

Page 01 of 26 to/à Page 02 of 26

Withheld pursuant to/removed as

s.3



McElhanney Surveying
101-1381 Cedar Street
Campbell River, B.C.
V9W 2W4

YOUR FILE
OUR FILE 06-003-13429
DATE APRIL 8, 1994

Dear Sirs:

Proposed subdivision of Frac. NE $\frac{1}{4}$ of Section 34, TWP4, Comox District,
Plan 55C except that portion in Plan 38278

strata

Your proposal for a 6 lot ~~lot~~ subdivision has received preliminary layout approval by the approving officer, subject to the following conditions:

- 1) Construction of the proposed common road to Ministry of Transportation and Highways standards (specification attached).
- 2) Dedication of a 15 metre cul de sac at the end of Severin Road. Will have to be accomplished by reference plan.
- 3) Cul de sac to be constructed to Ministry of Transportation and Highways standards and paved.
- 4) No further subdivision covenant registered in favour of Regional District of Comox-Strathcona.
- 5) Final letter of approval from Regional District of Comox-Strathcona re: fees, park dedication, water hook-ups, compliance with density average and frontage.
- 6) Registration of 2 lot subdivision as per file 06-003-13203 prior to final strata plan being submitted for signing.

Submission of Final Plans to be accompanied by a current Tax Certificate (TX 55), together with a plan examination fee of \$25. plus \$60. per lot created by the plan and made payable in the form of a cheque to the Minister of Finance.

The approval granted is only for the general layout of the subdivision and is valid for 180 days from this date. However, if at any time there is a change in legislation, regulations or bylaws this preliminary layout approval is automatically cancelled.

cc: Reg. Dist. of Comox-Strathcona Very truly yours,
Min. of Eng. Water Management Br. (35150-40/110-5
Medical Health Officer
Archaeology Branch
Chuck Milne, Area Manager
Rob Howat, Prov. Approving Officer

District Highways Manager,

MINISTRY OF TRANSPORTATION
AND HIGHWAYS
REPORT ON PRELIMINARY SUBDIVISION

Date March 15, 1994
District File No. 06-003-13429
Date District Rec'd February 18, 1994

Highway District North Island Regional District/Municipality R.D.O.C.S.
Regional File No. 06-003-13429 Road Name/Route No. Severn Road #781
Legal Description The Fraction Northeast 1/4 of Section 34, Township 4, Comox District
Plan 552C Except that Portion in Plan 38278
Name of Applicant/Agent Jim Hagel/McElhanney
Located 10 km NSE W of Campbell River
Topographic Description Slopes to the East - a bank on southeast near development
Previous Reference 12421, 13203
Outcome P.L.A.'s Reference Date _____
Present Land Use Bare land
Proposed Land Use Residential
Present Zoning RU-1 Parcel Size OK by Zoning? Yes - Strata
Conform with OSP? Yes In ALR? No Speed Zone N/A
Street System Adequate for Additional Traffic N/A Access all lots Yes Off Street Parking OK N/A
Sec. Street System exist Yes Require widening? Your Road - see file 13203
75 1(a) No 75 1(b)(c) involved no Alternate access (B.C. Regs. 334/79) No
Conflict Location Line No Pipeline Crossing No
Hydro/Tel Line Crossing No RR Crossing No
Frontage Rule 10 % Require Community Water Yes
Require Community Sewer No Conventional Sewage Disposal OK Yes
Road/Land Drainage OK Yes Require Covenant Yes Erosion No Landslip No Flooding Yes
Rockfall No Avalanche No Wildlife No Road Closure No If yes, see attached information form.
State of Title Certificate/Certificate of Title Enclosed

COMMENTS:

- Has ground been regraded - NO
- Applicant has submitted 6 Lot Strata proposal.
- Health has no objections.
- Regional District of Comox-Strathcona - payment of application fees, compliance with frontage, and size.
 - covenant restricting further subdivision of remainder.
 - 5 % parkland dedication.
 - water hookup for each lot created and Engineered plans approved.
- Ministry of Environment, Water Management Branch - conditions as set forth in response to file #06-003-12421.
- Archaeology Branch - no concerns.

Recommend for Approval subject to:

1. No further subdivision covenant registered in favour of R.D.O.C.S.
2. Final letter of approval from R.D.O.C.S. re: fees, park dedication, water hookups, compliance with density average and frontage.
3. 15 metre radius cul-de-sac dedication at end of Severn Road - should be done by file #06-003-13203.
4. Registration of 2 Lot subdivision as per file #06-003-13203 prior to final Strata Plan being submitted for signing.

W. A. (Lane) MacDonald
District Development Technician



M^o Elhanney
101 1381 Cedar St.

550 Comox Road
Courtenay, BC
V9N 3P6

Your file: 13349
Our file:

Cruver
V9W-2W6

June 10, 1994

ATT. M.C. Harris

Dear Sir:


Re: Sub of lot 1 Sec 34 TWP 4 Plan 59038

+ Strata subdivision

Returned herewith, please find: ~~4~~ mylar - STATA
1 mylar - Fee Sample.

for the above noted subdivision, which has been approved under the Land Titles Act. Please note that subdivision must be registered in the Land Titles Office within 60 days of the date of approval.

Yours truly,


for D. R. Bowen
Sr. District Development Technician

DRB/ljp

Enclosure

cc:

R.-J. Howat

MHO - Cruver

M.O.E. - Fish & Wild. Dept

M.O.E. - Water Management

R.O.A. -

Adress -

May 26 1994
Date

- ☐ VIA FAX
☐ VIA MAIL
☐ BOTH
☒ BY HAND

Ministry of Transportation and Highways
550 Comox Road
Courtenay, B.C.
V9N 3P6

ATTENTION: Lane Mac Donald

Dear Sir:

Re: Your File No. 13349

This letter is to advise you that:

- ☒ subdivision fees have been paid waived for the above mentioned property.
- ☒ the applicant has complied with all the requirements of the specified use area for water.
- ☐ parkland dedication requirements have been completed.
- ☐ approval is granted for a 180 day extension to the P.L.A.
- ☐ _____

Yours truly,

Rob Milne
Rob Milne, Planning Technician



Ministry of Transportation and Highways

REPORT ON FINAL

DATE

SUBDIVISION

DISTRICT FILE NO.

DATE DISTRICT REC'D

HIGHWAY DISTRICT *North Is* REGIONAL DISTRICT *RD005* MUNICIPALITY

REGIONAL FILE NO. *06-003* REFERENCE/DATE

ROAD NAME/ROUTE NO. *Severn Rd # 701*

LEGAL DESCRIPTION *Ex NE 1/4 of sec 34 T4H, Comox Dist. Pl 552 c*

sec. that portion in Pl 38 278

LOCATED *10* km N *(S)* E W OF *Bamphill River*

REPORTED ON BEFORE AS ZONING /LUC /DEVELOPMENT PERMIT /ACCESS /SUBDIVISION *X*

WHAT WAS THE OUTCOME? *Tentative approval* REFERENCE/DATE *Mar 18, 1994*

PLA REFERENCE

NO PLA. THEREFORE COMPLETED FORM H235P IS ATTACHED

WORKS INSTALLED OR BONDED? APPROVALS/PERMITS IN HAND?

NAME/ADDRESS OF APPLICANT *J. Hagel*

AGENT *McElhanney Churn*

ATTACHED: (PLEASE CHECK/INDICATE QUANTITY AND COMPLETE WHERE APPLICABLE)

☒ TX 55 ☐ COVENANT
☐ I.D. TAX CERTIFICATE ☐ EASEMENT
☐ TRANSPARENCY ☒ APPROVAL FEE AMOUNT? *700.00*
☒ MYLAR RECEIPT NO. *9322885*
☒ PAPER PRINT ☐ STATE OF TITLE CERTIFICATE
☒ 75 (1) (b)(c) DECLARATION

COMMENTS *Pla Checklist*

*all items of PLA have been completed with
 - see note of H 235 F June 3/94*

[Signature]
 DISTRICT HIGHWAYS MANAGER

TO DISTRICT HIGHWAYS MANAGER DATE

REGIONAL FILE NO.

ENDORSED

PLAN(S) RETURNED: APPROVED RE-APPROVED NOT APPROVED 75 (1)(b)(c)

ALSO ATTACHED

COMMENTS

REGIONAL APPROVING OFFICER



Province of
British Columbia

Ministry of
Transportation
and Highways
NORTH ISLAND DISTRICT

550 Comox Road
Courtenay, British Columbia
V9N 3P6
Telephone: (604) 334-1275
Fax: (604) 334-1291
Development Approvals
Fax: (604) 334-1390

Date: June 2/94

Your file: 00509

Our file: 06-003-13349

McElhannay Surveying
101-1381 Cedar St.
Campbell River, B.C.
V9W 2W6

Dear Sir -

RE: Fr N.E. 1/4 of Sec. 34, TP4, Comox Dist., Pl. 5520, exc Pt.
in Pl. 38278

Returned herewith, please find: mylar and paper print

for the above noted subdivision, which has been approved under the Land Titles Act.
Please note that subdivision must be registered in the Land Titles Office within 60 days
of the date of approval.

C. Olynyk

C.M. Olynyk
District Development Technician

Enclosure: R.D.O.C.S.

Water Managemt Br (35150-40/110-5)

M.H.O.

Arch Br.

C. Milne

Stats
June
3/94

LANE:

MARCH 18/94

06-003-13429.

Preliminary Layout Approval is granted subject to the following:

- Construction of the proposed common road to M.O.T.H. standards.
- Dedication of a 15 meter cul de sac at the end of Severin Road. Will have to be accomplished by reference plan.
- Cul de sac to be constructed to M.O.T.H. standards.
- Items 1, 2. + 4 (if applicable) of your H235D dated MARCH 15/94.



SUBDIVISION FILE: 13349

DATE FINAL RECEIVED: June 10/94

DATE FINAL APPROVED: June 10/94.

LOTS CREATED (FEE SIMPLE)

COMMON LOT ACCESS

LOTS CREATED (STRATA) 6

STRATA ACCESS ROAD

KM OF NEW R/W

LENGTH OF DED. R/W SEC 4 & 6

HECTARES OF R/W

LANE KM CONSTRUCTED

LENGTH OF WIDENED R/W

SUBDIVISION FILE: 13349

DATE FINAL RECEIVED: ~~June 2/94~~ May 27/94

DATE FINAL APPROVED: June 2/94

LOTS CREATED (FEE SIMPLE)1.....

COMMON LOT ACCESS

LOTS CREATED (STRATA)

STRATA ACCESS ROAD

KM OF NEW R/W029.....

LENGTH OF DED. R/W SEC 4 & 6

HECTARES OF R/W

LANE KM CONSTRUCTED

LENGTH OF WIDENED R/W



M^o Elhanney
101 1381 Cedar St.

C River
V9W-2W6

550 Comox Road
Courtenay, BC
V9N 3P6

Your file: 13349
Our file:

June 10, 1994

ATT. M.C. Harris.

Dear Sir:

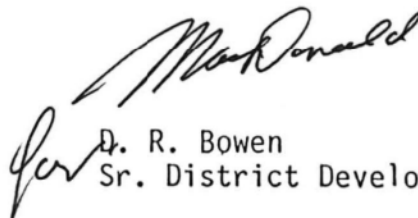
Re: Sub of lot 1 Sec 34 TWP 4 Plan 59038

+ Strata subdivision

Returned herewith, please find: 4 maples - STRATA
1 maple - Fee Simple.

for the above noted subdivision, which has been approved under the Land Titles Act. Please note that subdivision must be registered in the Land Titles Office within 60 days of the date of approval.

Yours truly,


D. R. Bowen
Sr. District Development Technician

DRB/ljp

Enclosure

cc:

R.-J. Howat.

MHO - C River

M.O.E. - Fish & Wild. Life

M.O.E. - Water Management

R.O.R. -

ADOCs -

Stated
June 10/94

FORM E

THE CONDOMINIUM ACT

DECLARATION OF INTENTION
TO CREATE A STRATA PLAN BY PHASED DEVELOPMENT

We, 439322 B.C. LTD. (herein called the "Developer") being a company incorporated under the laws of the Province of British Columbia and having registered offices at 201 - 400 Tenth Avenue, Campbell River, B.C., V9W 4E3, DECLARE:

1. That we intend to create a Strata Plan by way of Phased Development of the following land which 439322 B.C. LTD. owns:

Lot A, Section 34, Township 4, Comox District, Plan VIP

(herein called the "Lands")

2. That the plan of development is as follows:

- (a) the Strata Plan shall be created in two phases. The only common facility will be a road which will be developed in phase I.
- (b) a sketch plan showing:
- (i) all the land to be included in the phased Strata Plan;
 - (ii) the present parcel boundaries;
 - (iii) the approximate boundaries of each phase; and
 - (iv) the approximate location of the common facilities is attached as Schedule "A".
- (c) the estimated commencement of construction and completion of construction of each phase is as follows:

| <u>Phase</u> | <u>Commencement of Construction</u> | <u>Completion of Construction</u> |
|--------------|-------------------------------------|-----------------------------------|
| One | Already commenced | Already completed |
| Two | June 1, 1999 | December 31, 1999 |

2.

- (d) the unit entitlement of each phase and the total unit entitlement of the completed Development is:

Phase One: 5

Phase Two: 5

Total: 10

- (e) This is a bare land Strata development and the maximum number of lots in each phase is as follows:

| <u>Phase</u> | <u>Maximum No. of Lots</u> |
|--------------|----------------------------|
| One | 5 |
| Two | 5 |
| Total: | 10 |

3. That we shall elect whether or not to proceed with each phase on or by the following dates:

| <u>Phase</u> | <u>Date</u> |
|--------------|----------------------------|
| One | Already elected to proceed |
| Two | June 1, 1999 |

Dated this 9 day of June, 1994.

439322 B.C. LTD.
by its authorized signatory

Jim Hagel
Name:

Approved pursuant to the provisions of the Condominium Act R.S.B.C. 1979, Chapter 61 and amendments thereto this 10 day of June, 1994.

[Signature]
Approving Officer:

Page 15 of 26

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Ministry of Transportation and Highways

REPORT ON FINAL

DATE June 3/94
DISTRICT FILE NO. 06-003-13249
DATE DISTRICT REC'D. May 27/94

SUBDIVISION

HIGHWAY DISTRICT North Is REGIONAL DISTRICT Comox-Strathcona MUNICIPALITY

REGIONAL FILE NO. 06-003 REFERENCE/DATE

ROAD NAME/ROUTE NO. Seyvern Rd. #781

LEGAL DESCRIPTION FR. NE 1/4 of Sec 34, TP 4, Comox Dist, Pl. 552C
552C exc portion in Pl. 38278

LOCATED 10 km N (S) E W OF Campbell River

REPORTED ON BEFORE AS ZONING /LUC /DEVELOPMENT PERMIT /ACCESS /SUBDIVISION X?

WHAT WAS THE OUTCOME? tentative approval REFERENCE/DATE Mar 18/94

PLA REFERENCE

..... NO PLA. THEREFORE COMPLETED FORM H235P IS ATTACHED

WORKS INSTALLED OR BONDED? APPROVALS/PERMITS IN HAND?

NAME/ADDRESS OF APPLICANT J. Higel

AGENT McElhannay Surveying

ATTACHED: (PLEASE CHECK/INDICATE QUANTITY AND COMPLETE WHERE APPLICABLE)

☒ TX 55 COVENANT
☐ I.D. TAX CERTIFICATE EASEMENT
☐ TRANSPARENCY ☒ APPROVAL FEE AMOUNT? \$100.00
☒ MYLAR RECEIPT NO. ? 9322685
☒ PAPER PRINT STATE OF TITLE CERTIFICATE
☒ 75 (1) (b)(c) DECLARATION
☒ PLA checklist.

COMMENTS

-all items of P.L.A. have been complied with.
- Item 4 of P.L.A. no longer required. JUN 10/94.
The Covenand is not required. I
felt that the covenand is not warranted as
future subd. would be controlled as the remainder
will be identified as the rem. of a subd that
used all the clarity mining. I also understood
that reging is near completion

JOL DISTRICT HIGHWAYS MANAGER

TO DISTRICT HIGHWAYS MANAGER

DATE

REGIONAL FILE NO.

PLAN(S) RETURNED: APPROVED RE-APPROVED NOT APPROVED ENDORSED

ALSO ATTACHED 75 (1)(b)(c)

COMMENTS

REGIONAL APPROVING OFFICER

(Jim Hazel) *file #*
COURTENAY, B.C.

Re: Strata Road Standards

The following road standards pertain to strata development only. These standards are guidelines for your use and information. Circumstances may warrant changes to suit the situation.

Right-of-way widths:

- Common property road is to be 20 meters and or cross sections plus 2 meters on either side whichever is greater.
- A reduction to 15 meters is acceptable for curb and gutter design provided there is sufficient room for road cross section plus a utility corridor. The utility corridor can be via an easement in favour of appropriate party with a copy presented at final stage, and a letter of undertaking to ensure registration.

Road Standards for Strata Developments:

- 10 lots or more
 - curb and gutter - 30 KMH design speed, up to 15% grade, paved surface of 8 meters;
- 10 lots or more:
 - open ditch - 30 KMH design speed, up to 15% grade, 6 meter paved, 7.5 meter top.
- 5 to 10 lots:
 - open ditch - 30 KMH design speed, up to 15% grade, 5 meter paved, 6.5 meter top.
- 4 lots or less:
 - open ditch - 30 KMH design speed, up to 8 to 12% grade, 6 meter top.

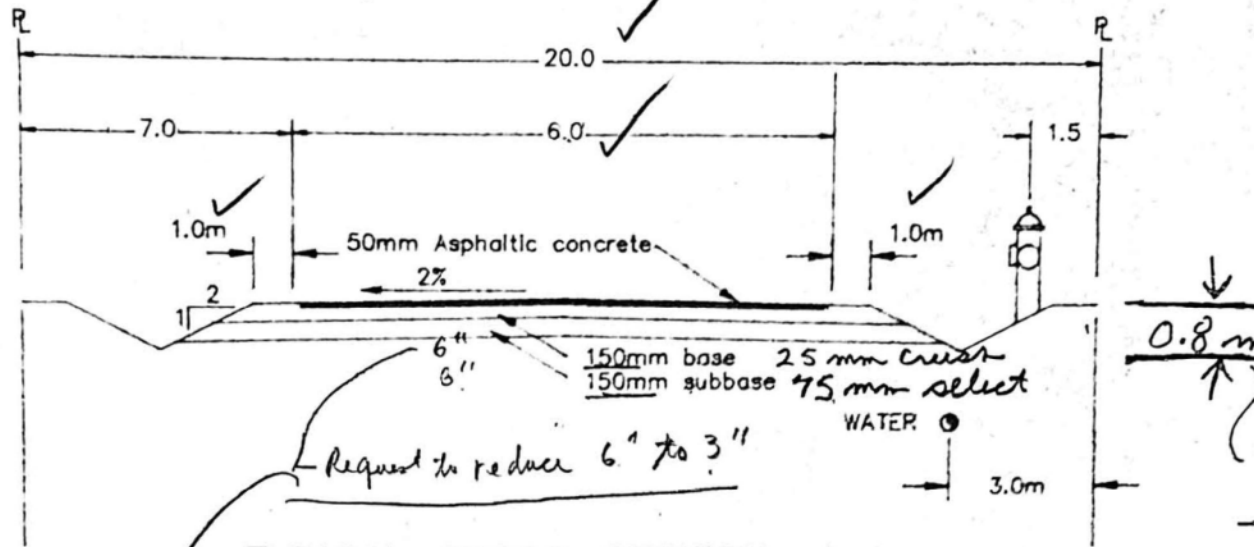
*The maximum grade of 15% is permitted on stratas provided road surface is paved.

*Paving required as per policy.

I hope the above is helpful.

Lane, I have used this standard

X-Section OK Don



TYPICAL CROSS-SECTION nts.

THROUGH SEVERN ROAD

OK to reduce to 4" - 25mm
Don

Water Services Note

Install water services in lot centre
and extend 1.5m into each lot

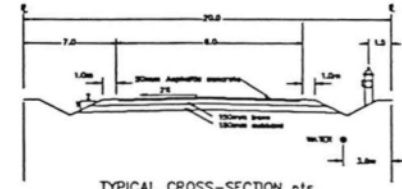
Note

All roadwork to Ministry of Transportation
and Highways Construction Standards

The diagram shows a cross-section of a headwall. A central pipe is labeled "Pipe OD = 0.3m". It is surrounded by a structure of sandbags. The sandbags are arranged in layers, with the top layer being the most visible. Below the sandbags, there is a layer of soil or rock. The entire structure is labeled "HEADWALL DETAIL nts.".

- Sandbags filled with fresh, wet 5:1 mixture of sand and cement.
- Minimum of two rows of bags if height is greater than 1 metre.
- Joints staggered.
- Sand-cement bags protected from rainfall and flowing or standing water for 24 hours.
- All dimensions are in metres unless otherwise shown.

HEADWALL DETAIL nts.



TYPICAL CROSS-SECTION n/s.
THROUGH SEVERN ROAD.

Water Services Note
Install water services in lot centre
and extend 1.5m into each lot

Note
All roadwork to Ministry of Transportation
and Highways Construction Standards

[illegible]

15m Radius offset
Cul-de-sac. ("Common Road")
Paved.

15m Radius offset
cul-de-sac.
("Road")

439322 B.C. LTD.
P.O. Box 1016
Campbell River, B.C.
V9W 6Y4

April 13th, 1994

BY HAND

Ministry of Transportation & Highways
North Island District Highways
550 Comox
Courtenay, B.C.

Attention: Dan Bowen

Dear Sir:

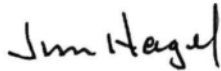
We wish to advise that we will be submitting a Performance Bond for the work set out in the Preliminary Layout Application, which includes the roads and culverts. We expect to receive the estimates within a week and will forward the same to you for approval.

In the meantime, we are in the process of securing the Performance Bond.

Yours truly,

439322 B.C. LTD.

Per:



James Hagel

Page 21 of 26

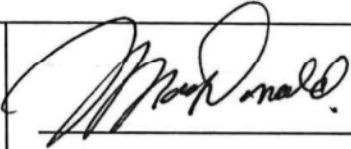
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| | | | | | |
|--|--|------------------------|--|---|--|
| Ministry of Transportation and Highways | | TELEX/FACSIMILE RECORD | | Date <u>FEB 18/94</u> | |
| VIA: <input type="checkbox"/> TELETYPE <input type="checkbox"/> RADIO <input type="checkbox"/> FACSIMILE | | | | File No. <u>13349</u> | |
| TO: <u>RDOCS.</u> <u>Att. Brian Cellaert.</u> | | FROM: | | Province of British Columbia Ministry of Transportation and Highways W. A. (Lane) MacDonald District Development Officer 550 Comox Road Courtenay British Columbia V9N 3P6 Phone: (604) 334-1282 Fax: (604) 334-1390 | |
| PHONE No. | | FAX No. | | PHONE No. | |
| SUBJECT: <u>Re - NE 1/4 of Sec 34 Twp 4 Comox</u> <u>Pl 552 C</u> | | | | | |

Brian

Jim Hazel has submitted recc.
6 lot strata plan. May I have
your comments. Thank you

| | | | |
|---|--|--|--|
| PAGES: <u>3</u> (including this sheet) | |  Operator's Signature | |
|---|--|--|--|

VIA: ☐ TELETYPE ☐ RADIO ☐ FACSIMILETO: M.H.O.
C RIVER
ATT GARY ANDERSON
%: _____ PHONE No. _____FROM: Province of
British Columbia Ministry of
Transportation
and HighwaysW. A. (Lane) MacDonald 550 Comox Road
District Development Courtenay
Officer British Columbia
V9N 3P6Phone (604) 334-1282
Fax (604) 334-1390

FAX No. _____ TELEX No. _____ FAX No. _____ PHONE No. _____

SUBJECT: Re - Bareland Strata for Part of lot 1
Sec 84 Twp 4 Comox R. V.P. - - - - -GARY

Jim Hogel has submitted
new proposal. May I have your
comment?

PAGES: 3
(including this sheet)

Operator's Signature Page 23 of 26 TRA-2022-23301

Page 24 of 26 to/à Page 25 of 26

Withheld pursuant to/removed as

s.3

MEMORANDUM

DATE: February 2, 1994
TO: *Lane MacDonald, Ministry of Highways*
FROM: Brian Allaert, Planner: Regional District of Comox-Strathcona

RE: 06-003-133349

Mr. Hagel has asked us to proceed with his rezoning application with the intention of creating 5 lots of 4000 m² at the end of Severn Road. This application will be considered by the Regional Board on Feb. 28th. For this reason, we have not responded to your referral of November 15, 1993, for a seven lot bare land strata.