

PARCEL IDENTIFIER (PID): 018-233-406

SHORT LEGAL DESCRIPTION:S/LMP10228/////26

MARG:PART SUBD BY PLAN EPP51295

TAXATION AUTHORITY:

- 1 Courtenay Assessment Area
- 2 Lund Waterworks District

FULL LEGAL DESCRIPTION: CURRENT

LOT 26 DISTRICT LOT 1611 PLAN LMP10228 EXCEPT PLAN EPP51295

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN LMP10228

PLAN LMP10229

PLAN LMP38879

PLAN LMP38880

REFERENCE PLAN VAP15939RX

REFERENCE PLAN VAP15940RX

PLAN VAP19080

REFERENCE PLAN VAP3147RX

SUBDIVISION PLAN EPP51295

COVENANT PLAN EPP51296

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1



**PERMISSION TO ACT
AS AN AGENT**

Region and area address: POWELL RIVER MoTI Office

File: 2209-01

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: / /

I, s.22 _____, hereby give permission for MICHAEL LEWIS ROGERS, BCLS

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:

I, s.22 _____ am authorized as the owner of s.22 _____, the company who owns LOT 26 DISTRICT LOT 1611 PLAN LMP10228 EXCEPT PLAN EPP51295 to sign on behalf of the company.

s.22

s.22

Owner

Witness

Feb 19/21
Date

Agent

#3 - 7045 Field Street, Powell River

Address

British Columbia

V8A 0A1

Postal Code

(604) 414-3779

Phone

Fax

mrogers@plsi.ca

E-mail

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**The information in this application may be subject to disclosure
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Further information can be found at <http://www.gov.bc.ca/citz/iao/foi/submit/general/>



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

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Additional Comments:

s.22 _____ are the lease holders and dominant tenement of of the lease and easement areas depicted as Easement Area 13 on plan LMP38879. The intent of the subdivision is to raise title in fee-simple to this area.

s.22 _____

Witness _____

12/01/21

Date

Agent

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British Columbia

V8A 0A1

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Application Summary

eDAS File Number: 2020-06125

Subdivision Application:

Subdivision Type: Conventional
Selected Office: Powell River Area Office
Applicant File Number: 2209-01

No. of Lots: 2

Land Use:

Local Government: qathet Regional District
Property Zoning: Lund Residential
Existing Land Use: Vacant

Intended Land Use: Residential

Surrounding Land Use:

North:
Residential
South:
Vacant
East:
Mixed
West:
Residential

Services:

Proposed Sewage Disposal: Community System (if other)
Proposed Water Supply: Community System (if other)

Location:

Order Location

Legal Description: LOT 26 DISTRICT LOT 1611 PLAN LMP10228 EXCEPT PLAN EPP51295

Property Address: 1615 Boars Nest Road, Lund

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
 - ☐ 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

Application Summary

eDAS File Number: 2020-06125

- ☐ 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
PARCEL-018-233-406.pdf	Miscellaneous Notes	Document
TITLE-BB4098731-PID-018-	Certificate of Title	Legal Document
LMP38879.pdf	Reference Plan of Lease/Easement Areas	Plan
2209-01-PSUB-REV000.pdf	Plan of Proposed Subdivision	Plan
Agent Auth_s.22 .pdf	Agent authorization from land owner	Document
Agent_s.22 .pdf	Agent authorization from leasee	Document
Environmental_s.22 .pd	Environmental declaration land owner	Document
Environmental_s.22 .p	Environmental declaration leasee	Document
2209-01_SubApp_Cover Le	Cover Letter	Document
LMP38879.pdf	Reference Plan	Legal Document

Subdivision Application Project Details:

Project Description: The is a one lot with a remainder subdivision application that will raise fee-simple title to leasehold and easement area. Please see cover letter for details.

Other Information:

Subdivision Application Parties:

Type	Name/Company	Address	Role
Applicant	Rogers, Michael - Polaris Land Surveying Incorporated	3 7045 Field Street , Powell River, British Columbia V8A 0A1	

From: Parise, Rino A TRAN:EX
To: "darren.molder@vch.ca"
Cc: "Nguyen, Michael [VCH]"; Jack Davidson (jack.davidson@vch.ca); Michael Rogers
Subject: 2020-06125 Referral (Boars Nest Rd.)
Date: February 12, 2021 2:41:00 PM
Attachments: 2020-06125 Referral_VCH.pdf
2020-06125 Referral Package.pdf

Please find attached referral letter and package for your review and comments.

Thank you,

Rino Parise, RFT
Area Manager/Development Officer
Ministry of Transportation and Infrastructure
Lower Mainland District – Powell River Area
604-485-3610



Applicant File #: 2209-01
eDAS File #: 2020-06125
Date: Feb/12/2021

Vancouver Coastal Health Authority
5571 Inlet Avenue
PO Box 1040
Sechelt, BC V0N 3A0
Canada

Attention: Darren Molder

**Re: Proposed Conventional Subdivision Application for:
LOT 26 DISTRICT LOT 1611 PLAN LMP10228 EXCEPT PLAN EPP51295
1615 Boars Nest Road, Lund**

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on Boar's Nest Road.

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

c/o Polaris Land Surveying Incorporated
Michael L Rogers (mrogers@plsi.ca)
3-7045 Field Street
Powell River, British Columbia V8A 0A1
Phone: (604) 485 - 4203

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated May 6, 2021 after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions, please feel free to call me at (604) 485-3610.

Please quote file number 2020-06125 when contacting this office.

Local District Address
<p>Powell River Area Office 6953 Alberni Street Powell River, British Columbia V8A 2B8 Canada Phone: (604) 485-3610 Fax: (604) 485-3611</p>

Yours truly,

A small, square, grayscale image of a handwritten signature. The signature is written in dark ink on a light background and appears to be the name 'Rino' followed by a stylized surname.

Rino Parise
Development Officer

Attachment: 2020-06125 Referral Package



Polaris Land Surveying Inc.:

3 – 7045 Field Street
Powell River, BC V8A 0A1
Toll free: 877-603-7398
Powell River: 604-485-4203
pr@plsi.ca
www.plsi.ca

Polaris Reference:2209-01

Date: February 10th, 2021

Attention: MoTI Planning Department

**Re: SUBDIVISION OF PART OF LOT 26 DISTRICT LOT 1611 PLAN
LMP10228 GROUP 1 NEW WESTMINSTER DISTRICT BEING
LEASE/EASEMENT AREA 10 AS DEPICTED ON PLAN LMP38879**

To Whom It May Concern,

On behalf of s.22

s.22 I present this subdivision application package for your review.

Project Overview

Ownership pertaining to the subject parcel is more complex than the typical subdivision application. The parent parcel for this subdivision is owned by s.22 s.22, the parcel is subject to a non-traditional form of tenure. Portions of the subject parcel have been leased to various parties in the form of small building leases. Each building lease area is then surrounded by an easement area that is intended to be for the benefit of the applicable building lease holder. The form of tenure is portrayed on plan LMP38879.

As mentioned, s.22 is the owner of the parent parcel for the lease and related easement areas. s.22 are the holders of building lease area 10, and are thus the benefactors of the surrounding easement area, easement area 10. The intent of this application is to raise title in fee-simple to what is now easement area 10 and extinguish building lease 10.

The fee-simple parcel would then be transferred to s.22 s.22 is taking care of much of the leg work related to this project and Polaris has been contracted to assist as agent with the application.

As per the Official Community Plan (OCP) for electoral area A of the qathet Regional District the lands have a land use designation of Lund Residential. The proposed lot size of 0.22 hectares is in line with the prescribed minimum lot size for the Lund Residential designation of 0.2 hectares when the lot is serviced by both water and sanitary sewer services.

Proposed lot 1 being 0.232 hectares in size would satisfy these conditions.



Servicing

Septic

The current leasee's s.22 are under the impression that the parcel has a sanitary service, which would provide a connection to the Lund sanitary system. We are seeking confirmation of this connection at this time.

Water

Similar to the sanitary connection it is believed that there is a water service on existing easement area 10. Again confirmation of this connection is underway at this time.

Access and Road Dedication

Access to the proposed the proposed lot would come via existing Boars Nest Road. In addition, the lot is flanked on the east by an un-named road. Road dedication is not anticipated for this subdivision.

Parkland Dedication

This subdivision creates less than 3 new parcels, thus parkland dedication or cash in lieu is not anticipated with this subdivision.

Easements/SRW's/Charges

The number of charges on title for the parent parcel are numerous. Page 15 of the certificate of title highlights the existing charges pertinent to leasehold area 10. Charges, SRW's or easements related to the existing leasehold area 10 that would negatively affect this subdivision have not be found thus far. Upon registration of the new parcel, removal of the many non-applicable charges would take place.

Thank-you in advance for your consideration of this application. Please see additional submitted items for more details and feel free to contact me directly with any questions you may have.

Yours truly,

Michael Rogers, BCLS
(604) 414-3779

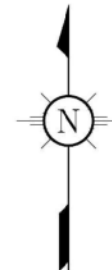
**PLAN OF PROPOSED SUBDIVISION OF
PART OF LOT 26 DISTRICT LOT 1611 PLAN LMP10228
GROUP 1 NEW WESTMINSTER DISTRICT
BEING LEASE/EASEMENT AREA 10 AS DEPICTED ON
PLAN LMP38879**

BCGS MAP SHEET 92F.097



The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:400.

All distances are in metres and decimals thereof, unless otherwise noted.



LOT 24
PLAN 19080

LOT 1
PLAN EPP51295

EASEMENT NO. 15
PLAN LMP38879

BOARS NEST ROAD

EASEMENT NO. 11
PLAN LMP38879

ROAD

LOT 2
PLAN EPP51295

LEASEHOLD NO. 10

**PROPOSED
LOT 1**
AREA = 0.232 ha

EASEMENT NO. 10
PLAN LMP38879

EASEMENT NO. 16
PLAN LMP38879

**PART
DISTRICT 1641**

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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Mailing & delivery address:
3-7045 Field Street,
Powell River, BC V8A 0A1

Toll Free: (877) 603 7398
Powell River: (604) 485-4203
PR@plsi.ca
www.plsi.ca

Date: 2021-01-24

File: 2209-01

Drawing: 2209-01-PSUB.dwg

Page 13 of 75 to/à Page 32 of 75

Withheld pursuant to/removed as

s.3



BRITISH
COLUMBIA

Ministry of Transportation
and Infrastructure

Ministry of Transportation and
Infrastructure District Office
address here

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: _____
File: 2020-06125

We, ^{s.22} _____ hereby acknowledge that *the Environmental Management Act*, 2003, is
effective as of March 31st, 2005.

Legal description of property: Easement Area 13 depicted on plan LMP38879

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 of the regulations. Accordingly, I
elect not to complete and submit a 'site profile', as outlined in Section 40.(1) of the Act.

^{s.22} I further acknowledge that this election does not remove any liability, ^{s.22} which may otherwise be applicable under

Owner

^{s.22}

Print name

^{s.22}

12 / 01 / 21 X
dd mm yy Witne...

12 / 01 / 21
dd mm yy

^{s.22}

Print name

12 / 01 / 21
dd mm yy

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BRITISH
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Ministry of Transportation
and Infrastructure

Ministry of Transportation and
Infrastructure District Office
address here

Provincial Approving Officer
Ministry of Transportation and Infrastructure

Date: _____
File: 2020-06125

I, ^{s.22} _____ hereby acknowledge that *the Environmental Management Act*, 2003, is effective as
of March 31st, 2005.

Legal description of property: Easement Area 10 as depicted on plan LMP38879, being a part of LOT 26
DISTRICT LOT 1611 PLAN LMP10228 EXCEPT PLAN EPP51295

Based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of
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I further acknowledge that this election does not remove any liability, which may otherwise be applicable under
^{s.22} _____

Owner

^{s.22}
9 / 2 / 21 X
dd mm yy Witness

9 / 2 / 21
dd mm yy

^{s.22} _____

Print name

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I further acknowledge that this election does not remove any liability, which may otherwise be applicable under
the s.22

Owner 9 / 2 / 21 ^{s.22} X 9 / 2 / 21
dd mm yy Witness dd mm yy

s.22

Print name _____

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Environmental Management Act
CONTAMINATED SITES REGULATION

[includes amendments up to B.C. Reg. 343/2008, January 1, 2009]

Schedule 2

[am. B.C. Regs. 17/2002, s. 16; 239/2007, s. 5; 343/2008, s. 12.]

Industrial and Commercial Purposes and Activities

COLUMN I Item	COLUMN II Purpose or Activity
A	Chemical industries and activities <ol style="list-style-type: none"> 1. adhesives manufacturing or wholesale bulk storage 2. chemical manufacturing or wholesale bulk storage 3. explosives or ammunition manufacturing or wholesale bulk storage 4. fire retardant manufacturing or wholesale bulk storage 5. fertilizer manufacturing or wholesale bulk storage 6. ink or dye manufacturing or wholesale bulk storage 7. leather or hides tanning 8. paint, lacquer or varnish manufacturing, formulation, recycling or wholesale bulk storage 9. pharmaceutical products, or controlled substances as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations 10. plastic products (foam or expanded plastic products) manufacturing 11. textile dying 12. pesticide manufacturing, formulation or wholesale bulk storage 13. resin or plastic monomer manufacturing, formulation or wholesale bulk storage
B	Electrical equipment and activities <ol style="list-style-type: none"> 1. battery (lead acid or other) manufacturing or wholesale bulk storage 2. communications stations using or storing equipment that contains PCBs 3. electrical equipment manufacturing, refurbishing or wholesale bulk storage 4. electrical transmission or distribution substations 5. electronic equipment manufacturing 6. transformer oil manufacture, processing or wholesale bulk storage 7. electrical power generating operations fuelled by coal or petroleum hydrocarbons and supplying electricity to a community or commercial or industrial operation

C	Metal smelting, processing or finishing industries and activities <ol style="list-style-type: none"> 1. foundries or scrap metal smelting 2. galvanizing 3. metal plating or finishing 4. metal salvage operations 5. nonferrous metal smelting or refining 6. welding or machine shops (repair or fabrication)
D	Mining, milling or related industries and activities <ol style="list-style-type: none"> 1. asbestos mining, milling, wholesale bulk storage or shipping 2. coal coke manufacture, wholesale bulk storage or shipping 3. coal or lignite mining, milling, wholesale bulk storage or shipping 4. milling reagent manufacture, wholesale bulk storage or shipping 5. nonferrous metal concentrate wholesale bulk storage or shipping 6. nonferrous metal mining or milling
E	Miscellaneous industries, operations or activities <ol style="list-style-type: none"> 1. appliance, equipment or engine repair, reconditioning, cleaning or salvage 2. ash deposit from boilers, incinerators, or other thermal facilities 3. asphalt tar manufacture, wholesale storage and distribution 4. coal gasification (manufactured gas production) 5. medical, chemical, radiological or biological laboratories 6. rifle or pistol firing ranges 7. road salt storage facilities 8. measuring instruments (containing mercury) manufacture, repair or wholesale bulk storage 9. dry cleaning facilities or operations and dry cleaning chemical storage 10. sites which have been or likely have been contaminated by substances migrating from other properties 11. controlled substances, as defined in the <i>Controlled Drugs and Substances Act</i> (Canada), manufacturing or operations
F	Petroleum and natural gas drilling, production, processing, retailing, distribution and storage other than the storage of residential heating fuel in tanks <ol style="list-style-type: none"> 1. petroleum or natural gas drilling 2. petroleum or natural gas production facilities 3. natural gas processing 4. petroleum coke manufacture, wholesale bulk storage or shipping 5. petroleum product, other than compressed gas, dispensing facilities, including service stations and card locks 6. petroleum, natural gas or sulphur pipeline rights of way excluding rights of way for pipelines used to distribute natural gas to consumers in a community

	<ol style="list-style-type: none"> 7. petroleum product, other than compressed gas, or produced water storage in above ground or underground tanks 8. petroleum product, other than compressed gas, wholesale bulk storage or distribution 9. petroleum refining wholesale bulk storage or shipping 10. solvent manufacturing or wholesale bulk storage 11. sulphur handling, processing or wholesale bulk storage and distribution
G	Transportation industries, operations and related activities <ol style="list-style-type: none"> 1. aircraft maintenance, cleaning or salvage 2. automotive, truck, bus, subway or other motor vehicle repair, salvage or wrecking 3. bulk commodity storage or shipping (e.g. coal) 4. dry docks, ship building or boat repair and maintenance, including paint removal from hulls 5. marine equipment salvage 6. rail car or locomotive maintenance, cleaning, salvage or related uses, including railyards 7. truck, rail or marine bulk freight handling
H	Waste disposal and recycling operations and activities <ol style="list-style-type: none"> 1. antifreeze bulk storage or recycling 2. barrel, drum or tank reconditioning or salvage 3. battery (lead acid or other) recycling 4. biomedical waste disposal 5. bulk manure stockpiling and high rate land application or disposal (nonfarm applications only) 6. construction demolition material, including without limitation asphalt and concrete, landfilling 7. contaminated soil storage, treatment or disposal 8. dredged waste disposal 9. drycleaning waste disposal 10. electrical equipment recycling 11. industrial waste lagoons or impoundments 12. industrial waste storage, recycling or landfilling 13. industrial woodwaste (log yard waste, hogfuel) disposal 14. mine tailings waste disposal 15. municipal waste storage, recycling, composting or landfilling 16. organic or petroleum material landspreading (landfarming) 17. sandblasting waste disposal 18. septic tank pumpage storage or disposal 19. sewage lagoons or impoundments 20. special waste storage, treatment or disposal 21. sludge drying or composting

	22. street or yard snow removal dumping 23. waste oil reprocessing, recycling or bulk storage 24. wire reclaiming operations
I	Wood, pulp and paper products and related industries and activities 1. particle board manufacturing 2. pulp mill operations 3. pulp and paper manufacturing 4. treated wood storage at the site of treatment 5. veneer or plywood manufacturing 6. wafer board manufacturing 7. wood treatment (antiseptant or preservation) 8. wood treatment chemical manufacturing, wholesale bulk storage 9. sawmills

From: [Parise, Rino A TRAN:EX](#)
To: lroddan@gathet.ca
Cc: [Julia Dykstra](#); [Michael Rogers](#)
Subject: 2020-06125 Referral
Date: February 12, 2021 2:29:00 PM
Attachments: [2020-06125 Referral qRD.pdf](#)
[2020-06125 Referral Package.pdf](#)

Please find attached referral letter and package for your review and comments for Subdivision Application 2020-06125 on Boars Nest Road, Lund.

Thank you,

Rino Parise, RFT
Area Manager/Development Officer
Ministry of Transportation and Infrastructure
Lower Mainland District – Powell River Area
604-485-3610



Applicant File #: 2209-01
eDAS File #: 2020-06125
Date: Feb/12/2021

qathet Regional District
LRoddan@qathet.ca; JDykstra@qathet.ca
202-4675 Marine Avenue
Powell River, British Columbia V8A 2L2
Canada

Attention: Laura Roddan

**Re: Proposed Conventional Subdivision Application for:
LOT 26 DISTRICT LOT 1611 PLAN LMP10228 EXCEPT PLAN EPP51295
1615 Boars Nest Road, Lund**

Enclosed is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on Boar's Nest Road.

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Local District Address
Powell River Area Office 6953 Alberni Street Powell River, British Columbia V8A 2B8 Canada Phone: (604) 485-3610 Fax: (604) 485-3611

Yours truly,

A rectangular box containing a handwritten signature in dark ink. The signature is stylized, appearing to be 'Rino' followed by a flourish.

Rino Parise

Development Officer

Attachment: 2020-06125 Referral Package

Environmental Health

Current MOT File: 2020-06125

Ministry of Transportation and Infrastructure,
Powell River Area Office,
6953 Alberni St., Powell River, BC
V8A 2B8
Attn.: Rino Parise

March 8, 2021

Dear Rino Parise;

**Re: SUBDIVISION OF PART OF LOT 26 DISTRICT LOT 1611 PLAN
LMP10228 GROUP 1 NEW WESTMINSTER DISTRICT BEING
LEASE/EASEMENT AREA 10 AS DEPICTED ON PLAN LMP38879**

This proposal has been evaluated with the Vancouver Coastal Health (VCH) Subdivision Guideline (2012). The plot plan that has been evaluated for this current proposal is from Michael Rogers of Polaris Land Surveying Inc., (Drawing: 2209-01-PSUB.dwg) dated January 24, 2021

Currently, portions of a parent parcel have been leased to various parties in the form of small building leases with each building lease area surrounded by an easement area that is intended to be for the benefit of the applicable building lease owner.

This proposed subdivision intends to relinquish what are currently lease area 10 and the surrounding easement area 10 (Proposed Lot 1) from the parent parcel. The intent of this proposal is to raise title in fee-simple to what is now easement area 10 and extinguish building area lease 10.

The applicant has notified VCH that Proposed Lot 1 will be connected to the Lund Water Works District (LWWD) Water System and Sewerage System.

The LWWD Water System is an approved water system by VCH under the *Drinking Water Protection Act*. Recent drinking water sample results indicate that the water meets the required standards for potability.

Written confirmation from the LWWD is required to confirm that there is an agreement to connect proposed Lot 1 to the LWWD Water System and Sewerage System.

We have no objection to this subdivision proceeding at this time, subject to the conditions noted above.

Yours truly,



Michael Nguyen, C.P.H.I.(C)
Registered Environmental Health Officer/Drinking Water Officer

CC Michael Rogers



Date (yyyy/mm/dd) 2021/06/28

Subdivision Type:	Conventional	Status:	PREREV	No. of Lots:	2
File Number:	2020-06125	MoTOffice:	Powell River Area Office		
Project Description:	The is a one lot with a remainder subdivision application that will raise fee-simple title to leasehold and easement area. Please see cover letter for details.	Dev Tech:	Rino Parise		
Applicant:	Rogers, Michael - Polaris Land Surveying Incorporated	Approver:	Jeffrey Moore		
Applicant File #:	2209-01	Owner:			
Legal Description:		Road Name:	Boar's Nest Road		
Date Received:	Feb 10, 2021	Confirmed Local Government:			

Location and Land Use

State Title Certificate / Certificate of Title (encumbrances):

Description of Land

Parcel Identifier: 018-233-406

Legal Description:

LOT 26 DISTRICT LOT 1611 PLAN LMP10228 EXCEPT PLAN EPP51295

Legal Notations

HERETO IS ANNEXED EASEMENT G86915 OVER PART OF LOTS 2 AND 3, DISTRICT LOTS 1611 AND 1612, PLAN 17853 IN EXPLANATORY PLAN 14693

Charges, Liens and Interests

Nature: EASEMENT

Registration Number: 89512M

Registration Date and Time: 1948-03-01 11:26

Remarks: INTER ALIA

20 FOOT STRIP OF DISTRICT LOT 1611, MARKED

"PRIVATE RIGHT OF WAY" ON REFERENCE PLAN 3147;

SEE 191288L APPURTENANT TO PARCEL "D"

REFERENCE PLAN 3147

Nature: COVENANT

Registration Number: BG151859

Registration Date and Time: 1993-05-05 11:34

Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA

Remarks: SECTION 215, L.T.A.

PART IN EXPLANATORY PLAN LMP10229

Easements/SRW's/Charges

The number of charges on title for the parent parcel are numerous. Page 15 of the certificate of title highlights the existing charges pertinent to leasehold area 10. Charges, SRW's or easements related to the existing leasehold area 10 that would negatively affect this subdivision have not be found thus far. Upon registration of the new parcel, removal of the many non-applicable charges would take place.

Nature: EASE

Registration Number: BW225051

Registration Date and Time: 2004-05-27 12:25

Registered Owner: s.22

s.22

Transfer Number: BW225051 TRANSFERRED TO BX158126

Registered Owner: s.22

s.22

Transfer Number: BX158126 TRANSFERRED TO CA1781678

Registered Owner: s.22

s.22

AS JOINT TENANTS

Transfer Number: CA1781678

REPORT ON PRELIMINARY SUBDIVISION

Date (yyyy/mm/dd) 2021/06/28

Remarks: LEASEHOLD NO. 10 ON PLAN LMP38879
HERETO IS ANNEXED EASEMENT BW225052 OVER
EASEMENT NO. 10 PLAN LMP38879
OF LOT 26 PLAN LMP10228
HERETO IS ANNEXED EASEMENT BW225053 OVER
EASEMENT NO. 14 PLAN LMP38879
EASEMENT NO. 15 PLAN LMP38879
EASEMENT NO. 16 PLAN LMP38879
EASEMENT "A" PLAN LMP38880
EASEMENT "B" PLAN LMP38880
OF LOT 26 PLAN LMP10228
HERETO IS ANNEXED PROFIT OF PRENDRE BW225054
OVER EASEMENT NO. 10 PLAN LMP38879

Nature: EASEMENT
Registration Number: BW225052
Registration Date and Time: 2004-05-27 12:25
Remarks: EASEMENT NO. 10 PLAN LMP38879
APPURTENANT TO LEASE BW225051

Nature: EASEMENT
Registration Number: BW225053
Registration Date and Time: 2004-05-27 12:25
Remarks: INTER ALIA
EASEMENT NO. 14 PLAN LMP38879
EASEMENT NO. 15 PLAN LMP38879
EASEMENT NO. 16 PLAN LMP38879
EASEMENT "A" PLAN LMP38880
EASEMENT "B" PLAN LMP38880
APPURTENANT TO LEASE BW225051

Health and Safety

Proposed Water Supply

Type: Community System -

Lund Waterworks District

Proposed Sewage Disposal

Type: Community System -

qathet Regional District Sewer Service

Topography:

Proposed Lot 1 is flat

Site Regraded:

Yes

Road / Land Drainage OK:

Drainage is good

Natural Hazard (flooding, erosion, landslip, rockfall, avalanche, wildfire):

None noted

Contaminated Site:

February 9, 2021

☐ Schedule 1 Site Profile:

☒ Acknowledgement of Contaminated Site Regulation:

Land Use

Confirmed Local Government:

Location Comments:

Property Zoning: Lund Residential

Zoning Minimum Parcel Size:

The proposed lot size is 0.22 hectares. The OCP for electoral area A is 0.2 hectares/

REPORT ON PRELIMINARY SUBDIVISION

Date (yyyy/mm/dd) 2021/06/28

Existing Land Use: Vacant

Intended Land Use: Residential

Surrounding Land Use

North:

Residential

South:

Vacant

East:

Mixed

West:

Residential

Comments on Surrounding Land Use:

Lund residential and rural residential

Conform with OCP:

Yes

ALR Comments / ALC Approval:

N/A

Archaeology / Aboriginal Interests:

None noted, June 28, 2021 Remote Access to Archaeological Data (RAAD)

Environmental Value (riparian zone, wildfire, sensitive ecosystem):

Access and Roads

Contract Area:

Conflict Highway Design Line:

Existing road

Rd. System Adequate for Addnl Traffic:

Yes

Widening Amount:

N/A

Posted Speed:

km/h

Controlled Access Highway:

No

Sec. Street System Exist:

Access to all lots:

Yes

Off Street Parking?:

N/A

Further Subdivision / Frontage Rule:

Yes

Access to Lands Beyond:

Yes

Access To Water:

N/A

Road Closure:

N/A

Alternate Access:

REPORT ON PRELIMINARY SUBDIVISION

Date (yyyy/mm/dd) 2021/06/28

Crossings

Pipeline Crossing:

No

Hydro / Tel Line Crossing:

No

Railroad Crossing:

N/A

Require Covenants?:

No

Recommendations / Decisions

Preliminary Approval Recommendations:

Recommend approval.

Preliminary Approver's Decision Comments:

Conditions

Order	Type	Condition
01	Approval	The applicant shall comply with the requirements of the qathet Regional District's letter dated June 24, 2021. Written confirmation from the regional district that the subdivision complies with all applicable bylaws shall be submitted with the final plans.
02	Approval	The applicant shall comply with the requirements of the Vancouver Coastal Health Authority's letter dated March 8, 2021. Written confirmation from the health authority that their concerns have been addressed shall be submitted with the final plans.
03	Approval	The final plan shall generally comply with the preliminary subdivision layout prepared by Polaris Land Surveying Inc. under file number 2020-06125 and dated January 24, 2021.
04	Approval	The final survey and plan image must be completed by a British Columbia Land Surveyor.
05	Approval	The Ministry file number 2020-06125 shall be included on the plan image.
06	Approval	All relevant documentation, covenants, final plans, fees, rural property tax report and written confirmations shall be submitted in one package to this office.

From: Woloshyniuk, Kattia TRAN:EX
To: "Michael Rogers"
Cc: Moore, Jeffrey TRAN:EX; Parise, Rino A TRAN:EX; "Julia Dykstra"; Laura Roddan; "Nguyen, Michael [VCH]"
Subject: PLR 2020-06125 - 1615 Boars Nest Road, Lund
Date: July 16, 2021 11:23:00 AM
Attachments: PLR 2020-06125.pdf
image001.png

Hi Michael,

Attached please find PLR 2020-06125 for the proposed 2-lot subdivision at 1615 Boars Nest Road, Lund.

Regards,

Kattia Woloshyniuk (she/her)
A/ Senior Development Officer
North Shore | Sea to Sky | Sunshine Coast
Ministry of Transportation and Infrastructure
310 -1500 Woolridge Street
Coquitlam, BC, V3K 0B8
Office: (236) 468-1926



Highway Permits & Approvals Website: <https://www2.gov.bc.ca/gov/content?id=3D337385B8D74451BD118FF8BC53F3B8>
H-1080 Works Notification/Lane Closure Request Form:
<https://www.th.gov.bc.ca/forms/getForm.aspx?formId=649>

From: Michael Rogers <mrogers@plsi.ca>
Sent: July 14, 2021 3:31 PM
To: Woloshyniuk, Kattia TRAN:EX <Kattia.Woloshyniuk@gov.bc.ca>
Cc: Moore, Jeffrey TRAN:EX <Jeffrey.Moore@gov.bc.ca>; Parise, Rino A TRAN:EX <Rino.Parise@gov.bc.ca>
Subject: RE: Application 2020-06125

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

Hello,

I see that Jeff has "Confirmed Approval" with a note to see comments on the prelim tab for the application the Rino had submitted s.22

I am hoping it will be possible to have someone take a look at this s.22 ?

Kind Regards,
Michael

Michael Rogers, BCLS
Polaris Land Surveying Inc
Toll Free 877-603-7398 (ext. 709)
mrogers@plsi.ca



**PROPOSED SUBDIVISION
PRELIMINARY LAYOUT
REVIEW**

Your File #: 2209-01
MoTI File #: 2020-06125
Date: Jul/16/2021

s.22

c/o Polaris Land Surveying Incorporated
Michael L Rogers
3-7045 Field Street
Powell River, British Columbia V8A 0A1
Canada

Attention: Michael L. Rogers

**Re: Proposed 2-Lot Conventional Subdivision of:
LOT 26 DISTRICT LOT 1611 PLAN LMP10228 EXCEPT PLAN EPP51295;
1615 Boars Nest Road, Lund**

Your application for preliminary review of the proposed subdivision as detailed above has been considered and this letter summarizes the additional information and requirements that are required for consideration of approval of the subdivision.

Although we have sought to list all the conditions, this letter does not constitute an approval. Upon further consideration, or review of additional information, changes or additions may occur

1. The applicant shall comply with the requirements of the qathet Regional District's letter dated June 24, 2021. Written confirmation from the regional district that the subdivision complies with all applicable bylaws shall be submitted with the final plans.
2. The applicant shall comply with the requirements of the Vancouver Coastal Health Authority's letter dated March 8, 2021. Written confirmation from the health authority that their concerns have been addressed shall be submitted with the final plans.
3. The final plan shall generally comply with the preliminary subdivision layout prepared by Polaris Land Surveying Inc. under file number 2020-06125 and dated January 24, 2021.

Local District Address

Powell River Area Office
6953 Alberni Street
Powell River, British Columbia V8A 2B8
Canada
Phone: (604) 485-3610 Fax: (604) 485-3611

4. The final survey and plan image must be completed by a British Columbia Land Surveyor.
5. The Ministry file number 2020-06125 shall be included on the plan image.
6. All relevant documentation, covenants, final plans, fees, rural property tax report and written confirmations shall be submitted in one package to this office.

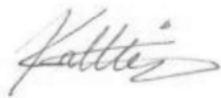
Completion of the matters outlined above will not automatically bring approval. Changes to acts, regulations, bylaws, fees, or other matters happen from time to time and may impact your proposal. This preliminary review of the subdivision proposal is valid for one year however it may be reconsidered at any time. After one year the applicant is advised to make written request for an extension.

Submission of final plans and documents to be accompanied by a current tax certificate to show proof all property taxes are paid, together with a plan examination fee of \$50.00 plus \$100.00 per lot for a total of \$250.00. If paying by cheque, make payable to the Minister of Finance.

If you have any questions or wish to set up an appointment, please do not hesitate to call Rino Parise at (604) 485-3610.

Please quote file number 2020-06125 when contacting this office. We encourage you to make use of our online file system eDAS to track the progress of your application.

Signed on behalf of Provincial Approving Officer by



Kattia Woloshyniuk
A/ Senior Development Officer

Attachment: preliminary subdivision layout

Copy to: Laura Roddan, Julia Dykstra, Qathet Regional District;
Michael Nguyen, Vancouver Coastal Health Authority

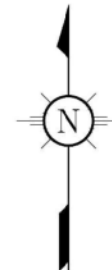
**PLAN OF PROPOSED SUBDIVISION OF
PART OF LOT 26 DISTRICT LOT 1611 PLAN LMP10228
GROUP 1 NEW WESTMINSTER DISTRICT
BEING LEASE/EASEMENT AREA 10 AS DEPICTED ON
PLAN LMP38879**

BCGS MAP SHEET 92F.097



The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:400.

All distances are in metres and decimals thereof, unless otherwise noted.



LOT 24
PLAN 19080

LOT 1
PLAN EPP51295

EASEMENT NO. 15
PLAN LMP38879

BOARS NEST ROAD

EASEMENT NO. 11
PLAN LMP38879

ROAD

LOT 2
PLAN EPP51295

LEASEHOLD NO. 10

**PROPOSED
LOT 1**
AREA = 0.232 ha

EASEMENT NO. 10
PLAN LMP38879

EASEMENT NO. 16
PLAN LMP38879

**PART
DISTRICT 1641**

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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Mailing & delivery address:
3-7045 Field Street,
Powell River, BC V8A 0A1

Toll Free: (877) 603 7398
Powell River: (604) 485-4203
PR@plsi.ca
www.plsi.ca

Date: 2021-01-24

File: 2209-01

Drawing: 2209-01-PSUB.dwg



August 23, 2022

Folio Number: s.22
Account Number: s.22
Letter Id: L0534235328
Property Address:
1608 BOARS NEST RD
LUND BC V0N 2G0

POLARIS LAND SURVEYING INC
138-1834C OAK BAY AVE
VICTORIA BC V8R 0A4



Dear Sir/Madam:

Re: Request for property tax information

Please find the completed request for rural property tax information below:

Tax Year	2022	Certificate Of Title	BB4098731
Status	Active	Parcel Identifier No.	018233406
Manufactured Home Reg. No.		Land District	36
Crown Lands File No.		Plan	LMP10228
		District Lot	1611
		Section	
		Lot	26
		Block	
		Township	
		Meridian	

Legal Description

Lot 26, Plan LMP10228, District Lot 1611, Group 1, New Westminster Land District, Except Plan EPP51295

This tax certificate is issued under section 22 and 48 of the *Taxation (Rural Area) Act* and is the Surveyor of Taxes tax clearance certificate for all purposes including subdivision approvals under section 83 of the Land Title Act. Adjustments to the tax account balance may occur at any time throughout the year due to late payment penalties, interest, supplementary assessments, balance transfers, refunds or debts added to the account where authorized by legislation such as regional district utility fees.

This certificate reflects the records of the Surveyor of Taxes as of the date of issue.

Tax Year	Gross Taxes	Penalty	Interest	HOG	Other	Balance
----------	-------------	---------	----------	-----	-------	---------

s.22

Ministry of Finance

Revenue Division
Property Taxation Branch

Mailing Address:
PO Box 9446 Stn Prov Govt
Victoria BC V8W 9V6

Telephone: 250 387-0555
Toll Free: 1 888 355-2700

Courier Only:
Property Taxation Branch
1802 Douglas St
Victoria BC V8T 4K6

Website: gov.bc.ca/ruralpropertytax
Email: ruraltax@gov.bc.ca

If you require further information, please contact our office at 1 888 355-2700, 250 387-0555 or by email at ruraltax@gov.bc.ca.

Yours Truly,

Compliance Analyst
Property Taxation Branch
Ministry of Finance

**SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 2 PAGES

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.

Michael Rogers
4VQT7U

 Digitally signed by
Michael Rogers 4VQT7U
Date: 2022.04.21
16:21:30 -07'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

MICHAEL LEWIS ROGERS
#3 - 7045 FIELD STREET

 mrogers@plsi.ca
 (604) 485-4203
 2209-01 Sub

POWELL RIVER BC V8A 0A1
☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **165-058-3290**Plan Number: **EPP118629**This original plan number assignment was done under Commission #: **970**

3. CERTIFICATION:

☒ Form 9 ☐ Explanatory Plan ☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on:	2022	January	02	(YYYY/Month/DD)	The checklist was filed under ECR#:
The plan was completed and checked on:	2022	April	21	(YYYY/Month/DD)	260008

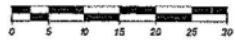
☒ None ☐ Strata Form S

☒ None ☐ Strata Form U1 ☐ Strata Form U1/U2
Arterial Highway ☐Remainder Parcel (Airspace) ☐4. ALTERATION: ☐

**SUBDIVISION PLAN OF PART OF LOT 26 DISTRICT LOT 1611
GROUP 1 NEW WESTMINSTER DISTRICT
PLAN LMP10228 EXCEPT PLAN EPP51295**

PLAN EPP118629

BCGS MAP SHEET 92F.097



The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:500.

All distances are in metres and decimals thereof, unless otherwise noted.

Grid bearings are derived from GNSS RTK observations to TH 5967 and TH 5971 and are referred to the central meridian of UTM Zone 10.

The UTM coordinates and estimated absolute accuracy are derived from dual frequency static GNSS observations post processed using Geodetic Survey of Canada's Precise Point Positioning (PPP) Service.

This plan shows horizontal ground-level distances, unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999785568. The average combined factor has been determined based on an ellipsoidal elevation of 65 metres.

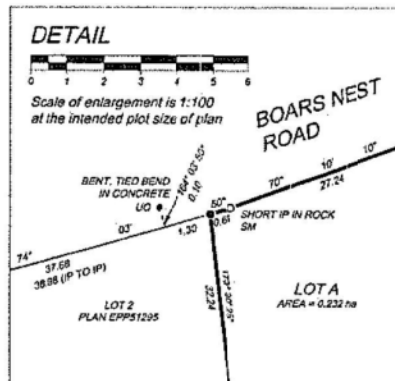
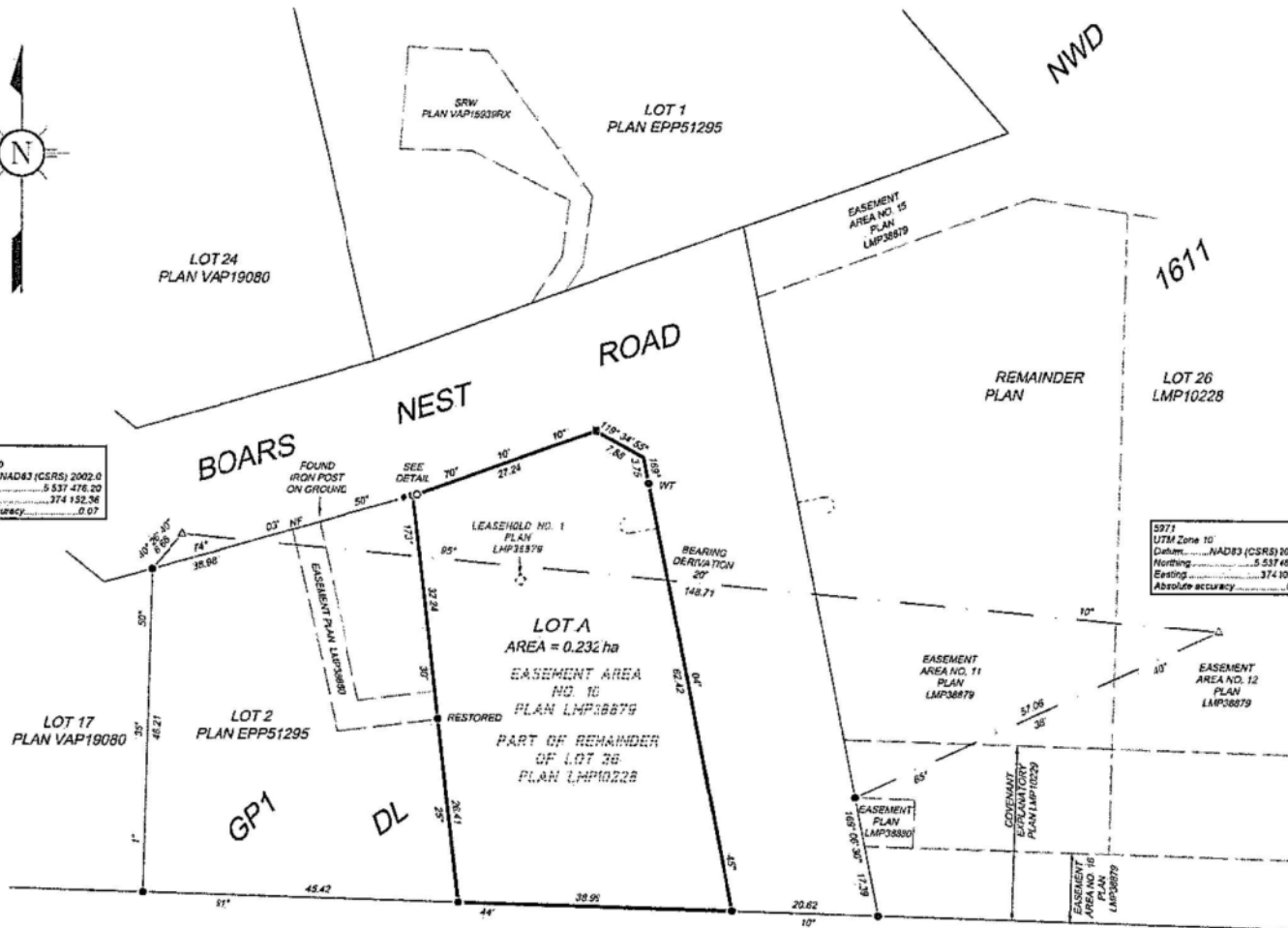
LEGEND

- denotes Standard Iron Post found
- denotes Lead Plug found
- denotes Standard Iron Post placed
- △ denotes Traverse Hub placed
- GP1 NWQ denotes Group 1 New Westminster District
- UO denotes Unknown Origins
- SM denotes Stone Mound

This plan shows one or more witness posts which are not set on the true corner(s).

5967	UTM Zone 10
Datum	NAD83 (CSRS) 2002.0
Northing	5 537 476.20
Easting	374 132.36
Absolute accuracy	0.07

5971	UTM Zone 10
Datum	NAD83 (CSRS) 2002.0
Northing	5 537 463.37
Easting	374 100.42
Absolute accuracy	0.07



Polaris Land Surveying Inc.

Address & delivery address:
3-7045 Field Street,
Powell River, BC V8A 0A1
Telephone: (604) 485-4203

File: 2209-001
Drawing: 2209-01-SUB-LOCAL
Date: 2022-04-21

This plan lies within the gathet Regional District.

This plan lies within the jurisdiction of the Approving Officer for the Ministry of Transportation and Infrastructure.
MOTI File Number: 2020-05125

The field survey represented by this plan was completed on the 2nd day of January, 2022
Michael Lewis Rogers, BCLS 970.

REPORT ON FINAL SUBDIVISION

Date (yyyy/mm/dd) 2022/08/19

Subdivision Type:	Conventional	Status:	FINREV	No. of Lots:	2
File Number:	2020-06125	MoTO Office:	Powell River Area Office		
Project Description:	The is a one lot with a remainder subdivision application that will raise fee-simple title to leasehold and easement area. Please see cover letter for details.	Dev Tech:	Rino Parise		
Applicant:	Rogers, Michael - Polaris Land Surveying Incorporated	Approver:	Jeffrey Moore		
Applicant File #:	2209-01	Owner:	s.22		
Legal Description:		Road Name:	Boar's Nest Road		
Date Received:	Feb 10, 2021	Confirmed Local Government:			

Location and Land Use

- ☐ Has Related Child Applications
- ☐ Has Related Parent Applications
- ☐ Supersedes another application?
- ☒ Conditions Met?
- ☐ Works Installed

Bonded?:

Documentation

- ☐ FIN 55
- ☒ I.D. TAX CERTIFICATE
- ☒ DIGITAL PLAN

- ☐ 75 (1) (c)(d) DECLARATION
- ☐ Section 946 Declaration
- ☐ ALR Use, Subdivision & Procedure Declaration
- ☒ STATE OF TITLE CERTIFICATE

Mylar Plan(s):

Covenant Document(s):

Paper Plan(s):

Easement Document(s):

Approval Recommendations:

Recommend Final Approval.

Approver's Decision Comments:

Conditions

Order	Type	Condition	Comment	Status
01	Approval	The applicant shall comply with the requirements of the qathet Regional District's letter dated June 24, 2021. Written confirmation from the regional district that the subdivision complies with all applicable bylaws shall be submitted with the final plans.	Email from Laura Roddan May 19, 2022	Satisfied
02	Approval	The applicant shall comply with the requirements of the Vancouver Coastal Health Authority's letter dated March 8, 2021. Written confirmation from the health authority that their concerns have been addressed shall be submitted with the final plans.	Confirmation email from Michael Nguyen April 25, 2022.	Satisfied
03	Approval	The final plan shall generally comply with the preliminary subdivision layout prepared by Polaris Land Surveying Inc. under file number 2020-06125 and dated January 24, 2021.	Subdivision Plan EPP118629	Satisfied
04	Approval	The final survey and plan image must be completed by a British Columbia Land Surveyor.		Satisfied
05	Approval	The Ministry file number 2020-06125 shall be included on the plan image.		Satisfied

REPORT ON FINAL SUBDIVISION

Date (yyyy/mm/dd) 2022/08/19

Order Type		Condition	Comment	Status
06	Approval	All relevant documentation, covenants, final plans, fees, rural property tax report and written confirmations shall be submitted in one package to this office.		Satisfied

From: [Michael Rogers](#)
To: [Parise, Rino A TRAN:EX](#)
Cc: [Moore, Jeffrey TRAN:EX](#)
Subject: RE: MoTI File 2020-06125 Final Approval
Date: August 12, 2022 3:58:47 PM
Attachments: [VCH Confirmation.pdf](#)
[Survey-Plan-Certification_EPP118629_Signed.pdf](#)
[Application-to-Deposit-Plan_EPP118629.pdf](#)
[qRD_ConfirmationEmail.pdf](#)

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

Hello,

On behalf of the clients I present the following for final approval.

- To satisfy PLR item 1 please see attached email correspondence "qRD_ConfirmationEmail"
- To satisfy PLR item 2 please see attached email correspondence "VCH Confirmation"
- To satisfy PLR items 3,4 and 5 see attached Subdivision Plan EPP118629

If you have any questions please do not hesitate to contact myself.

Kind Regards,
Michael

Michael Rogers, BCLS
Polaris Land Surveying Inc
Toll Free 877-603-7398 (ext. 709)
mrogers@plsi.ca

Michael Rogers

From: Nguyen, Michael [VCH] <Michael.Nguyen@vch.ca>
Sent: Monday, April 25, 2022 12:30 PM
To: Woloshyniuk, Kattia TRAN:EX
Cc: Michael Rogers
Subject: RE: PLR 2020-06125 - 1615 Boars Nest Road, Lund

Hi Kattia,

I am writing to confirm that all of VCH's concerns have been satisfied with regards to this subdivision.

Thank you,

Michael Nguyen, BAsC, BTech, CPHI(C)

Environmental Health Officer / Drinking Water Officer
Health Protection
Vancouver Coastal Health - Powell River
5000 Joyce Ave, Powell River, BC V8A 5R3
Phone number: 604-485-3324
Email: Michael.Nguyen@vch.ca

I acknowledge that my place of work lies on the unceded traditional homelands of the Tla'amin Nation.
The content of this e-mail is confidential and may be privileged. If you receive this e-mail in error, please contact the sender and delete it immediately.

From: Woloshyniuk, Kattia TRAN:EX <Kattia.Woloshyniuk@gov.bc.ca>
Sent: Friday, July 16, 2021 11:24 AM
To: Michael Rogers <mrogers@plsi.ca>
Cc: Moore, Jeffrey TRAN:EX <Jeffrey.Moore@gov.bc.ca>; Parise, Rino A TRAN:EX <Rino.Parise@gov.bc.ca>; Julia Dykstra <JDykstra@qathet.ca>; Laura Roddan <LRoddan@qathet.ca>; Nguyen, Michael [VCH] <Michael.Nguyen@vch.ca>
Subject: PLR 2020 06125 - 1615 Boars Nest Road, Lund

EXTERNAL SENDER. If you suspect this message is malicious, please forward to spam@phsa.ca and **do not** open attachments or click on links.

Hi Michael,

Attached please find PLR 2020-06125 for the proposed 2-lot subdivision at 1615 Boars Nest Road, Lund.

Regards,

Kattia Woloshyniuk (she/her)
A/ Senior Development Officer
North Shore | Sea to Sky | Sunshine Coast
Ministry of Transportation and Infrastructure
310 - 1500 Woolridge Street
Coquitlam, BC, V3K 0B8
Office: (236) 468-1926



Highway Permits & Approvals Website: <https://www2.gov.bc.ca/gov/content?id=3D337385B8D74451BD118FE8BC53F3B8>
H-1080 Works Notification/Lane Closure Request Form:
<https://www.th.gov.bc.ca/forms/getForm.aspx?formId=649>

From: Michael Rogers <mrogers@plsi.ca>

Sent: July 14, 2021 3:31 PM

To: Woloshyniuk, Kattia TRAN:EX <Kattia.Woloshyniuk@gov.bc.ca>

Cc: Moore, Jeffrey TRAN:EX <Jeffrey.Moore@gov.bc.ca>; Parise, Rino A TRAN:EX <Rino.Parise@gov.bc.ca>

Subject: RE: Application 2020-06125

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

Hello,

I see that Jeff has "Confirmed Approval" with a note to see comments on the prelim tab for the application the Rino had submitted^{s.22}

I am hoping it will be possible to have someone take a look at this ^{s.22}

?

Kind Regards,
Michael

Michael Rogers, BCLS
Polaris Land Surveying Inc
Toll Free 877-603-7398 (ext. 709)
mrogers@plsi.ca

**APPLICATION TO DEPOSIT PLAN
AT LAND TITLE OFFICE
PROVINCE OF BRITISH COLUMBIA**

PAGE 1 OF 3 PAGES

Your electronic signature is a representation that
(a) you are a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250, and that you are authorized to electronically sign this application by an e-filing direction made under section 168.22(2) of the act, and
(b) if this application requires an execution copy, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.42(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Deduct LTSA Fees? Yes ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
[PID] [LEGAL DESCRIPTION]

018-233-406 LOT 26 DISTRICT LOT 1611 PLAN LMP10228 EXCEPT PLAN EPP51295

3. APPLICATION FOR DEPOSIT OF:

PLAN TYPE	PLAN NUMBER	CONTROL NUMBER	NUMBER OF NEW LOTS CREATED
Subdivision	EPP118629	165-058-3290	1

4. OWNER(S): (updated owner(s) name(s), occupation(s), postal address and postal code)
s.22

s.22

Incorporation No
s.22

s.22

BRITISH COLUMBIA
CANADA

5. ADDITIONAL INFORMATION:

PLAN NUMBER: EPP118629

CONTROL NUMBER: 165-058-3290

Witness to All Signatures

[signature]

[fill in witness name]

[fill in occupation]

[fill in address line 1]

[fill in address line 2]

Owner/Charge Owner [as appropriate]

s.22

[fill in corporate registered owner]

s.22

[fill in Incorporation Number]

[signature] Authorized signatory

[fill in the name of signatory]

[signature] Authorized signatory

[fill in the name of signatory]

Witness to All Signatures

[signature]

[fill in witness name]

[fill in occupation]

[fill in address line 1]

[fill in address line 2]

PLAN NUMBER: EPP118629

CONTROL NUMBER: 165-058-3290

Approval - Approving Officer, LTA s. 88

Plan EPP118629 is Approved under the Land Title Act on _____ [date].

[signature] Approving Officer_____
[Fill in name of Approving Officer]Ministry of Transportation and Infrastructure
[Fill in name of municipality, or as case may be]2020-06125
[include file reference if desired]

From: Laura Roddan <LRoddan@qathet.ca>
Sent: Thursday, May 19, 2022 10:11 AM
To: Parise, Rino A TRAN:EX
Cc: Michael Rogers
Subject: Proposed subdivision at 1610 and 1615 Boars Nest Road MOTI File 2020-06125
Attachments: Certified Resolution 1610 and 1615 Boars Nest Road.pdf

Hello Rino – this email confirms that the applicant has met the requirements of the attached qathet Regional District Board Resolution dated June 24, 2021. The proposed 2 lot subdivision at 1610 and 1615 Boars Nest Road complies with all applicable bylaws of qathet Regional District.

Laura Roddan, MA, RPP, MCIP
Manager of Planning Services



This Coast Salish name meaning 'working together' was gifted to the Powell River Regional District by the Elders of Tla'amin Nation. The official name change to qathet (pronounced 'KA-thet') Regional District was issued by the Lieutenant Governor on July 5, 2018.

qathet Regional District
2815 McCausland Road
Powell River, BC V8A 0S2
T. 604.485.2260
F. 604.485.2216
www.qathet.ca

Save a tree. Do not print this e-mail unless it is really necessary.

The information herein is confidential and may contain privileged information. It is intended solely for the person or entity to whom it is addressed. Any review, re-transmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you believe this message was not intended for you, please notify the sender and delete or destroy all digital and printed copies.

**qathet REGIONAL DISTRICT
CERTIFIED RESOLUTIONS
June 24, 2021**

**Subdivision Application, District Lot 1611, 1610 and 1615 Boars Nest Road, Lund,
Electoral Area A**

MOVED and SECONDED

THAT the Board advise the Ministry of Transportation and Infrastructure that qathet Regional District supports the proposed two lot conventional subdivision application (eDAS File: 2020-06125) for the property at 1610 and 1615 Boars Nest Road, legally described as Lot 26, District Lot 1611, Plan LMP10228, Except Plan EPP51295 (PID 018-233-406), as shown on the subdivision plan prepared by Polaris Land Surveying Inc. dated January 24, 2021; subject to:

1. proof of water servicing on each of the proposed lots from Lund Waterworks District; and
2. proof of septic servicing on each of the proposed lots from qathet Regional District Sewer Service; and
3. receipt of \$2,067.46 development cost charge fee as set out in Lund Sanitary Sewer Development Cost Charge Bylaw No. 550, 2020; and
4. the applicant provide qathet Regional District with funds in lieu of park dedication in accordance with Section 510 of the Local Government Act.

MOTION CARRIED.

I hereby certify the above to be a true
and correct resolution of the
Board of the qathet Regional District
at its meeting dated June 24, 2021.



Michelle Jones, Manager of Administrative Services
Dated this 24th day of June, 2021.



ServiceBC

GOVERNMENT AGENTS REVENUE MANAGEMENT SYSTEM
TRANSACTION RECEIPT GST# R107864738

00067 POWELL RIVER SC92855
AUGUST 22, 2022 TRANSACTION ID: 1000002
ITEM PRICE QUANT AMOUNT

9924 TRANSPORTATION DEPOSIT FORM		
	250.00	1 250.00
GL ACCT -s.22		
SUBTOTAL		250.00
GST CHARGED ON	0.00	0.00
PST		0.00
TRANSACTION TOTAL		250.00
CHEQUE		250.00
TOTAL PAYMENT		250.00
CHANGE		0.00

Visit our web site at: www.servicebc.gov.bc.ca
or
call our Contact Centre at: 1-800-663-7867

access to government services made easy



appointments.servicebc.gov.bc.ca

s.22

038

DATE 2022-08-18
Y Y Y Y M M D D

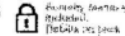
PAY TO THE
ORDER OF

Minister of Finance

\$ 250.00

Two hundred and fifty

100 DOLLARS



s.22

MEMO

MoTi file 2020-0625 MP

s.22



BRITISH
COLUMBIA
The Best Place on Earth

RECEIPT

279351L

THE AMOUNT OF

Two Hundred Fifty

ON ACCOUNT OF

DOLLARS

\$ 250.00

s.22

eDAS (moTi) file 2020-06125

HST NUMBER

R107864738

The amount receipted above includes HST in the amount of \$

RECEIVED FROM s.22

YYYY

MM

DD

ON

20220822

ISSUING OFFICE

Powell River

ISSUING OFFICER'S SIGNATURE

Rino Parise

FIN 401 Rev. 2011-02-17
CPC 7550051024 (80-81)

WHITE: CUSTOMER

PINK: MINISTRY FILE

CANARY: RETAIN IN BOOK FOR AUDIT



Your File #: 2209-01
eDAS File #: 2020-06125
Date: Sep/02/2022

s.22

c/o Polaris Land Surveying Incorporated
Michael L Rogers
3-7045 Field Street
Powell River, British Columbia V8A 0A1

Attention: Michael L Rogers BCLS

**Re: Proposed Conventional Subdivision Application for
LOT 26 DISTRICT LOT 1611 PLAN LMP10228 EXCEPT PLAN EPP51295
1615 Boars Nest Road, Lund**

Thank you for your submissions for final subdivision approval received August 12, 2022. Our Provincial Approving Officer has reviewed the final subdivision plans and we are returning them for you to proceed with registration. Please ensure that the plans are deposited in the Land Title Office within 60 days of approval to avoid any re-approval fees.

Enclosed please find the following plans and documents returned approved:

- Application to Deposit Plan at Land Title Office (Form_TOA_V18)
- Survey Plan Certification (Form_SPC_V15)
- Subdivision Plan EPP118629 (Drawing: 2209-01-SUB-LOCAL)

If you have any questions, please feel free to call me at (604) 485-3610.

Yours truly,

Rino Parise
Development Officer

Cc: qathet Regional District
Vancouver Coastal Health

Local District Address
Powell River Area Office 6953 Alberni Street Powell River, British Columbia V8A 2B8 Canada Phone: (604) 485-3610

From: [Parise, Rino A TRAN:EX](#)
To: [Michael Rogers](#)
Cc: [Iroddan@gathet.ca](#); "Planning"; "Nguyen, Michael [VCH]"; [Jack Davidson \(jack.davidson@vch.ca\)](#)
Subject: Final - 2020-06125 Boars Nest Road
Date: September 2, 2022 8:50:00 AM
Attachments: [Final Approval_2020-06125.pdf](#)
[2020-06125 Signed Application to Deposit Plan.pdf](#)
[Survey-Plan-Certification_EPP118629_Signed.pdf](#)

Hi Michael, please find attached Final Approval Communication for file 2020-01625, Boars Nest Road, 0543268 B.C. LTD.

Thank you,

Rino Parise, RFT
Area Manager/Development Officer
Ministry of Transportation and Infrastructure
Lower Mainland District – Powell River Area
604-485-3610



Your File #: 2209-01
eDAS File #: 2020-06125
Date: Sep/02/2022

s.22

c/o Polaris Land Surveying Incorporated
Michael L Rogers
3-7045 Field Street
Powell River, British Columbia V8A 0A1

Attention: Michael L Rogers BCLS

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Cc: qathet Regional District
Vancouver Coastal Health

Local District Address
Powell River Area Office 6953 Alberni Street Powell River, British Columbia V8A 2B8 Canada Phone: (604) 485-3610

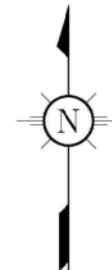
**PLAN OF PROPOSED SUBDIVISION OF
PART OF LOT 26 DISTRICT LOT 1611 PLAN LMP10228
GROUP 1 NEW WESTMINSTER DISTRICT
BEING LEASE/EASEMENT AREA 10 AS DEPICTED ON
PLAN LMP38879**

BCGS MAP SHEET 92F.097



The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:400.

All distances are in metres and decimals thereof, unless otherwise noted.



LOT 24
PLAN 19080

LOT 1
PLAN EPP51295

EASEMENT NO. 15
PLAN LMP38879

BOARS NEST ROAD

EASEMENT NO. 11
PLAN LMP38879

ROAD

LOT 2
PLAN EPP51295

LEASEHOLD NO. 10

**PROPOSED
LOT 1**
AREA = 0.232 ha

EASEMENT NO. 10
PLAN LMP38879

EASEMENT NO. 16
PLAN LMP38879

**PART
DISTRICT 1641**

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

Polaris Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

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Mailing & delivery address:
3-7045 Field Street,
Powell River, BC V8A 0A1

Toll Free: (877) 603 7398
Powell River: (604) 485-4203
PR@plsi.ca
www.plsi.ca

Date: 2021-01-24

File: 2209-01

Drawing: 2209-01-PSUB.dwg

APPLICATION TO DEPOSIT PLAN
AT LAND TITLE OFFICE
PROVINCE OF BRITISH COLUMBIA

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(b) if this application requires an execution copy, that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.42(4) of the act, and that an execution copy, or a true copy of that execution copy, is in your possession.

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s.22

s.22

Incorporation No
s.22

s.22

BRITISH COLUMBIA
CANADA

5. ADDITIONAL INFORMATION:

SCHEDULE OF OWNERS AND WITNESSES

PAGE 2 OF 3 PAGES

PLAN NUMBER: EPP118629

CONTROL NUMBER: 165-058-3290

Witness to All Signatures

[signature]

[fill in witness name]

[fill in occupation]

[fill in address line 1]

[fill in address line 2]

Owner/Charge Owner [as appropriate]

s.22

[fill in corporate registered owner]

s.22

[fill in Incorporation Number]

[signature] Authorized signatory

[fill in the name of signatory]

[signature] Authorized signatory

[fill in the name of signatory]

Witness to All Signatures

[signature]

[fill in witness name]

[fill in occupation]

[fill in address line 1]

[fill in address line 2]

SCHEDULE OF APPROVING OFFICERS AND PROVINCIAL APPROVERS

PAGE 3 OF 3 PAGES

PLAN NUMBER: EPP118629

CONTROL NUMBER: 165-058-3290

Approval - Approving Officer, LTA s. 88

September 1, 2022

Plan EPP118629 is Approved under the Land Title Act on _____ [date].


[signature] Approving Officer
[Fill in name of Approving Officer]Ministry of Transportation and Infrastructure
[Fill in name of municipality, or as case may be]2020-06125
[include file reference if desired]