



YOUR FILE .....

OUR FILE ..... 50.2405

May 28, 1982

Mr. D. Foster, District Technician  
Ministry of Highways  
Box 288  
Burns Lake, B.C.  
VOJ 1E0

Dear Sir:

Re: Your file 55-21-78/1024  
Subdivision on Tchesinkut Lake,  
DL 5695

This subdivision proposal was inspected May 21, 1982. It is clear that the location of Lots 1 thru 9 are sitting on a swamp where the water table is at the surface, at least in the spring. There is much evidence of high utilization by moose in the area.

The shoreland in this lot, extending from the waters' edge back several hundred meters, is inappropriate for the placement of dwellings. Although this is primarily a Health Branch and Fish & Wildlife Branch matter, our concern centres on the possibility of sewage disposal system failure and the release of contaminants to the lake. In view of the wet swampy nature of the shoreline, I am not in favour of this subdivision as submitted.

Yours truly,

*Brian Wilkes*

B.D. Wilkes  
Head, Environmental Section

BDW/md

c.c. Al Edie  
R. Savage  
Northern Lake Development, 3773 - 3rd Ave., Smithers, B.C.

1230 Main St.,  
Box 2650,  
Smithers, British Columbia.  
VOJ 2N0

Telephone 847-3395

DATE May 31, 1982 FILE: 2419

## McWilliam, Whyte, Goble & Associates

BRITISH COLUMBIA LAND SURVEYORS  
KAMLOOPS — PRINCE GEORGE — SMITHERS — SALMON ARM

A. W. McWILLIAM, B.C.L.S.  
D. G. WHYTE, B.C.L.S.  
R. J. GOBLE, B.C.L.S.  
R. C. DOMINIK, B.C.L.S.  
V. BARTELL, B.C.L.S.  
R. M. BARTELL, B.C.L.S.  
D. L. KEOWN, B.C.L.S.  
G. G. FIEDRICH, B.C.L.S.  
G. KILBRIDE, B.C.L.S.  
S. HOWARD, B.C.L.S.

COPY

Northern Interior Health Unit  
Box 301, Burns Lake, B.C.  
VOJ 1E0  
Attn: Mr. Ralph Savage

Dear Sir:

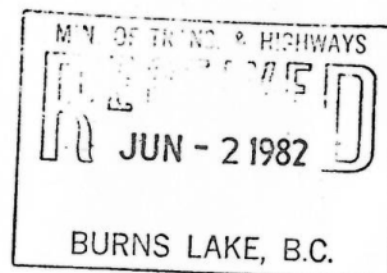
Re: Proposed Subdivision of the Remainder  
of the W.  $\frac{1}{2}$  District Lot 5695, and the  
E.  $\frac{1}{2}$  District Lot 5695, Range 5, C.D.

Enclosed is our revision of the above proposal. Considerable changes have been made reflecting your concerns with percolation results and water tables.

Firstly, Lots 1 - 8 have been altered to give each lot adequate disposal area in the open field where water table is below four feet. A tree line has been plotted on the plan to indicate this. One of the smaller lots has been eliminated and a second greatly enlarged, for similar reasons.

Secondly, the main road running North of Lots 15, 9, 10 and 11 has been moved northward to assure that an adequate area of soil four feet above the water table exists on both lots. Four-foot holes have been found on the North part of Lots 9 and 10 which clearly show dry at four feet. For your own inspection, these lie approximately 15 feet North of the existing trail; and will lie well within the revised Lots 9 and 10.

.....2.....



30 Main St.,  
Box 2650,  
Smithers, British Columbia.  
VOJ 2N0

Telephone 847-3395

DATE May 31, 1982 FILE: 2419

## McWilliam, Whyte, Goble & Associates

BRITISH COLUMBIA LAND SURVEYORS  
KAMLOOPS — PRINCE GEORGE — SMITHERS — SALMON ARM

A. W. McWILLIAM, B.C.L.S.  
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G. G. FIEDRICH, B.C.L.S.  
G. KILBRIDE, B.C.L.S.  
S. HOWARD, B.C.L.S.

.....2.....

Attn: Mr. Ralph Savage:

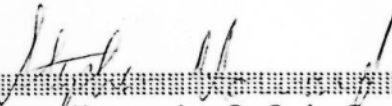
Re: Proposed Subdivision of the Remainder  
of the W.  $\frac{1}{2}$  District Lot 5695, and the  
E.  $\frac{1}{2}$  District Lot 5695, Range 5, C.D.

---

Thirdly, our previously proposed Lots 14 to 20 have been eliminated for the time being. Perc tests results here were negative on the first try, and time did not permit us to conduct tests on all areas of the proposed lots. These lots will be tested further in the future and a new proposal drawn up at that time. Perc tests were positive in the presently proposed Lot 11, with a time of 19 minutes recorded for the test inch. I believed you looked at these with us in the field on your recent inspection trip. We have moved the boundary of the proposed lot 11 westward away from the perc area, as you suggested at that time.

I trust these changes will meet with your approval, and look forward to hearing from you in the near future.

Yours truly,  
McWilliam, Whyte, Goble and Associates

per   
Stephen Howard, B.C.L.S.  
SH/kg  
encl.

c.c. s.22

Dept. of Transportation  
and Highways,  
Box 288, Burns Lake, B.C.



May 27, 1982

File: 32.B

Ministry of Transportation  
and Highways  
Box 288  
BURNS LAKE, B.C.  
VOJ 1E0

Dear Sir:-

Re: Proposed Subdivision of D.L.5695  
Range 5, Coast District

Further to our letter of April 21, 1982, this is to advise a site inspection of the subject land unit has been completed. Our comments and your referral of April 7, 1982 have been forwarded to the Ministry of Environment, Surveys and Planning Section for their attention and adjudication. They will be corresponding to you in due course.

Yours truly

W. Dreher  
Regional Water Manager

  
J. B. McGonigal  
Regional Technician  
Skeena Region

McGONIGAL/jm  
847-4411 Local 220/224





Province of  
British Columbia

Ministry of  
Environment

Water Rights Branch  
Office of the  
Regional Engineer  
Bag 5000  
Smithers, B.C.  
VOJ 2N0

April 21, 1982

File: 32.B  
( X - Reference -  
Tchesinkut Lke-B)

Your File:  
55-21-78/1024

Ministry of Transportation  
and Highways  
Box 288  
BURNS LAKE, B.C.  
VOJ 1E0

Attention: D. Hutton

Dear Sir:-

Re:- Proposed Subdivision of D. L. 5695, Range 5,  
Coast District, on Tchesinkut Lake

There are definite Water Management concerns regarding the above subdivision. Before any comments can be forwarded, an on site inspection by our field staff must be made.

We ask you, therefore, to hold this plan in abeyance until such time climatic conditions make it possible for a proper field inspection.

Yours truly,

W. Dreher  
Regional Water Manager

E. Riechert  
Engineering Aide  
Skeena Region

RIECHERT: jm  
847-4411 - local 220/224



BRANCH OFFICES:

|                          |                      |                        |                        |
|--------------------------|----------------------|------------------------|------------------------|
| Burns Lake . 692-3171    | McBride . . 569-2274 | Vanderhoof . 567-4721  | Mackenzie . . 997-6011 |
| Fort St. James. 996-7178 | Tabor . . 562-7286   | Fraser Lake . 699-8960 | Valemount . 566-4280   |

Box 301  
Burns Lake BC  
VOJ 1E0  
82-07-08

D. Hutton  
District Highways Manager  
Burns Lake BC

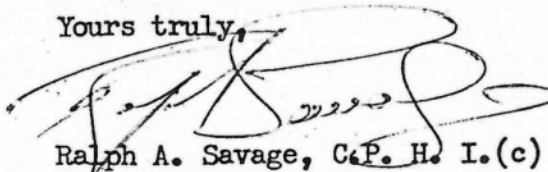
Dear Sir:

Re: Revised subdivision proposal of the remainder of the W<sup>1</sup>/<sub>2</sub> DL5695.

The information previously requested has been received by this office. An inspection of this proposal has shown that there is now sufficient area at the rear of lots I through II, with adequate percolation rates, and soil depth above high water table to meet the requirements of the sewage disposal regulations.

I have no further objections to this proposal.

Yours truly,



Ralph A. Savage, C.P. H. I.(c)

RAS/da  
s.22

Eng



H118

Box 288, Burns Lake, B.C. VOJ 1E0

To: Terry Bohan  
Regional Technician  
Terrace

Date: March 29, 1983.

Headquarters File:

Regional File:

District File: 55-21-78/1088/1024

RE: Proposed subdivision of the Rem. of the W 1/2 of D.L. 5695 and the  
E 1/2 of D.L. 5695, Range 5, C.D.

We attach a copy of a letter from McWilliam, Whyte, Goble & Associates dated March 23, 1983, and a copy of subsequent letter from Ministry of Environment Fish and Wildlife Branch dated March 25, 1983 regarding the above proposal.

The facts on this proposal to date are as follows:

- a) referred to Ministry of Health by the applicant by letter dated May 31, 1982 and approval received in our office July 12, 1982 ✓
- b) referred to R.D.B.N. - no objection ✓
- c) referred to Ministry of Environment Waste Management Branch. ✓  
their concerns are satisfied by Health approval. *ok'd by phone.*
- d) referred to Ministry of Environment Water Rights Branch -  
covenant required, amended as attached ✓
- e) referred to Ministry of Environment Pollution Control Branch -  
no reply received, no objection assumed. ✓
- f) referred to Ministry of Environment Fish and Wildlife Branch - ✓  
letter attached
  - (i) clause one of attached letter has been dealt with in a  
previous subdivision which has been approved and registered  
under Land Title Plan #9737.
  - (ii) clause two requests a seven metre strip along lake shore to  
be dedicated as public access - please advise
- g) referred to Archaeology - no objection ✓

Could you please outline in letter form, not P.L.A. which conditions would have to be met before final approval is granted. P.L.A. reference number 1024.

D. Hutton  
District Highway Manager

Art Prodeahl  
District Technician

JB/1b  
enclosure



Province of  
British Columbia

Ministry of  
Health

Director  
Northern Interior Health Unit  
1444 Edmonton Street  
Prince George  
British Columbia  
V2M 6W5  
Phone: 563-1631

BRANCH OFFICES:

|                              |                       |                           |                         |
|------------------------------|-----------------------|---------------------------|-------------------------|
| Burns Lake .....692-3171     | McBride .....569-2274 | Vanderhoof .....567-4721  | Mackenzie .....997-6011 |
| Fort St. James .....996-7178 | Tabor .....562-7286   | Fraser Lake .....699-8960 | Valemount .....566-4280 |

Box 301  
Burns Lake, B.C.  
VOJ IEO  
May 11, 1984

D. Hutton  
District Highways Manager  
Ministry of Transportation and Highways  
Box 288  
Burns Lake, B.C.  
VOJ IEO


Dear Sir:

Re: Proposed Subdivision of the Remainder of the  $W\frac{1}{2}$  of the  $E\frac{1}{2}$   
of District Lot 5695, Range 5, Coast District  
Approximately 25 km South of Burns Lake on Tchesinkut Lake

I have no objection to this proposal as it now stands, i.e., to subdivide the nine lakeshore lots and to amalgamate the 30 meter access strip from the previous lot 24 with either lot 1, or the public access.

Lots 1, 4, 5, 6, 7, 8 and 9 are suitable for conventional sewage disposal systems. Lots 2 and 3 will be suitable for an extended field sewage disposal system. Tchesinkut Lake water will be acceptable as a source of safe drinking water supply for this proposal.

Yours truly,

  
Ralph A. Savage, C.P.H.I.(c)

RAS/sr  
cc Steve Howard, B.C.L.S.  
McWilliam, Whyte, Goble  
and Associates  
B.C. Land Surveyors  
Box 2650  
Smithers, B.C.  
VOJ 2ND



3817 - 2nd Ave.,  
Box 2650,  
Smithers, British Columbia.  
VOJ 2N0

Telephone 847-3395

DATE April 25, 1984 FILE: 2419

## McWilliam, Whyte, Goble & Associates

BRITISH COLUMBIA LAND SURVEYORS  
KAMLOOPS — PRINCE GEORGE — SMITHERS — SALMON ARM

A. W. McWILLIAM, B.C.L.S.  
D. G. WHYTE, B.C.L.S.  
R. J. GOBLE, B.C.L.S.  
R. C. DOMINIK, B.C.L.S.  
V. BARTELL, B.C.L.S.  
R. M. BARTELL, B.C.L.S.  
D. L. KEOWN, B.C.L.S.  
G. G. FIEDRICH, B.C.L.S.  
G. KILBRIDE, B.C.L.S.

#1170

Approving Officer  
Ministry of Transportation & Highways  
Post Office Box 288  
Burns Lake, B.C.  
VOJ 1E0

Dear Sir:

Re: Your File 55-21-78/1152  
Subdivision of W  $\frac{1}{2}$  and  
E  $\frac{1}{2}$  District Lot 5695,  
Range 5, Coast District

Further to your letter of April 6th, 1984, we would like to request tentative approval on Lots 1 to 9 (those fronting the lake) at this time. I believe the Health Officer has approved these lots, and I have spoken to G. MacKinnon of the Fish and Wildlife Branch who has no objection, and who will be forwarding a letter to you shortly. We feel that the extensive tests required for health approval for the upland lots will likely delay the project considerably, and we plan to do those tests during the course of road construction this summer. A print of the revised proposal is enclosed for your reference. Requirements for access to the N  $\frac{1}{2}$  District Lot 6690 and the remainder S  $\frac{1}{2}$  District Lot 6690 as well as District Lot 6689 would be dedicated in the next phase of development.

We look forward to your reply.

Yours very truly,

McWILLIAM, WHYTE, GOBLE & ASSOC.

Per:

  
STEPHEN HOWARD, B.C.L.S.

SH/sv  
Enclosures

cc: s.22  
cc:

1152

D.L. 5695

Range 5, Coast Dist.

To: District Highway Manager,  
Burns Lake

Date: April 2, 1984

Headquarters File:

Regional File: R5-55-21-78-1152

District File:

Re: NOT APPROVED

Proposed subdivision of the W1/2 and the E1/2 of  
District Lot 5695, Range 5, Coast District

The Approving Officer is not prepared to grant Preliminary Layout Approval to the above mentioned proposal due to the following:

1. Ministry of Health approval must be obtained for this proposal.
2. Approval from the Ministry of Environment, Fish and Wildlife Branch must be obtained.

Notwithstanding the above, the following will be required:

- a) The applicant must enter into a covenant as required by the Ministry of Environment, Water Management Branch.
- b) Access to lands beyond via road right-of-way must be supplied to the north 1/2 of D.L. 6690, and the remainder of the south 1/2 of D.L. 6690. This access must be located in an area where future road construction will not exceed 8%.
- c) The Approving Officer is prepared to accept the proposed consolidation of accesses to water. He has no objection to the 30 metre strip of land to the south of the road being joined to lot 24 as proposed. Please ensure that the Ministry of Environment, Water Management, and the Ministry of Health are aware that this 30 metres of land will form part of lot 24. If Health object, then we should suggest that they request a covenant that no buildings be erected south of the road, as anticipated by the applicant.
- d) The internal road system to be constructed to Ministry standard terminating in cul-de-sacs at the east boundary and adjacent to lot 19 as proposed. Grades are not to exceed 8%.

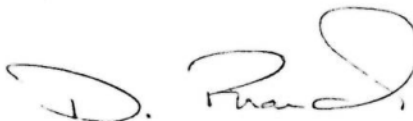
.....2

- e) The proposed public access between lots 4 & 5 is not acceptable. Fish & Wildlife may have some concerns with the creek at this location and may request protection both east and west of the road.

Note to D.H.M.:

The Approving Officer has indicated he is not prepared to ask for a return to crown under any circumstances. Should protection be required over existing creeks, The Ministry of Environment, Fish & Wildlife branch will have to initiate such a request.

Easements as well will not be considered over creeks. Most all year round creeks are considered "water courses" under the terms of Environments Acts therefore may not be tampered with unless approved by the Ministry of Environment. With their assurance that a creek is a "water course", we should assume creek beds will not be disturbed (filled in, debris deposited in them, etc.) thereby assuring the natural drainage of the surrounding property. If you feel the proposed road stytem can not be adequately drained through the natural creek located between lots 4 & 5, the approving officer is prepared to accept easements at other locations. The Approving Officer has indicated that easements are not to be taken unless a real need exists.



D. Brard,  
Engineering Aide

DB/gb



NOTE TO FILE

R5-55-21-78/1152  
April 10, 1984

On April 9, 1984, Dan Doyle received a call from Stephan Howard, B.C.L.S. who is handling the subdivision of D.L. 5695, Range 5, Coast District, file No. 1152. He expressed some concern about Health requirements and requested clarification as to whether Dan could allow the bypass of Health requirements. Dan informed Mr. Howard he would have to meet all their requirements, before the subdivision would be approvable.

# Ministry of Transportation and Highways

## REPORT ON PRELIMINARY SUBDIVISION

DATE . . . . . March 13/84 . . . . .  
DISTRICT FILE NO. . . . . 1150 . . . . .  
DATE DISTRICT RECEIVED Jan 18/84 . . . . .

HIGHWAY DISTRICT Burns Lake . . . . . REGIONAL DISTRICT/MUNICIPALITY Bulkley Nechako  
REGIONAL FILE NO. . . . . REFERENCE/DATE . . . . .  
ROAD NAME ROUTE NO. # 90 Tchesinkut Lake East Rd . . . . .  
LEGAL DESCRIPTION Rem. of the W 1/2 and the E 1/2  
D.L. 5695, Range 5, C.D. . . . .  
NAME OF APPLICANT Northern Lake Developement Co. Ltd . . . . .  
NAME OF AGENT McWilliam, Whyte, Goble + Assoc. . . . .  
LOCATED 105 km N.E.W. OF Burns Lake . . . . .  
TOPOGRAPHIC DESCRIPTION rolling hills rising to the north  
away from lake . . . . .  
REPORTED BEFORE AS ZONING/LUC/DEVELOPMENT PERMIT/ACCESS/SUBDIVISION? . . . . .  
OUTCOME . . . . . REFERENCE DATE . . . . .  
PRESENT LAND USE? vacant land . . . . .  
PROPOSED LAND USE? 25 lot residential subdivision . . . . .  
PRESENT ZONING? Rural III 0.2ha lakeshore + 2ha off shore min.  
parcel size . . . . .  
CONFORM WITH REGIONAL CONFORM WITH COMMUNITY  
PLAN? yes . . . . . PLAN? n/a . . . . . IN ALR? no . . . . . SPEED ZONE 80km . . . . .  
STREET SYSTEM ADEQUATE FOR ADDITIONAL TRAFFIC? yes . . . . . OFF-STREET PARKING OK? yes . . . . .  
SECONDARY STREET SYSTEM EXIST? no . . . . . REQUIRE FRONTAGE WIDENING? no . . . . .  
ACCESS ALL CONFLICT LOCATION PIPE-LINE  
75(1) (b) (c) okay . . . . . LOTS? yes . . . . . LINE? no . . . . . COMMON LOT? no . . . . . CROSSING? no . . . . .  
RR CROSSING? no . . . . . FRONTAGE RULE? okay . . . . . ACCESS BY WATER? no . . . . . EASEMENT? no . . . . .  
REQUIRE COMM. WATER? no . . . . . BY ZONING? yes . . . . . SEWAGE DISPOSAL? ? . . . . . REQUIRE COMM. SEWER? no . . . . .  
REQUIRE  
ROAD/LAND DRAINAGE OK? yes . . . . . COVENANT? yes . . . . . EROSION? no . . . . . LANDSLIP? no . . . . . FLOODING? no . . . . .  
ROCKFALL? no . . . . . SNOWSLIDE? no . . . . . WILDLIFE? no . . . . . ROAD CLOSURE? no . . . . . IF YES, CONTINUE  
STATUS OF ACCESS . . . . . CONSTRUCTED TO STANDARD . . . . .  
IS ROAD REQUIRED FOR NETWORK? . . . . . HOW WAS ROAD CREATED? . . . . .  
WHY DOES APPLICANT WANT CLOSURE? . . . . . DID CROWN PAY FOR ROAD? . . . . .  
WHY VEST AND NOT LEASE? . . . . . IF ALTERNATE EXISTS, DID CROWN PAY FOR IT? . . . . .  
WHAT BENEFIT TO APPLICANT? . . . . .  
CERTIFICATE OF ENCUMBRANCE . . . . . CERTIFICATE OF TITLE . . . . .  
COMMENTS:

Approval not recommended

a) Approval required from Ministry of Health as per attached letter dated Feb 13/84.


Not withstanding the above the following would have been required:

- 1) Approval required from Ministry of Fish + Wildlife, referred to that office Jan 19/84, no reply received.
- 2) Covenant is required as per Ministry of Environment letter dated Feb 14/84, copy attached.
- 3) Access to be dedicated to the W 1/2 of D.L. 6690, being the first 20 chains along the E boundary of the E 1/2 of D.L. 5695. Access to be dedicated to the Rem of the S 1/2 of D.L. 6690, being the next 15 chains. Access to the Rec. Reserve is provided via the proposed road. See attached sketch.

MAR 21 1984

DISTRICT HIGHWAYS MANAGER

- 4) Gully through proposed Lot 10 and proposed 30m public access between Lots 4 + 5 to be returned to crown.
- 5) Proposed consolidated public access to water is recommended provided the 30m to the E is included as it contains a drainage course. Lake access is not feasible from Lots 9 through 9.
- 6) Drainage easements to be supplied and constructed where required, this will be determined once road construction is completed.
- 7) Internal road system to be constructed to Highways standards terminating in cul-de-sacs at the E boundary of the E 1/2 of D.L. 5695 and at Lots 18, 19, + 20. Dedication to continue to provide access to the E 1/2 of D.L. 6689 as proposed. Grades not to exceed 8%.

  
District Highways Manager

JB.

Box 301  
Burns Lake, B.C.  
VOJ IEO

February 13, 1984

McWilliam, Whyte, Goble and Associates  
B.C. Land Surveyors  
Box 2650  
Smithers, B.C.  
VOJ 2ND

Attention: Steve Howard

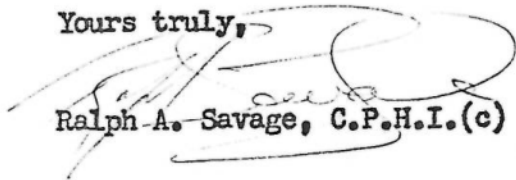
Re: Proposed Subdivision of the Remainder of the West  $\frac{1}{2}$  and  
East  $\frac{1}{2}$  of District Lot 5695, Range 5, Coast District  
Approximately 25 km South of Burns Lake on Tchesinkut Lake

Further to our preliminary inspection of this proposal last fall, and  
before final approval can be given, the following must be done:

1. Percolation tests must be conducted on Lots 1, 2, 3 & 10 through 25.
2. Test holes must be done on all lots where potential high water table may be a problem.
3. Proof of the availability of a safe potable water supply, including bacteriological and chemical analysis must be provided for all off-lakeshore lots.

If you have any questions, or require further information, please  
contact me at the Burns Lake Health Unit.

Yours truly,

  
Ralph A. Savage, C.P.H.I.(c)

RAS/sr

cc

D. Hutton

District Highways Manager

*C*

Reg. Tech  
Terrace

Attention: Didi Brand

APR 17 1984

file: 55-21-78/1152

for your information  
and file

JB

APR 17 1984

1230 Main St.,  
Box 2650,  
Smithers, British Columbia.  
VOJ 2N0

Telephone 847-3355

DATE April 10, 1984 FILE: \_\_\_\_\_

## McWilliam, Whyte, Goble & Associates

BRITISH COLUMBIA LAND SURVEYORS  
KAMLOOPS — PRINCE GEORGE — SMITHERS — SALMON ARM

A. W. McWILLIAM, B.C.L.S.  
D. G. WHYTE, B.C.L.S.  
R. J. GOBLE, B.C.L.S.  
R. C. DOMINIK, B.C.L.S.  
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D. L. KEOWN, B.C.L.S.  
G. G. FIEDRICH, B.C.L.S.  
G. KILBRIDE, B.C.L.S.  
S. HOWARD, B.C.L.S.

NORTHERN INTERIOR HEALTH UNIT  
Post Office Box 301  
Burns Lake, B.C.  
VOJ 1E0

ATTENTION: R. SAVAGE

Dear Sir:

Re: Proposed Subdivision of Part of  
District Lot 5695, Range 5, Coast  
District, Tchesinkut Lake

Further to your letter of February 13th, 1984, percolation test results for lots 1, 2 and 3 are as follows:

Hole #2: sandy loam; some silt with sand layer  
below 24"; percolation test inch  
26 minimum.

Hole #3: Basal till; some sandy deposits in upper  
18", pebbles to 6 cm. diameter below 16";  
percolation test inch 58 minimum.

Hole #5: Basal till; clay with sand and silt,  
many pebbles to 5 cm. diameter; percol-  
ation test inch 60 minimum.

These test results were achieved before the new requirements were known. The enclosed map shows the test hole locations. The tests were done last October, and at the time, I showed you the holes.

Yours very truly,

McWILLIAM, WHYTE, GOBLE & ASSOC.  
Per:

STEPHEN HOWARD, B.C.L.S.

SH/sv

cc: Approving Officer, Ministry of Highways, Burns Lake Page 18 of 21 TRA-2023-30337

P.S. - I think we will probably only subdivide the lakeshore lots for now. Otherwise we will be delayed another year doing tests on the upper lots.



# PHYSICAL CHARACTERISTICS

| SITE | SOIL TYPES                           | COMPOSITION, TEXTURE, TOPOGRAPHY, LANDFORM.  | VEGETATION   | AMENITIES   |
|------|--------------------------------------|--|--|---|
| 1    | Organic                              | Flat, swampy; standing water accumulations of organic matter.  | Black spruce, horsetail, peatmoss, labradour tea, swamp grass.   | Limited; some value as nature preserve, water resevoir. Some hunting potential; ungulate use.                                     |
| 2    | BA7<br>Barret<br>Assoc.              | Very compact, heavy clay. Glacial morrainal deposits. Slopes 5-15%. mod. well drained. Very slow perc; more than 60 min.   | Grasses only.  | Good views of lake. Open grassland tractive for recreation. Beach on lower area is narrow and stoney. Access to beach mod. steep. |
| 3    | SG1<br>Slug<br>Assoc.                | Sandy loam fluvial deposits. Well drained. Slopes 3-8%. Perc 10" Some water in low spots near creek. Some gravel in lower area.  | Large open patches. Large spruce and Black cottonwood, birch, aspen, coltsfoot, rose, cranberry.           | Desirable for building sites. Views near lake. Gravels useful for roads   |
| 4    | OD2<br>Ormond<br>Assoc.<br>some BA7  | Steeply to very steeply sloping. On basal till with rocky outcrops. Shallow soils. Rapidly drains. Sandy loam on surface, clay loam at 18-25".   | Lodgepole pine, small tr. aspen, rose, lichens, occas. juniper.  | Views.  |
| 5    | SG1<br>Slug Assoc                    | Fairly level to slightly rolling. Slopes less than 8%. Sand-gravel soils to depth. Some stones. Coarse texture, Very fast perc; 3-10 min. Dry watercourse evident. Probably outwash from gullies.  | Large white spruce, tr. aspen. rose, twinberry honeysuckle, some vaccinium, bunchberry. Shrub layer heavy. | Very high value. Close to lake, access to lake good. Beach stoney. nicely vegetated. Gentle slopes and good perc.                 |
| 6    | BA7<br>Barret<br>Assoc.,<br>some OD2 | Dark gey luvisol. on basal till, moderately fine texture, very hard consistence. sometimes gravelly or stoney. rolling terrain, slopes 5-20% Slow perc, 26-60 min., clay layer predominates at 18-20". Surface organic layer. Well to moderately well drained. | Tr. aspen, usually small. rose, white spruce, pine, saskatoon, juniper rare.                               | Near lake, drop to lake is steep. Good views in many locations. Moderate slopes and attractive vegetation; cottage potential.     |

# DEVELOPMENT CONSTRAINTS

| SITE | NATURAL HAZARD                        | SEPTIC CONSTRAINTS  | ROAD CONSTRUCTION CONSTRAINTS   | DWELLING CONSTRUCTION CONSTRAINTS   |
|------|---------------------------------------|---|---|---|
| 1    | Slight. Flooding potential.           | SEVERE. High water table.   | SEVERE. High water table; poor drainage; compressible soils.                                  | SEVERE. High water table; drainage; compressible soils.   |
| 2    | None.                                 | SEVERE. Very slow perc.   | MODERATE. Moderate high frost action; moderate shrink-swell; "Gumbo" conditions with moisture | MODERATE. Moderate to high frost action; moderate shrink-swell.   |
| 3    | MODERATE. Long-term creek meander.    | SLIGHT. Some high water table in lowest areas near creek.   | SLIGHT. Note meander danger.  | MODERATE. Note meander danger. Floor joists should be elevated.   |
| 4    | Slight.                               | SEVERE. Steep slopes; shallow depth to bedrock.   | MODERATE. Increased costs associated with side cuts on steep slopes in rock.                  | SLIGHT. Steepness.  |
| 5    | Slight.                               | SLIGHT. Perc may be too fast.   | SLIGHT.   | SLIGHT.   |
| 6    | Slight. Note East Creek flood hazard. | MODERATE TO SEVERE. Slow perc. Only a few areas could meet Health requirements for Septic Disposal. | MODERATE. Moderate to high frost action; moderate shrink-swell.                               | MODERATE. Moderate to high frost action. Moderate shrink-swell. Note possible lack of well water in a few upland areas. |



