



eDAS File #: 2018-02389

Date: Apr/06/2021

Wood Bay Community
Development Ltd., Inc. No.
BC1277033;
c/o Ventureland Management
Ltd
James E Green

Attention: James E Green

Re: Proposed 6 Lot Conventional Subdivision of:

**PID: 015-937-011, District Lot 1485, Group 1, NWD, Except Plans 13528,
19922, 20166, LMP26373, BCP17413, BCP39164 and BCP45712;**

**PID: 027-762-475, Lot 19, District Lot 1485, Group 1, NWD, Plan BCP39164;
Wood Bay Ridge Road**

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

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

1. The applicant shall comply with the requirements of the Sunshine Coast Regional District's letter dated August 27, 2018. Written confirmation from the regional district that the subdivision complies with all applicable bylaws shall be submitted with the final plans.
2. The applicant shall comply with the requirements of the Vancouver Coastal Health Authority's letter dated March 26th, 2019. Written confirmation from the health authority that their concerns have been addressed shall be submitted with the final plans.
3. As covenants are required to address concerns raised by the Ministry and/or other agencies, the necessary notation listing the covenant holders and the number of covenants for each shall be included on the plan image.

Local District Address
Sechelt Area Office Box 356 Sechelt, BC V0N 3A0 Canada Phone: (604) 740-8987 Fax: (604) 740-8988

4. The necessary Approving Officer statement in the covenants required as a condition of approval of the proposed subdivision must be included on the Form D of the covenant document.
5. Wood Bay Heights Road from the end of the existing paved road to the east property line of Proposed Lot 30 shall be engineered and built to Ministry of Transportation and Infrastructure Local Road paved standards as specified in Chapter 1400 of the BC Supplement to TAC Manual.

Attached for your information is a Geometric Design Criteria Sheet outlining design parameters for a Local Road.

Infrastructure that will be maintained by the Ministry upon completion of the subdivision shall include climate change considerations within the design. The Professional Engineer undertaking the road design shall follow the Engineers & Geoscientists British Columbia guideline Developing Climate Change-Resilient Designs for Highway Infrastructure in British Columbia (Interim) and a completed Design Criteria Sheet for Climate Change Resilience shall be included with the design drawings.

The applicant is to retain a Professional Engineer to supervise and certify that all road construction has been completed in accordance with the latest edition of the Ministry's Standard Specifications for Highway Construction. The Professional Engineer shall be responsible for submission of inspection reports, photographs of different stages of construction, a list of material sources, sieve analysis of all granular material and compaction testing results. Compaction testing results shall be a minimum of one test at ten (10) metre increments or stations and all road base materials shall be compacted such that 100% Standard Proctor Density is achieved as described in Section 202 of the Standard Specifications for Highway Construction.

Engineered projects within Ministry of Transportation and Infrastructure rights-of-way or proposed right-of-way dedications must comply with this Ministry's Engineer of Record and Field Review Guidelines which can be found on our website at http://www.th.gov.bc.ca/publications/Circulars/All/T_Circ/2009/t06-09%20.pdf.

The following must be adhered to:

- a) Upon completion of the final design, and prior to construction, the Engineer of Record (EOR) shall execute and submit to the Ministry representative the signed original Assurance of Professional Design and Commitment for Field Reviews (Form H1252).
- b) The parties will confirm the assignment of field review responsibilities in accordance with the assignments noted in Schedule A - Summary of Design and Field Review Assignments (Form H1252a).
- c) Upon completion of the construction the EOR will submit an Assurance

of Professional Design - Post Construction (Form H1253), attaching copies of any Assurance of Field Reviews and Compliance (Form H1254) upon which the EOR is relying.

The applicant shall provide the Ministry with engineered drawings of the proposed road prior to commencement of any construction. The drawings must include, at minimum, a plan view, vertical alignment, horizontal alignment, cross section and drainage. The drawings shall be submitted in a manner and scale as per the Transportation Association of Canada (TAC) Geometric Design for Canadian Roads Manual and the BC Supplement to TAC Geometric Design Guide.

The applicant shall provide record drawings in PDF format prepared and signed by a Professional Engineer indicating that all construction has been completed to Ministry of Transportation and Infrastructure standards. The record drawings must show all utilities and underground works.

Any required culverts shall have a minimum diameter of 600mm.

A road works permit is required for any road construction within an existing road right-of-way.

6. The Ministry file number 2018-02389 shall be included on the plan image.
7. All relevant documentation, covenants, final plans, fees, rural property tax report and written confirmations shall be submitted in one package to this office.

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

Submission of final plans and documents to be accompanied by a current tax certificate to show proof all property taxes are paid, together with a plan examination fee of \$50.00 plus \$100.00 per lot for a total of \$650.00. If paying by cheque, make payable to the Minister of Finance.

If you have any questions or wish to set up an appointment, please do not hesitate to call Kattia Woloshyniuk at (236) 468-1926. Please quote file number 2018-02389 when contacting this office. We encourage you to make use of our online file system eDAS to track the progress of your application.

Signed on behalf of Provincial Approving Officer by

Kattia Woloshyniuk
A/ Senior Development Officer