION

2389 HIGHWAY 3 & 2473 LIZARD CREEK RD

LOT 3 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN 1339

PID: 011-751-690

LOT 1 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN EPP102280
PID: 031-446-922

LOT 2 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN EPP102280
PID: 031-446-931

CALCULATED AREA (HA)
25.42

PROJECT DESCRIPTION

The Ministry of Transportation and Infrastructure has received an application for a fee simple, conventional 13 Lot subdivision of three parent parcels in the Fernie area along Lizard Creek Road.

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LOT 1 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN EPP102280
PID: 031-446-922

LOT 2 DISTRICT LOT 4130 KOOTENAY DISTRICT PLAN EPP102280
PID: 031-446-931

TIMEFRAME UNITS
indefinitely

MINISTRY

Ministry of Transportation and Infrastructure

2022-01350_Referral_Package.pdf

Referral Package

2022-01350_-_KNC_Engagement_Letter.pdf

Engagement Letter

[View Submission](#)

Ktunaxa Lands and Resources Referrals Coordinator
Tel: 250-489-2464

Email: Referrals@ktunaxa.org

Web: www.Ktunaxa.org

7825 Mission Road

Cranbrook, BC V1C 7E5

From: [Richard Haworth](#)
To: [DA, Kootenay](#); [Smirnova, Natasha](#) TRAN:EX
Subject: RE: [External] REFERRAL: 2022-01350 - 13 Lot Subdivision Lizard Creek Rd
Date: April 27, 2022 3:28:52 PM
Attachments: [image001.png](#)

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

Sally,

Please proceed with blanket SRWs and releases of existing SRWs.

Thanks,
Richard Haworth



PO Box 223, Suite 203, 926 – 7th Avenue,
Invermere, BC V0A 1K0

T: 250-342-1227

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From: DA, Kootenay <Kootenay.DA@bchydro.com>
Sent: April 27, 2022 3:27 PM
To: Smirnova, Natasha TRAN:EX <Natasha.Smirnova@gov.bc.ca>
Cc: Richard Haworth <richard@haworthconsulting.ca>
Subject: RE: [External] REFERRAL: 2022-01350 - 13 Lot Subdivision Lizard Creek Rd

Hi Natasha,

BC Hydro will require a blanket SRW on all three properties prior to subdivision going through.

Richard, once the blanket SRW is in place we can then release any existing ones we have as everything will then be covered by the blanket. Let me know if they wish to proceed.

Thanks
Sally

From: Smirnova, Natasha TRAN:EX <Natasha.Smirnova@gov.bc.ca>
Sent: 2022, April 21 12:57 PM
To: DA, Kootenay <Kootenay.DA@bchydro.com>
Subject: [External] REFERRAL: 2022-01350 - 13 Lot Subdivision Lizard Creek Rd

Security Risk Assessment: HIGH

The email is from <Natasha.Smirnova@gov.bc.ca> with a friendly name of "Smirnova, Natasha TRAN:EX" <Natasha.Smirnova@gov.bc.ca>

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If you suspect this message to be phishing, please report it to BC Hydro [Phishing Support](#)

Good afternoon,

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Should you have any questions or concerns please do not hesitate to contact Laura.Branswell@gov.bc.ca and reference file number 2022-01350.

Thank you,

Natasha Smirnova

District Operations Technician | RMD SA 11
Ministry of Transportation and Infrastructure
250-420-1984

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