



September 12, 2023

Josh Galloway
Nodding Hill Developments Ltd.
7601 McLennan Road
Vernon, BC V1T 7M6
josh@noddinghill.ca

Our File: NX2023-15136
Sent via email

Dear Josh Galloway:

RE: Subdivision File # 2018-03547, 7606/7601/7505 McLennan Rd

A Subdivision Referral from the Ministry of Transportation and Infrastructure was received by Interior Health on June 20, 2023 for the properties legally described as 1. PID: 029-476-186, Lot B, Sec 25, Twp 8, ODYD Plan EPP45787, except Plan EPP45973; 2. PID: 029-832-896, Lot A, Sec 25, Twp 8, ODYD, Plan EPP59507; and 3. PID: 010-991-352, Lot 2, Sec 25, Twp 8, ODYD, Plan KAP2558, except (1) Plan KAP32888 & (2) Plans KAP49691, KAP78923, and EPP59507.

A recent review of this active referral indicates that Interior Health has not received the following information we require in order to process this referral and provide meaningful comments to the Approving Officer, namely:

✓ **\$1400.00 processing fee** based on 13 lot(s) of this proposal needing technical review. Interior Health charges a processing fee of \$200, which includes one lot, plus \$100 per each additional lot needing technical assessment. See payment options below*

*Payment can be made in person at any Interior Health, Health Protection office, by mail to the address below, or via credit card by calling 1-855-744-6328 option 1. Please include a copy of this letter when making a payment, or if paying by credit card over the phone, please have your Subdivision File number available.

✓ **Site Plan** – A site plan for **all** lots that accurately shows all existing structures, existing/proposed sewerage system dispersal area(s), drinking water supply(s), etc.

✓ **Soils Information** – Soils report completed by a Registered Onsite Wastewater Practitioner with Planner designation, Professional Engineer, or a Geoscientist. To be done for all proposed lots that are 5 acres (2.02 hectares) or smaller.

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Däkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Note: Refer to Subdivision Report Criteria for Authorized Persons (see attached) for a detailed list of everything that must be included in the site plan, soils tests, and report.

✓ **Drinking Water Information** – Identify the drinking water source for each proposed lot: individual wells, independent connection to water license point of extraction, or connection to a new or existing community water system. If proposing a connection to an existing water system, provide the name of the system.

This letter is to advise you that if this information is not received by 30 days from the date of this letter we will be inactivating the file for this referral at this time. Please note that the file can be reactivated at a later date when the information has been provided or you're ready to proceed.

If you have any questions, concerns or require additional explanation, please feel free to contact EA@interiorhealth.ca or phone toll free 1-855-744-6328 option 4.

Sincerely,

Environmental Assessment
Interior Health Authority

Cc: Ministry of Transportation and Infrastructure -
Desiree.Lantenhammer@gov.bc.ca

Att: Subdivision Report Criteria for Authorized Persons

Interior Health would like to recognize and acknowledge the traditional, ancestral, and unceded territories of the Däkelh Dené, Ktunaxa, Nlaka'pamux, Secwépemc, St'át'imc, Syilx, and Tšilhqot'in Nations where we live, learn, collaborate and work together.

Lantenhammer, Desiree MOTI:EX

From: Sparkes, Bill TRAN:EX
Sent: June 5, 2023 1:41 PM
To: Lantenhammer, Desiree TRAN:EX
Subject: RE: FOR REVIEW: Extension Request for 2018-03547

Categories: Red Category

It appears they were working through a lengthy rezoning process, so the proposal was active, sort of.

I say go with the same file, no new fees. New referrals yes.

Bill

From: Lantenhammer, Desiree TRAN:EX <Desiree.Lantenhammer@gov.bc.ca>
Sent: Monday, June 5, 2023 9:11 AM
To: Sparkes, Bill TRAN:EX <Bill.Sparkes@gov.bc.ca>
Subject: FOR REVIEW: Extension Request for 2018-03547

Hi Bill,

This is an older sub that received PLRS in 2018 and has been dormant for over 4 years. I will need to start the referrals and review from scratch. Do you think I need to start a new file and collect fees again?

Thanks,
Des

Desiree Lantenhammer, BSc
She/Her
Development Services Officer
Ministry of Transportation and Infrastructure
Phone: 778-943-0151

From: Josh Galloway <josh@noddinghill.ca>
Sent: Tuesday, May 23, 2023 11:45 AM
To: Lantenhammer, Desiree TRAN:EX <Desiree.Lantenhammer@gov.bc.ca>
Subject: Preliminary Letter File #2018-03547, Nodding Hill Subdivision application

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

File #2018-03547

Hello Desiree,

Further to the attached MOTI letter dated December 4, 2018, the RDNO Board, at their Regular Meeting which was held on May 17, 2023, has now adopted Zoning and OCP amendments for the subject properties and the RDNO is now in a

position to provide the necessary referral comments required to advance this in-stream subdivision application. Please find the attached letter from the RDNO dated May 18, 2023 which confirms bylaw adoption.

Conditions of rezoning necessitate a minor amendment to the previously submitted sketch plan of subdivision and a reduction of proposed Lots from 16 to 10+remainder at this time. Further subdivision may be considered at a future date conditional on continued groundwater monitoring and a supplemental hydrogeological assessment.

Please find attached the amended sketch plan of subdivision. The Area outlined in BLUE represents the reduced scope of subdivision considered at this time. Could we please meet at your earliest convenience to review this file and address any items that may be required of the applicant in order to advance this application.

Thank you,
Josh Galloway
Nodding Hill Developments Ltd
250-306-0355

From: Lantenhammer, Desiree TRAN:EX [<mailto:Desiree.Lantenhammer@gov.bc.ca>]
Sent: June-14-22 10:35 AM
To: 'Josh Galloway'
Subject: RE: Preliminary Letter File #2018-03547

Good morning Josh,

Good news is we can keep the file open and you won't need to pay any extra fees if you decide to proceed.

Bad news is that we would not be able to accept a security for the road construction. The road would need to be completed prior to final subdivision approval.

If you wish to proceed, please submit the revised proposal and I'll send the referrals out. We do need to start the review process again so it'll be about 3-5 months before a new Preliminary Letter can be issued.

Regards,
Des

Desiree Lantenhammer, BSc
Development Services Officer
Ministry of Transportation and Infrastructure
Phone: 778-943-0151
Cell: 250-503-8963

From: Josh Galloway <josh@noddinghill.ca>
Sent: June 3, 2022 2:32 PM
To: Lantenhammer, Desiree TRAN:EX <Desiree.Lantenhammer@gov.bc.ca>
Subject: FW: Preliminary Letter File #2018-03547

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

File #2018-03547

Hello Desiree,

I am writing to request a meeting with you to discuss the attached preliminary layout review summary and to confirm the status of the file.

At the time the summary letter was issued, the RDNO Planning Department had advised MOTI that the RDNO would withhold comment on the subdivision until rezoning was complete. During the past several years the rezoning of these lands has remained an open file with the RDNO with further consideration of rezoning differed until the RDNO could complete a comprehensive groundwater resource assessment of a large swath of lands in Electoral Area C. Golder was commissioned to perform the groundwater assessment and it covered an area of some +/-6,000 acres.

I have recently met with RDNO Planning Staff and have been informed that Golder's groundwater assessment should be presented to the Board in July and that we should be able to resume further consideration of rezoning in August.

Planning Staff have advised that I speak with the Ministry to ensure that we have an active subdivision file in place as some recommendations contained in Golder's Groundwater Assessment include amendments to the RDNO Development Servicing Bylaw which will consequently affect subdivisions applications made following adoption of any Bylaw amendment.

Would you please let me know your earliest opportunity to discuss.

Thank you,

Josh Galloway
(250) 306-0355

From: Lantenhammer, Desiree TRAN:EX [<mailto:Desiree.Lantenhammer@gov.bc.ca>]
Sent: December-04-18 3:40 PM
To: 'Josh Galloway'
Subject: Preliminary Letter

File #2018-03547

Good afternoon Josh,

Attached is your preliminary letter. It is not an approval letter because of the outstanding rezoning. However we worked hard to make sure all the conditions are noted in there so I don't suspect any conditions will be changing once we flip this to an Approval.

If you have any questions, give me a shout. I am only here until the end of the week and then I will be out of the office until the new year.

Regards,
Des

Desiree Lantenhammer, BSc
Ministry of Transportation and Infrastructure
Development Approvals Technician
Vernon Office
Phone: (250) 503-3609

Cell: (250) 503-8963
Fax: (250) 503-3631



Lantenhammer, Desiree MOTi:EX

From: Josh Galloway <josh@noddinghill.ca>
Sent: May 23, 2023 11:45 AM
To: Lantenhammer, Desiree TRAN:EX
Subject: Preliminary Letter File #2018-03547, Nodding Hill Subdivision application
Attachments: 3547_PLRS.PDF; 17-0076-C-OR-NODDING_HILL-230518-POST_BOD.PDF; Nodding Hill Amended Site Plan 2023.pdf

Categories: Holiday

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Desiree Lantenhammer, BSc

Development Services Officer
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Phone: 778-943-0151
Cell: 250-503-8963

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Regards,
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Desiree Lantenhammer, BSc
Ministry of Transportation and Infrastructure
Development Approvals Technician
Vernon Office
Phone: (250) 503-3609
Cell: (250) 503-8963
Fax: (250) 503-3631



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF : PLANNING DEPARTMENT

OUR FILE No.:

PID No.:

17-0076-C-OR

010-991-352 [F]

029-476-186

029-832-896

May 18, 2023

Nodding Hill Developments Ltd.

Attn: Josh Galloway

via email: josh@noddinghill.ca

Re: OCP/Rezoning Application for the properties legally described as Lot 2, Sec 25, Twp 8, ODYD, Plan 2558, Except Plans 32888, KAP49691, KAP78923 & EPP59507; Lot A, Sec 25, Twp 8, ODYD, Plan EPP59507; Lot B, Sec 25, Twp 8, ODYD, Plan EPP45787, Except Plan EPP45973 and located at 7505, 7601, & 7605 McLennan Road, Electoral Area "C"

Please be advised that **Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 2771, 2018** and **Zoning Amendment Bylaw No. 2772, 2018** were adopted by the Board of Directors at the Regular Meeting held on May 17, 2023.

The above described properties are now designated **Small Holding** in the Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014 and are zoned **Small Holding (S.H)** in the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003.

If you have any questions or if you require any further information, please contact the undersigned at 250-550-3734 or greg.routley@rdno.ca.

Sincerely,

Greg Routley
Deputy Planning Manager
/dk

Enc. Bylaw Nos. 2771 and 2772

cc: Electoral Area "C" Director
Ministry of Transportation and Infrastructure, File No. 2017-01579

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 2771

A bylaw to amend Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626, 2014 and amendments thereto.

WHEREAS pursuant to Section 472 [*Authority to adopt a bylaw*] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

AND WHEREAS the Board has enacted the “*Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626, 2014*” and amendments thereto to provide a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

AND WHEREAS, pursuant to Section 460 [*Development approval procedures*] of the *Local Government Act*, the Board must, by bylaw, define procedures under which an owner of land may apply for an amendment to an Official Community Plan and must consider every application for an amendment to the plan;

AND WHEREAS the Board has enacted “*Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2315, 2008*” and amendments thereto to establish procedures to amend an Official Community Plan, a Zoning Bylaw, or a Rural Land Use Bylaw, or to issue a Permit:

AND WHEREAS the Board is desirable and expedient to amend “*Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626, 2014*”.

NOW THEREFORE, the Board of the Regional District of North Okanagan, in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as “***Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2771, 2018***”.

AMENDMENTS

2. The Official Community Plan marked Schedule “B” attached to and forming part of Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626, 2014 and amendments thereto is amended by changing the land use designation of the properties legally described as Lot 2, Sec 25, Twp 8, ODYD, Plan 2558, Except Plans 32888, KAP49691, KAP78923 & EPP59507; Lot A, Sec 25, Twp 8, ODYD, Plan EPP59507; and Lot B, Sec 25, Twp 8, ODYD, Plan EPP45787, Except Plan EPP45973; and located at 7505, 7601, & 7605 McLennan Road, Electoral Area “C” from ***Country Residential*** to ***Small Holding*** as shown on Schedule “A” attached to and forming part of this Bylaw.

Read a First Time	this	28th	day of	March, 2018
Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan	this	28th	day of	March, 2018
Read a Second Time, as amended	this	17th	day of	July, 2019
Advertised on	this	14th	day of	August, 2019
	this	16th	day of	August, 2019
Delegated Public Hearing held	this	21st	day of	August, 2019
Read a Third Time	this	18th	day of	September, 2019
Third Reading rescinded	this	20th	day of	May, 2020
Advertised on	this	27th	day of	February, 2023
Delegated Public Hearing held	this	9th	day of	March, 2023
Read a Third Time	this	22nd	day of	March, 2023
ADOPTED	this	17th	day of	May, 2023


Chair
Kevin Acton


Deputy Corporate Officer
Ashley Bevan

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 2772

A bylaw to rezone lands and amend the Zoning Map attached to the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 to change a zone designation

WHEREAS pursuant to Section 479 [Zoning bylaws] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, divide the whole or part of the Regional District into zones, name each zone, establish boundaries for the zones and regulate uses within those zones;

AND WHEREAS the Board has created zones, named each zone, established boundaries for these zones and regulated uses within those zones by Bylaw No. 1888, being the *“Regional District of North Okanagan Zoning Bylaw No. 1888, 2003”* as amended;

AND WHEREAS, pursuant to Section 460 [Development approval procedures] of the *Local Government Act*, the Board must, by bylaw, define procedures under which an owner of land may apply for an amendment to a Zoning Bylaw and must consider every application for an amendment to the bylaw;

AND WHEREAS the Board has enacted the *“Regional District of North Okanagan Development Application Procedures and Administrative Fees Bylaw No. 2315, 2008”* as amended to establish procedures to amend an Official Community Plan, a Zoning Bylaw, or a Rural Land Use Bylaw, or to issue a Permit:

AND WHEREAS the Board has received an application to rezone property;

NOW THEREFORE, the Board of the Regional District of North Okanagan in open meeting assembled, hereby **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as **“Zoning Amendment Bylaw No. 2772, 2018”**.
2. The zoning of the properties legally described as Lot 2, Sec 25, Twp 8, ODYD, Plan 2558, Except Plans 32888, KAP49691, KAP78923 & EPP59507; and Lot A, Sec 25, Twp 8, ODYD, Plan EPP59507 and located at 7505 and 7601 McLennan Road, Electoral Area “C” is hereby changed from the **Non-Urban (N.U) Zone** to the **Small Holding (S.H) Zone** as shown on Schedule “A” attached to and forming part of this Bylaw; and
3. the zoning of the property legally described as Lot B, Sec 25, Twp 8, ODYD, Plan EPP45787, Except Plan EPP45973 and located at 7605 McLennan Road, Electoral Area “C” is hereby changed from the **Country Residential (C.R) Zone** to the **Small Holding (S.H) Zone** as shown on Schedule “A” attached to and forming part of this Bylaw.

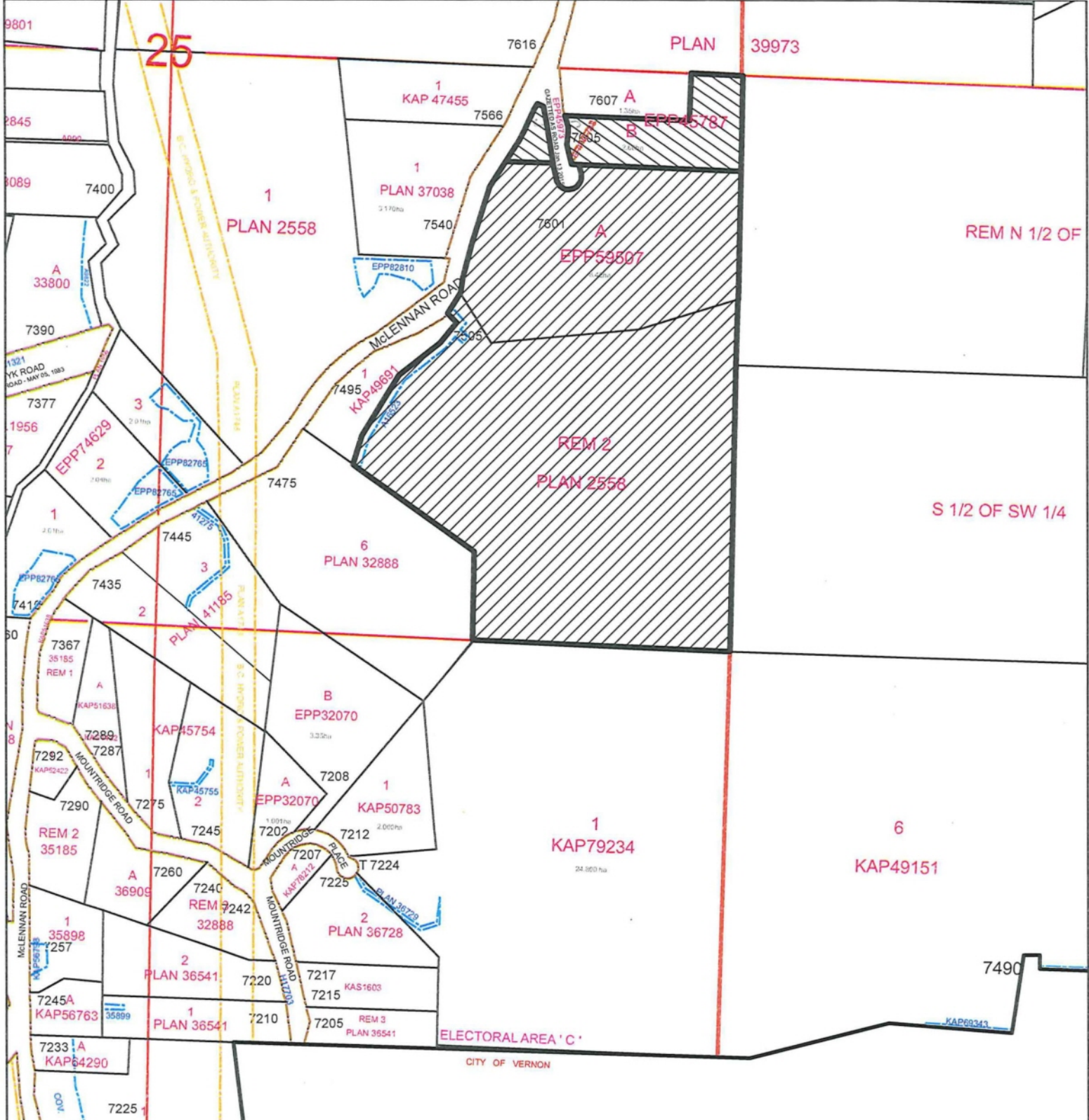
Read a First Time	this	28th	day of	March, 2018
Read a Second Time, as amended	this	17th	day of	July, 2019
Advertised on	this	14th	day of	August, 2019
	this	16th	day of	August, 2019
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Read a Third Time	this	18th	day of	September, 2019
Third Reading rescinded	this	20th	day of	May, 2020
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Read a Third Time	this	22nd	day of	March, 2023
ADOPTED	this	17th	day of	May, 2023



Chair
Kevin Acton



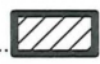
Deputy Corporate Officer
Ashley Bevan



1:7,500

SCHEDULE "A" to accompany the Regional District of North Okanagan Zoning Amendment Bylaw No. 2772, 2018.

Area rezoned from Non-Urban (N.U.) to Small Holding (S.H.) shown



Area rezoned from Country Residential (C.R.) to Small Holding (S.H.) shown



I hereby certify this to be a true and correct copy of SCHEDULE "A" attached to and forming part of the Regional District of North Okanagan Zoning Amendment Bylaw No. 2772, 2018.

Dated at Coldstream, BC this 18 day of May, 2023


Deputy Corporate Officer

Lantenhammer, Desiree MOTI:EX

From: Lantenhammer, Desiree MOTI:EX
Sent: June 20, 2023 8:08 AM
To: 'referrals@fortisbc.com'
Subject: Subdivision Referral - NEW Layout - McLennan Rd Vernon
Attachments: Nodding Hill Amended Site Plan 2023.pdf; 029_476_186 Title.pdf; 029_832_896 Title.pdf; 010_991_352 Title.pdf

MOTI File #2018-03547

Re: NEW LAYOUT (See Phase 1 in Blue) for Proposed Conventional Subdivision Application of:

7505, 7601 and 7605 McLennan Rd

PID: 029-476-186, Lot B, Sec 25, Twp 8, ODYD Plan EPP45787, except Plan EPP45973

PID: 029-832-896, Lot A, Sec 25, Twp 8, ODYD, Plan EPP59507

PID: 010-991-352, Lot 2, Sec 25, Twp 8, ODYD, Plan KAP2558, except (1) Plan KAP32888 & (2) Plans KAP49691, KAP78923, and EPP59507

Attached is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on McLennan Road.

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

Nodding Hill Developments Ltd, s. 22
c/o Nodding Hill Developments Ltd
Josh Galloway
7601 McLennan Road
Vernon, BC V1T 7M6
Phone: (250) 306- 0355
josh@noddinghill.ca

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated by August 20, 2023 after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Desiree Lantenhammer at (778) 943-0151.

Please quote file number 2018-03547 when contacting this office.

Kindest Regards,
Desiree

Desiree Lantenhammer, BSc

She/Her

Development Services Officer

Ministry of Transportation and Infrastructure

Phone: 778-943-0151



Nodding Hill Developments Ltd,
s. 22
c/o Nodding Hill Developments Ltd
Josh Galloway
7601 McLennan Road
Vernon, BC V1T 7M6

eDAS File #: 2018-03547
Date: Jun/20/2023

Re: Proposed *Resubmission* Conventional Subdivision Application for:

PID: 029-476-186, Lot B, Sec 25, Twp 8, ODYD Plan EPP45787, except Plan EPP45973

PID: 029-832-896, Lot A, Sec 25, Twp 8, ODYD, Plan EPP59507

PID: 010-991-352, Lot 2, Sec 25, Twp 8, ODYD, Plan KAP2558, except (1) Plan KAP32888 & (2) Plans KAP49691, KAP78923, and EPP59507

We have received your revised application with respect to the above noted properties.

We have contacted the following agencies for their comments:

B.C. Hydro - Vernon
Fortis BC (Gas) Surrey
INTERIOR HEALTH AUTHORITY
TELUS, Kelowna
Regional District of North Okanagan

In order to ensure a timely response, please confirm with these agencies they have received all the fees and information they require to respond. We will await a response from these agencies until Sept 20, 2023 after which we will prepare recommendations for the Approving Officer's decision. You can expect a response from this office by October 20, 2023.

Please quote file number 2018-03547 when contacting this office. If you have any questions please feel free to call Desiree Lantenhammer at (778) 943-0151.

Yours truly,

Desiree Lantenhammer
Development Services Office

Local District Address

Vernon Area Office
4791 23rd Street
Vernon, BC V1T 4K9
Canada

Phone: (250) 712-3660 Fax: (250) 503-3631

Lantenhammer, Desiree MOTI:EX

From: Guerreiro, Celina <celina.guerreiro@fortisbc.com>
Sent: June 30, 2023 9:55 AM
To: josh@noddinghill.ca; Lantenhammer, Desiree MOTI:EX
Subject: RE: Subdivision Referral - NEW Layout - McLennan Rd Vernon - Fortis Property Referral #2023-843 - Due Aug 20 - Vernon

Categories: Green Category

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

Good day,

With respect to the above noted file, FortisBC Energy Inc. (Gas) has reviewed the subject proposal and has no objections or concerns.

Please note that existing gas facilities within the area may, depending on development's load requirements, not have sufficient capacity and upgrading related facilities may be required. It appears that we do not have a gas main in the road to reach the properties 7601 and 7605.

In order to initiate the Planning process to accommodate your new development, the customer must call 1-888-224-2710 or visit FortisBC.com ([here](#)) to guide an online application.

Thank you,

Celina Guerreiro, QEP, P.Ag, CTech
Planning & Design Technologist, Zone 5
Main: 1-250-868-4544
celina.guerreiro@fortisbc.com



FortisBC Energy Inc.
1975 Springfield Rd.
Kelowna, Bc
V1Y 7V7

From: Referrals <Referrals@fortisbc.com>
Sent: Wednesday, June 21, 2023 8:09 AM
To: Zone 5 Property Referrals <Zone5PropertyReferrals@fortisbc.com>
Subject: Subdivision Referral - NEW Layout - McLennan Rd Vernon - Fortis Property Referral #2023-843 - Due Aug 20 - Vernon

Fortis Property Referral #2023-843

Please review the attached / below and provide your comments directly to Desiree.Lantenhammer@gov.bc.ca and josh@noddinghill.ca by **August 20, 2023**.

If a Statutory Right of Way is required, please copy referrals@fortisbc.com in on your response so that we may update our records.

Thank you,

Liz Dell
Lands Department, Property Services Assistant
16705 Fraser Highway | Surrey BC V4N 0E8
P: 778-578-8038 / liz.dell@fortisbc.com

From: Lantenhammer, Desiree MOTI:EX <Desiree.Lantenhammer@gov.bc.ca>
Sent: Tuesday, June 20, 2023 8:08 AM
To: Referrals <Referrals@fortisbc.com>
Subject: [External Email] - Subdivision Referral - NEW Layout - McLennan Rd Vernon

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

MOTI File #2018-03547

Re: NEW LAYOUT (See Phase 1 in Blue) for Proposed Conventional Subdivision Application of:

7505, 7601 and 7605 McLennan Rd

PID: 029-476-186, Lot B, Sec 25, Twp 8, ODYD Plan EPP45787, except Plan EPP45973

PID: 029-832-896, Lot A, Sec 25, Twp 8, ODYD, Plan EPP59507

PID: 010-991-352, Lot 2, Sec 25, Twp 8, ODYD, Plan KAP2558, except (1) Plan KAP32888 & (2) Plans KAP49691, KAP78923, and EPP59507

Attached is a copy of a proposed Conventional Subdivision Application regarding the above noted location(s) on McLennan Road.

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

Nodding Hill Developments Ltd, s. 22
c/o Nodding Hill Developments Ltd
Josh Galloway
7601 McLennan Road
Vernon, BC V1T 7M6
Phone: (250) 306- 0355
josh@noddinghill.ca

The applicant has been advised of this referral and might contact you to discuss their proposal. In order to expedite the processing of the application, your agency's response would be appreciated by August 20, 2023 after which we will prepare recommendations for the Approving Officer's decision.

Contact the applicant for any additional information you may require. If you have any questions please feel free to call Desiree Lantenhammer at (778) 943-0151.

Please quote file number 2018-03547 when contacting this office.

Kindest Regards,
Desiree

Desiree Lantenhammer, BSc
She/Her
Development Services Officer
Ministry of Transportation and Infrastructure
Phone: 778-943-0151

This email was sent to you by FortisBC*. The contact information to reach an authorized representative of FortisBC is 16705 Fraser Highway, Surrey, British Columbia, V4N 0E8, Attention: Communications Department. You can unsubscribe from receiving further emails from FortisBC by emailing unsubscribe@fortisbc.com.

*"FortisBC" refers to the FortisBC group of companies which includes FortisBC Holdings. Inc., FortisBC Energy Inc., FortisBC Inc., FortisBC Alternative Energy Services Inc. and Fortis Generation Inc.

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REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

CITY OF ENDERBY

DISTRICT OF COLDSTREAM

VILLAGE OF LUMBY

CITY OF VERNON

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"C" – BX DISTRICT

"D" – LUMBY (RURAL)

"E" – CHERRYVILLE

"F" – ENDERBY (RURAL)

OFFICE OF :PLANNING DEPARTMENT

YOUR FILE No.: 2018-03547
OUR FILE No.: 18-0534-C-SUB
PID No.s: 010-991-352(f)
029-832-896
029-476-186

August 31, 2023

Ministry of Transportation and Infrastructure
4791 23rd Street
Vernon, BC V1T 4K9

Dear Desiree Lantenhammer:

Re: Proposed subdivision of the properties legally described as Lot 2, Sec 25, Twp 8, ODYD, Plan 2558, Except Plans 32888, KAP49691, KAP78923 & EPP59507; AND Lot A, Sec 25, Twp 8, ODYD, Plan EPP59507; AND Lot B, Sec 25, Twp 8, ODYD, Plan EPP45787, Except Plan EPP45973 and located at 7505, 7601 & 7605 McLennan Road

Thank you for the opportunity to provide comment on the proposed eleven (11) lot subdivision application for the above described properties which was forwarded to this office for comment on June 20, 2023. In this regard, please be advised that the following conditions would need to be met for the attached plan of subdivision to comply with the applicable Provincial legislation and Bylaws of the Regional District:

1. The highways adjacent to the proposed lots must be constructed in accordance with the requirements of the Ministry of Transportation and Infrastructure as required by Section 402 of the Regional District of North Okanagan Subdivision Servicing Bylaw No. 2600, 2013.
2. Lots smaller than 2 ha must be capable of being serviced with an on-site sewage disposal system as required by Section 403 of Subdivision Servicing Bylaw No. 2600. In this regard, written confirmation must be provided by Interior Health stating that their requirements associated with servicing such lots has been satisfied.
3. Each proposed lot must have a water supply that satisfies the quantity and quality requirements of Sections 406 or 407.2 of Subdivision Servicing Bylaw No. 2600.
4. Each proposed lot must be provided with hydro service in accordance with the provisions of Section 411 of Subdivision Servicing Bylaw No. 2600. In this regard, written confirmation from BC Hydro must be submitted to the Regional District stating that their requirements with regard to the provision of hydro service for the proposed subdivision been satisfied.
5. The use of land, buildings and structures on the proposed lots must comply with the permitted use of land, buildings and structures as outlined in Section 801.1 of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003.

Regional District of North Okanagan
9848 Aberdeen Road
Coldstream, BC
V1B 2K9

Toll Free: 1-855-650-3700
Phone: 250.550.3700
Fax: 250.550.3701
Web: www.rdno.ca
E-Mail: info@rdno.ca

6. The number of buildings on the proposed lots must comply with the maximum number of buildings per lot as outlined in Section 801.2 of Zoning Bylaw No. 1888.
7. The proposed lots must comply with the 1 ha minimum lot size standard of the Small Holding (S.H) zone as outlined in Section 801.5 of Zoning Bylaw No. 1888.
8. The proposed lots must have lot frontage of not less than one-tenth of the perimeter of each lot in accordance with the lot frontage requirements of Small Holding (S.H) zone as outlined in Section 801.7 of Zoning Bylaw No. 1888.
9. Existing buildings and structures on the proposed lots must meet the setback requirements of Section 801.9 of Zoning Bylaw No. 1888 with respect to new lot lines.
10. Each proposed lot must have a building site and on-site driveway that meets the building site and private driveway access requirements of Section 310 of Zoning Bylaw No. 1888.
11. The proposed subdivision must comply with the Riparian Area Regulation Provisions outlined in Section 1702.2.a of Zoning Bylaw No. 1888.
12. The proposed subdivision must comply with Legal Document No. CB639323 whereby the final lot layout must be substantially in accordance with the attached plan of subdivision showing a total of ten lots plus remainder, as referenced in CB639323 registered on the title of the parent properties.
13. Written confirmation must be provided from the Regional District Community Services Department stating that the proposed subdivision satisfies the conditions outlined in Legal Document No. CB580761 and the Amenity Agreement attached to Legal Document No. CB580761 as Schedule "A".
14. Written confirmation must be provided from the Regional District Community Services Department stating that park land or cash-in-lieu of providing park land has been provided in accordance with the provisions of Section 510 of the *Local Government Act*.
15. Payment of Development Cost Charges (DCCs) must be provided in accordance with the requirements of the Greater Vernon Trails and Natural Space Development Cost Charge Bylaw No. 2789, 2018. Written confirmation must be provided from the Regional District Community Services Department stating that DCCs have been paid in this regard.
16. The Electoral Areas 'B' and 'C' Official Community Plan Bylaw No. 2626 designates the subject properties as being within a Riparian Development Permit Area. As such, the approval of a Development Permit is required unless exempted under Section 16.2.6 of the Bylaw.
17. The Electoral Areas 'B' and 'C' Official Community Plan Bylaw No. 2626 designates the subject properties as being within an Environmentally Sensitive Lands Development Permit Area. As such, the approval of a Development Permit is required unless exempted under Section 16.3.13 of the Bylaw.
18. Covenants, easements or statutory rights-of-way required to be registered as a condition of subdivision approval shall be registered prior to or concurrent with the registration of the plan of subdivision.

19. The applicant must supply a copy of the survey plan proposed for registration in the Land Title Office in accordance with Section 305 of Subdivision Servicing Bylaw No. 2600, 2013.

Development Application Procedures and Administrative Fees Bylaw No. 2677, 2018 requires that a \$400.00 fee be submitted for the review of any covenants, statutory rights-of-way, easements or other charges that need to be registered, amended, or discharged as a condition of the proposed subdivision.

Please note that the Bylaws quoted in this letter are provided for reference purposes only. In this regard, prior to preparing documents or information to satisfy the conditions of subdivision approval, it is recommended that a thorough review of the regulations be undertaken by the applicant and/or persons working on their behalf. The full version of the Bylaws are available for viewing in the Documents/Bylaws section of the Regional District website at www.rdno.ca.

In accordance with Section 305 of Subdivision Servicing Bylaw No. 2600, the above-noted comments are valid for 18 months from the date of this letter. Requests for extensions must be submitted in writing along with a subdivision application extension fee of \$200.00.

If you have any questions or require any further information, please call Heather Shannon of the Planning Department at (250) 550-3750 or email heather.shannon@rdno.ca.

Sincerely,

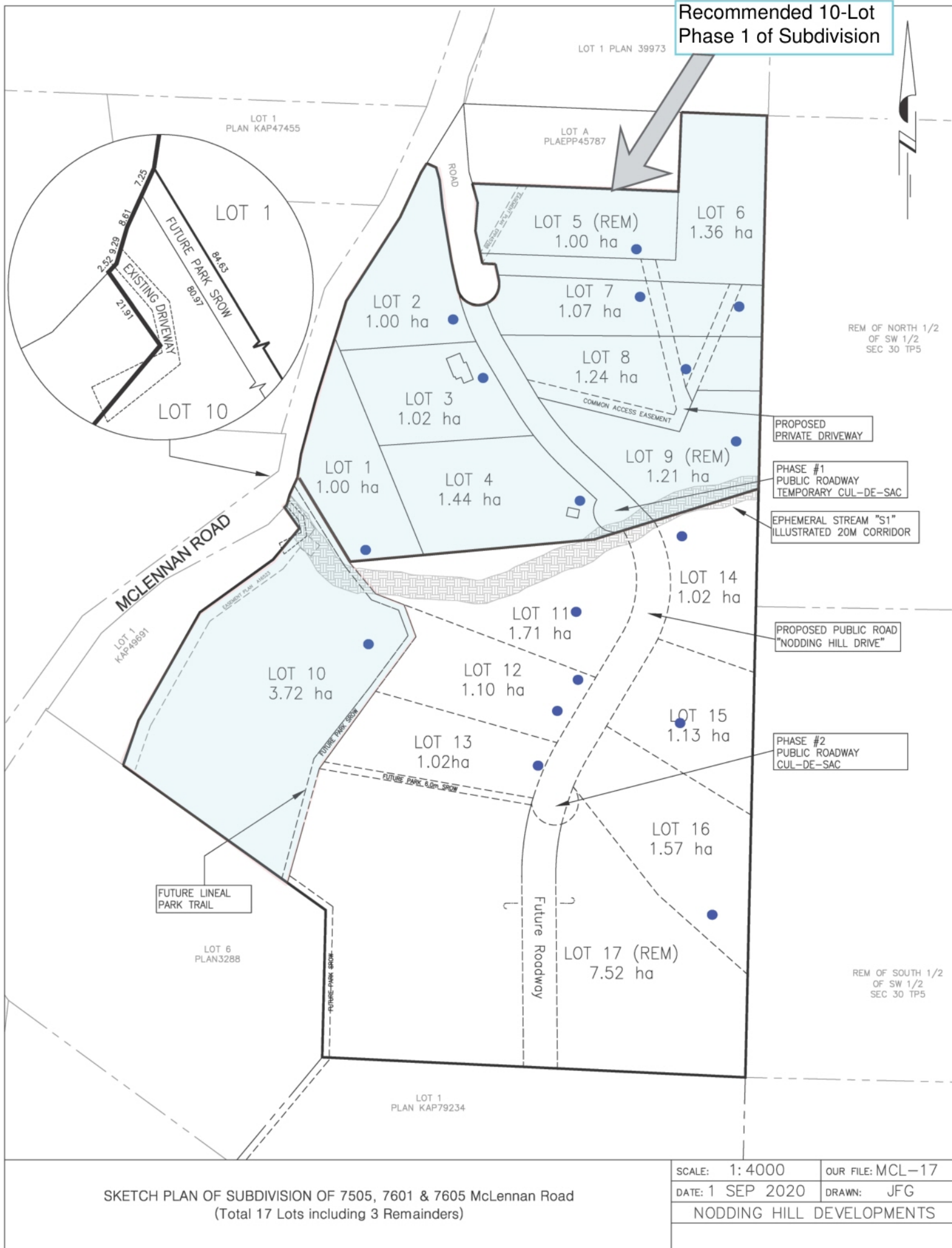


Greg Routley
Deputy Planning Manager

Encl.
/hs

cc: Nodding Hill Developments Ltd
s. 22
s. 22
Community Services Department
Director Shatzko
Electoral Area "C" Advisory Planning Commission
BC Hydro
Interior Health

Recommended 10-Lot
Phase 1 of Subdivision



Lantenhammer, Desiree MOTI:EX

From: Environmental Assessment [IH] <EA@interiorhealth.ca>
Sent: September 12, 2023 9:22 AM
To: josh@noddinghill.ca
Cc: Lantenhammer, Desiree MOTI:EX
Subject: IH Reminder Letter - Subdivision File 2018-03547
Attachments: Subdivision Report Criteria for Authorized Persons - NEW.pdf; Reminder Letter - Subdivision File 2018-03547.pdf

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

Hello,

Please see attached reminder letter from IH for the above-noted subdivision file.

Thank you,

Environmental Assessment
Interior Health Authority
Toll Free: 1-855-744-6328 option 4

Lantenhammer, Desiree MOTI:EX

From: DA, Okanagan <Okanagan.DA@bchydro.com>
Sent: September 1, 2023 7:41 AM
To: Lantenhammer, Desiree MOTI:EX
Cc: JOSH@NODDINGHILL.CA
Subject: RE: Subdivision Referral - NEW Layout - McLennan Rd Vernon
Attachments: Nodding Hill Amended Site Plan 2023.pdf; 029_832_896 Title.pdf; 029_476_186 Title.pdf; 010_991_352 Title.pdf

Categories: Green Category

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

Good morning,

After review, please be advised that BC Hydro has no objection to the proposed subdivision in principle. BC Hydro requires:

1. A blanket statutory right of way in place prior to subdivision

The applicant can contact Okanagan.DA@bchydro.com

Thanks,

Please be aware that due to extreme wildfire activity in our area, responses to emails, design projects, and construction lead times will likely be delayed.

Ciara Orr | Design Assistant, Distribution Design

BC Hydro

629 Industrial Rd2

Cranbrook, BC V1C 4C9

P 250-919-5629

E ciara.orr@bchydro.com

[bchydro.com](https://www.bchydro.com)

Smart about power in all we do.

From: Lantenhammer, Desiree MOTI:EX <Desiree.Lantenhammer@gov.bc.ca>
Sent: 2023, June 20 9:08 AM
To: Design, Okanagan <design.ok@bchydro.com>
Subject: [External] Subdivision Referral - NEW Layout - McLennan Rd Vernon

Security Risk Assessment: Use Caution

The email is from <Desiree.Lantenhammer@gov.bc.ca> with a friendly name of "Lantenhammer, Desiree MOTI:EX" <Desiree.Lantenhammer@gov.bc.ca>

DO NOT click on links or open attachments unless you trust the sender and are expecting the link or attachment. If you suspect this message to be phishing, please report it by clicking the Report Message button in the Outlook toolbar and select "Phishing".

MOTI File #2018-03547

Re: NEW LAYOUT (See Phase 1 in blue) for Proposed Conventional Subdivision Application of:

7505, 7601 and 7605 McLennan Rd

PID: 029-476-186, Lot B, Sec 25, Twp 8, ODYD Plan EPP45787, except Plan EPP45973

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c/o Nodding Hill Developments Ltd
Josh Galloway
7601 McLennan Road
Vernon, BC V1T 7M6
Phone: (250) 306- 0355
josh@noddinghill.ca

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Please quote file number 2018-03547 when contacting this office.

Kindest Regards,
Desiree

Desiree Lantenhammer, BSc

She/Her

Development Services Officer

Ministry of Transportation and Infrastructure

Phone: 778-943-0151

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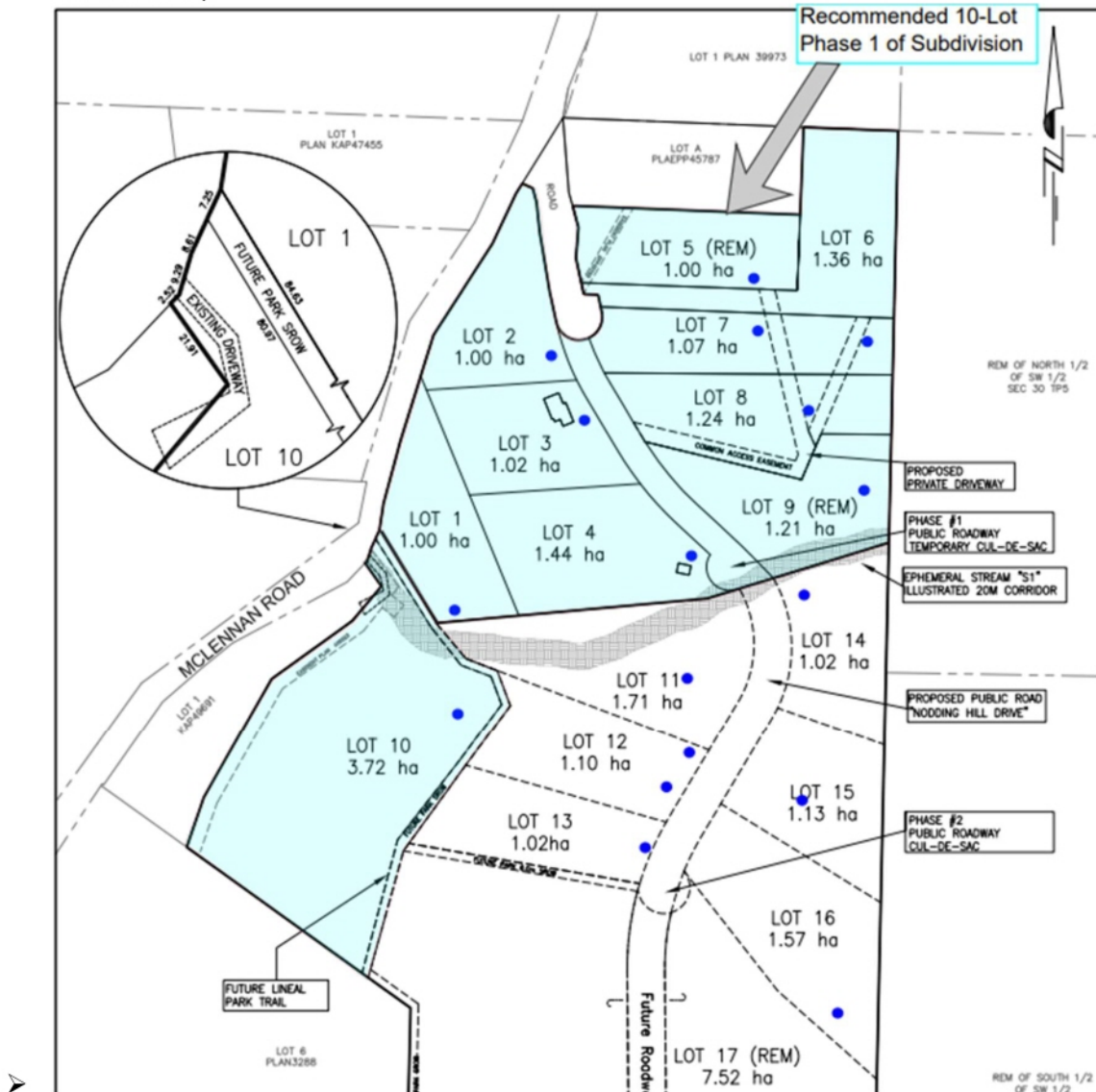
Prepared by: Desiree Lantenhammer

Preliminary Subdivision Report

Date: Nov 2, 2023

Proposal:

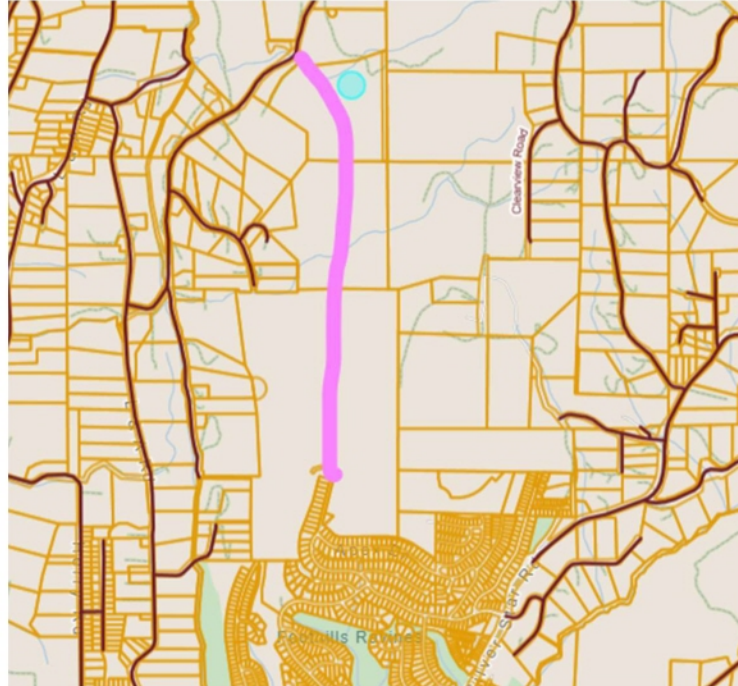
- 10 lot conventional subdivision
- This is a new layout proposed on a lot that previously received a PLRS in 2018 (similar layout but less lots this time).

**Historical File/ Parcel Info:**

- Previous subdivision 2015-03702 which created EPP59507
- Previous subdivision 2014-00279 which created EPP45787
- Some new RDNO covenants have been registered since the last prelim report. See the Prelim Tab for info. Docs have also been uploaded.

Ministry of Transportation and Infrastructure Comments:**Road Requirements:**

- McLennan Rd is a 2 lane paved all weather road maintained to a 6D standard. As with many roads in tis area, it is narrow and windy in spots. But it would be extremely difficult to get any offsite improvements completed through this file. Eventually, the plan is to have this new subdivision road extend southward to the City of Vernon's Foothills subdivision as shown below



- Dedication for McLennan Rd was obtained through previous subdivisions. No further dedication required.
- New road to be dedicated and constructed as per our specs.

Hazard Requirements:

- Watercourse runs though subject properties. It does not appear to be a major watercourse and I see no potential hazards because of it. It will require a flood covenant stating 15m/1.5m setbacks. NOTE, due to issues we have had on other files, I feel it pertinent to warn the developer to get approval from the RAR prior to embarking on the road construction.
- No geotechnical issues apparent.

Section 75 of LTA:

- No major water to provide access to
- Lands beyond to the N and W are accessed via McLennan Rd
- Lands to the S are accessed via Mountridge Rd.
- Lands to the E are accessed via Keddleston Rd and Clearwater Rd.
- No further access required.

Agricultural Land Commission:

- Outside of ALR

Archaeology:

- RAAD confirms no known arch sites within or near the subject property.
- Property is also not within the high or med risk polygons.
- No arch study required.
- Sample C added for info

Referral Agency Comments:**Regional District of North Okanagan:**

- Letter dated Aug 31, 2023
- Construct adjacent highways
- Onsite Sewer – IHA confirmation
- Confirm water
- Proof of hydro
- Use of land and buildings
- Number of buildings
- 1ha minimum
- 10% frontage
- Setbacks
- Building site and driveway
- RAR
- Amenity agreement as per covenant
- Parkland
- DCCs

Interior Health Authority:

- No response yet
- Reminder letter sent from IHA to applicant Sept 12, 2023

BC Hydro and Power Authority:

- Email dated sept 1, 2023
- Blanket SRW requested

Telus:

- No response received

Fortis BC:

- Email dated June 30, 2023
- No objections

PLR**Recommend issuing Preliminary Layout Approval, subject to:**

1. The Ministry has not received a preliminary letter from Interior Health confirming that the proposed lots can support onsite septic disposal. As per their letter dated Sept 12, 2023, they require fees and additional information.
2. Compliance with all applicable bylaws regulating the subdivision of land and zoning, of the Regional District of North Okanagan. Please see their letter dated August 31, 2023, for more information. The applicant is encouraged to discuss applicable bylaw requirements with the regional district. The regional district will advise us when compliance is complete. **NOTE:** it is advised that you complete the Riparian Assessment and have it accepted by the Province prior to expending money on major requirements like road construction. The outcome of this review may affect layout of your subdivision.
3. New road and cul-de sac, from McLennan Rd to a point at least 20m into the farthest lot created, to be designed, supervised and constructed in accordance with the following:
 - a) Proposed roads to be designed, constructed and paved to local Ministry of Transportation and Infrastructure (MoTI) standards in accordance with Chapter 1400 of the BC Supplement to TAC Geometric Design Guide, to the satisfaction of the MoTI District Manager or their representative. Design drawings must include, but not limited to, vertical and horizontal alignments, cuts and fills, cross sections, drainage works to a natural outfall, superelevation design, and all utility locations to be submitted to, and **approved by the District Official prior to the commencement of any works.**
 - b) The drainage works design to be accompanied by a **Stormwater Management Plan Report** showing all calculations and rationale supporting the proposed design. All stormwater must either be retained/detained onsite or directed to a natural outfall. Post-development output cannot exceed pre-development output and the system must be designed to accommodate the 100yr flood event. Proposed drainage works to be accepted by the Ministry representative prior to commencement of installation.
 - c) Road and drainage works to be designed, supervised and certified (using the attached Engineer of Record documents) by a **Professional Engineer experienced in road construction**, as having been constructed in accordance with good engineering practices, the accepted design drawings and as specified in the current Standard Specifications for Highway Construction.
 - d) Testing and/or inspections by an independent testing agency with Professional Engineer or ASCT registration will be required by the Ministry representative. The testing shall be done in accordance with the current Standard Specifications for Highway Construction, and shall be submitted to, and approved by the Ministry, prior to commencement of the next stage of construction. Specifically,

Material Testing: minimum C 136, C117 and fracture count tests to be submitted to MoTI at least 1 week prior to placing material. No imported materials are to be placed until approved by MoTI official.

Compaction Testing: minimum 100% standard proctor density obtained by current ASTM test method D 698. At minimum, three tests are required per lift for every 50m of new road constructed. More may be required (up to 4 tests every 20m) depending on the characteristics of the proposed road.

- e) Inspections may be carried out by the Ministry at any time during construction activities. The developer shall give a minimum of one (1) week's notice prior to completion of each of the following stages to allow for the scheduling of inspections.
- Clearing and Grubbing and Subgrade Slope Staking.
 - Roadway and Drainage Excavation and Subgrade Construction Slope Stakes.
 - Select Granular Sub-base Construction and Slope Stakes for Surface Course Construction.
 - Paving (when required).
- f) Installation of all signage, road markings, utilities, drainage appliances, and erosion control, to the satisfaction of the District Official, prior to final approval.
- g) The proponent shall submit a signed and sealed set of as-built record drawings (electronic is preferred) incorporating any/all changes made to the design during construction and submitted no later than one month after construction completion and prior to final acceptance of the road by the Ministry.
- h) Driveway construction standards must meet section 1420.08 of the BC Supplement to TAC Geometric Design Guide and the Regional District of North Okanagan bylaws. Design drawings must include function design of all driveways from the new road to the building site. If any topographic or property boundary constraints exist, the driveways may require construction prior to final subdivision approval.
4. New road to be dedicated a minimum of 10m from mean existing centreline (20m width) or 3.0m beyond the extremities of all cuts and fills, whichever is greater. Dedication must extend past the constructed cul-de-sac to the property to the South.
5. Provision of a suitably worded covenant, regarding the land which may be subject to flooding, registrable under Section 219 of the Land Title Act in favour of His Majesty The King in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure and the Regional District of North Okanagan, please see attached example. Covenant to be registered with priority over any financial charges.
6. Submission of 3 potential road names for the ministry's consideration.
7. Arch sample C

Add Wildfire notation

Add flood cov template

Lantenhammer, Desiree MOTI:EX

From: Lantenhammer, Desiree MOTI:EX
Sent: June 20, 2023 8:08 AM
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Phone: 778-943-0151