



eDAS File #: 2010-03845

Date: Apr/06/2021

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

Attention: Jim Green

Re: Proposed 7-Lot Conventional Subdivision of PID 015-937-011, DL 1485, New Westminster Group 1 PID 015-138-160, DL 6322, New Westminster Group 1

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. Applicant is to comply with layout proposal dated June 15, 2010 prepared by John C. Theed, BCLS.
2. Written confirmation from the Sunshine Coast Regional District that the conditions outlined in their subdivision condition letter dated October 6th, 2015 have been satisfied. Confirmation shall accompany final plans to this office.
3. Applicant is to enter into a Restrictive Covenant pursuant to Section 219 of the Land Title Act against proposed lots in favour of the Vancouver Coastal Health Authority as noted in the health authority letter dated August 18, 2010 regarding approved drain site locations for lots 22, 23, 24, 25 & 26. The restrictive covenant to be identified on a reference plan prepared by a BC Land Surveyor. Restrictive covenant is to have priority over all financial charges. The appropriate notation is to appear on all final plans.
4. Written confirmation from the Vancouver Coastal Health Authority that

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

indicates domestic water supply requirements for lots 22, 23, 24, 25 & 26 have been approved. Confirmation shall accompany final plans to this office.

5. Applicant to enter into a restrictive covenant, pursuant to Section 219 of the Land Title Act, with the Minister of Transportation and Infrastructure to establish the conditions of the Geotechnical Assessment done by GeoTactics Media (2007), dated November 18, 2009. The areas for 'Potential Building Sites' are to be the restrictive covenants and are to be identified on a reference plan prepared by a BCLS. Covenant to be registered with priority over all financial charges. Appropriate notation required on final plan.
6. Written confirmation from GeoPacific that the covenant and reference plan have been reviewed and that they both adequately reflect the findings of their report dated December 5th 2017.
7. Wood Bay Ridge Road to be dedicated through proposed lot 26 a minimum of ten (10) metres from existing mean centerline or three (3) metres beyond the extremities of cuts or fills, whichever is greater. All road infrastructure including the back side of ditches must be completely contained within the public right of way at the completion of construction.
8. Wood Bay Ridge Road shall be designed and constructed from the existing paved section to the end of the current public road right of way. Construction shall be in accordance with BC MOT Supplement to TAC Geometric Design Guide, Section 1400. The road shall be designed with 600mm culverts and paved to a seven (7) metre width, 0.5 metre shoulders and minimum 50mm asphalt thickness to the satisfaction of the District Manager of Transportation and Infrastructure.
9. The applicant shall include, in the design and construction of Wood Bay Ridge Road, a hammerhead turnaround at the end of the required road construction. The hammerhead shall be designed and constructed as per Section 1420.K or 1420.L of the BC Supplement to TAC.
10. Prior to commencement of any road works, the applicant shall provide to the Ministry, engineered drawings of the proposed road. 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.
11. Any works subject to Ministry review that fall within the scope of engineering under the Engineers and Geoscientists Act will be performed by a professional Engineer and shall comply with the Ministry's Engineer of Record and Field Review Guidelines. 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 and the original copy of the "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.

12. The applicant is to retain a Professional Engineer to supervise and certify that all road construction has been completed in accordance with the Ministry's "Standard Specifications for Highway Construction". The 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, all road base materials shall be compacted to such that 100% Standard Proctor Density is achieved as described in the latest edition of the "Standard Specifications for Highway Construction, Section 202".
13. The applicant is to provide electronic "As-built" or record drawings in PDF format prepared and signed by a Professional Engineer indicating that all construction is to Ministry of Transportation and Infrastructure standards. The final drawings are to show all utilities and underground works.
14. Access to proposed lots fronting Wood Bay Ridge Road shall be designed, constructed and paved in a location acceptable to the District Manager Transportation prior to final subdivision approval.
15. Provincial records indicate that the parent parcel is located in an area with low potential to contain an archaeological site protected by the Heritage Conservation Act. As such, the Provincial Approving Officer has no objections to the proposed subdivision proceeding without the need for an archaeological impact assessment.

However, the applicant should be aware that there is still a chance that the property may contain unrecorded archaeological material that is protected under the Heritage Conservation Act. This would most likely be indicated by the presence of areas of dark stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artifacts such as arrowheads and other stone tools, or even buried human remains. If such material is encountered during demolition or construction, a Heritage Conservation Act Permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.

Please contact the Archaeology and Registry Services branch immediately at

250-952-4300 if archaeological site deposits are encountered on the subject property.

16. All relevant legal documentation, covenants, final plans, fees, TX55 tax form and written confirmation shall be submitted in one package to this office.
17. Final plans to be prepared by a BCLS and shall be identified with the file number 2010-03845 directly below the Approving Officer's signature block.

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 \$750.00. 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 2010-03845 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