

TO

B. DUTEAU, GIBSONS

FROM

P. CONNOR, NORTH VAN.

SUBJECT

S/D - Lot 9, Pcl. B, D.L. 909, Pl. 9769

DATE

28-11-75

☐ For Your Information☐ Please O.K. and Return☐ Please Discuss With Me☐ Per Your Request☐ For Your Signature☐ Please Process☐ Return With More Details☐ Investigate and Report☐ Please Answer☐ For Your File

ATTACHED IS ABOVE NOTED FILE AS REQUESTED

DATE OF REPLY

SIGNATURE

RETAIN THIS COPY UNTIL REPLY RECEIVED THEN DESTROY.

EVERGREEN PRESS LIMITED - CARBON READY SETS
1510 BRUSH EAST AURORA DRIVE / WILLOWDALE, B.C. V3E 2N4 / PHONE 329-2221
SALES OFFICE 80-10000 STREET / WILLOWDALE, B.C. V3E 2N4 / PHONE 329-2221**MEMOGRAM**

REMOVE THIS SHEET AND FORWARD BALANCE OF SET (INTACT).

1690 Main Street,
North Vancouver, B.C.,
V7J 1E3,
16 May 1975.

s. 22

Dear Sir:

RE: Subdivision of Lot 9, Parcel B,
District Lot 909, Plan 9769, Phase II

In connection with the above noted subdivision proposal, for which preliminary approval was granted under date of 20 March 1975, please be advised that Clause 4 of the letter of preliminary approval, which required the provision of an internal north-south cross-street, has been reviewed by the Approving Officer and this requirement has been modified.

In the place of the 66 foot north-south street, it will be acceptable to establish a 20 foot wide north-south walkway, the center line of which must coincide with the common boundary of Lots 11 and 2 of Plan 10373 to the south. This may be so indicated on the final plan of subdivision and it is brought to your attention that the other conditions of preliminary approval remain in effect.

Yours truly,

R. W. Veitch,
District Highways Manager

Per: Paul Connor

PC/mh

c.c. - s. 22

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF HIGHWAYS

TO: District Highways Manager, Gibsons, British Columbia.	SENDER'S ADDRESS: Burnaby, B.C. DATE: 25 April 1975 DISTRICT: Region #1 HEADQUARTERS FILE: REGIONAL FILE: R1-12-21-78-1462
ATTENTION: SUBJECT: S/D - Lot 9, Pcl. B, D.L. 909 Pl. 9769	DISTRICT FILE: REFERENCE: DATED:

Phase II

In reference to your recent telephone query, we have reconsidered and agree that a 66' road is perhaps unnecessary since the intent was to cut down block length. We are agreeable to a 20' N-S walkway the centerline of which would coincide with the common boundary of lots 11 and 2, Plan 10373 to the north.

[Signature]
 W. E. Mercer,
 Regional Planning Engineer.

[Handwritten mark] LP/dg
 c.c. D.H.M. - North Vancouver

FOR DEPARTMENTAL CORRESPONDENCE ONLY.

1690 Main Street,
North Vancouver, B.C.,
V7J 1E3,
March 20, 1975.

Phase II

s. 22

Dear Sir:

RE: Subdivision of Lot 9, Parcel B, District
Lot 909, Plan 9769, Phase II

In connection with the above described subdivision (Phase II), this acknowledges receipt of your letter of 15 January 1975.

Please be advised the Approving Officer has granted an extension of preliminary approval for this phase of the subdivision, subject to the following conditions:

- 1) Compliance with the Regional District zoning site area requirements.
- 2) An installation of an approved community water supply.
- 3) All roads and drainage are to be constructed to current standards and roads paved.
- 4) Provision of internal North-South cross-street to cut down block length; preferably to align with property boundary to the North.
- 5) That all Lots meet the requirements of B. C. Regulation 262/70 Appendix B.

This extension of preliminary layout approval is valid for a period of 90 days, commencing as of the date of this letter.

Yours truly,

R. W. Veitch,
District Highways Manager

PC/mh

c.c. s. 22

- Health Powell Riv. Per: Paul Connor
- Sunshine Coast Reg. Dist.

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF HIGHWAYS

TO: District Highways Manager, North Vancouver, British Columbia.	SENDER'S ADDRESS: Burnaby, B.C. DATE: 7 March 1975 DISTRICT: Region #1 HEADQUARTERS FILE: REGIONAL FILE: R1-15-21-78-1462 DISTRICT FILE:
ATTENTION: SUBJECT: S/D - Lot 9, Pcl. B, D.L. 909, Plan 9769	REFERENCE: DATED:

FOR DEPARTMENTAL CORRESPONDENCE ONLY.

A 90 day extension of preliminary layout approval is hereby granted subject to:

- 1.) Compliance with Regional Disgrict zoning site area requirements.
- 2.) Installation of an approved community water supply.
- 3.) All roads and drainage be constructed to current standards. Road paved.
- 4.) Provision of internal N-S cross-street to cut down block length.
Preferably to align with property boundary to the north.
- 5.) Applicant to show that lots meet the requirements of B.C. Reg 262/70
appendix B.
- 6.) Any other conditions previously specified and not covered above.

LP/dg


 W. E. Mercer,
 Regional Planning Engineer.

Phase II

Regional Planning Engineer,
Burnaby, B. C.

1690 Main Street,
North Vancouver
February 13, 1975
#15

S/D of Lot 9, Parcel B, D. L. 909, Plan
9769.

THIS COPY FOR 15-21-78-1462

The property owner of the above-noted subdivision proposal which has been handled by Roy & Wagenaar is requesting an extension of preliminary layout approval, as weather conditions do not favour road construction in this area.

This refers to preliminary layout approval granted by your letter 10th July 1974 in Log #1223.

We have no objection to an extension in this case.

Please advise.

Phase II

R. W. Veitch,
District Highways Manager.

PC:hc

Per: Paul Connor.

January 15, 1975

Department of Highways,
1690 Main Street,
North Vancouver, B. C.

Attention: Mr. R. Winbow,
Acting District Highways Manager

Dear Sir:

Re: Proposed subdivision of Lot 9, Parcel "B",
District Lot 909, Group 1, N.W.D.,
Plan 9769 -- Phase II

Due to unfavourable weather conditions of which would
hinder development, we would appreciate a further time
extension on the completion of this subdivision.

Yours truly,

s. 22

DF:nec

File C.

SUBDIVISION RECORD

FILE NO: 15-21-78-1462 DATE RECEIVED: August 20, 1974

TYPE: F

LEGAL DESCRIPTION: Subdivision of Lot 9, Parcel B, D. L. 909, Plan 9769,
Phase 2. (16 Lots)

LOCATION: W. of Gibsons.

SUBMITTED BY:

Roy & Wagenaar,
Sechelt, British Columbia.

DATED: 15th August 1974 FILE NO: J8-73

DOCUMENTS RECEIVED:

(a) Linen original	1	(e) Sepia	
(b) Linen transparency	1	(f) H-236	
(c) White linen prints	1	(g) TX55 certificate	1
(d) Paper prints	3	(h) Examination fee	#949757 - 180.00 Cheque #161.

PLANS SENT TO:

	OUT	IN
Foreman: s. 22		
Health Unit:		
Regional District: Regional District		
Improvement District:		
Water Utilities Division:		
Environmental Engineer:		
Pollution Control:		
Water Rights:		
Dyking District:		
Agriculture:		
Assessor:		
Fish & Wildlife:		

ADDITIONAL INFORMATION:



DEPARTMENT OF HIGHWAYS
1690 Main Street,
North Vancouver,
British Columbia. V7J 1E3
October 8, 1974

Roy & Wagenaar,
Box 609,
Sechelt, British Columbia.

RE: Subdivision of Lot 9, Parcel B, D. L.
909, Plan 9769 - Phase ~~1~~ 1

Dear Sir:

Enclosed herewith please find 1 linen tracing, 1 linen print
and 1 white linen print of the above-noted subdivision to-
gether with TX55 certificate.

Please note that the subdivision must be registered in the
Land Registry Office by the subdividor within 60 days from
the date of approval, , by the Approving
Officer.

Yours truly,

R. Winbow,
A/Highways Manager.

PC:bc

~~1-1~~ c.c. s. 22

Health - Powell River



DRAFT

Form H. 235c

Log No. 1462

REPORT ON FINAL APPROVAL OF A SUBDIVISION

Highway district: #15 N. VANL.
Regional district: SSCRD
Municipality:
H.Q. File:
Regional File: R1-15-21-78-1223
District Log No.: 1462
Reference/dated: 10-7-74
Legal description:

Date received in District Office: 20-8-74
Name/address applicant: By 2 Wagenaar, Seckelt.

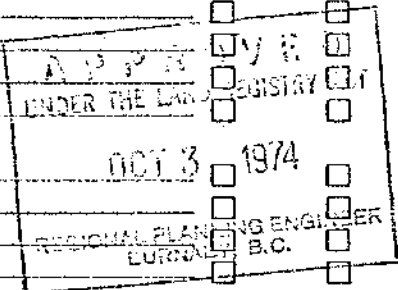
Located miles N/S/E/W of @ Gower Point.
Route No. , name highway: Pratt Road.
Arterial No.:
Date of preliminary layout approval and Log No.: 10-7-74 10-7-74

- Has there been any change in ground rules since preliminary layout approval was given? No.
If yes, what?
- Is final plan compatible with preliminary layout approval? yes.
- If no, what is incompatible?

4. Are consents in hand from agencies listed?

AGENCY AND CONSENT:

	Consent Required	Consent Received
Highways—road closure, Highway Act	☐	☐
LRO—Plans cancellation	☐	☐
Lands—road dedication, Crown land	☐	☐
Water Rights—change to watercourse	☐	☐
RD—frontage waiver	☐	☐
Highways—frontage waiver	☐	☐
ID—dike acceptance	☐	☐
RD—dike acceptance	☐	☐
Lands—inclusion of land excepted in original title	☐	☐
Lands—foreshore lease	☐	☐
Environmental Engineer—design of water system	☐	☐
Water Rights—water licence	☐	☐
Water Rights—form ID	☐	☐
PUC—water certificate	☐	☐
ID—acceptance of water system	☐	☐
RD—acceptance of water system	☐	☐
PCB—waste-water disposal permit	☐	☐
M. of Lands—sewer certificate	☐	☐
Environmental Engineer—sewer system approval	☐	☐
ID—acceptance of sewer system	☐	☐
RD—acceptance of sewer system	☐	☐
Lands—sewer easement on Crown land	☐	☐
Highways—relief from 86b	☐	☐
NEB—pipe-line Xing order	☐	☐
Commercial Transport—pipe-line Xing order	☐	☐
CTC—railroad Xing order	☐	☐
Commercial Transport—railroad Xing order	☐	☐
RR company—private Xing permit	☐	☐



DISTRICT HIGHWAYS MANAGER
DEPARTMENT OF HIGHWAYS
100-1111 STREET
NORTH VANCOUVER, B.C.
V7J 1E3

1462

- ☒ roads built
- ☒ roads paved
- ☐ drainage
- ☒ water system installed
- ☐ sewer system installed
- ☐ dikes

☐ Statutory declaration 86b
☐ covenant
☐ easement

☒ TX55
☐ ID tax certificate
☒ linen tracing
☒ linen print
☐ 86b declaration
☐ covenant
☐ easement
☐ \$2 fee

- Date _____

Approval:

Richard
Dest. Henry Knapp.

Date _____

☐ Controlled access
☐ 86B
☐ Lands Branch SD

Comments:

Date _____

☐ Approved
☐ NOT approved because:

TRA-2023-33433 , Page 11 of 60



Certificate required under
section 89, Land Registry Act.

This Certificate expires on

June 15, 1975

LAND REGISTRY ACT

CERTIFICATE OF TAXES PAID ON PROPERTY
SUBDIVIDED BY PLAN

I hereby certify that ALL CURRENT AND DELINQUENT TAXES which have been assessed on the land shown on the map or plan accompanying this Certificate have been paid.

The said land is described as follows:

*Lot 9 of Parcel B,
District Lot 909, Plan 9769.*

New Westminster Land District, and the plan referred to being a subdivision thereof.

Tax Roll Folio *s. 22* Assessment and Collection District *Vancouver*

Assessed owner *s. 22*

Dated at *New Westminster*, this *28th* day of *August* 19*74*.

NOTE—This Certificate must accompany every subdivision plan tendered to the Department of Highways Engineer for examination and approval.

Collector

J. E. Hughes

ISSUED FREE

**PLAN OF SUBDIVISION OF PART OF
BLOCK 9 PARCEL B D.L. 909
G.P.I. N.W.D. PLAN 9769**

SCALE 1 INCH = 100 FEET



PLAN

Deposited in the Land Registry Office of Vancouver, B.C., this
..... day of..... 197.....

Registrar

Approved under the Land Registry Act
this..... day of..... 197.....

Approving Officer
Department of Highways

This plan lies within the Sunshine Coast
Regional District.

Owner

Witness

Owner

Witness

Legend:
Bearings are astronomic and are derived from Plan 9769

- OIP denotes standard iron bar post found
- IP denotes standard iron bar post set
- IP.WT. denotes witness iron bar post set

I, D. J. Roy of the City of Vancouver, a British Columbia
Land Surveyor, make oath and say that I was present at, and
did personally superintend the survey represented by this plan,
and that the survey and plan are correct. The said survey was
completed on the 14..... day of..... August..... 1974.....

Sworn before me this.....
day of.....

A Notary Public in and for the Province of British Columbia

ROY AND WAGENAAR
Surveyors - Engineers
Vancouver, B.C.

TO s. 22

Gibsons, B. C.

FROM

District Office, 1690 Main Street,
North Vancouver, B. C.

SUBJECT S/D Lot 9, Pcl. B, D. L. 909, Plan 9769,
Phase II. (West of Gibsons) File: 1462

DATE
Sept. 3, 1974

☐ For Your Information
☐ Please Process

☐ Please O.K. and Return
☐ Return With More Details

☐ Please Discuss With Me
☐ Investigate and Report

☐ Per Your Request
☐ Please Answer

☐ For Your Signature
☐ For Your File

Please confirm that conditions of preliminary layout approval have
been met as per attached letter.


R. Winbow,

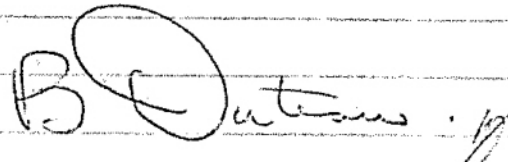
MVDH:bc

A/Highways Manager.

Work required in Phase I as per your letter Nov 23
has been completed to standard —

DATE OF REPLY
WRITE YOUR REPLY AND RETURN THIS SHEET.

SIGNATURE



EVERGREEN PRESS LIMITED - CARBON READY SETS
1110 SOUTH EAST MARINE DRIVE, VANCOUVER, B.C. V6L 2G3
SALES OFFICE: 1011 HASTINGS STREET, VANCOUVER, B.C. V6Z 1T2

MEMOGRAM

ROY & WAGENAAR
SURVEYORS & ENGINEERS

PHOTOGRAMMETRY
ENGINEERING SURVEYS
LEGAL SURVEYS



1525 ROBSON STREET VANCOUVER B C CANADA V6G 1C3 PHONE 681-9142

SECHLT OFFICE:

PHONE 885-2332

August 15, 1974

J 8-73

District Highways Manager,
Dept. of Highways,
1690 Main Street,
North Vancouver B.C.

Dear Sir:

Re: Subdivision Lot 9, Parcel B, D.L. 909,
Gp. 1, N.W.D. Plan 9769,
File 15 - 21 - 78 - 797

Please see herewith plans of subdivision of
Phase I now complete.

The TX-55 Certificate will come directly from
New Westminster.

The Approval Fee \$180.00 is attached.

A copy of this letter and a print of the plan
have been left with your office in Gibsons in order
to expedite final approval.

A print of the plan with covering letter has
been left with the Sunshine Coast Regional District
who have been requested to forward a copy of the
necessary Certificate relative to extension of the
water system.

Final approval of the plan is requested.

Yours very truly,

D.J. Roy
D.J. Roy

s. 22

cc:

Dept. of Highways
Gibsons



Your file: 8/73

DEPARTMENT OF HIGHWAYS

1690 Main Street,
North Vancouver,
British Columbia. V7J 1E3
July 18th, 1974

Roy and Wagenaar,
P.O. Box 609,
Sechelt, B.C.

Sirs:

Re: Proposed subdivision of Lot 9, Parcel B, District Lot 909,
Group 1, N.W.D., Plan 9769 - Phase II

Please be advised that the Approving Officer has granted preliminary layout approval to the above-noted proposed subdivision. The conditions of this approval are as follows:

- 1) Dedication of subdivision roads 66' wide, constructed with a top width of 28 feet and 3 foot shoulders. All roads are to be paved 22' in width.
- 2) Dedication and construction of a 66' wide road between the northerly and southerly internal roads, constructed to the above specifications, at the approximate centre of the proposal.
- 3) All Lots are to be greater than 7500 square feet in area.

Please note that this approval, in principle, is valid for 180 days only from the date of this letter, but it does not convey any rights of procedure and does not obviate the need for you to obtain all necessary permits, certificates, approvals, licenses, etc., from other departments or agencies as required by law.

Yours truly,

R. Winbow,
Acting District Highways Manager

Per: Paul Connor

PC:km

c.c. s. 22 - s. 22

S.C.R.D.

Powell River Health Unit



DEPARTMENT OF HIGHWAYS

TO: District Highways Manager, North Vancouver, British Columbia. ATTENTION:	SENDER'S ADDRESS: Burnaby, B.C. DATE: 10 July 1974 DISTRICT: Region #1 HEADQUARTERS FILE: REGIONAL FILE: R1-15-21-78-1223 DISTRICT FILE:
SUBJECT: S/D - Lot 9, Pcl. B, D.L. 909, Gp. 1, NWD, Plan 9769	REFERENCE: DATED:

FOR DEPARTMENTAL CORRESPONDENCE ONLY.

Preliminary layout approval is hereby granted subject to your recommendations and creation of a cross street between the northerly and southerly internal roads to cut down block length.

LP/dg


W. E. Mercer,
Regional Planning Engineer.



REPORT OF SUBDIVISION AT PRELIMINARY LAYOUT APPROVAL STAGE

Highway District 15, N. VancouverRegional District SSCRD

Municipality

H.Q. File

Regional File R1-15-21-78District File 15-21-78District Log # 1223Reference/dated 19-11-73 (Log 1133)Legal description (Phase II) Lot 9, Rd "B" DL 909, Pl. 9769
GPI-NWPDate received in District Office 30-1-74Name/address applicant Ray & WagenaarLocated — miles N/S/E/W of @ Lower PointRte. #, name highway Pratt RoadTopographic description 7% downslope south - clay - treed

1. Has this been reported before? yes. If yes, was it zoning/access/subdivisic.
What reference? Nov. '73 Log 1133 What was the outcome? approval of first phase.
2. Is proposal in urban/suburban/rural near urban/rural small settlement/rural area?
3. Is the Controlled Access Highway limited access/conventional/freeway? NA
4. Does proposal abut on the highway? No
5. What is existing specific land use? Wild
6. What is size of operation of proposal?
7. What is proposed land use? Residential
8. What is size of operation of proposal? Single family
9. Is proposal compatible with Community Plan? NA
10. Is proposal compatible with Regional Plan? NA
11. Was this reviewed by TPC? No If yes, what did TPC recommend?
12. Does municipality agree? NA
13. Was this reviewed by Regional Board? yes. If yes, what was their decision?
no objection
14. Does proposal merely legalize an existing situation? No
15. Is the proposed land use compatible with surrounding land uses? yes
16. Is the size of the proposal compatible with surrounding land uses? yes
- If no, what maximum size of this land use would be compatible?
17. Is surrounding highway and street system adequate for the additional traffic? yes
- If no, would it be adequate with improvements?

18. If yes, what improvements?

19. Is the proposal likely to promote congestion on the highway or street system? *No*

20. Does proposal offer sufficient parking stalls so that on street parking is not required? *Yes*

21. Does proposal about a controlled access highway? *No*

If no, proceed to question #25. If yes, are connections to highway at suitable locations?

22. What are sight distances in summer?

23. What are sight distances in winter?

24. Does the proposal provide for continuity of the non controlled access road network?

25. Is the proposal in a municipality? *No* If yes, proceed to #84.

26. If no, what regulations rule? *BC S/D Regs/ RD bylaw/CPA#*

27. Is frontage widening to be dedicated?

28. Are road widths OK? *yes*

29. What is recommended class of roads? *minor "B"*

30. What are recommended design speeds? *30 mph*

31. What are recommended top widths? *28 ft.*

32. Is paving required? *yes. 22 feet.*

33. What base thickness is required?

34. Is S86(b) involved? *No* If no, proceed to #36. If yes, is S86(b) satisfied? If yes, proceed to #36.

35. If no, is relief recommended? If yes, why?

36. Is there access to lands around and beyond? *yes*

37. Is vehicular access to all lots and remainder going to be easy? *yes*

38. Is proposal in conflict with location proposals? *No* If no, proceed to #41.

39. If yes, what are location requirements?

40. Do we propose to purchase R/W /leave as remainder/ design SD around R/W/ ignore? If purchase, has Deputy agreed?

41. Does proposal involve road closure? *No* If no, proceed to #44.

42. If yes, is proposed closure recommended? If yes, why?

43. What procedure is recommended? Plans Cancellation/Highway Act.

44. Is pipeline Xing involved? *No* If no, proceed to #47.

45. If yes, is this under Canada/British Columbia jurisdiction?

46. Do you recommend?

47. Is public RR Xing involved? *No* Do you recommend?

48. Is private RR Xing involved? *No* If yes, do you recommend?

49. Is subdivision to have access by common lot? *No* If yes, do you recommend?

50. Will access to lands beyond and to water still be satisfied by public road? *Yes*
51. Is access by water? *No* If no, proceed to #56.
52. If yes, do you recommend?
53. Why?
54. Is there a reasonably weatherproof landing?
55. Is the navigable water connected to the general highway system?
56. Is access by air? *No* If no, proceed to #59.
57. If yes, do you recommend?
58. Why?
59. Is access by tramline? *No* If no, proceed to #63.
60. If yes, do you recommend?
61. Why?
62. Will tramline have access to public road?
63. Is access by easement? *No* *If no, proceed to #67.
64. If yes, do you recommend?
65. Why?
66. If easement were later cancelled, what might be impact on Controlled Access Highway?
67. Is frontage rule satisfied? *Yes* If yes, proceed to #74.
68. If no, is waiver power with Regional District? If yes, does Board approve?
69. Is waiver power with Minister? Do you recommend?
70. Why?
71. Does Regional District planner recommend? If you and RD Planner do not agree, has this been referred to Minister?
72. What was Minister's ruling?
73. If panhandle, is width OK? Is further subdivision possible?
74. If yes, can a future road be built on the panhandle?
75. Are parcel sizes OK? *Yes*
76. Do parcels below 5A satisfy Sewage Disposal Regulations?
77. Is secondary water required or offered? *Yes*
78. Is secondary sewer required or offered? *No*
79. Is flood use covenant required? *No* If yes, where and what will it do?
80. Is drainage OK? *Yes* If no, what is required?
81. Is proposal free from erosion/flooding/landslip? *Yes* If no, what action do you recommend?
82. Is proposal in an Improvement District with powers in water? *No*

82. If yes, do Trustees approve?

83. Is proposal in an Improvement District with powers other than water?

If yes, have Trustees been notified?

84. Attached

- ☐ MHO report
- ☐ RD Planner report
- ☒ Sketch
- ☒ Cut from location plan
- ☒ Cut from composite
- ☐ Traffic site plan
- ☐ Traffic evaluation report

CONSENTS, ETC.

District Official to Regional Planning Engineer.

24-6-74

Recommend approval subject to.

- 1) Dedication of subdivision roads 66 feet wide - constructed 28 feet with 3/4 shoulders, and paved 22 feet.
- 2) all lots > 7500 sq. feet area.

Zone RII
Not in A.R.

Dist. Harry Hays

Regional Planning Engineer to H.Q. Approving Officer

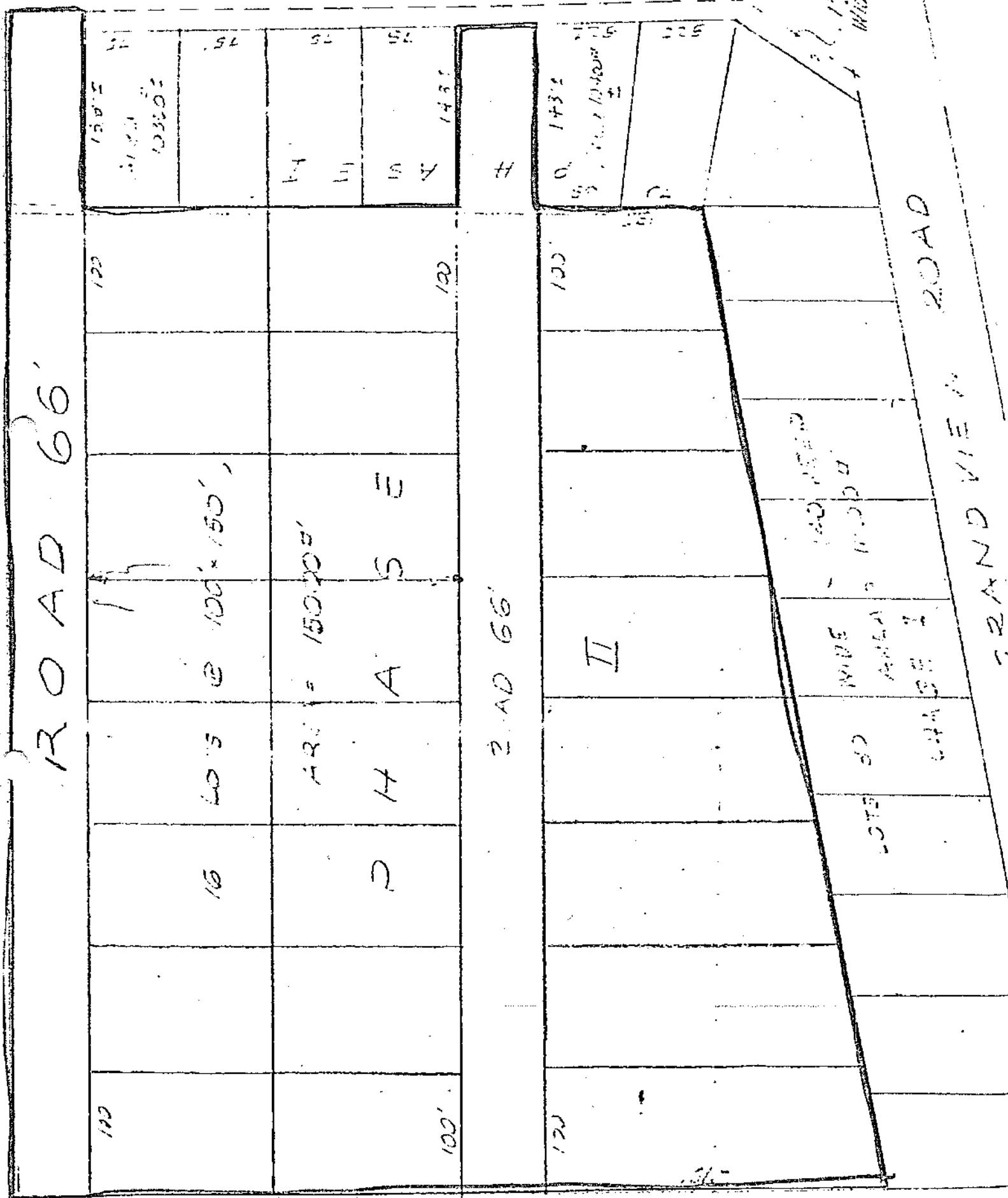
Forwarded for

- ☐ Unrestricted Access
- ☐ 0.45
- ☐ 100% Closure tentative approval
- ☐ 100% Branch SD

Comments:

DRAFT PLOT

Warning



DIRECTOR
COAST-GARIBALDI HEALTH UNIT
5661 ARBUTUS AVENUE
POWELL RIVER, B.C.

BRANCH OFFICES:
GIBSONS
SQUAMISH
PEMBERTON

COAST-GARIBALDI HEALTH UNIT

Branch Office,
Box 78,
Gibsons, B.C. VON IVO

Your File: 15-21-78-1223
Our File: 60-20-909 (G)

May 21, 1974

Department of Highways,
1690 Main Street,
NORTH VANCOUVER, B.C.

Dear Sirs:

RE: Subdivision Lot 9, Parcel "B", D. L. 909
Group 1, N. W. D. Plan 9769, Phase 11

We have no objections to this proposal.

Yours very truly,



J. Somers
Public Health Inspector
MEDICAL HEALTH OFFICER.

JS:lb

SUNSHINE COAST REGIONAL DISTRICT

TELEPHONE: 385-2838

OFFICE OF
Planning Director

BOX 800, SECHelt, B.C.
VON 3A0

May 6, 1974

P. Connors
Dept. of Highways
1690 Main Street
North Vancouver, B.C.

Dear Sir:

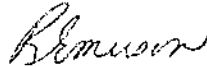
Re: D.L. 909, Parcel B, Lot 9, Plan 9769

Parcel B is not referred to on our copy of Plan 9769. However, it appears that the piece of land you refer to is at the corner of Pratt Road and Grandview Road in Gower Point.

All land south of Chaster Road, including the piece adjoining the above intersection, is not in an Agricultural Land Reserve.

I hope this information is sufficient for your needs.

Yours truly,



Jir A. Stott
Planning Director

AS:RE

1690 Main Street,
North Vancouver,
British Columbia. V7J 1E3
April 29, 1974.

Sunshine Coast Regional District,
Box 800,
Sechelt, British Columbia.

RE: Subdivision Lot 9, Parcel "B", District Lot
909, Group 1, N. W. D. Plan 9769 - Phase
II.

Dear Sir:

This will make reference to your letter dated 28st February
1974 in connection with the above-noted proposed subdivi-
sion.

Your comments, at that time, included mention of the fact
that this parcel of land lay in the Land Commission pro-
posal for the Agricultural Land Reserve. We would appreci-
ate any information you can forward to us confirm, in the
light of recent developments, whether or not it is now in-
cluded in that reserve. Your early reply will be appreciated.

Yours truly,

B. A. L'Hirondelle, P. Eng.,
District Highways Manager.

PC:bc

Per: Paul Connor.

PLAN PROPOSED SUBDIVISION
LOT 9 PARCEL B D.L. 909 CPI N.W.D.
PLAN 9769

SCALE 1" = 100'



Percolation Tests:
See File 15-21-78 - 797 letter
from s. 22 December 72

NOTE:
Phase I submitted for Approval in
principle 15 OCTOBER 73
28 JANUARY 74 Plan revised and
Phase II submitted for approval in
principle.

SUNSHINE COAST REGIONAL DISTRICT

TELEPHONE: 885-2838

WHITAKER BLOCK, DAVIS BAY

SECRETARY:
CHARLES F. GOODING

POSTAL ADDRESS:
BOX 800, SECHLT, B.C.

February 21, 1974

Your File: 15-21-78-1223

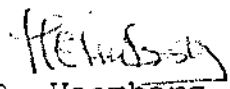
Mr. B.A. L'Hirondelle, P. Eng.
District Engineer
Dept. of Highways
1690 Main Street
North Vancouver, B.C.

Dear Mr. L'Hirondelle:

Re: Subdivision Application: Subdivision Lot 9
Parcel "B", D.L. 909, Group 1, N.W.D. Plan 9769
Phase II

Please be advised the above noted subdivision does appear to be at variance with the policies and regulations of the Sunshine Coast Regional District.

The area is in Land Commission's proposal for the Agricultural Land Reserve, but not in S.C.R.D. proposal, otherwise it is OK. Zoning R11.


P. Hoemberg
Planning Director

PH:RE

DATE

DISTRICT LOG #.....1223.....

FIELD REPORT ON SUBDIVISION OF PRELIMINARY LAYOUT STAGE

Highway District: #15 NORTH VANCOUVER

Regional District / municipality:

Legal description: Subdivision Lot 9, Parcel "B", D. L. 909, Group 1, N. W. D. Plan 9769

Name / address of applicant: Roy & Wagenaar, (1525 Robson Street Vancouver 9, B. C.) Box 60

Located: / miles N/S/E/W of: Sechelt, B. C.

Rte. # 20, Name of highway: PRATT ROAD

Topographic description:

I have developed this (clearing) fully TACKLED AREA WITH AGRIC.

1. What is existing specific land use of proposal & remainder: 10140
2. What is size of operation of existing development?
3. What is proposed land use? Residential
4. What is size of operation of proposal?
5. Is the proposed land use compatible with surrounding land uses? YES
6. Is the proposal likely to promote congestion on the highway or street system? NO
7. Does proposal abut a Controlled Access Highway? If no, proceed to question 10. If yes, are connections to highway at suitable locations?
8. What are sight distances in summer?
9. What are sight distances in winter?
10. Is frontage widening to be dedicated? NO
11. Are road widths OK? YES
12. Is paving required? YES
13. Is S86(b) involved? NO If no, proceed to Q.15. If yes, is S86(b) satisfied? If yes, proceed to Q.36.
14. If no, is relief recommended? If yes, why?
15. Is there access to lands around and beyond? YES
16. Is vehicular access to all lots and remainder going to be easy? YES
17. Is access by means other than road (i.e. by water: state type) NO
18. Do you recommend? Why?
19. Is a community water supply available? YES
20. Is drainage OK? YES If no, what is required?
21. Is proposal free from erosion/flooding/landslip? Describe problem: YES

COMMENTS: (indicate on plans the names of roads, drainage features, slope of land etc.)

ALL ROAD BUILT TO DEPT STANDARDS & PAVED

SIGNATURE:

SUBDIVISION RECORD

FILE NO: 15-21-78-1223

DATE RECEIVED: Jan. 30, 1974

TYPE: T

LEGAL DESCRIPTION: Proposed subdivision Lot 9, Parcel "B", D. L. 909, Group 1, N. W. D.
 W GIBSONS Plan 9769. - Phase II

SUBMITTED BY:

Roy & Wagenaar,
 Box 609,
 Sechelt, B. C.

DATED: Jan. 30, 1974

FILE NO:

DOCUMENTS RECEIVED:

(a) Linen original (e) Sepia
 (b) Linen transparency (f) H-236
 (c) White linen prints (g) TX55 certificate
 (d) Paper prints 2 (h) Examination fee

PLANS SENT TO:

		OUT	IN
Foreman:	s. 22 (c.c. s. 22)	Feb. 12 '74	20-2-74
Health Unit:	Powell River	" "	✓
Regional District:	Sunshine Coast RII	" "	2/2/74
Improvement District:			
Water Utilities Division:			
Environmental Engineer:			
Pollution Control:			
Water Rights:			
Dyking District:			
Agriculture:	Not required.		
Assessor:			
Fish & Wildlife:			

ADDITIONAL INFORMATION:

Not: ALR

ROY & WAGENAAR
SURVEYORS & ENGINEERS
Box 609
Sechelt, B.C.

LETTER
IN REFERENCE TO:

AIRMAIL ☐ FIRST CLASS MAIL ☐ INTER-OFFICE ☐

FOR DISTRICT ENGINEER
DEPT HIGHWAYS
1690 MAIN ST..
NORTH VANCOUVER BC V7J-1E3

HOW TO USE THIS

DAY/TIMER

Time-Saver LETTER TO SAVE TIME.

Type or write your reply in the space below. Then mail the white copy to us and keep the pink copy for your files. You'll save time and effort, and we'll have your answer much faster! Thank you.

MESSAGE

DATE: 28 JANUARY 74

RE FILE 1133 - Lot 9 Pol B DL909 Plan 9769

Further to our letter of 15 October 73 we are now submitting the plan of proposed subdivision for the balance of the site namely Phase II.

Your confirmation of approval in principle is requested.

S. 22

cc:

YVT/BSM

BY

REPLY

DATE:

BY

REORDER FORM NO. 7012N, DAY-TIMERS OF CANADA, LTD., 4875 KENT AVENUE, P.O. BOX 1028, NIAGARA FALLS, ONTARIO, CANADA

SENDER: KEEP PART TWO FOR YOUR FILE. MAIL WHITE AND PINK COPIES INTACT. REPLIER: RETURN WHITE COPY.

1690 Main Street,
North Vancouver,
British Columbia. V7J 1E3
March 28, 1974.

s. 22

RE: Subdivision Lot 9, Parcel "B", District
Lot 909 - Plan 9769.

Dear Sir:

This acknowledges your letter of the 6th February 1974 requesting an extension of preliminary layout approval of the above-noted plan of subdivision.

Please be advised that the Approving Officer has granted this extension which will be effective for the 90 day period, commencing as of the date of this letter.

Yours truly,

B. A. L'Hirondelle, P. Eng.,
District Highways Manager.

PC:bc

Per: Paul Connor.

c.c. s. 22

Health - Powell River
Sunshine Coast Regional District.

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF HIGHWAYS

TO:

District Highways Manager,
North Vancouver, British Columbia.

ATTENTION:

SUBJECT:

S/D - Lot 9, Pcl. B, D.L. 909,
Cp. 1, NWD, Plan 9769

SENDER'S
ADDRESS:

Burnaby, B.C.

DATE:

7 March 1974

DISTRICT:

Region #1

HEADQUARTERS FILE:

REGIONAL FILE:

R1-15-21-78-1133

DISTRICT FILE:

REFERENCE:

DATED:

A 90 day extension of preliminary layout approval is hereby granted.

W. E. Mercer,
Regional Planning Engineer

LP/dg

FOR DEPARTMENTAL CORRESPONDENCE ONLY.

Regional Planning Engineer,
Burnaby, B. C.

District Office,
1690 Main Street.
February 27, 1974
North Vancouver

RI-15-21-78-1133

S/D Lot 9, Parcel "B", D. L. 909,
Group I, N. W. D. Plan 9769 - Phase II

~~RI-15-21-78-1133~~

Attached is a copy of a letter from s. 22
requesting an extension of preliminary layout approval
to the above-noted subdivision.

PLA was originally granted by your letter of November
19th 1973 in the above-noted file and the subdividor
was so advised by our letter of November 23rd 1973.
Would you be prepared to grant an extension of PLA in
this case.

For your information the second phase of this subdivision
is currently being processed under our file #1223.

PC:bc

B. A. L'Hirondelle,
District Highways Manager.

s. 22

Feb. 6, 1974.

Dept. of Highways
1690 Main Street,
North Vancouver,
B.C.

Phase 1.

Phase 2.

1223

Dear Sir;

Re: File 1133- Lot 9, pPcl B
DL 909, Plan 9769

Due to unfavorable weather conditions we are unable to complete Phase 1 of sub-division in time specified. I am therefor asking for a 90 day extension.

Yours truly,

s. 22

1690 Main Street,
North Vancouver,
British Columbia. V7J 1E3
November 23, 1973

Roy & Wagenaar,
1525 Robson Street,
Vancouver 5, British Columbia.

RE: Subdivision of Lot 9, Parcel "B", District Lot
909, Group 1, N. W. D. Plan 9769.

Dear Sirs:

Please be advised that the Approving Officer has granted preliminary layout approval, in principle, for the above-noted 17 Lot subdivision - subject to the following conditions:

- 1) Grandview Road along the south boundary of the subdivision is re-constructed and paved to departmental standards (22 feet of pavement with a minimum 3 foot shoulders on either side).
- 2) Arrangements are made with the Sunshine-Coast Regional District for a water supply to all proposed parcels. Please note that if any extensions to water-mains are required an Environmental Engineering Certificate must be forwarded together with the final plans.
- 3) An additional 17 feet is dedicated on the east boundary of the subdivision to assist in widening Pratt Road.

Before proceeding with your road construction, please contact our Local Road Foreman, s. 22 in the Gibsons area.

Please note that this approval, in principle, is valid for 90 days only from the date of this letter, but it does not convey any rights of procedure and does not obviate the need for you to obtain all necessary permits, certificates, approvals, licences, etc., from other departments or agencies as required by law.

Yours truly,

CTW:bc
c.c. s. 22

B. A. L'Hirondelle, P. Eng.,
District Engineer.

Health-Powell River
Sunshine Coast Regional District.

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF HIGHWAYS

TO:	District Engineer, North Vancouver, British Columbia.	SENDER'S ADDRESS: Burnaby, B.C.
ATTENTION:		DATE: 19 November 1973
SUBJECT:	S&D - Lot 9, Pcl. B, D.L. 909, Gp. 1, NWD, Plan 9769	DISTRICT: Region #1
		HEADQUARTERS FILE:
		REGIONAL FILE: R1-15-21-78-1133
		DISTRICT FILE:
		REFERENCE: DATED:

Preliminary layout approval is hereby granted subject to:

- 1.) Applicant presents copy of successful appeal with final plans.
- 2.) Your recommendations 1 and 2 on letter of November 2, 1973.
- 3.) Dedication of 17 widening of Pratt Road.

LP/dg

W. E. Mercer,
Regional Planning Engineer.

FOR DEPARTMENTAL CORRESPONDENCE ONLY

SUBDIVISION RECORD

FILE NO: 1133 DATE RECEIVED: October 17, 1973TYPE: TLEGAL DESCRIPTION: Plan proposed subdivision Lot 9, Parcel B, D. L. 909,
and Group 1, N. W. D. Plan 9769.*Phase I*SUBMITTED BY: Roy & Wagenaar,
1525 Robson Street,
Vancouver 5, British Columbia.DATED: 15th October 1973 FILE NO: 8/73

DOCUMENTS RECEIVED:

(a) Linen original	(e) Sepia
(b) Linen transparency	(f) H-236
(c) White linen prints	(g) TX55 certificate
(d) Paper prints <u>5</u>	(h) Examination fee

PLANS SENT TO:

	OUT	IN
Foreman:		
Health Unit:		
Regional District:		
Improvement District:		
Water Utilities Division:		
Environmental Engineer:		
Pollution Control:		
Water Rights:		
Dyking District:		
Agriculture:		
Assessor:		
Fish & Wildlife:		

ADDITIONAL INFORMATION:

ROY & WAGENAAR
SURVEYORS & ENGINEERS
Box 609
Sechelt, B.C.

LETTER
IN REFERENCE TO:

AIRMAIL ☐ FIRST CLASS MAIL ☐ INTER-OFFICE ☐

FOR District Engineer,
Department of Highways,
1690 Main Street,
North Vancouver, B.C.

HOW TO USE THIS

DAY/TIMER

Time Saver LETTER TO SAVE TIME.

Type or write your reply in the space below. Then mail
the white copy to us and keep the pink copy for your files.
You'll save time and effort, and we'll have your answer
much faster! Thank you.

MESSAGE

DATE: 15 October 73

Re: Your File 797 Our File 8/73 Proposed S/D Lot 9 Parcel B
DL. 909 Gp I NWD. Plan 9769

We are now advised that the Parcel has been released by the
Environmental and Land Use Committee and, on behalf of s. 22
we are re-submitting the Plan of Proposed Subdivision.

The requirement for two roads through the subdivision has led
to revision of the layout. The area now under consideration (Phase I)
corresponds with that contained within the red outline of the
original proposal.

Area conform to requirements and water will be supplied by the
SSCRD.

Your approval in principle of this development is requested.

cc: s. 22

D. J. Roy..

BY

REPLY

DATE:

BY

REORDER FORM NO. 7012N, DAY-TIMERS OF CANADA, LTD., 4575 KENT AVENUE, P.O. BOX 1028, NIAGARA FALLS, ONTARIO, CANADA

SENDER: KEEP PART TWO FOR YOUR FILE. MAIL WHITE AND PINK COPIES INTACT. REPLIER: RETURN WHITE COPY.



ENVIRONMENT AND LAND USE COMMITTEE
PARLIAMENT BUILDINGS
VICTORIA, BRITISH COLUMBIA

August 27, 1973
Appeal No. 453

s. 22

Dear Sir:

Your appeal of June 15 under Orders-in-Council Nos. 4483/72 and 157/73 to the Environment and Land Use Committee being an appeal concerning a proposed subdivision of lands in the Gibsons area specified in your application, has been considered by the Committee.

I wish to advise that this appeal concerning Lot 9 of Parcel B of Lot 909, Plan 9769, Gp. 1, N.W.D., has been released from the Orders by the Environment and Land Use Committee. This approval in no way relieves a landowner of the responsibility of adhering to all other legislation, by-laws, and decisions of the Approving Officer, etc., that may apply to the land involved in this appeal.

Yours truly,


ROBERT WILLIAMS, 
Chairman

c.c. Department of Highways, N. Vancouver
File 15-21-78-797
Sunshine Coast Reg. District.

1590 Main Street,
North Vancouver,
British Columbia,

August 10, 1973

s. 22

Dear Sir:

RE: Subdivision of Lot 9, Parcel B, D.L. 909,
Group 1, N.W.D. Plan 9769

Please be advised that the approval of the above noted subdivision is denied as it effects lands classified as farm lands, and is contrary to ordering Council 157, of January 18, 1973. You may, if you feel aggrieved by this denial appeal in writing to the Secretary, Environmental and Land Use Committee, Parliament Buildings, Victoria, indicating all relevant details enclosing any plans or documents that should be necessary, including a copy of this letter. If your appeal is successful, the subdivision should be resubmitted with a 66 foot road allowance along the north boundary and also through the center of the lot.

For your information, the plan as submitted, was approved by both the Sunshine Coast Regional District and Coast Caribaldi Health Unit.

Yours truly,

B. A. L'Hirondelle, P. Eng.,
District Engineer.

Per: T. West
Engineer Assistant.

TW:ms

c.c. s. 22

Health Unit, Powell River
Sunshine Coast Regional District

PROVINCE OF BRITISH COLUMBIA

DEPARTMENT OF HIGHWAYS

TO: District Engineer, North Vancouver, British Columbia.	SENDER'S ADDRESS: Burnaby, B.C. DATE: 31 July 1973 DISTRICT: Region #1 HEADQUARTERS FILE: REGIONAL FILE: RL-15-21-78-797 DISTRICT FILE:
ATTENTION: SUBJECT: S/D - Lot 9, Pcl. B, D.L. 909 Cp. 1, NWD, Plan 9769	REFERENCE: DATED:

Preliminary layout approval is not granted as the proposal is contrary to farmland policy, also 66' R/W required along north boundary of property. Agree that the parcel be developed with east-west road allowances along north boundary and through centre of the lot.

W. E. Mercer,
Regional Planning Engineer.

LP/ag
Encl.

FOR DEPARTMENTAL CORRESPONDENCE ONLY.

23 July 73

Form 157 (1235)

REPORT ON SUBDIVISION AT PRELIMINARY LAYOUT APPROVAL STAGE

Highway District *North Van.*
 Regional District *SUNSHINE COAST.*
 Municipality
 H.Q. File
 Regional File
 District File *15-21-78*
 District Log # *797.*
 Reference/dated
 Legal description *s/o of Lot 9, P.C. B, S.L. 909, G.P. 1, n.w. 8. Plan 9769.*

Date received in District Office *2 Dec 72.*
 Name/address applicant *s. 22* *s. 22*

Located *miles N/S/E/W of* *Gower Point, Gibsons.*
 Rte. #, name highway
 Topographic description

S. 7 South Slope

1. Has this been reported before? *No.* If yes, was it zoning/ access/ subdivision? *What reference?*
 What was the outcome?
2. Is proposal in urban/suburban/rural near urban/rural small settlement/ rural area?
3. Is the Controlled Access highway limited access/conventional/ freeway? *N/A.*
4. Does proposal abut on the highway? *N/A.*
5. What is existing specific land use? *Wild.*
6. What is size of operation of existing land use?
7. What is proposed land use? *RESIDENTIAL*
8. What is size of operation of proposal? *SINGLE family*
9. Is proposal compatible with Community Plan? *N/A*
10. Is proposal compatible with Regional Plan? *N/A*
11. Was this reviewed by TPC? *No* If yes, what did TPC recommend?
12. Does municipality agree? *N/A*
13. Was this reviewed by Regional Board? *Yes* If yes, what was their decision? *Approval - subject to extension of water mains.*
14. Does proposal merely legalize an existing situation? *No.*
15. Is the proposed land use compatible with surrounding land uses? *Yes.*
16. Is the size of the proposal compatible with surrounding land uses? *Yes.*
 If no, what maximum size of this land use would be compatible?
17. Is surrounding highway and street system adequate for the additional traffic? *Yes.* If no, would it be adequate with improvements?
 If yes, what improvements?
18. Is the proposal likely to promote congestion on the highway or street system? *No.*
19. Is the proposal likely to promote congestion on the highway or street system? *Yes.*

21. Does proposal about a Controlled Access Highway? *No* If no, proceed to question 25. If yes, are connections to highway at suitable locations?

22. What are sight distances in summer?

23. What are sight distances in winter?

24. Does the proposal provide for continuity of the non controlled access road network?

25. Is the proposal in a municipality? *No* If yes, proceed to 64.

26. If no, what regulations rule? *BC S/D Regs/RD bylaw/CPA#*

27. Is frontage widening to be dedicated? *No*

28. Are road widths OK? *Yes*

29. What is recommended class of roads? *mainline B*

30. What are recommended design speeds? *30 mph*

31. What are recommended top widths? *22'*

32. Is paving required? *Yes - 22'*

33. What base thickness is required?

34. Is s86b involved? *No* If no, proceed to Q.35. If yes, is s86b satisfied? *Yes*

35. If no, is relief recommended? If yes, why?

36. Is there access to lands around and beyond? *Yes*

37. Is vehicular access to all lots and remainder going to be easy? *Yes*

38. Is proposal in conflict with location proposals? *No* If no, proceed to Q.41.

39. If yes, what are location requirements?

40. Do we propose to purchase RR/leave as remainder/design SD around RR/ignore? If purchase, has Deputy agreed?

41. Does proposal involve road closure?

42. If yes, is proposed closure recommended? If no, proceed to Q.44. If yes, why?

43. What procedure is recommended? *Plans Cancellation/Highway Act*

44. Is pipeline Xing involved? If no, proceed to Q.47.

45. If yes, is this under Canada/British Columbia jurisdiction?

46. Do you recommend?

47. Is public RR Xing involved?

48. Is private RR Xing involved?

49. Is subdivision to have access by common lot? Do you recommend? If yes, do you recommend?

and why? If yes, do you recommend?

50. Will access to lands beyond and to water still be satisfied by public road?

51. Is access by water?

52. If yes, do you recommend? If no, proceed to Q.56.

53. Why?

54. Is there a reasonably weatherproof landing?

55. Is the navigable water connected to the general highway system?

56. Is access by air? If no, proceed to Q.59.

57. If yes, do you recommend?

58. Why?

59. Is access by tramline?

60. If yes, do you recommend? If no, proceed to Q.63.

61. Why?

62. Will tramline have access to public road?

63. Is access by easement?

64. If yes, do you recommend? If no, proceed to Q.67.

65. Why?

66. If easement were later cancelled, what might be impact on Controlled Access Highway?

67. Is frontage rule satisfied? *Yes*

68. If no, why?

71. Does Regional District planner recommend? If you and RD Planner do not agree, has this been referred to Minister?
72. What was Minister's ruling?
73. If pinchpoint, is width OK? Is further subdivision possible?
If yes, can a future road be built on the pinchpoint?
74. Are parcel sizes OK? *Yes.*
75. Do parcels below 5A satisfy Sewage Disposal Regulations? *Yes.*
76. Is community water required or offered? *Yes.*
77. Is sanitary sewer required or offered? *No.*
78. Is land use covenant required? *No.* If yes; where and what will it do?
79. Is drainage OK? *Yes* If no, what is required?
80. Is proposal free from erosion/flooding/landslip? *Yes* If no, what action do you recommend?
81. Is proposal in an Improvement District with powers in water? *No.*
82. If yes, do Trustees approve?
83. Is proposal in an Improvement District with powers other than water? *No.*
If yes, have Trustees been notified?

Attached

- ☐ MHO report
- ☐ RD Planner report
- ☒ Sketch
- ☐ cut from location plan
- ☒ cut from composite
- ☐ traffic site plan
- ☐ traffic evaluation report

Comments, etc.

District Official to Regional Highway Engineer

Not approved - farmland!

Otherwise : We require a 66' R/W along north
bdr of property. Suggest this property be
developed with ~~an~~ east-west road allowances
along north bdr & through centre of lot.

Recommend we request revised plan if
when farmland problem resolved.

CTW/

Regional Highway Engineer to H.Q. Approving Officer
Forwarded for

B. A. L'HERONDELLE
DISTRICT ENGINEER

- ☐ Controlled Access
- ☐ 86b
- ☐ Road closure tentative approval
- ☐ Lands Branch SD

Comments:

1690 Main Street,
North Vancouver, B.C.

June 4, 1973

s. 22

Dear Sir:

Re: Subdivision of Lot 9, D.L. 909,
Gp. 1, N.W.D., Plan 9769

Please be advised that the above noted subdivision is classed as farmland as defined by Orders-in-Council 4483 of December 21st, 1972 and 157 of January 18th, 1973 and would therefore appear not approvable at this time. We will continue to process the subdivision in the normal manner and will advise in due course.

Yours truly,

B. A. L'Hirondelle, P.Eng.,
District Engineer

CTW:dp:jb



To; Department of Highways
1690 Main Street
North Vancouver, B. C.

Subdivision No. _____

Your File No. 797

May 15 19 73

Attention: Mr. B. A. L'Hirondelle
 District Engineer

Re: Canada Land Inventory and
Agricultural Land Classification

The land legally described as: _____

Block 9 D.L. 909 7L9269 6P1 NWD

_____ is:

- (A) classified under C.L.I.
 and has the following rating: 4 and 5 ☒
- (B) not classified under C.L.I. ☐
 but is judged to be:
- agricultural land ☐
- non-agricultural land ☐

Certified M. G. Driehuyzen
 M. G. Driehuyzen,
 Soil Specialist

ADDRESS COMMUNICATIONS TO:

DIRECTOR
COAST-GARIBALDI HEALTH UNIT
5861 ARBUTUS AVENUE
POWELL RIVER, B.C.

BRANCH OFFICES:
GIBSONS
SQUAMISH
PEMBERTON

COAST-GARIBALDI HEALTH UNIT

Branch Office,
Box 78,
Gibsons, B.C.

April 4, 1973.

Your File: 15-21-78-797

Our File: 60-2-909 (Gibsons)

District Engineer,
Department of Highways,
1690 Main Street,
North Vancouver, B. C.

Dear Sir:

Re: Subdivision of Lot 3, Parcel B, D.L. 909, Plan 9769.

We have no objection to the above-mentioned subdivision.

Yours truly,



D. L. Gemmill, M.D., C.M., D.P.H.
Director

DLG:JS:wl
c.c. Powell River.

SUNSHINE COAST REGIONAL DISTRICT

TELEPHONE: 825-2838

WHITAKER BLOCK, DAVIS BAY

SECRETARY:
CHARLES F. GOODING

POSTAL ADDRESS:
BOX 800, SECHLT, B.C.

Your File 15-21-78-797

December 15, 1972.

Mr. B. A. L'Hirondelle, P. Eng.
District Engineer
Dept. of Highways
1690 Main Street
North Vancouver, B. C.

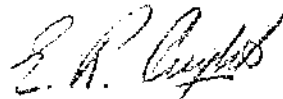
Dear Sir:

Re: Subdivision Application: Lot 9, Pcl. B, D.L. 909,
Paln 9769

Please be advised the above noted subdivision does not appear to be at variance with the policies and regulations of the Sunshine Coast Regional District.

Provided arrangements are made with the Sunshine Coast Regional District for water supply.

Yours very truly,



E. R. Cuyllits
Planning Director

ERC:PH

1690 Main Street,
North Vancouver,
BRITISH COLUMBIA.

December 12, 1972.

s. 22

Dear s. 22

RE: PROPOSED SUBDIVISION, DISTRICT
LOT 909, LOT 9 OF PARCEL "B"
PLAN 9769.

Please forward percolation test results in accordance
with appendix "B" of B. C. Reg. 262/70, for the above-
noted subdivision.

Yours truly,

B. A. L'Hirondelle, P. Eng.,
DISTRICT ENGINEER.

PJW:bc
encl. 2

DRAFT

Form H2711235

REPORT ON SUBDIVISION AT PRELIMINARY LAYOUT APPROVAL STAGE

Highway District
Regional District
Municipality
H.Q. File
Regional File
District File
District Log #
Reference/dated
Legal description

MACLENNAN

DEC 2/72

LOT(9) PARCEL(B) PLAN(9769) D-L-(909)

Date received in District Office DEC 8/72
Name/address applicant s.22

Located / miles N/S/E/W of GIBSON
Rte. #, name highway ON PRATT ROAD
Topographic description

1. Has this been reported before? NO If yes, was it zoning/ access/ subdivision? What reference? What was the outcome?
2. Is proposal in urban/suburban/rural near urban/rural small settlement/ rural area?
3. Is the Controlled Access highway limited access/conventional/ freeway? N/A
- Does proposal abut on the highway? NO
- What is existing specific land use? WILD
6. What is size of operation of existing land use? 1 (16) ACRES
7. What is proposed land use? RESIDENTIAL
8. What is size of operation of proposal? SAME AS IN (6)
9. Is proposal compatible with Community Plan? YES
10. Is proposal compatible with Regional Plan? ?
11. Was this reviewed by TPC? ? If yes, what did TPC recommend?
12. Does municipality agree? N/A
13. Was this reviewed by Regional Board? ? If yes, what was their decision?
14. Does proposal merely legalize an existing situation? NO
15. Is the proposed land use compatible with surrounding land uses? YES
16. Is the size of the proposal compatible with surrounding land uses? YES
If no, what maximum size of this land use would be compatible?
17. Is surrounding highway and street system adequate for the additional traffic? YES If no, would it be adequate with improvements?
If yes, what improvements?
19. Is the proposal likely to promote congestion on the highway or street system? NO
20. Does proposal offer sufficient parking stalls so that on street parking is not required? YES

21. Does proposal about a Controlled Access Highway? *NO* If no, proceed to question 25. If yes, are connections to highway at suitable locations?
22. What are sight distances in summer?
23. What are sight distances in winter?
24. Does the proposal provide for continuity of the non controlled access road network?
25. Is the proposal in a municipality? *NO* If yes, proceed to 84.
26. If no, what regulations rule? *MC S/D Regs/RD Bylaw/CPA#*
27. Is frontage widening to be dedicated? *NO*
28. Are road widths OK? *YES*
29. What is recommended class of roads? *DRPT-STANDARDS*
30. What are recommended design speeds? *30 MPH*
31. What are recommended top widths? *28 FT*
32. Is paving required? *NOT ACCORDING TO SUB DIVISION COMPLETED AT*
33. What base thickness is required? *WEST END OF GRANDVIEW ROAD*
34. Is s86b involved? *NO* If no, proceed to Q.36. If yes, is s86b satisfied? If yes, proceed to Q.35.
35. If no, is relief recommended? If yes, why?
36. Is there access to lands around and beyond? *YES*
37. Is vehicular access to all lots and remainder going to be easy? *YES*
38. Is proposal in conflict with location proposals? *NO* If no, proceed to Q.41.
39. If yes, what are location requirements?
40. Do we propose to purchase RW/leave as remainder/design SD around RW/ignore? If purchase, has Deputy agreed?
41. Does proposal involve road closure? *NO* If no, proceed to Q.44.
42. If yes, is proposed closure recommended? If yes, why?
43. What procedure is recommended? *Plans Cancellation/Highway Act*
44. Is pipeline Xing involved? *NO* If no, proceed to Q.47.
45. If yes, is this under Canada/British Columbia jurisdiction?
46. Do you recommend?
47. Is public RR Xing involved? *NO* Do you recommend?
48. Is private RR Xing involved? *NO* If yes, do you recommend?
49. Is subdivision to have access by common lot? *NO* If yes, do you recommend and why?
50. Will access to lands beyond and to water still be satisfied by public road? *YES*
51. Is access by water? *NO* If no, proceed to Q.56.
52. If yes, do you recommend?
53. Why?
54. Is there a reasonably weatherproof landing?
55. Is the navigable water connected to the general highway system?
56. Is access by air? *NO* If no, proceed to Q.59.
57. If yes, do you recommend?
58. Why?
59. Is access by tramline? *NO* If no, proceed to Q.63.
60. If yes, do you recommend?
61. Why?
62. Will tramline have access to public road?
63. Is access by easement? *NO* If no, proceed to Q.67.
64. If yes, do you recommend?
65. Why?
66. If easement were later cancelled, what might be impact on Controlled Access Highway?
67. Is frontage rule satisfied? *YES* If yes, proceed to Q.74.
68. If no, is waiver power with Regional District? If yes, does Board approve?
69. Is waiver power with Minister? Do you recommend?
70. Why?

71. Does Regional District planner recommend? If you and RD Planner do not agree, has this been referred to Minister?
72. What was Minister's ruling?
73. If panhandle, is width OK? Is further subdivision possible? If yes, can a future road be built on the panhandle?
74. Are parcel sizes OK? *YES*
75. Do parcels below 5A satisfy Sewage Disposal Regulations? *?*
76. Is community water required or offered? *YES*
77. Is sanitary sewer required or offered? *NO*
78. Is land use covenant required? If yes; where and what will it do?
79. Is drainage OK? *YES* If no, what is required?
80. Is proposal free from erosion/flooding/landslip? *YES* If no, what action do you recommend?
81. Is proposal in an Improvement District with powers in water? *YES*
82. If yes, do Trustees approve? *?*
83. Is proposal in an Improvement District with powers other than water? *YES* If yes, have Trustees been notified? *?*

84. Attached

- ☐ MEO report
- ☐ RD Planner report
- ☐ Sketch
- ☐ cut from location plan
- ☐ cut from composite
- ☐ traffic site plan
- ☐ traffic evaluation report

Comments, etc.
District Official to Regional Highway Engineer

RECOMMEND GRANDVIEW ROAD BE
CONSTRUCTED TO DEPT STANDARD
LESS PAVEMENT AS THIS WAS
DONE ON SUB. OF SLOK(?) AT WEST END
OF GRANDVIEW ROAD OF WHICH THIS
APPLICANT IS AWARE OF.

s. 22

s. 22

Dist. for

Regional Highway Engineer to H.Q. Approving Officer
Forwarded for

- ☐ Controlled Access
- ☐ 86b
- ☐ Road closure tentative approval
- ☐ Lands Branch SD

Comments:

SUBDIVISION

RECORD

FILE NUMBER 15-21-78-797

LEGAL DESCRIPTION: PROPOSED SUBDIVISION BLOCK 909, LOT 9, OF PARCEL "B"

PLAN 9769 - DATED DEC. 2, 1972.

SUBMITTED BY: s. 22

DOCUMENTS RECEIVED:

- (a) Linen Tracing: _____
- (b) Linen Print: _____
- (c) Linen transparency: _____
- (d) Paper Prints: 2 _____
- (e) Tax Certificate TA 55: _____
- (f) Plans Examination Receipt No: _____

SUBDIVISION SENT TO:

FOREMAN: _____

DATE _____

HEALTH UNIT: _____

POWELL RIVER

DATE _____

Dec. 22, 1972

REGIONAL DISTRICT: _____

SUNSHINE COAST

DATE _____

December 12, 1972.

IMPROVEMENT DISTRICT: _____

DATE _____

PUBLIC UTILITIES COMM. _____

DATE _____

ENV. ENGINEERING: _____

DATE _____

POLLUTION CONTROL: _____

DATE _____

WATER RIGHTS: _____

DATE _____

DYKING DISTRICT: _____

DATE _____

PERCOLATION TESTS REQUESTED

December 12, 1972.

ENCLOSURE - DRAFT RECORD WITH APPLICATION

TO AG

11-4-73

s. 22

Dec. 2, 1972.

Department of Highways
Gibsons, B.C.

Dear Sir;

RE: proposed sub-division.

~~Dick~~ 909, Lot 9 of pcl. B.

Plan 9769.

I wish to sub-divide as outlined. I propose to do this in two phases, doing the 12 lots outlined in red first, dividing the remaining property at a later date.

I would appreciate your earliest reply as to requirements and approval of this sub-division.

Yours truly,

s. 22

s. 22

s. 22

Department of Highways
1690 Main Street,
North Vancouver, B.C.

Dear Sir;

Re: File number 15-21-78-797
Letter of Dec.12/72.

The results of the tests of this sub-division
taken in accordance with appendix "B" of B.C. Reg. 262/70
are as follows.

- (1) Steepest slope is less than 10%.
- (2) Percolation rate is less than 5 min. per
inch of drop.
- (3) Porouse soil exceeds 4 feet and generally
gravely condition.

s. 22

Yours truly.

s. 22

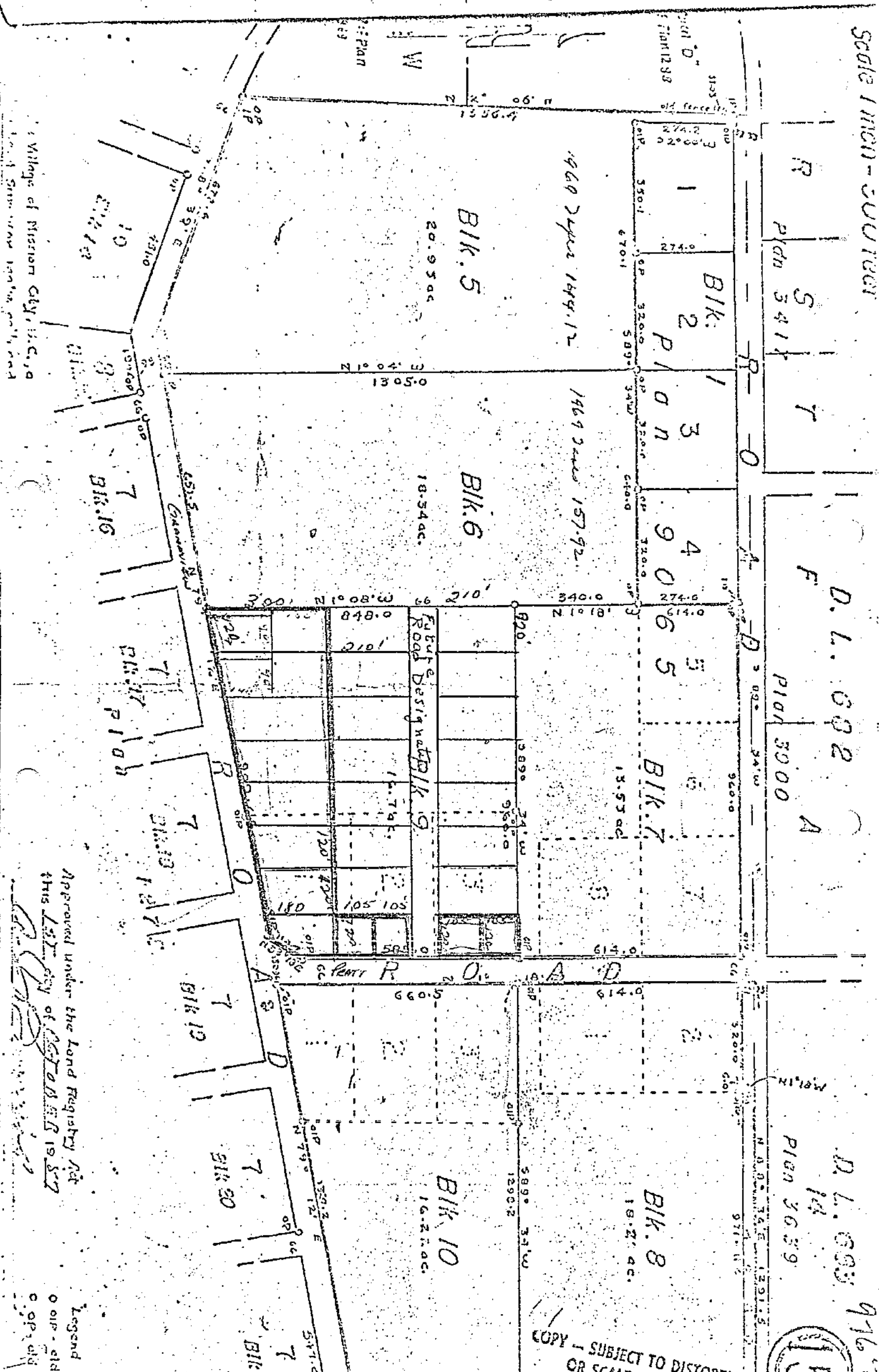
Pydm 5418

D.L. 682
F
Plan 3000 A

D. L. 666
14
Plan 3639



COPY - SUBJECT TO DISCOVERY
OR SCAM



Village of Mission City, N.C.,

Approved under the Land Registry Act
this 1st day of October 1957

Legend
O OIR - old
O OIR - old

GOWER PT.

