## FOR LAND TITLE OFFICE USE

	August 21	_, 20 <u>6 </u> }
PLAN OF		b, DL108,
alberni	LO, Plan 143	9
	(01002 27675)	)
The above plan h	as been deposited under Plar	n No VIP 85555
		/ 24
	Registrar of Titles	K. Salm L. Johns
1100-1-1	Per	K. Salmal.

#### Silbernagel, Tim TRAN:EX

From: Bronwyn Sawyer [bsawyer@acrd.local]

Sent: Tuesday, July 29, 2008 11:06 AM

To: Silbernagel, Tim TRAN:EX

Cc: 'tundra469@alberni.net'; XT:lrg, Mike Alberni-Clyoquot Regional District EAO:IN

Subject: Lot 26, District Lot 108, Alberni District, Plan 1439 (D. Lysne) - MoT File 01-002-27675

#### Good morning,

This email is to advise you that the Regional Board has approved Development Variance Permit DVE08008 at their regular meeting on July 23, 2008. The single family dwelling (6010 Kellow Road) was located in the Front Yard; this Development Variance Permit varies the front yard set back from 25 feet to 23 feet 7 inches for the existing single family dwelling to allow for a proposed subdivision. The road dedication required by Ministry of Transportation will make the garage noncompliant; however, it is my understanding that the Ministry of Transportation will deal with this issue through a covenant at the subdivision stage. I am providing this email to you as confirmation that all applicable bylaws have been complied with.

#### Regards,

#### **Bronwyn Sawyer**

Junior Planner/Bylaw Enforcement Officer Alberni-Clayoquot Regional District 3008 Fifth Avenue Port Alberni, British Columbia Canada V9Y 2E3

Dir: (250) 720-2708 Tel: (250) 720-2700

cc: Acres and Pollock, Attn: David Pollock

ACRD, Attn: Mike Irg

## **ARTICLE 5 NEW ROAD STATS**



DAS		
CODE	GENERAL INFO	PARTICULARS
	Date	July 30/08
	File	01 002 27675
	Road Name:	Nelson Avenue
	Public Road:	yes
	Strata Private Road:	
	- new	
773.7	- existing	
KM	- new dedication length <u>in km</u>	
KM	- dedication only in km:	
LKM	- new road construction <u>in km:</u>	
GRA/PAV	<ul><li>surface type:</li><li>number of lanes:</li></ul>	
DED	- ROW Section 4 length <i>in km</i> :	
HA	- hectares dedication in ha:	
WID	- length of widened ROW in km:	0.125
WID	- length of widehed ROW mr.	0.123
	Drainage Easement(s):	
	- yes	
	- no	
	Number of Lots Created in the final:	
LOT	<ul> <li>fee simple lots created:</li> </ul>	Lots 2
STR	- strata lot created:	Lots
BSL	<ul> <li>phased building strata lots created</li> </ul>	Lots
	Enclosed copy of plan	colour on attached plan showing
	<ul> <li>indicate new construction length in initial and terminate points</li> </ul>	ro New Construction
	initial and terminate points	NO NEW CONSTITUTE
		$\bigcap I$
	Technicians initials:	
	*Ensure strata private common ro: *Use one sheet for each road in sub	
cc: *Bob Hic	ckmanno	
*(Please	note; make copy for Bob if dedication of	nly or new features are added)
(I icuse	note, mane copy for boo if we we will be	, c. nen jenni es are anaea)

j/devapps/nanaimo/article5

PLAN OF SUBDIVISION OF LOT 26, D.L. 108, ALBERNI DISTRICT, PLAN 1439.

PLAN NO. VIP-

SCALE: - 1 : 1,500

30 70 120 metres

B.C.G.S. 92F.026

LEGEND: -

denotes Standard Iron Post placed.
 denotes Standard Iron Post found.

Azimuths are astronomic and are derived from Plan 46582.

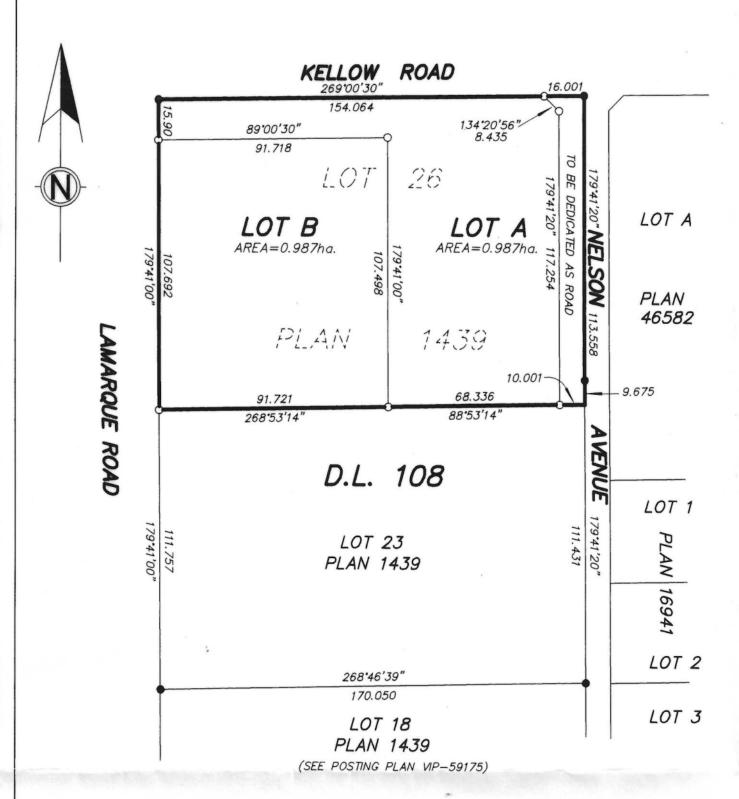
Deposited in the Land Title Office at Victoria, B.C.

this

day of

,2008.

Registrar



DANNY LYSNET owner covenantor

GRACE EDITH LYSNE - owner-covenantor

Witness
Dorothy Clarkshue

Norman Public

Witness' Occupation

3151-3nl Que

Witness' Address Vay 4C1

Approving Officer,
Ministry of Transportation

SCOTIA MORTGIGE CORPORATION - mortgagee

Autyprized Sanatory

S.N. PARF 111

Authorized Signatory

Witness Do nothy Clarks have

Money Pusue

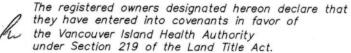
Witness' Occupation

3151 - 3rd Cure

Art Alberia As

Witness' Address Vay 462

ACRES & POLLOCK, B.C. LAND SURVEYORS, PORT ALBERNI, B.C., PHONE: — 250 723 5412, FILE: — 15151



I, David Michael Pollock, a British Columbia Land Surveyor, of Port Alberni, in British Columbia certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct.

The field survey was completed on the 4th day of MAY, 2008. The plan was completed and checked and the checklist filed under # 80531 on the 4th day of MAY, 2008.

BCIS J. M. Ilbek

This plan lies within the Regional District of Alberni-Clayoquot.

Page 4 of 72 TRA-2022-22082



Our File: 01 002 27675

Your File: 15151

August 11, 2008

Danny & Grace Lysne c/o Acres & Pollock, BCLS 4710 Rogers Street Port Alberni BC V9Y 3Z2

RE: Subdivision of Lot 26, District Lot 108, Alberni District, Plan 1439

We return the mylar tracing of the above-noted subdivision duly signed by the Provincial Approving Officer, together with the receipt, restrictive covenant and FIN55 Tax Certificates.

Please note that this subdivision plan must be registered in the Land Titles Office within 60 days from the date of approval.

If you have any questions regarding this matter, please do not hesitate to contact me by phone at (250) 751-3268.

Yours truly,

Debbie O'Brien

Sr. District Development Technician

). O'Brien

DLO/ce/27675fin

**Enclosures** 

cc: Alberni–Clayoquot Regional District

Vancouver Island Health Authority (Enclosure)

D & G Lysne (Attached application for encroachment permit)

Please quote our file number when corresponding with this office.

Ministry of Transportation and Infrastructure Vancouver Island District South Coast Region Mailing Address: 3rd Flr. 2100 Labieux Road Nanaimo BC V9T 6E9 Telephone: 250 751-3246

Fax: 250 751-3289

www.gov.bc.ca/tran

## **ARTICLE 5 NEW ROAD STATS**

DAS CODE	GENERAL INFO	PARTICULARS
	Date	July 30/08
	File	01 002 27675
	Road Name:	Nelson Avenue
KM KM LKM GRA/PAV DED HA WID	Public Road: Strata Private Road: - new - existing - new dedication length in km - dedication only in km: - new road construction in km: - surface type: - number of lanes: - ROW Section 4 length in km: - hectares dedication in ha: - length of widened ROW in km:	0.125
	Drainage Easement(s): - yes - no	
LOT STR BSL	Number of Lots Created in the final: - fee simple lots created: - strata lot created: - phased building strata lots created  Enclosed copy of plan	Lots 2 Lots Lots
	<ul> <li>indicate new construction length in c initial and terminate points</li> </ul>	colour on attached plan showing
	Technicians initials:	OLO
	*Ensure strata private common roa *Use one sheet for each road in subo	ds are included livision
ec: *Bob Hi *(Please	ckmanyesno note; make copy for Bob if dedication on	ly or new features are added)

j/devapps/nanaimo/article5

PLAN OF SUBDIVISION OF LOT 26, D.L. 108, ALBERNI DISTRICT, PLAN 1439.

PLAN NO. VIP-

B.C.G.S. 92F.026

LEGEND: -

denotes Standard Iron Post placed.
 denotes Standard Iron Post found.

Azimuths are astronomic and are derived from Plan 46582.

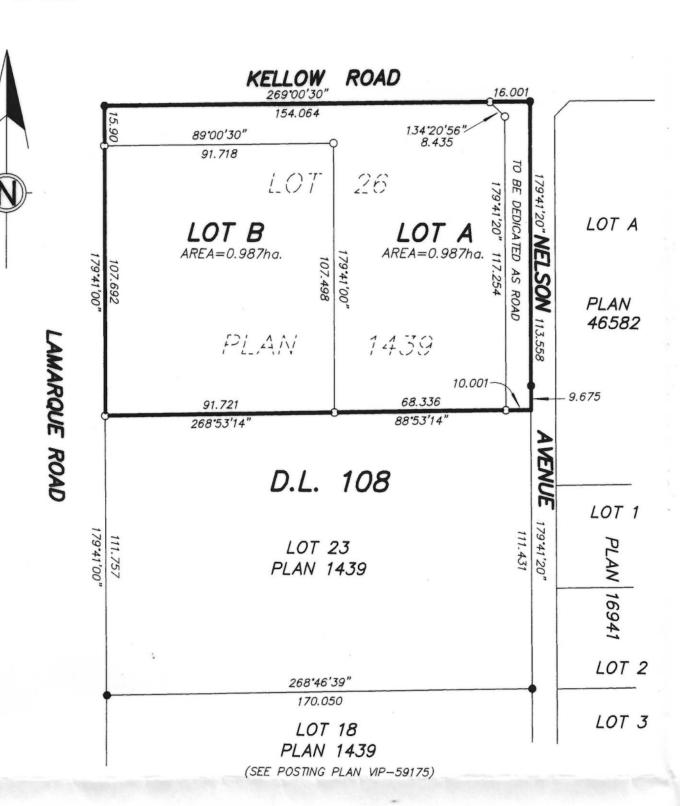
Deposited in the Land Title Office at Victoria, B.C.

this

day of

,2008.

Registrar



DANNY LYSNET owner covenantor

GRACE EDITH LYSNE - owner-covenantor

Witness
Dorothy Clarkshow

Norman Public
Witness' Occupation
3151-322 and

Approved under the Land Title Act,

this & day of August, 2008.

Approving Office

Ministry of Transportation

Authorized Signatory

Witness Dorothy Clarkshae

Moray Purses

SCOTIA MORTGAGE ORPORATION - mortgagee

3151 - 3rd Cul Act Alberni M Witness' Address VSY 4CT

anatory

PARFIT

ACRES & POLLOCK, B.C. LAND SURVEYORS, PORT ALBERNI, B.C., PHONE: - 250 723 5412, FILE: - 15151 The registered owners designated hereon declare that they have entered into covenants in favor of the Vancouver Island Health Authority under Section 219 of the Land Title Act.

I, David Michael Pollock, a British Columbia Land Surveyor, of Port Alberni, in British Columbia certify that I was present at and personally superintended the survey represented by this plan, and that the survey and plan are correct.

The field survey was completed on the 4th day of MAY, 2008. The plan was completed and checked and the checklist filed under # 80531 on the 4th day of MAY, 2008.

J.m. F. Slock

This plan lies within the Regional District of Alberni-Clayoquot.

Page 7 of 72 TRA-2022-22082

27675

## DOROTHY CLARKSTONE

**Notary Corporation** 

3151 - 3rd Avenue Port Alberni, BC V9Y 4C7 Tel: 250-723-9747

Fax: 250-723-9721 Email: dclarkstone@notaries.bc.ca

### FAX TRANSMITTAL

This communication is intended only for the party named below and may contain information that is privileged and confidential. If you are not the intended recipient or the person responsible for delivering this communication to the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action in reliance upon the contents of this communication is strictly prohibited. If you have received this communication in error, kindly notify the sender immediately by telephone and return the original to us by mail.

DATE:

**AUGUST 5, 2008** 

FROM:

**Dorothy Clarkstone** 

TO:

Glenn Gibson

FAX NO .:

1-250-248-8624

NUMBER OF PAGES (including this sheet)

7

MESSAGE:

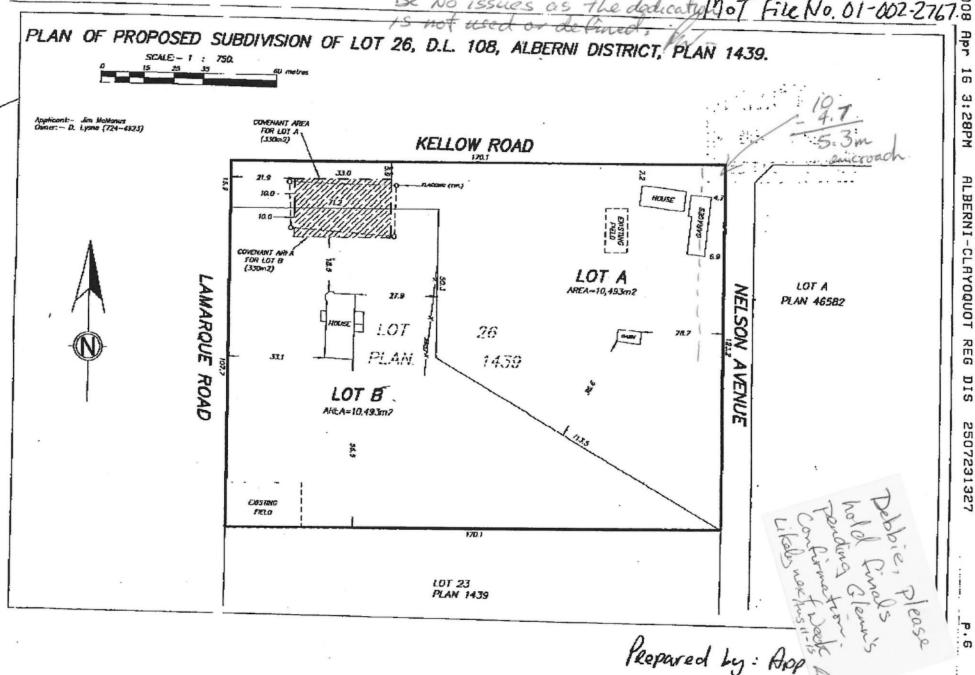
Re:

LYSNE Covenant - LOT LOT 26, PLAN 1439

Attached please find Covenant for your approval. Thank you.

This coverant and plan meet the intent of our Standards, I recommend Min of Transportation consideration for approval

C Bobleylie - Mot





LAND TITLE ACT (Section 233) Province of British Columbia

## FORM C

<b>GENERAL</b>	INSTRUMENT	_	<b>PART</b>	1

(250) 723-9747

-	FIATIONE MASTERMI - EX	W. I				<i>~</i> 3	Page 1 of 7
1.	APPLICATION: Client No: #10977 Dorothy Clarkstone Notary Public 3151 - 3rd Avenue Port Alberni, BC V9Y 4C7 Tel: 250-723-9747	7 Fil	e No: 3		Signature of A	Applicant's Ag	gent .
2.		Descript A & B,	ion)	• •	OF LAND: OT 108, ALB	ERNI DIST,	
	NATURE OF INTEREST:  Description: SECTION 219 COVENANT & RIORITY AGREEMENT		(page	& parag	ference; <u>raph)</u> CUMENT	Person Ent Interest: TRANSFE	
4.	TERMS: Part 2 of this instrument co (a) Filed Standard Charge Terms (b) Express Charge Terms (c) Release A selection of (a) includes any additional annexed to this instrument. If (c) is significantly discharged as a charge on the land	onal or	D The modified in the children in the	F. Num Annexed ere is no ed terms parge de	ber: d as Part 2 Part 2 of this referred to in	Item 7 or in a	a schedule ed or
5.	TRANSFEROR(S): DANNY LYSNE, GRACE EDIT				TIA MORTGA	AGE CORPO	DRATION
6.	TRANSFEREE(S): (including postal ac VANCOUVER ISLAND HEALT PARKSVILLE, BC, V9Y 2H2	dress a	ind posta HORI	al code) ГҮ, 249	West Hirst A	Avenue (PO	Box 1210)
7.	ADDITIONAL OR MODIFIED TERM N/A	S:					-
8.	EXECUTION(S): This instrument crepriority of the interest(s) described in to be bound by this instrument, and a charge items, if any.	item 3	and the	e Transf	eror(s) and ev	ery other sig	natory agree
Of	ficer Signature(s)	Exe	ecution	Date	Party(ies)	Signature(s)	:
	DOROTHY CLARKSTONE Notary Public	Y 2008	M 05	DZ	DANNY L	YSNE LYSNE	n
	3151 3RD AVENUE PORT ALBERNI, B.C. V9Y 4C7		<u> </u>	1	GRACE E	DITH LAYSINE	<u> </u>

# FORM D EXECUTIONS CONTINUED

Page 2 of 7

Officer Signature(s)	Exec	cution	Date	Transferor/Borrower/Party Signature(s):
DA	Y	M	D	SCOTIA MORTGAGE CORPORATION by its authorized signatories:
DOROTHY CLARKSTONE Notary Public 3151 3RD AVENUE PORT ALBERNI, B.C V9Y 4C7 (250) 723-9747	2008	05	13	DN PARITITE
(as to all signatures)				

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the EVIDENCE ACT, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

PAGE 3

TERMS OF INSTRUMENT
PART 2

BE	TI	17	$\mathbf{r}_{\mathbf{I}}$	FN	٠.
	Α,	11	ارسار	<b>∟</b> ı ∨	

DANNY LYSNE, s.22

and GRACE EDITH LYSNE, s.22

both of 6010 Kellow Road, PORT ALBERNI, BC, V9Y 8W9

(Hereinafter called the "Grantor")

AND:

VANCOUVER ISLAND HEALTH AUTHORITY, 249 West Hirst

Avenue (PO Box 1210), PARKSVILLE, B.C., V9P 2H2

(Hereinafter called the "Grantee")

#### WHEREAS:

A. The Grantor is the registered owner in fee simple of:

PID

LOT A, DISTRICT LOT 108, ALBERNI DISTRICT, PLAN VIP

LOT B, DISTRICT LOT 108, ALBERNI DISTRICT, PLAN VIP

(Hereinafter called the "Land")

B. The Grantee is the Vancouver Island Health Authority with offices at 3<sup>rd</sup> Floor, 6475 Metral Drive, NANAIMO, B.C., V9T 2L9;



- C. The Grantee has been designated by the Minister of Sustainable Resource Management under Section 219(3)(c) of the Land Title Act;
- D. The Grantee has agreed to issue a permit to the Grantor for the construction of a sewage disposal system on the Land on condition that this restrictive covenant be registered on the title to the Land.

NOW THEREFORE, in consideration of the premises and the covenants herein contained and for other valuable consideration, receipt and sufficiency of which is hereby acknowledged by the parties, the parties hereto covenant and agree with the other as follows:

- The Grantor covenants and agrees
  - to set aside, reserve and use only for sewerage system purposes that part of the Land shown outlined in black or otherwise designated as "sewerage system and discharge area" on Reference Plan No. VIP\_\_\_\_\_\_\_ referred to as the "Covenant "Area;
  - (b) that any sewerage system installed, constructed or brought on to the Land shall be located only within the Covenant Area unless written permission is given to the Grantor by the Grantee, or a filing as defined in the Sewerage System Regulation under the Health Act is accepted by the Grantee, to locate a sewerage system in another location on the Land;
  - (c) if a sewerage system filing with the Health Authority is to be located other than in or on the Covenant Area, the Covenant Area shall nevertheless continue to be set aside and reserved in accordance with subparagraph 1(a) hereof; and
  - (d) for the purposes of this Agreement, the terms "sewage disposal" and "sewage disposal system" shall have the meaning ascribed to them by the Sewerage System Regulations under the British Columbia Health Act and or any successor legislation.
- 2. The Grantor and the Grantee agree that the enforcement of this Agreement shall be entirely within the discretion of the Grantee and that the execution and registration of this covenant against the title to the land shall not be interpreted as creating any duty on the part of the Grantee or the Grantor or to any other person to enforce any provision, or the breach of any provision, of this Agreement.
- 3. Nothing contained or implied herein shall prejudice or affect the rights and powers of the Grantee in the exercise of its functions under any public or private statutes, bylaws, order and regulations, all of which may be fully and effectively exercised in relation to the Land as if the Agreement had not been executed and delivered by the Grantor.

M

#### PAGE 5

- 4. The Grantor hereby releases and forever discharges the Grantee of and from any claim, cause of action, suit, demand, expenses, costs and legal fees whatsoever which the Grantor can or may have against the said Grantee for any loss or damage or injury that the Grantor may sustain or suffer arising out of the issuance of a Permit or acceptance of a filing under this Agreement or arising out of any breach, violation or non-performance of any term, condition, covenant or other provision of this Agreement.
- 5. The Grantor covenants and agrees to indemnify and save harmless the Grantee from any and all claims, causes of action, suites, demands, expenses, costs and legal fees whatsoever that anyone might has as owner, occupier or user of the Land, or by a person who has an interest in or comes onto the Land, or by anyone who suffers loss of life or injury to his person or property, that arises out of the issuance of a Permit or the acceptance of a filing under this Agreement or arising out of any breach, violation or non-performance of any term, condition, covenant or other provision of this Agreement.
- 6. It is mutually understood, acknowledged and agreed by the parties hereto that the Grantee has made no representations, covenants, warranties, guarantees, promises or Agreements (oral or otherwise) with the Grantor other than those contained in this Agreement.
- 7. This Agreement shall be registered as a first charge against the Land and the Grantor agrees to execute and deliver all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
- 8. The Grantor shall pay the legal fees of the Grantee in connection with the preparation and registration of this Agreement and shall provide the Grantee with a registered copy of it.
- 9. The Grantor covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions hereinbefore set out and they shall be binding upon the Grantor as personal covenants only during the period of its respective ownership of any interest in the Land.
- 10. The restrictions and covenants herein contained shall be covenants running with the Land and shall be perpetual and shall continue to bind all of the Lands when subdivided, and shall be registered in the Victoria Land Title Office pursuant to Section 219 of the Land Title Act as covenants in favour of the Grantee as a first charge against the Land.
- 11. This Agreement shall enure to the benefit of the Grantee and shall be binding upon the parties hereto and their respective heirs, executors, successors and assigns.
- 12. Wherever the expressions "Grantor" and "Grantee" are used herein; they shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.



- 13. The Grantor agrees to do or cause to be done all things and execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this agreement.
- 14. This Agreement will be interpreted according to the laws of the Province of British Columbia.
- 15. SCOTIA MORTGAGE CORPORATION., the registered holder of a charge by way of Mortgage against the within described property which said charge is registered in the Land Title Office at Victoria, British Columbia, under No. EX39989, for and in consideration of the sum of ONE DOLLAR (\$1.00) paid by the Grantee to the said Chargeholder (the receipt whereof is acknowledged) agrees with the Grantee, its successors and assigns, that the within Section 219 Covenant shall be an encumbrance upon the within described property in priority to the said charge in the same manner and to the same effect as if it had been dated and registered prior to the said charge.
- 16. This agreement will not be modified or discharged except in accordance with the provisions of Section 219 of the Land Title Act.

AND IT IS UNDERSTOOD AND AGREED by and between the parties hereto that the words "Grantee" and "Grantor" wherever used in this Agreement shall include the parties hereto and their respective heirs, executors, administrators, successors and assigns.

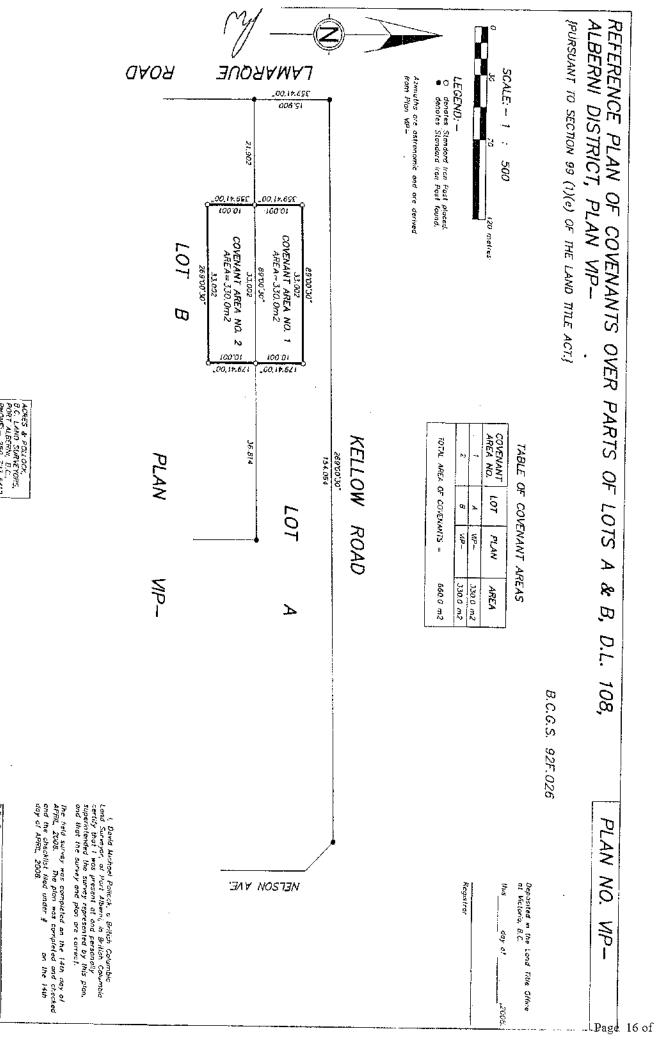
This is the instrument creating the condition of covenant entered into under Section 219 of the Land Title Act by the registered owner referred to herein and shown on the print of the plan annexed hereto and initialled by me. Plans are to include the subdivision plan and any applicable reference plans

Approving Officer for the Ministry

of Transportation.

IN WITNESS WHEREOF the parties hereto hereby acknowledge that this Agreement has been duly executed and delivered by the parties execution Form C (pages 1 and 2) attached hereto.

h



This plan lies within the Regional District of Alberni-Cayoquot.

Page 16 of 72 TRA-2022-22082

COLU	<u>JMBI</u> A	RECEIPT	893348 K
DN ACCOUNT OF	Aubdiv. of	Lox 26, DL10	= DOLDARS \$ 250.00 8, alherni LD
		1	
ST NUMBER 107864738		a a7675) - Led above includes GST in	

Page 18 of 72

Withheld pursuant to/removed as



### Ministry of Transportation

## PROPOSED SUBDIVISION PRELIMINARY LAYOUT APPROVAL

Tim Sitbernagel, District Development Technician Ministry of Transportation

Danny	and Grace Lysne	Your File					
c/o J. l	McManus Development Planning	Our File	01 002 27675				
9535 F	aber Road	Date (yyyy/mm/dd)	2008/04/28				
Sproat	Lake, BC V9Y 9C5						
Propos	sed Subdivision of Lot 26, District Lot 108 All	perni District, Plan 1439	P.I.D. 007-408-269				
Your proposal for a two (2) lot subdivision has received preliminary layout approval, subject to the following condition(s):							
/1)	<ol> <li>Applicant to submit current State of Title and FIN55 Tax Certificates, upon submission of final plans.</li> </ol>						
2)	Written confirmation from the Alberni-Clayoquo been complied with.	t Regional District that all a	applicable bylaws have				
3)	<ol> <li>Applicant to submit written proof that all Environmental Health Officer covenant documents and plans are in order, prior to submission of final plans.</li> </ol>						
<b>/</b> 4)	<ol> <li>Compliance with Beaver Creek Improvement District's bylaws and water system specifications, as per their letter of December 6,2007</li> </ol>						
(5)	5) A 10 meter wide road dedication, including a 6 meter corner cut, along the easterly boundary of the subject property (Nelson Avenue).						
letter. I	The approval granted is only for the general layout of the subdivision and is valid for one year from this letter. However, if at any time there is a change in legislation, regulations or bylaws this preliminary layout approval is automatically cancelled.						
togethe	sion of Final Plans(Mylar and 5 prints) to be according to the second state of the second sec	plus\$100 p	c Certificates (FIN 55), er lot created by the				
If you h	ave any questions please do not hesitate to call	Tim Silbernagel (Name of Technician)	@ 250 751-3268				
	Yours	truly,					

Page 19 of 72 TRA-2022-22082

#### **OBrien, Debbie TRAN:EX**

OBrien, Debbie TRAN:EX From:

Wednesday, July 30, 2008 4:47 PM Sent:

'jmcmanus@shaw.ca' Subdivision Files 27675 To:

Subject:

Hi, Jim:

The final packages for these \$.22 subdivision files have been submitted today by Acres & Pollock.

#### File 27675

- We did not receive confirmation from ACRD that their bylaws have been complied with
- We did not receive confirmation from the Health Officer that the covenant document meets his requirements
- We did not receive confirmation from the Beaver Creek Improvement District that all hookup charges have been paid

s.22

Would you please arrange to have these outstanding items forwarded to me so that I can present the final plans to the Provincial Approving Officer.

Thank very much,

Regards,

Debbie O'Brien Senior District Development Technician Vancouver Island District

Page 21 of 72 to/à Page 23 of 72

Withheld pursuant to/removed as

ACRES & POLLOCK, BOLS

4710 ROGER STREET, PORT ALBERNI, B.C. V9Y 3Z2 PHONE:- 250-723-5412 FAX- 250-723-1500 e-mail - tundra469@alberni.net or tundra469@shaw.ca

# Fax

TO: DERKIE	O . From: DAVE POLLOCK
<b>Гах:</b>	Pages: Vinc. this page
Phone:	Date: Aug_ / ,2009/8
Ro: LYSALLS	cc:
☐ Urgent × For Review	☐ Please Comment ☐ Please Reply ☐ Please Recycle
e Comments:	
	RB:- 27675.
	Lys WB
	RECEIVED
	AUS 0 1 2008
Dave Pollock:	Ministry of Transportation Vancouver Island District

Plause note:— The information contained in this facaimile message may be subject to surveyor/client confidentially, intended only for the addresses amand above. If the reader of this message is not the addresses, or the employee or agent responsible to deliver it to the addresses, you are hereby notified that any distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please inmediately notify us by talephone, and return the original message to us at the above address wis regular mail. Thank you.

If you have any difficulty secsiving this material, please talephone us at 250 723 5412.

#### Bronwyn Bewyer

From:

Bronwyn Sawyer

Sent: To:

July 28, 2008 11:08 AM

Cc:

'Tim. Silbamagai@gov.bo.co'

Subject:

'tundrs469@eiberni.net'; 'Mike irg' Lot 28, District Lot 108, Alberni District, Plan 1439 (D. Lysne) - McT File 01-002-27875

#### Good morning.

This email is to advise you that the Regional Board has approved Development Variance Permit DVE08008 at their regular meeting on July 23, 2008. The single family dwelling (6010 Kellow Road) was located in the Front Yard; this Development Variance Permit varies the front yard set back from 25 feet to 29 feet 7 inches for the existing single family dwalling to allow for a proposed subdivision. The road dedication required by Ministry of Transportation will make the garage noncompliant; however, it is my understanding that the Ministry of Transportation will deal with this issue through a covenant at the subdivision stage. I am providing this email to you as confirmation that all

#### Regards,

Bronwyn Sawyer

Junior Planner/Bylaw Enforcement Officer Alberni-Clayoquot Regional District 3008 Fifth Avenue Port Albemi, British Columbia Canada VSY 2E3

Dir: (250) 720-2708 Tel: (250) 720-2700

oc: Acres and Pollock, Attn: David Pollock ACRD, Attn: Mike irg

# Boaver Erock Improvement District

B-6038 BEAVER CREEK RD., PORT ALBERNI, B.C. V9Y 8X4

PHONE (250) 723-9371

bcid00@shawcable.com

FAX (250) 723-1511

FAX: 250-751-3289

August 5, 2008

Ministry of Transportation And Highways 2100 Labieux Road Nanaimo, BC V9T 6E9

Attention: Debbie O'Brien

Dear Ms. O'Brien:

### Re: Danny and Grace Lysne - Your File No. 01 002 27675

We are in receipt of the proposed subdivision preliminary lay out approval form.

Applicants are in compliance with BCID bylaws. A payment of \$1,000.00 has been received to pay the connection fee for the new lot as per our letter to McManus Development Planning Ltd.

Also enclosed is a copy of the applicants' receipt of payment which was received August 5, 2008.

Should you require any further information, please contact the office.

Yours truly,

BEAVER CREEK IMPROVEMENT DISTRICT

Logeen Brown Office Assistant

cc. Danny and Grace Lysne

C:\Shared Docs\Letters\Ministry of Hwys\hwylysne.080508



08/06/2008 03:21

250-723-1511

BEAVER CREEK IDMPROE

PAGE 02/02

**Beaver Creek Improvement Distr** 

B-6038 Beaver Creek Road

Port Alberni, British Columbia V9Y 8X4

Receipt Date: August 05, 2008

Receipt

Number: s.22

Batch Number: 907

Entry Number: 19

Payor:

Danny Lysne

Amount Paid: ONE THOUSAND AND XX / 100

Payment Received By

User ID: JANICE

Amount Total: \$ 1,000.00

Payment Method: Check

Distribution Code

Account Number

5300

GL Description pd connection fee

Distribution Amount

\$1,000.00

Total Amount Paid:

\$1,000.00

Payor: Danny Lysne

User ID: JANICE

Batch: 907

Entry: 19

Receipt Number: s.22

Receipt Date: August 05, 2008

Receipt Type: Check

Distribution Code

Account Number

5300

GL Description pd connection fee

Distribution Amount

\$1,000.00

Printed: August 5, 2008

Total Amount Paid:

\$1,000.00





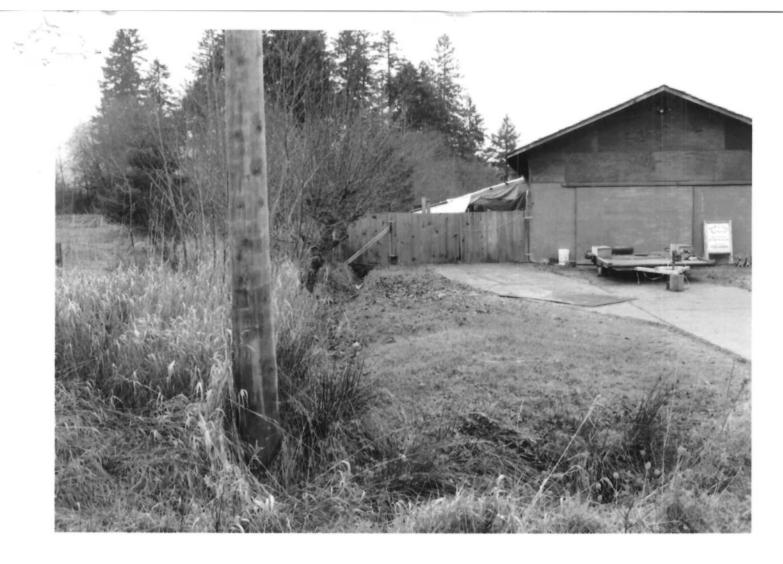




Page 29 of 72 TRA-2022-22082

Page 30 of 72

Withheld pursuant to/removed as









TELEPHONE: (250) 723-9371

250-723-1511

FAX: (250) 723-1511

fax.doc

# Boaver Crock Suprovement District

B-6038 BEAVER CREEK RD., PORT ALBERNI, B.C. V9Y8X4 FAX 723-1511 bcid00@shawcable.com PHONE 723-9371

## **FACSIMILE TRANSMISSION MESSAGE FROM** BEAVER CREEK IMPROVEMENT DISTRICT B-6038 BEAVER CREEK ROAD, PORT ALBERNI, B.C. V9Y8X4

DATE: APL	38/08		
FAX NO:/	950- 751	-3289	
го: <u>Тіт</u>	SILRERI	JAGEL	
FROM:			
• :		h. ,	
SPECIAL INSTRU	ICTIONS:	•	
RE:	SEE	ATTACHED	,
			*

Min of Transcortation Nanaimo

No. 2432 P. 1/1



Ministry of Transportation

## PROPOSED SUBDIVISION PRELIMINARY LAYOUT APPROVAL

Danny and Grace Lysne	Your File		
do J. McManus Development Planning	Our File	01 002 27675	
9535 Faber Road	Date (yyyy/mm/dd)	2008/04/28	٠.
Sproat Lake, BC V9Y 9C5			

## Proposed Subdivision of Lot 26, District Lot 108 Alberni District, Plan 1439 F.LD, 007-408-269

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

- Applicant to submit current State of Title and FIN55 Tax Certificates, upon submission of final plans.
- 2) Written confirmation from the Alberni-Clayoquot Regional District that all applicable bylaws have been complied with.
- Applicant to submit written proof that all Environmental Health Officer covenant documents and plans are in order, prior to submission of final plans.
- Compliance with Beaver Creek Improvement District's bylaws and water system specifications, as per their letter of December 6,2007
- 5) A 10 meter wide road dedication, including a 6 meter corner cut, along the easterly boundary of the subject property (Nelson Avenue).

The approval granted is only for the general layout of the subdivision and is valid for one year from this letter. However, if at any time there is a change in legislation, regulations or bylaws this preliminary layout approval is automatically cancelled.

Submission of Final Plans(Mylar and 5 prints) to be accompanied by a current Tax Certificates (FIN 55), together with a plan examination fee of \$50 plus \$100 per lot created by the plan and made payable in the form of a cheque to the Minister of Finance.

if you have any questions please do not hesitate to call \_\_Tim Silbernagel \_\_\_\_\_ @ 250 751-3268 \_\_\_\_\_\_ (Neme of Technician)

Yours truly

Tim Sittlernagel, District Development Technician Ministry of Transportation B-6038 BEAVER CREEK RD., PORT ALBERNI, B.C. V9Y 8X4

PHONE (250) 723-9371

bcid00@shawcable.com

FAX (250) 723-1511

December 6, 2007

McManus Development Planning Ltd. 9535 Faber Road Port Alberni, BC V9Y 9C5

Dear Jim:

### Re: Danny & Grace Lysne

Further to your letter dated October 26, 2007 with respect to the above noted subdivision.

Approval is given subject to compliance with all the district's bylaws and water specifications.

The new lot will be subject to pay a connection fee of \$1,000.00 for the meter installation.

Should you require any further information, please contact the writer.

Yours truly,

BEAVER CREEK IMPROVEMENT DISTRICT

Janice R. Klein Corporate Financial Administration Officer



### Ministry of Transportation

# PROPOSED SUBDIVISION PRELIMINARY LAYOUT APPROVAL

Danny	and Grace Lysne	Your File		
c/o J. McManus Development Planning		Our File	01 002 27675	
9535 F	9535 Faber Road Date (yyyy/mm/dd) 2008/04/28			
Sproat	Lake, BC V9Y 9C5			
Propos	sed Subdivision of Lot 26, District Lot 108 Alb	perni District, Plan 1439	P.I.D. 007-408-269	
	roposal for a two (2) lot subdivision has recong condition(s):	ceived preliminary layout a	pproval, subject to the	
1)	<ol> <li>Applicant to submit current State of Title and FIN55 Tax Certificates, upon submission of final plans.</li> </ol>			
2)	<ol> <li>Written confirmation from the Alberni-Clayoquot Regional District that all applicable bylaws have been complied with.</li> </ol>			
<ol> <li>Applicant to submit written proof that all Environmental Health Officer covenant documents and plans are in order, prior to submission of final plans.</li> </ol>				
4)	<ol> <li>Compliance with Beaver Creek Improvement District's bylaws and water system specifications, as per their letter of December 6,2007</li> </ol>			
5)	<ol> <li>A 10 meter wide road dedication, including a 6 meter corner cut, along the easterly boundary of the subject property (Nelson Avenue).</li> </ol>			
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If you have any questions please do not hesitate to call Tim Silbernagel @ 250 751-3268  (Name of Technician)				
	Tim 8	s truly, sitbernagel, District Develo try of Transportation	pment Technician	

\* \* \* Communication Result Report (Apr. 28. 2008 10:27AM) \* \* \*

Min of Transportation Nanaim
 Min of Transportation

Date/Time: Apr. 28. 2008 10:26AM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
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E. 2) Busy
E. 3) No answer
E. 5) Exceeded max. E-mail size

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Danny	and Grace Lysne		Your File	
cio J.	McManus Development	Planning	Our Fite	01 002 27675
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Sproa	Lake, BC V9Y 9C5			
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If you h	nave any questions pleas	e do not hesitate to call	(Name of Technician)	@ 250 751-3268

\* \* Communication Result Report (Apr. 28. 2008 10:29AM) \* \* \*

Min of Transportation Nanaimo
 Min of Transportation

Date/Time: Apr. 28. 2008 10:28AM

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Reason for error
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E. 3) No answer
E. 5) Exceeded max. E-mail size

E. 2) Busy E. 4) No facsimile connection

COLUMBIA COLUMBIA	Ministry of Transportation	PROPOS PRELIMINARY LA	SED SUBDIVISION YOUT APPROVAL
Danny and Grace Lysne		Your File	4
c/o J. McManus Development Planning		Our File	01 002 27675
9535 Faber Road		Date (yyyy/mm/dd)	2008/04/28
Sproat Lake, BC V9Y 9C5		_	
Proposed Subdivision of Lot Your proposal for a two (2) following condition(s):		Iberni District, Plan 1439 sceived preliminary layout a	,

- Applicant to submit current State of Title and FIN55 Tax Certificates, upon submission of final plans.
- Written confirmation from the Alberni-Clayoquot Regional District that all applicable bytawa have been complied with.
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If you have any questions please do not hesitate to call Tim Silbernagel . @ 250 751-3268

\* \* Communication Result Report (Apr. 28. 2008 10:30AM) \* \* \*

Min of Transportation Nanaimo
 Min of Transportation

Date/Time: Apr. 28. 2008 10:29AM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
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Reason for error E. 1) Hang up or line fail E. 3) No answer E. 5) Exceeded max. E-mail size

E. 2) Busy
E. 4) No facsimile connection

	British Columbia	Ministry of Transportation		SED SUBDIVISION YOUT APPROVAL
Danny	and Grace Lysne		Your File	
do J.	McManus Developmen	t Planning	Our File	01 002 27675
9535 F	aber Road		Date (yyyyimm/dd)	2008/04/28
Sproa	Lake, BC V9Y 9C5			
Propo	sed Subdivision of Lot	26, District Lot 108 Alt	oemi District, Plan 1439	P.I.D. 007-408-269
	roposal for a two (2)	lot subdivision has rec	eived preliminary layout a	approval, subject to the
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f you h	ave any questions pleas	e do not hesitate to call	Tim Silbernagel	@ 250 751-3268



# Ministry of Transportation

Date (yyyy-mm-dd)

2008-04-17 01 002 27675 DAS Number

Date District Rec'd (yyyy-mm-dd)

2007-11-07

### REPORT ON PRELIMINARY SUBDIVISION

Highway District VID	Regional District ACRD
Road Name/Route Number 6010 Kellow Road, Port Alberni, BC	·
Legal Description Lot 26, District Lot 108, Alberni Land District, Plan	1439 PID 007-408-269
Name of Applicant/Agent Danny and Grace Lysne 6101 Kellow Road, F	ort Alberni BC V9Y 8W9 / J. McManus 9535 Faber Road, Port
Located 5 Km X N S E W o	f City of Pt Alberni
Topographic Description Lot 26 is relatively flat and most has been	cleared.
Previous Reference	
Outcome Re	eference Date (yyyy-mm-dd)
Present Land Use Residential - Two single family residences, a gara	ge, a barn and two existing septic fields.
Proposed Land Use Unchanged.	
Present Zoning Small Holdings (A1) Zo	ning Minimum Parcel Size 2 acres
Conform with OCP Yes AL	.C Approval n/a Speed Zone
	existing access Off Street
	anged Parking OK ok
Subdivision Affected by Controlled Access Highway (B.C. Reg. 8/89)	
	equire Widening? Yes, Nelson road dedication from 10 to 20M emale access
	C. Reg. 334/79) n/a
946 Subdivision No	
Conflict Highway Design Line n/a Pip	peline Crossing n/a
Hydro/Tel Line Crossing n/a RF	
Hydro/Tel Line Crossing n/a RF	R Crossing n/a
	Crossing n/a quire Community Water n/a
Frontage Rule n/a Re	
Frontage Rule n/a Re	quire Community Water n/a
Frontage Rule         n/a         Re           Require Community Sewer         n/a         Co           Road/Land Drainage OK         ok         Require Covenant         n/a	equire Community Water n/a ok ok
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### COMMENTS:

- There are no substantial changes in land use. Intent is to subdivide Lot 26 into 2 lots and produce separate titles for the two existing dwellings. The subdivision proposed will create two irregularly shaped lots and the applicant should consider using a north/south lot line as per ACRD sketch included in referral report dated April 7,2008.

- There will be no change to the existing driveway accesses. This does not affect the subdivision component as both lots front on accessible public roads.
- Recommend adding 10 meters to Nelson Road dedication for future development as per discussion with ACRD.

#### Technical Referral / Review:

- ACRD Recommends approval subject to:
  - Compliance to all requirements of the referral agencies, including, but not limited to, those concerning ability to dispose of sewage.
  - Satisfactory confirmation that buildings comply to setback requirements under area's zoned as A1 in relation to new lot lines.
- Min of Health Recommends approval and requests appropriate covenant review.
- Site Profile N/A.
- RAAD indicates no known sites within the subject property.
- Flood proofing, etc N/A.
- Potable Water Beaver Creek improvement District approval given subject to compliance with all the Districts bylaw and
  water specifications. New lot will be subject to pay the connection fee for meter installation.
- Road construction:
  - No additional Road construction is required.

#### Preliminary Layout Approval is recommended, subject to the following;

- 1) Applicant to submit current State of Title and FIN55 Tax Certificates, upon submission of final plans.
- 2) Written confirmation from the Alberni-Clayoquot Regional District that all applicable bylaws have been complied with.
- Applicant to submit written proof that all Environmental Health Officer covenant documents and plans are in order, prior to submission of final plans.

Ministry of Transportation	Ministry Employee Signature	
	(Print Name) Tim Silbernagel	
	Ministry Employee Title Dist Dev Tech	
2008-04-17	For Minister of Transportation	
Date (yyyy-mm-dd)		

- A 10m wide road dedication, including a 6m corner cut, along the casterly boundary of the subject property (Nelson Ave).

# MINISTRY OF TRANSPORTATION CHECKLIST TO AGENCIES

DATE RECEIVED Nov. 6/07

BRING FORWARD

FOR COMMENTS:	DATE SENT	2 <sup>ND</sup> LETTER	RESPONSE
VANCOUVER ISLAND HEALTH	Nov 8/07		Dec 6/07
( ) MINISTRY OF ENVIRONMENT			
PREGIONAL DISTRICT OF:	ι(		APRIL 17/08
( ) FEDERAL FISHERIES			
NIMPROVEMENT DISTRICT:	V		FEB 12,2008
( ) ISLANDS TRUST:			
( ) WATERWORKS DISTRICT:			
( ) MUNICIPALITIES			
()OTHER			
FOR INFORMATION:			
B.C. HYDRO	И		
TELUS	11		
( ) FIRE PROTECTION DISTRICT			
( ) COMMUNITY WATER SERVICES			
( ) SCHOOL DISTRICT (over 6 lots)			
( ) APPLICANT (other than agent)			
( ) MUNICIPAL CLERK			
( ) AGENT			
()OTHER			

## Ministry of Transportation

# DEVELOPMENT APPROVALS ACKNOWLEDGEMENT

File 01-002-27675
Date 2007/11/08

DANNY & GRACE LYSNE c/o MCMANUS DEVELOPMENT PLANNING 9535 FABER ROAD SPROAT LAKE, BC V9Y 9C5

Re: PID: 007-408-269, Lot 26, District Lot 108, Alberni District, Plan 1439

We have received your application November 6, 2007 with respect to the above noted property.

We have contacted the following agencies for their comments:

ALBERNI-CLAYOQUOT REGIONAL DISTRICT BEAVER CREEK IMPROVEMENT DISTRICT VANCOUVER ISLAND HEALTH AUTHORITY

Please quote file number 01-002-27675 when contacting this office.

If you have any questions please do not hesitate call Bob Wylie at (250)751-3246.

Yours truly,

Bob Wylie

Senior District Development Technician

RNTW/kp

Attach.

Local District Address

Vancouver Island District 3RD FLOOR 2100 LABIEUX ROAD NANAIMO BC V9T 6E9

NANAIMO BC V9T 6E9 Telephone: (250)751-3246 Facsimile: (250)751-3289

H1161-das (2006/10)



December 6, 2007

File # 01.002.276751

**Bob Wylie** Senior District Development Technician Ministry of Transportation 3rd Floor - 2100 Labieux Road Nanaimo, BC V9T 6E9

Dear Mr. Wylie,

Proposed subdivision of Lot 26, District Lot 108, Alberni District, Plan 1439

I have inspected this proposal to witness the soil profile and area meeting our Standard requirements. I recommend your approval and request the appropriate covenant review prior to your final approval.

If you have any questions, I can be reached at (250) 248-2044.

Yours truly,

Glenn Gibson, CPHI(C), REHO

Land Development

Environmental Health Officer

GJG: gm

Jim McManus Cc:

REC 9 6 2007 Ministry of Transportation Vancetiver Island District

Health Protection and Environmental Services

Parksville

(250) 248-2044 Fax: (250) 248-8624 (250) 755-6215 Fax: (250) 755-3372

Courtenay

Port Alberni (250) 724-1281 Fax: (250) 724-4376

(250) 334-5450 Fax: (250) 334-5466

Our Vision: Healthy People, Healthy Island Communities, Seamless Service

Beaver Creek Improvement District

B-6038 BEAVER CREEK RD., PORT ALBERNI, B.C. V9Y 8X4

PHONE (250) 723-9371

bcid00@shawcable.com

FAX (250) 723-1511

December 6, 2007

McManus Development Planning Ltd. 9535 Faber Road Port Alberni, BC V9Y 9C5

Dear Jim:

#### Re: Danny & Grace Lysne

Further to your letter dated October 26, 2007 with respect to the above noted subdivision.

Approval is given subject to compliance with all the district's bylaws and water specifications.

The new lot will be subject to pay a connection fee of \$1,000.00 for the meter installation.

Should you require any further information, please contact the writer.

Yours truly,

BEAVER CREEK IMPROVEMENT DISTRICT

Janice R. Klein
Corporate Financial
Administration Officer

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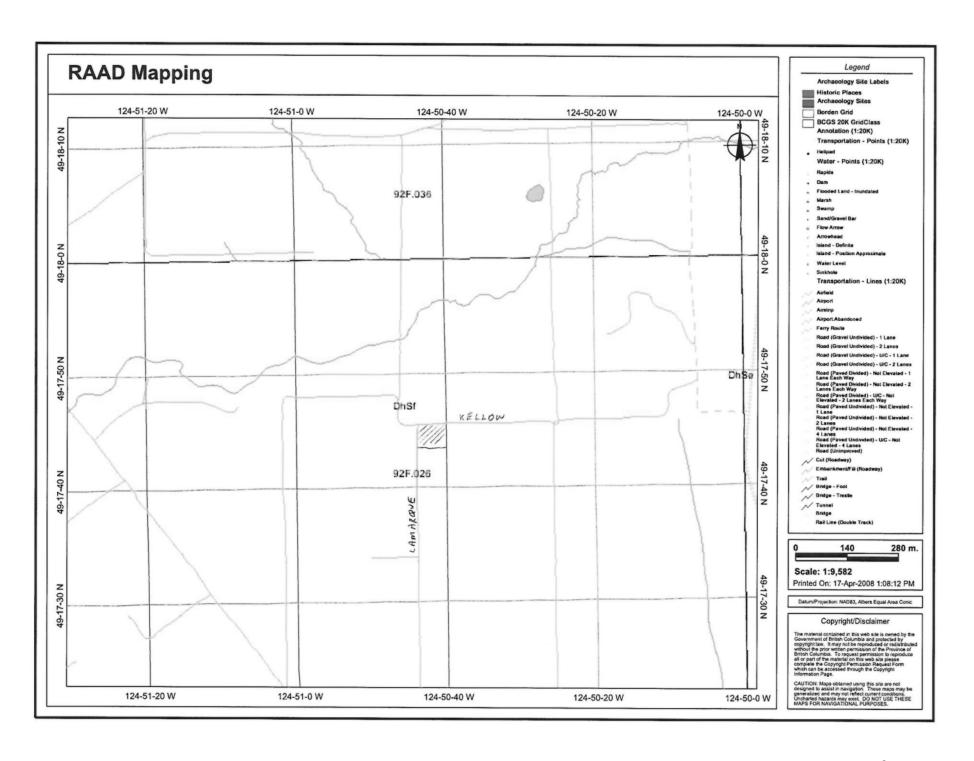
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FAX - ATTO BOB WYLIG

RECEIVED
FEB 1 2 2008

Ministry of Transportation Vancouver Island District Page 47 of 72

Withheld pursuant to/removed as





# FAX

To:

BOB WYLLE

Fax Number:

Date:

APRIL 16/2008

From:

BRONWYN SAWYER

No. of Pages:

(including cover)

Re: Lysne &D - Lot 26, District Lot 108, Alberni District, Plan 1439 Ministry of Transportation File No. 01-002-27675 Attached <10 referral report and plans of proposed s/D.



3008 Fifth Avenue Port Alberni, BC V9Y 2E3 (250) 720-2700 (250) 723-1327 Fax

# Mot File# 01-002-27675



3008 Fifth Avenue, Port Alberni, B.C. CANADA V9Y 2E3

Telephone (250) 720-2700 FAX: (250) 723-1327

Date:

April 7, 2008

Ministry of

Highways File No.:

01-002-27675

Folio No.:

01270,000

Regional District File No.: SE07017

Owners:

Grace and Danny Lysne

Agent:

James McManus, McManus Development Planning

Telephone No.:

(250) 724-5108

Legal Description:

Lot 26, District Lot 108, Alberni District, Plan 1439

Location/Street Address: 6010 Kellow Road and 6555 Lamarque Road

Electoral Area:

'E' Beaver Creek

Applicants' Intention: To subdivide subject 5.15 acre property into two lots and produce

separate titles for the two existing dwellings.

Recommendation:

The Planning Department has no objection to this proposal, subject to the

following:

I. Compliance to all requirements of the referral agencies, including, but not limited to, those concerning ability to dispose of sewage; and

Compliance of existing buildings to setback requirements.

Further, it is suggested that the Ministry of Transportation review comments provided by planning staff.

### Observations:

1) Status of Property: Two single family dwellings, driveways, a garage, a barn, and two existing septic fields are located on the subject property. The property is fairly flat and much of it has been cleared.

## SE07017

Members: City of Port Alberni, District of Uclueiet, District of Tofino Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)

#### 2) Services

a) Sewage Disposal:

Septic tank

b) Water Supply:

Beaver Creek Improvement District

c) Fire Protection:

Beaver Creek Fire Department

d) Access:

Kellow and Lamarque Roads

## 3) Existing Planning Policies Affecting the Site:

a) Agricultural Land Reserve: Not in ALR

- b) Official Community Plan: Beaver Creek Official Community Plan designates the property as 'Acreage Residential', requiring a minimum lot size of 0.808 hectares (2.0 acres). The properties located across Kellow Road from the subject property are designated as 'Rural Residential', with a minimum lot size of 2 hectares (4.9 acres). From the maps and the objectives of the Beaver Creek OCP, it appears that the 'Rural Residential' designation has been created to allow a gradual decreasing of densities between the 'Acreage Residential' and the 'Agriculture' designations. The proposed lot subdivision compiles with the OCP designation of 'Acreage Residential', as both proposed lots will be larger than 0.808 hectares.
- c) Zoning: The subject property is zoned Small Holdings (A1) District. A1 District has the following regulations:

Minimum lot area:

2 acres

Minimum lot width:

165 feet

Minimum setbacks:

Front: 25 feet

Rear: 30 feet

Side:

5 feet

According to the agent, the proposed lots will be approximately 2.6 acres each. This complies with the minimum lot area required within A1 District.

- d) Parkland Dedication: One lot is being created. Less than three lots exempt this proposal from the parkland dedication required under Section 941 of the Local Government Act. Not applicable.
- Rationale: To subdivide subject 5.15 acre property into two lots and produce 4) separate titles for the two existing dwellings.

#### Comments:

The subdivision proposed will create two irregularly shaped lots. It is the opinion of staff that this lot configuration will not be the most efficient use of land and will preempt future subdivision. According to the agent, the irregularly shaped lots?

According to the agent, the irregularly shaped lots?

And Market are a result of a septic field located in the northwest corner of the property and the desire to make both proposed lots equal in size. It is the opinion of staff that 1. The subdivision proposed will create two irregularly shaped lots. It is the opinion the minimum lot size and width can be met with a regular north-south lot line between the two proposed lots (please see attached plans).

2. The subject property is fairly level and a road allowance exists along the east lot

line. For the future development of Nelson Avenue, it may be necessary for the Ministry of Transportation to acquire land from this proposed subdivision to expand the road allowance. Following road allowance acquisition, each lot must meet minimum lot requirements.

 Parcel frontage of the two lots appears to the meet the requirements of the Local Government Act 944(1)(a), which states the parcel frontage on highway must be 10% of the perimeter of the lot that fronts on the highway.

Prepared by:

Bronwyn Sawyer, Junior Planner/Bylaw Enforcement Officer

Reviewed by:

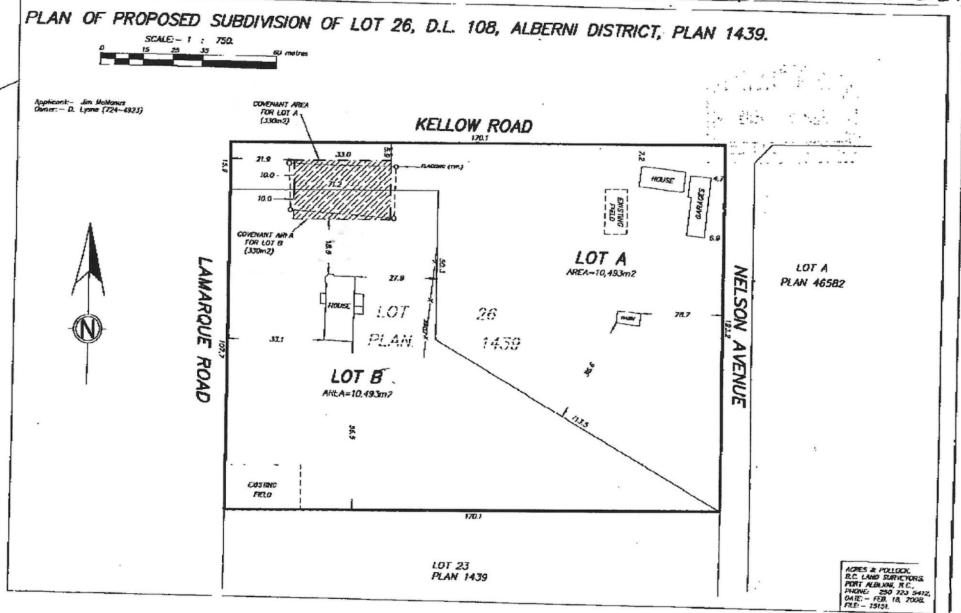
Mike Irg, Manager of Planning and Development

3:28PM

ALBERNI-CLAYOQUOT

REG

2507231327



Prepared by : Applicant

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# PRELIMINARY SUBDIVISION APPLICATION

Submit this applicate	on to the Ministry of Transportation District Offic	ce or a Front Counter SC office in your area.
A PROPOSAL	This is an application for preliminary layout appro-	val for all properties involved
Applicant File Number	Ministry Fil	0100a 27675
Subdivision Type	Conventional Subdivision Sec 946 Local Govern	nment Act Sere Land Strate No. of Lots
Full Legal Description(s) per State of Title	hot 26, 94 108 A	D BLAN 1439
Certificate(s)	3.1.9. 007	408 269
Full Civio Address		
Property Location	5 Kilometers Vivorus South East West	Property Zoning "A)
	Exsung Land Use  ACREAGE RES	Intended Land USD AS Existing
Surrounding Land Use	"ALL ACREPGE RESIDENTIAL	East: West
Fluposed Sewago Discosal	Soptic Tank Community System	Other (specify)
Proposed Water Supply	Well Community System Wester Licenses	Other (specify)
Original plus five copies Procedus engineered dra Inc. data di Inc. da	sion Application fee. om the owner if someone else, soul, as an agent, is applying on to of a scaleable sketch plan of proposed layout. wings will be required for fine! approval. The sketch chould conts! was drawn	Ministry of Transportation VanceHV&F Island District  To wing dimensional VanceHV&F Island District  To wing dimensiona
A copy of certaminated  A copy of the Provincial she reactives permission.  Approving Officer can only a copy of Certaminated.  One copy of any test rec. A Devolopment Permit a	i, where applicable Agricultural Lane Commission application (if located within ALR), to proceed from the Agricultural Land Commission or the local goly give approved if the property has cleared the Land Commission Sites Profile form or Contaminated Sites declaration statement, ourselver the Regional Health Authority.	While a developer can apply for subdivision approval before he an element if it has been obtagated the authority, the Provincial process in the meantime.

C. SUBDIVISION APPLICAT	ION FEES		PAYABLE UPON
Preliminary Layout Application	\$350.00	Per lot or shared interest, including remainders, to a maximum of \$70,000	Application 700.00
2. Final Conventional Plan Exam	\$50.00	Per examination	
2. Final Conventional Plan Exam	\$100.00	Per lot on the final plan	Final Subdivision Plan
3. Final Strata Plan Examination	\$100.00	Per examination	Submission
3. Final Strata Plan Examination	\$100.00	Per lot on the final plan	
	\$100.00	To examine Form E for any phased development	Application
		To issue a Certificate of Approval for each phase of a building strata development	Certificate Issuance
447		ment on this form. There may be other provincial and local gove	remont food appointed with your

Note: These fees may change without notice or amendment on this form. There may be other provincial and local government fees associated with your subdivision. To find out more, contact the local government in which the land is located, or contact the Islands Trust if located on the Gulf Islands.

#### D. FURTHER INFORMATION AND COMMENTS (Attach a separate sheet if more space is required)

Property Own	er(s) Full Name(s)			Home Telephone
	DAMMY	a Grace	Lysne	s.22
Address	6010,	Kenow,	P.A. S.C. 194 849	Business Telephone
	The second secon	_	E-Mail	Fax
Agent Full Na		RANUS		Home Telephone 724 5108
Address	9535	FABER S	So., PORT ALBERNI,	Business Telephone 730 0702 (Ce)
	3.c., V	94 905	E-Mail Z JACHARUS @ BHAW. CA	7 Fax 724 5101

I certify that all the information about and on all plans and other attachments is true, correct and complete. I understand that this submission constitutes a preliminary application only.

No approvals are implied prior to receipt of written preliminary approval from the Ministry of Transportation.

Owner/Authorizing Signature

Date (yyyy/mm/dd)

07 OCT 25"

WAgent Signature

Date (yyyy/mm/dd)

07 OCT 25

Collection of Information:

The personal information on this form is collected under the authority of the Land Vitle 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. If you have any questions about the collection, use and disclosure of this information, contact the district Development Technician at the nearest Ministry of Transportation office.

RE: SUBDIVISION: LOT 26, D.L. 108, PLAN 1439, A/D: 6010, KELLOW ROAD, PORT ALBERNI:

We are the owners of the above lands and hereby make it known that we have retained the services of J. McManus to assist us and act as our agent in connection with the subdivision of this property.

Signed and dated this 4 day of August, 2007, at Port Alberni.

D. Lysne

G. Lysne



# **Application for Development**

<ul> <li>□ Official Community Plan Amendment</li> <li>□ Zoning Map Amendment</li> <li>□ Zoning Text Amendment</li> <li>□ Development Permit</li> <li>□ Development Variance Permit</li> </ul>	. 4	□ Boa	imum Parcel Frard of Variance  policipies :  nporary Comments  nporary Industri	Application ercial Use Per	mit
Property Owner(s) Name:		I hereby a		J. Mcn	apus
LYSHE DANNY & GRACE			thorized agen	t.	
		Mailing A	ddress: 9	535, FE	86R RD.,
	_	Pos	ALBER	Di, B.	c.,
Mailing Address: 6010, Kewow &	ر. <u>م</u>			V97 3	165
PORT ALBERNI, B.C.,		Telephon	e No2	50 724	5100
194 849		Fax No.	. 2	50 724	5101
Telephone	_	Cell No.		250 730	0702
No. s.22	_	Email Add	dress:	TREMANUS	
Fax No.					CAZ
Cell No.	_				
Email	_				
Address:					
					-1-1-1
Full Legal Description of each property und				Area of ead	on lot • 5aca⇔ ⊡ acres
hot 26, Du 108, A			)	11a. Z	SACRE E COICE
P.1.D 00	7 400	269:			
,				Total area	- E a. Gra
L				Total area	+ 5 ACR65
2. Civic address or Location of Property:	D. ( 655	5, LAM	A2Q16)		
O Bottonion of according to the control of the cont	_		•		
3. Particulars of proposed amendment::	"ACREAG		" [ 2 11	2.0 ACRE	- 1. Lanca - 1
Existing OCP designation:  Proposed OCP designation:	HOVERAG	N/A	0.8 Ha	2.8 07000	Size .
Text Amendment:		N/A	~		
Existing Zone:	"A\"				
Proposed Zone:		N/A			
Text Amendment:		Alc			
Within the Agricultural Land Reserve	№ No	□ Yés			
Within a Development Permit Area	™No	□ Yes	· L. 24 20.		*
Method of sewage disposal:	□ Community	y Sewer	☑ Septic	Tank	□ Other
Method of water supply	Community		□ Well		☐ Other
Other: (Explain)	1 <del>)</del>	BCID:	4. 6.41	D 50 0	72 TD 4 2022 2222
			3	Page 59 of	72 TRA-2022-22082

4.	Describe the existing land use of the subject property:
	C WARC JEESTS.
5.	Describe the existing land use on all lots adjacent to the subject property:  North:
	South: ALL RURGE ACAGGE RES. USES:
	West:
	East:
7.	Describe the proposed development of the subject property (attach additional pages if necessary):
	2 hot 5/D - 2.5 ALRES PER LOT
8.	Reasons and comments in support of the application (attached additional pages is necessary):
	TO PRODUCE SEPERATE HEARL TITLES FOR EACH
	TO PRODUCE SERGRATE LEGAL TITLES FOR CACH EXISTING DWELLING ON-SITE:
	The following information is required. Failure to provide any of the following may delay the application.
9.	The following information is required. Failure to provide any of the following may do by the approximation
	<ul> <li>A Sketch Plan of the subject property showing:</li> <li>the legal boundaries and dimensions of the subject property;</li> <li>boundaries, dimensions and area of any proposed lot (if subdivision is being proposed);</li> <li>the location of permanent building and structures on the subject property, with distances to property</li> </ul>
	<ul> <li>lines;</li> <li>the location of any proposed building, structures, or additions hereto, with distances to property lines;</li> <li>the location of any existing sewage disposal systems;</li> <li>the location of any existing or property water source; and</li> </ul>
	<ul> <li>topographic features (rock outcroppings, etc.)</li> </ul>
10.	Additional or more detailed information may be requested by the Regional District following review of your application.
If the	Regional District believes it to be necessary for the property boundaries and the location of building tructures to be more accurately defined, a plan prepared by a BC Land Surveyor may be required.
l acce	pt responsibility for delays in processing caused by incorrect or insufficient submission. (Personal nation contained on this form is collected under the Local Government Act. Contact the Planning tment if you have any further question.
I here and 4:	by grant Regional District staff full right of access to the subject property, during the hours of 8:00 am 00 pm, Monday to Friday, except Statutory Holidays, while this application is in effect; and
I//We I true a	nereby declare that the information provided in this application is, to the best of my/our knowledge, nd correct in all respect, and I/we enclose the required fee with this application.
NOTE	All items submitted as part of the application will not be returned to the applicant and are subject to
	er's Signature:
Owne	er's Signature: Lysnes Lysnes
Date:	0 14 707
	Page 60 of 72 TRA-2022-22082

I,, hereby acknowledge that the Environmental
Management Act Contaminated Site Regulation is effective as of April 1, 1997.
I choose not to complete and submit a "site profile", as outlined in Section 40 of the Act for the
following property(ies).
tollotting property (tee).
Legal Description:
NOT 26, DL 100, AD, BLAN 1139
P.1.D. 007 40B 269
I/We are the registered owner(s) of the property.
Ma./
Dany Low * Space Lycne
Owner
Applicant/Agent Witness
Dated: A 906. 2007

Page 62 of 72 to/à Page 63 of 72

Withheld pursuant to/removed as

	ress	50-000 (CR-6005)		
	LOW RD	LYSNE		RACE
I amal Danastudian		MT0796575300007	ELLOW RD	
Legal Description	PII 007-408		ALBERNI BC	
70wnship	:			V9Y8V
Range	:		Access Abutting Network Eleme	ent :
Section	920		Within 800m of Intersection Controlled Access High	with way:
Block			Abutting Flanking Stre	
rm:			Development Cost Cha	
		1907	oment Cost Charge Required :	
Code; 3 Size:	5.15		ment Cost Charge Paid Date : Development Cost Ammount :	
ocac.	DAI:	TO STATE OF THE PARTY OF THE PA		
The way and the second	Avail. of Service	c. Information		
Covenants :	Water:	FLR:	Specified Code : B	
Easement :	Fire:	Sewage :	Map No.:	
	Munic	ipal Information		
oning: CP:		DP Area: In ALR:		
GP.				
nits Agr. Land Res. Dev.	Subfo Var. Permits Bylaw Enf.	orm Navigation Subdivision App. E	Board of Variance	
mis //gr. Edita Nos. Dev.	val. Fellins Dian Lin.	Subdivision App.	ovariance	
3C05-25				
Building Inspection			Rezoning	App.
	Gene	ral Comments		

# **Appendix A: Application for Subdivision**

	Name Of Owner: (Please Print)	Phone: # s.22			
Owner Information	Mailing Address: 6010, Keway & GRACA: s.22  Mailing Address: 6010, Keway & R., Roet Alacani, B.C. Vay Bwg				
	Name Of Applicant (Surveyor/Agent) As Above: ☐ Or:	Phone: # 250			
Applicant	J. Mimanus	724 5108			
Information (if different from above)	Mailing Address: 9535, Face, &D., P.G., B.C., V94 9C5				
Property	Legal Description Of Property:	•			
Information	Street Address/General Location: 6010, Kellow RD. (coaner of Language)				
	Street Address/General Location: 6010, Kouns RD. (CORNER O	P LANGAQUE)			
City Tufannakian	A plot plan and site assessment Information form must be submitted with this application.				
Site Information	Are all existing dwellings and sewage disposal systems indicated on the subdivision plan?   NO				
Number of Proposed Lots	Number of lots proposed (including the remainder):				
Water Information	Proposed domestic water supply: Individual wells Connection to an existing community water system. Name of system- Water system to be constructed, if yes, contact Regional Public Health Engineer for more Information Other (explain):				
Zoning	Zoning classification: "A\" Number of dwellings permitted per lot: Other development per lot is a zoning change proposed: No :	ermitted: Occess.			
	Are there any restrictive covenants/easements on any of the proposed lots, which could affect the sewage system?   Yes No If Yes, please explain:	e design or location of a			
Restrictive Covenants	If zoning permits more than one dwelling:  □ additional covenant is provided or □ a clause limiting the number of dwellings will be added to the restrictive covenant.				
	The information on this application and other information provided by me in support of this application	ion is accurate and true			
Signature		14 14, 2007 Pate			
	Assessment Information (Appendix B) to this application. pages 7-8) for a list of site assessment requirements. Incomplet essed.	e applications			

# Appendix B: Site Assessment

# Site Assessment Information

Site Information		Keuew iber 1	4555 Lot Num	hanasane ber 2 62,15	EHO use only (Plan Check )
Lot Size	左 2.5aca		7 2.5	ACRES	
Lot Slope	生 1%		7 1%		
Lot Dimension	Sec flan	LAYOUT	See R	an hayout	
COVENANT INFO	PRIMARY	RESERVE	PRIMARY	RESERVE	
Slope Within Covenant Area (%)	0%	0%	0%	0%	
Covenant Area m <sup>2</sup>	Gx. 345724	差 330 n#	CX. System	2330n#	
Covenant Dimensions		生 33n x 10n		* 33n × 10r	
DEPTH OF NATIVE MINERAL SOIL	PRIMARY	RESERVE	PRIMARY	RESERVE	
Test Hole		ا ١٩٠		3) 20"	
#1		2) 20"		1) +20°	
PERCOLATION	PRIMARY	RESERVE	PRIMARY	RESERVE	
TEST RESULTS  Test Hole  #1		9nie.	V	MinII	

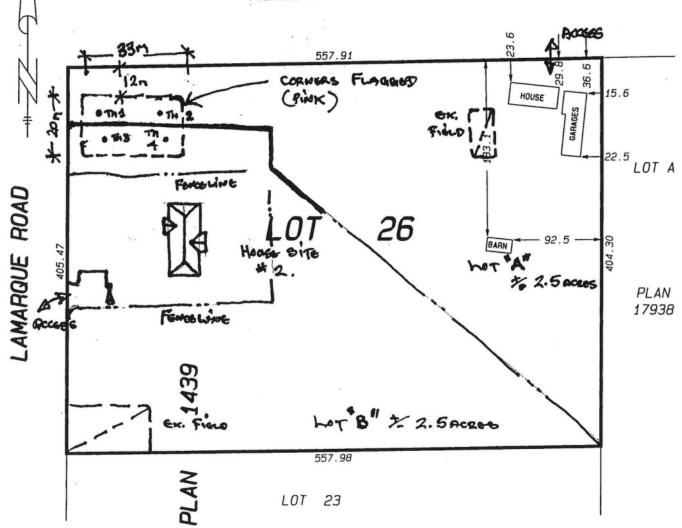
Date(s) of Observations/Tests:	17 ocas. 07
Signature of Applicant or Agent of Date: 24 Oct. 07	
Date: 24 Dec. 07	

Lyone Suppivision . Koud & Langrage:

SEWAGE :

OCT. 2007

## KELLOW ROAD



# CMANUS DEVELOPMENT PLANNING Land Use & Design Consultants 5.

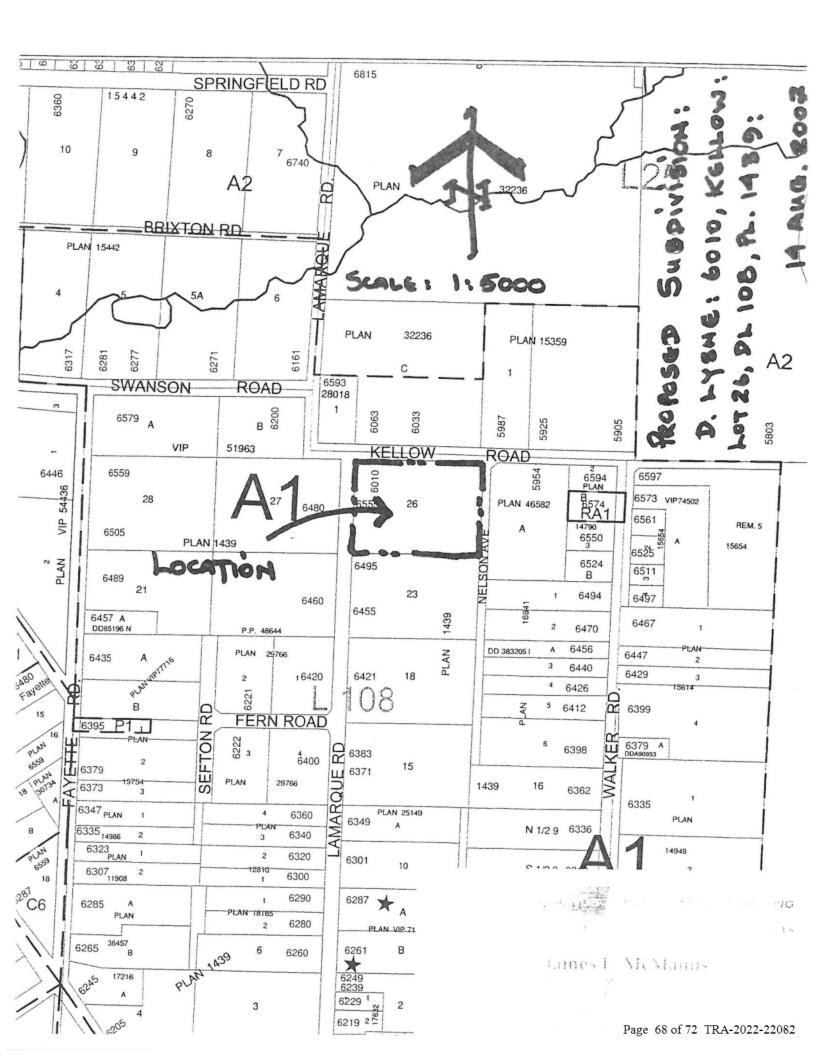
## James L. McManus

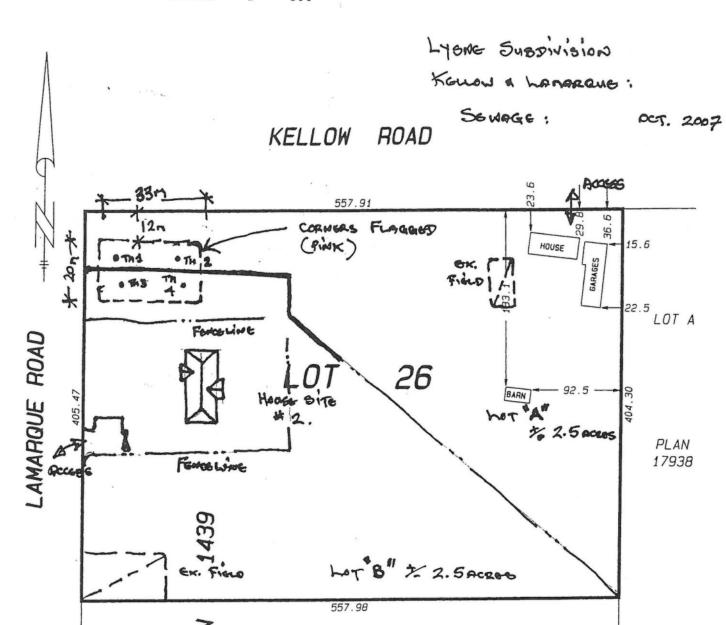
Dip.A., B.A., (MCIP, MPIBC, MRIPI)
PRINCIPAL

S.

Tel. 250, 724.5108 \* Fax 250, 724.5101 9535 Faber Road, Site 337, C-12 \* Sproat Lake, BC V9Y 7L7 email: jmcmanus@shaw.ca

ween the foundation of the building and the not intended for property line re-establishment





CMANUS DEVELOPMENT PLANNING

Land Use & Design Consultants 5.

LOT 23

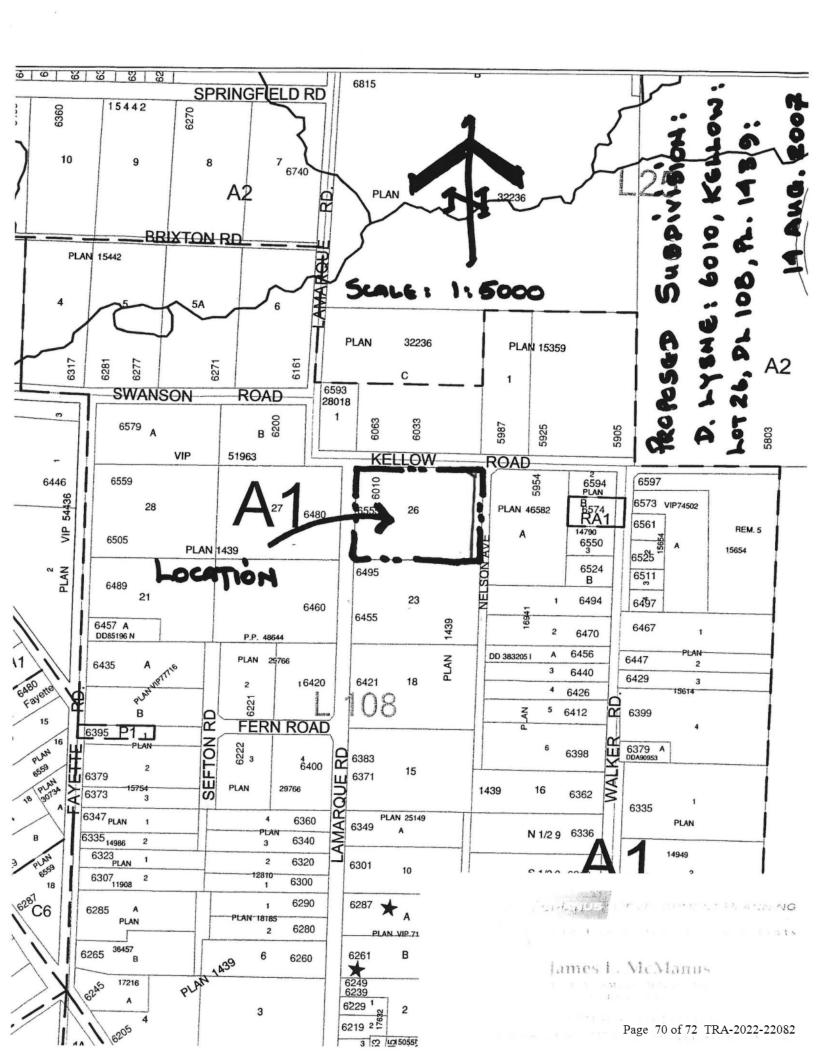
## James L. McManus

PRINCIPAL

S.

Tel. 250-724.5108 • Fax 250, 724.5101 9535 Fabor Road, Site 337, C-12 • Sproat Lake, BC V9Y 71.7 email: jmemanus@shuw.ca

ween the foundation of the building and the not intended for property line re-establishment





DASR0100

## BC MINISTRY OF TRANSPORTATION DEVELOPMENT APPROVALS SYSTEM

Page 1 of 1 2007/11/08 KIMPALIN

DATE

SUMMARY SHEET

Criteria:

File No = 27675

Wylie, Bob

FILE NO.: 27675

CATEGORY:

Fee Simple Subdivision(Unorganized)

SUBMITTED DATE: 2007/11/06

TECHNICIAN:

**BYLAW NO.:** 

APPLICANT FILE NO.:

6010 KELLOW ROAD/6555 LAMARQUE ROAD

PROJECT NAME: DESCRIPTION OF WORKS:

2-LOT SUBDIVISION

INTEREST TYPE

NAME

MCMANUS DEVELOPMENT PLANNING - MCMANUS, JIM

bus:(250)724-5108

Applicant Owner

LYSNE, DANNY & GRACE

res:s.22

PHONE:

ROAD NO. / NAME

02-C-@-00266 KELLOW RD 02-C-@-00229 LAMARQUE ST LOCATION DESCRIPTION

RFI Offset: 0.0km; in the Port Alberni area RFI Offset: 0.0km; in the Port Alberni area

LEGAL DESCRIPTION:

PID: 007-408-269, Lot 26, District Lot 108, Alberni District, Plan 1439

PID

LOT LOT PLAN FROM TO SL PCL BLK DL

NO BLOCK Q

SEC TP R LS LD PLAN

1439

007-408-269 26 REFERENCE MAP:

SURVEYOR NAME:

CROSS REFERENCE FILE NO(S):

ACTION DESCRIPTION

COMMENTS:

**ACTION TAKEN** 

**ASSIGNED TO** 

	REFERRAL AGENCY	DATE SENT	DATE EXPECTED RESP?
LETTER TYPE		2007/11/08	2007/11/08
Information Letter	BC HYDRO & POWER	2007/11/08	2007/11/08
Information Letter	TELUS ENGINEERING	2007/11/08	2007/11/29
Referral Letter	VANCOUVER ISLAND HEALTH AUTHORITY ALBERNI-CLAYOQUOT REGIONAL DISTRICT	2007/11/08	2007/11/29
Referral Letter	BEAVER CREEK IMPROVEMENT DISTRICT	2007/11/08	2007/11/29
Referral Letter	BEAVER CREEK IMPROVEMENT DISTRICT		

VIHA response IMPROVEMENT DIST. RESPONSE ISSUED Beaver Crk. Improvements Compliance Confirmation

**ACTION/COMMENTS**