REGULAR AGENDA

ELECTION OF CHAIR AND VICE CHAIR

A. APPROVAL OF AGENDA

   (Opportunity for Introduction of Late Items)

   RECOMMENDATION 1
   That the Agenda of the January 27, 2016 Advisory Planning Commission Electoral Area “C” meeting be approved as presented.

B. ADOPTION OF MINUTES


   RECOMMENDATION 2
   That the minutes of the November 25, 2015 Advisory Planning Commission Electoral Area “C” meeting be adopted as circulated.

C. DELEGATIONS

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. APC Workshop Session Topics

2. Subdivision Application [for information only]
   VISTICA – ILIJA c/o FRAME [15-0527-C-SUB]

F. BUSINESS ARISING FROM DELEGATIONS
G. REPORTS

H. ADJOURNMENT
MINUTES of a REGULAR meeting of the ELECTORAL AREA “C” ADVISORY PLANNING COMMISSION of the REGIONAL DISTRICT OF NORTH OKANAGAN held in the Boardroom at the Regional District Office on Wednesday, November 25, 2015

Members:  Paul Williamson Chair
          Ray Ivey Vice Chair
          Cliff Day
          Randy McDermid
          Brad Clark

Staff:    Lynda Fraser Planning Clerk

Other:   Mike Macnabb Director, Electoral Area “C”

CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m.

APPROVAL OF AGENDA

Advisory Planning Commission Electoral Area “C” – November 25, 2015

Moved and seconded by Ray Ivey and Randy McDermid
That the Agenda of the November 25, 2015 Advisory Planning Commission Electoral Area “C” meeting be approved with the following addition:

• Referral Application BC TIMBER SALES [15-0568-C-REF]  CARRIED

OPPOSED – BRAD CLARK

ADOPTION OF MINUTES

Advisory Planning Commission Electoral Area “C” – August 26, 2015

Moved and seconded by Randy McDermid and Cliff Day
That the minutes of the August 26, 2015 Advisory Planning Commission Electoral Area “C” meeting be adopted as circulated.

CARRIED

NEW BUSINESS

Liquor Licence Referral Application
SILVER STAR SKI RESORT C/O J. CROCKETT [15-0428-CSS-LIQ]

The Commission reviewed the application.

Moved and seconded by Cliff Day and Randy McDermid
That the Advisory Planning Commission Electoral Area “C” support the recommendations contained in the Planning Department Report dated November 16, 2015, That the Board of Directors support the Temporary Use Area Endorsement application submitted by Silver Star Ski
Resort Ltd. to extend the liquor licence activities of The Saloon to three outdoor areas at Silver Star Ski Resort; and further;

That the Board of Directors advise the Liquor Control and Licensing Branch that the views of residents were not gathered as the Board deems that the potential for noise would likely not increase beyond acceptable levels and nearby residents and the community in general would not be negatively impacted.

**CARRIED**

**Development Permit with Variance Application**

**SILVER STAR SKI RESORT LTD. [15-0261-CSS-DP / 15-0268-CSS-DVP]**

The Commission reviewed the application and discussed the following matters:
- Skier accessibility,
- Encroachment onto the ski run,
- Ski resorts having to show improvements for skiing prior to any development.

Moved and seconded by Paul Williamson and Cliff Day

That the Advisory Planning Commission Electoral Area “C” not support the recommendations contained in the Planning Department Report dated November 25, 2015. That a Development Permit with Variances be granted for the property legally described as Lot A, District Lots 1355 and 5279, ODYD, Plan KAP76316 and located at 150 Main Street, Electoral Area “C” subject to the following:

1. an Encroachment Permit being issued by the Ministry of Transportation and Infrastructure to allow for the stairs from the elevated boardwalk to project into the road right-of-way;
2. Prior to Building Permit issuance, registration of a Restrictive Covenant on the title of the subject property identifying it as being subject to Wildfire Hazardous area conditions and contains an indemnity clause that saves the Regional District harmless from any damages or losses due to a wildfire; and
3. the dimensions, siting and form and character of the addition to the building on the land shall be in general accordance with the site plan attached to the Planning Department Information Report dated November 19, 2015.

That upon consideration of input from adjacent landowners, a Development Permit with Variances be issued for the property legally described as Lot A, District Lots 1355 and 5279, ODYD, Plan KAP76316 and located at 150 Main Street, Electoral Area “C” to vary the following sections of the Silver Star Zoning Bylaw No. 1926, 2004:

1. Section 401(8) for a building to be setback on the pedestrian mall from 10 m to 0 m;
2. Section 804(1)(f) for the off street parking standards related to a 314 m² office addition from six parking spaces to zero (0);
3. Section 804(5) which requires two-thirds of all parking spaces for a commercial use to be provided in an indoor parking garage to zero (0);
4. Section 804(7) for 50% of the outdoor parking area to be located on another parcel to zero (0);
5. Section 804(8) for the off street parking standards related to Food Services, Drinking Place Uses and Retail Trade uses from five parking spaces to zero (0);
6. Section 805(2) for the off-street commercial loading standards from one space to zero (0);
7. Section 805(4) for the off-street commercial loading spaces to be on the subject parcel where the building is located to be waived, and further;
That clarification of clearance requirements of a chair lift and the removal of skier terrain be addressed.

CARRIED

LATE ITEMS

Referral Application
BC TIMBER SALES [15-0568-C-REF]

The Commission reviewed the application and discussed the following:

- Received the application late.
- Concern with debris flow.
- Impact on water licensees.
- Geotech reports.
- RAR designation for all creeks (no logging within the area).
- Impact on wells.

Moved and seconded by Ray Ivey and Brad Clark
That a two month extension be requested from the date received (November 25, 2015) to review the application and provide comments at the next APC “C” meeting.

NEXT MEETING

The next meeting is scheduled for December 16, 2015.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m.

Certified Correct:

__________________________________  ____________________________________
Chair                                      Recording Secretary
January 14, 2016

[X] Director Macnabb
[X] Advisory Planning Commission, Area "C"

Re: Subdivision Application for the property located at Lot A, Sec 25, Twp 8, ODYD, Pln KAP48148 and located at 7810 Glenhayes Road, Electoral Area 'C' (Vistica – Ilija c/o Frame)

Enclosed for your information please find a copy of the letter to the Ministry of Transportation along with the application package concerning the above-noted file.

Sincerely,

Ashley Bevan
Executive Assistant

Enclosures
January 14, 2016

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

Dear Desiree Lantenhammer:

Re: Proposed subdivision of the property legally described as Lot A, Sec 25, Twp 8, ODYD, Plan KAP48148 and located at 7810 Glenhayes Road, Electoral Area “C”

Thank you for the opportunity to provide comment on the subdivision application for the above described property which was forwarded to this office for comment on October 30, 2015. In this regard, please be advised that the following conditions would need to be met in order for the proposed plan of subdivision to comply with the applicable Bylaws of the Regional District:

1. Glenhayes Road and Baker Hogg Road adjacent to the proposed lots must be dedicated and 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. In accordance with the requirements of Section 403 of Subdivision Servicing Bylaw No. 2600, written confirmation must be submitted from the Interior Health authority to the Regional District stating that their requirements with regard to servicing proposed Lot 1 with an on-site sewage disposal system have been satisfied. In this regard, it is acknowledged that approval has been granted as of September 3, 2015 and therefore this item is considered satisfied.

3. In accordance with the requirements of Sections 405 and 410 of Subdivision Servicing Bylaw No. 2600, written confirmation must be submitted from the Greater Vernon Water authority stating that their requirements with regard to servicing the proposed lots with a community water supply and fire hydrants have been satisfied. The conditions to be satisfied in this regard are outlined by the Engineering Department of Regional District of North Okanagan in their letter to you dated December 16, 2015.

4. In accordance with the provisions of Section 411 of Subdivision Servicing Bylaw No. 2600, written confirmation must be submitted from the BC Hydro authority to the Regional District stating that their requirements with regard to servicing the proposed lots with hydro facilities have been satisfied.
5. The use of land, buildings, and structures on the proposed lots must comply with the permitted uses of land, buildings, and structures as outlined in Section 801.1 of the Regional District of North Okanagan Zoning Bylaw No. 1888, 2003. In this regard, the proposed Remainder Lot must be no smaller than 2.0 ha in size in order for the existing two family dwelling to be considered a permitted use.

6. The number of buildings on the proposed lots must not exceed the maximum number of buildings permitted per lot as outlined in Section 801.2 of Zoning Bylaw No. 1888.

7. Proposed Lot 1 must comply with the 1.0 ha minimum lot size requirement of the Small Holding (S.H) zone as outlined in Section 801.5 of Zoning Bylaw No. 1888. As noted above, the proposed Remainder Lot must comply with the 2.0 ha minimum lot size requirement of the Small Holding (S.H) zone as outlined in Section 801.1 of Zoning Bylaw No. 1888 as it contains a two family dwelling.

8. The proposed lots must comply with the minimum lot frontage requirements of the Small Holding (S.H) zone as outlined in Section 801.6 of Zoning Bylaw No. 1888. Section 801.6 requires that lots have a frontage of not less than one-tenth of the perimeter of the lot.

9. Existing buildings on the proposed lots must meet the setback requirements of Sections 801.9 and 1601 of Zoning Bylaw No. 1888 with respect to new lot lines.

10. Each proposed lot must have a building site and onsite driveway that meets the building site and private access driveway requirements of Section 310 of Zoning Bylaw No. 1888.

11. The proposed subdivision must comply with the Riparian Area Regulation Provisions as outlined in Section 1702.2.a of Zoning Bylaw 1888 with respect to watercourses located on the lands.

12. The Electoral Areas ‘B’ and ‘C’ Official Community Plan No. 2626, 2014 designates the subject property as being within a Riparian Development Permit Area. As such, the approval of a Development Permit application is required unless an exemption to this requirement is granted in accordance with the provisions of Section 16.2.6 of the Bylaw.

13. The Electoral Areas ‘B’ and ‘C’ Official Community Plan No. 2626 designates the subject property as being within an Environmentally Sensitive Lands Development Permit Area. As such, the approval of a Development Permit application is required unless an exemption to this requirement is granted in accordance with the provisions of Section 16.3.13 of the Bylaw.

14. The payment of a $3644.00 Development Cost Charge must be provided in accordance with the requirements of the Greater Vernon Parks, Recreation and Culture Service Development Cost Charge Bylaw No. 2279, 2007.

15. Submission of the final plan of subdivision prepared by a BC Land Surveyor is required for final review against all relevant bylaw regulations.

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.
If you have any questions regarding this letter or require additional information, please contact Caren Walker of the Planning Department at (250) 550-3745.

Sincerely,

Greg Routley
Deputy Planning Manager

Attach.

cc: Jozo & Smilja Vistica
    Ilija & Angela Saric
    Jeffrey Frame – Forward Law LLP
    Director Macnabb
    Electoral Area “C” Advisory Planning Commission
PLAN OF SUBDIVISION OF LOT A, SEC 25, TP 8, ODYD, PLAN KAP48148.

Pursuant to Section 67 of the Land Title Act

SCALE 1:750

All distances are horizontal ground level, in metres and decimals thereof.

THE INTENDED PLOT SIZE OF THIS PLAN is 432m x 366m at height of

LOT 1

1.00 ha

LEGEND

Bearings are astrographic and are derived from Plan KAP48148
All distances shown are horizontal ground level, distances.

- Denotes standard iron post found
- Denotes standard iron post placed

NOTE:
This plan shows one or more witness posts which
are not set on the true corners.

This plan lies within the jurisdiction of the assessing officer
for the ministry of transportation & infrastructure.

(See 2010-0665)

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED BY
JASON R. SHORTT, BCLS, ON THE 20TH DAY OF AUGUST, 2012.

russell shortt
land SURVEYORS
2851 5th Street, Vernon, B.C.
Phone 545-0511 Fax 545-2741

EOR #142342 COMPLETED OCTOBER 25, 2012.
# APC "C" - REGULAR AGENDA
January 27, 2016 - ITEM E.2

## PRELIMINARY SUBDIVISION APPLICATION

Submit this application to the Ministry of Transportation and Infrastructure District Office in your area.

### A. PROPOSAL

This is an application for preliminary layout approval for all properties involved

<table>
<thead>
<tr>
<th>Applicant File Number</th>
<th>Ministry File Number</th>
<th>No. of Lots Including remainder</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010-05653</td>
<td>2015.05845</td>
<td>2</td>
</tr>
</tbody>
</table>

**Subdivision Type**
- [X] Conventional (fee simple) Subdivision
- [ ] Bere Land Strata
- [ ] Other (Specify)

**Full Legal Description(s) per State of Title Certificate(s)**
- PID: 017-930-081
- Lot A, Section 25, Township 8, Osoyoos Division Yale District, Plan KAP48148

**Full Civic Address**
7810 Glenhayes Road, Vernon, British Columbia

**Property Location**
- Access Road: Baker Hogg Road & Glenhayes Road
- Property Zoning: Small Holdings (SM)
- Intended Land Use: Residential

**Surrounding Land Use**
- North: Residential, South: Residential, East: Property, West: Property

**Proposed Sewage Disposal**
- [X] Community System
- [ ] Septic Tank
- [ ] Other (Specify)

**Proposed Water Supply**
- [X] Community System (name of existing system)
- [ ] Greater Vernon Water Utility
- [ ] Water Licenses (License #)
- [ ] Other (Specify)

## B. APPLICATION INFORMATION

Incomplete applications will not be accepted

**Required Items Include:**
- [X] Subdivision application form.
- [X] The Preliminary Subdivision Application fee. Please make cheques payable to the Minister of Finance. (see page 2)
- [X] An authorization letter from the owner(s) if someone else is applying on the owner's behalf. (Permission to Act as an Agent H1275)
- [ ] A copy of BC Assessment Authority Property Assessment Notice showing property tax classification.
- [ ] All new lots MAY require a sewage report—please contact your local Transportation office for clarification.
- [ ] One copy of the current State of Title Certificate so that all property encumbrances and easements can be checked.
- [ ] Copies of any covenants, easements, rights-of-way or other charges registered against the title. These are available through the Land Title Office.
- [ ] A copy of Contaminated Sites Profile form or Contaminated Sites declaration statement, duly completed and signed.
- [ ] Original copy and a .PDF file of a scaleable sketch plan of proposed layout with metric dimensions.

Property engineeried drawings will be required for final approval. The sketch must contain:
- the date it was drawn
- the scale
- north arrow
- legal description of the property being subdivided, and its adjacent properties
- outline of the subdivision in heavy black line
- all proposed lots, remainders, parks, rights-of-way, easements and roads showing metric dimensions and areas
- any existing property lines or roads proposed to be removed, closed or relocated
- all steep banks or slopes exceeding 2 m high and all slopes of 25% or greater, within or adjacent to the proposal area
- location of existing buildings and structures, wells and sewage disposal fields on the property, as well as adjacent properties
- within 30 m of property boundaries
- location of any onsite water sources to be developed (wells, surface)
- approximate location of all existing and proposed utility services
- existing access roads and other roads and trails on the property (state names of roads)
- location of all water courses (seasonal or otherwise) and water bodies

Include these items as well, where applicable
- [ ] A copy of the Provincial Agricultural Land Commission application (if located within ALR). While a developer can apply for subdivision approval before he or she receives permission to proceed from the Agricultural Land Commission or the local government if it has been delegated the authority, the Provincial Approving Officer can only give approval if the property has cleared the Land Commission process in the meantime.
- [ ] One copy of any test required by the Regional Health Authority.
- [ ] A Development Permit and plan where applicable.
### C. SUBDIVISION APPLICATION FEES

Make cheques payable to the Minister of Finance PAYABLE UPON (see below)

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Preliminary Subdivision Application</td>
<td>$350.00</td>
<td>Per lot or shared interest, including remainders, to a maximum of $70,000</td>
</tr>
<tr>
<td>2. Final Conventional Plan Exam</td>
<td>$50.00</td>
<td>Per examination</td>
</tr>
<tr>
<td>3. Final Strata Plan Examination</td>
<td>$100.00</td>
<td>Per lot, including remainders, on the final plan</td>
</tr>
<tr>
<td>4. Other Strata Fees</td>
<td>$100.00</td>
<td>To examine Form P for any phased development</td>
</tr>
<tr>
<td>4. Other Strata Fees</td>
<td>$100.00</td>
<td>Approval (Form Q) for each phase of a phased building strata plan</td>
</tr>
</tbody>
</table>

Note: These fees may change without notice or amendment on this form. There may be other provincial and local government fees associated with your subdivision. To find out more, contact the local government in which the land is located, or contact the Islands Trust if located on the Gulf Islands.

### D. FURTHER INFORMATION AND COMMENTS

(Attach a separate sheet if more space is required)

### E. OWNER(S)/APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Property Owner(s)/Full Name(s)</th>
<th>Home Telephone</th>
<th>Address</th>
<th>Business Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jozo Vistica, Smilja Vistica, Ilija Saric, and Angela Saric</td>
<td>250-542-3914</td>
<td>7341 Point Sage Drive</td>
<td></td>
</tr>
<tr>
<td>Vernon, BC V1B 4A5</td>
<td>E-Mail: <a href="mailto:Adriaticocean@hotmail.com">Adriaticocean@hotmail.com</a></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agent Full Name</td>
<td>Home Telephone</td>
<td>Vernon, BC V1B 4A5</td>
<td></td>
</tr>
<tr>
<td>Jeffrey G. Frame of Forward Law LLP</td>
<td>Fax: 250-434-2333</td>
<td>1370B Summit Drive</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>E-Mail: <a href="mailto:jframe@forwardlaw.ca">jframe@forwardlaw.ca</a></td>
<td>Kamloops, BC V2C 1T8</td>
<td></td>
</tr>
<tr>
<td>Business Telephone</td>
<td>Fax: 250-434-2334</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I certify that all the information about and on all plans and other attachments is true, correct and complete.

I understand that this submission constitutes a preliminary application only.

No approvals are implied prior to receipt of written preliminary approval from the Ministry of Transportation and Infrastructure.

### COLLECTION INFORMATION

The personal information on this form is collected under the authority of the Land Title Act. The information collected will be used to process your preliminary subdivision application, and it may be necessary for the ministry to provide this information to other agencies involved in the review and approval process. If you have any questions about the collection, use and disclosure of this information, contact District Development Technician at the nearest Ministry of Transportation and Infrastructure Office.

The information in this application may be subject to disclosure under the Freedom of Information and Privacy Act.

Further information can be found at http://www.gov.bc.ca/cltz/lao/foi/submit/general/
PLAN OF SUBDIVISION OF LOT A, SEC 25, TP 8, ODYD, PLAN KAP48148.

Pursuant to Section 67 of the Land Title Act

BCGS 82L034
SCALE 1:750

At distances are horizontal ground level, in metres and decimals thereof.
The widths plus one of this plan is shown in black and

LOT 1
PLAN 41748

LOT 1

LOT 1
DEDICATED AS ROAD
15.0 m

LOT 1
DEDICATED AS ROAD
25.0 m

LOT 2
PLAN 34092

LOT 2

LOT 2
DEDICATED AS ROAD
25.0 m

Rem LOT A
PLAN KAP48148

Rem LOT A

Rem LOT A
DEDICATED AS ROAD
25.0 m

Rem LOT A
DEDICATED AS ROAD
15.0 m

LOT 1
PLAN KAP56309

LEGEND

- Denotes standard high post road

- Denotes standard road post placed

- Road plan shows one or more vehicle points which

are not set on the road corridor(s)

This plan lot is within the jurisdiction of the Approving Officer
Of the Ministry of Transportation & Infrastructure.


russell shortt
land SURVEYORS
2014 27th Avenue, Vernon, BC
P.O. Box 1279 Phone 250-542-0121 Fax 250-542-7341

Page 11 of 24
ELECTORAL AREA "C"
SUBDIVISION APPLICATION
SUBJECT PROPERTY MAP

File: 15-0527-C-SUB
Applicant: Jozo & Smilja Vistica and Illja & Angela Saric c/o Jeffrey Frame
Location: 7810 Glenhayes Road
Desiree Lantenhammer
Development Approvals Technician
Ministry of Transportation and Infrastructure
4791 23rd Street, Vernon BC
V1T 4K9

Dear Ms. Lattenhammer:

Re: Proposed Subdivision of Lot A, Sec. 25, Twp. 8, Plan Kap48148

The applicant for the above referenced proposed 2 lot subdivision as shown on the attached plan has provided information which satisfies this offices requirements for onsite sewerage dispersal systems. Subsequently this office has no concern or objection to the subdivision.

Please contact me with any questions you may have.

Thank you.

John C. Beaupre, C.P.H.I.(C)
Environmental Health Officer
Interior Health Authority
Penticton Health Protection
105 – 550 Carmi Avenue, Penticton, BC, V2A 3G6
Bus: (250) 770-5540
Direct: (250) 492-4000 Ext: 2744
Cell: (250) 809-7356
Fax: (250) 770-5541
Email: john.beaupre@interiorhealth.ca
Web: www.interiorhealth.ca

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November 4, 2010

Assignment No. 1042042
BCH File: BCH 5814
Your File: 2010-05653

VIA FAX: (250) 503-3631

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

Attention: Desiree Lantenhammer, Development Approvals Technician

Re: Proposed subdivision: Lot A, Sec. 25, Tp. 8, ODYD, Plan KAP48148
Civic address: 7810 Glenhayes Road, Vernon
Applicants: Vistica/Saric

Thank you for your referral of October 22, 2010. BC Hydro has no objection in principle to the proposed subdivision as there appears to be no road dedication involved affecting BC Hydro’s rights.

The following comments are for the property owner’s information:

1. As you know, BC Hydro has a registered right of way on the property. Please be guided by the terms of the right of way agreement.

2. BC Hydro must be able to make full use of the right of way area for present and future works including operation, maintenance and replacement of existing lines and construction of new lines. Any future development must recognize this and the Ministry of Transportation and Infrastructure must be comfortable that any proposed use of the property does not limit in any way BC Hydro’s existing and future use of the right of way area for transmission purposes.

3. If the final version of this plan includes a road dedication, please submit a copy to our office. BC Hydro will reserve comments following a further review of the final subdivision plan when submitted. BC Hydro’s signature is required before a plan with road dedication can be registered.
4. Obtain separate written approval from this office for any intended use or development on the right of way before construction takes place. I note that there appears to be a proposed driveway crossing the transmission line right of way. We will require further information to conduct a separate review if driveway access (or any other compatible use) is anticipated within the right of way area. Please submit applications to this office. Information regarding compatible uses within BC Hydro rights of way is available at:

http://www.bchydro.com/about/our_system/transmission_system/right_of_way_management.html

5. No building encroachment is permitted within the right of way.

6. Open space/parks must be assigned a lot number so that BC Hydro’s rights are retained.

Please call me at (250) 549-8566 if you have any questions.

Yours truly,

Joan Muir
Property Coordinator
PERMISSION TO ACT AS AN AGENT

Region and area address: PID: 017-930-081
Lot A, Sec. 25, Tp. 8, ODYD, Plan KAP48148
7810 Glenhayes Road, Vernon, BC

Provincial Approving Officer
Ministry of Transportation and Infrastructure

I, Angela Saric, hereby give permission for Jeffrey G. Frame

to act as my agent on my behalf for the attached preliminary subdivision application. Any and all correspondence shall be sent to my agent.

Additional Comments:

Date: 05/26/2015

Owner

Witness

Jeffrey G. Frame
Agent

Forward Law LLP, 1370B Summit Drive, Kamloops
Address
British Columbia

250-434-2333 250-434-2334
Phone Fax

jframe@forwardlaw.ca
E-mail

The personal information on this form is collected under the authority of the Land Title Act. The information collected will be used to process your preliminary subdivision application, and it may be necessary for the ministry to provide this information to other agencies involved in the review and approval process. If you have any questions about the collection, use and disclosure of this information, contact District Development Technician at the nearest Ministry of Transportation and Infrastructure Office.

The information in this application may be subject to disclosure under the Freedom of Information and Privacy Act.
Further information can be found at http://www.gov.bc.ca/citz/iac/foi/submit/general/
BRITISH COLUMBIA

Ministry of Transportation and Infrastructure

PERMISSION TO ACT AS AN AGENT

Region and area address: PID: 017-930-081
Lot A, Sec. 25, Tp. 8, ODYD, Plan KAP48148
7810 Glenhayes Road, Vernon, BC

Provincial Approving Officer
Ministry of Transportation and Infrastructure

I, Ilija Saric, hereby give permission for Jeffrey G. Frame
to act as my agent on my behalf for the attached preliminary subdivision application. Any and all correspondence shall be sent to my agent.

Additional Comments:

Ilija Saric
Owner
05/15/2015
Date

Jeffrey G. Frame
Agent
Forward Law LLP, 13708 Summit Drive, Kamloops
Address
British Columbia
V2C 1T8
Postal Code
250-434-2333
250-434-2334
Phone
Fax
jframe@forwardlaw.ca
E-mail

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The information in this application may be subject to disclosure under the Freedom of Information and Privacy Act.

Further information can be found at http://www.gov.bc.ca/citz/aofei/submit/general/
Region and area address: PID: 017-930-081

Lot A, Sec. 25, Tp. 8, ODYD, Plan KAP48148
7810 Glenhayes Road, Vernon, BC

Provincial Approving Officer
Ministry of Transportation and Infrastructure

I, Jozo Vistica, hereby give permission for Jeffrey G. Frame to act as my agent on my behalf for the attached preliminary subdivision application. Any and all correspondence shall be sent to my agent.

Additional Comments:

[Signature]

Owner

05/15
Date

Jeffrey G. Frame
Agent

Forward Law LLP, 1370B Summit Drive, Kamloops
Address
British Columbia

250-434-2333
Phone
250-434-2334 Fax

jframe@forwardlaw.ca
E-mail

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Further Information can be found at http://www.gov.bc.ca/citz/iaa/foi/submit/general/
Province: British Columbia

Ministry of Transportation and Infrastructure

PERMISSION TO ACT AS AN AGENT

Region and area address: PID: 017-930-081
Lot A, Sec. 25, Tp. 8, ODYD, Plan KAP48148
7810 Glenhayes Road, Vernon, BC

Provincial Approving Officer
Ministry of Transportation and Infrastructure 

Date: 05/26/2015

I, Smilja Vistica, hereby give permission for Jeffrey G. Frame to act as my agent on my behalf for the attached preliminary subdivision application. Any and all correspondence shall be sent to my agent.

Additional Comments:

Owner

Smilja Vistica

Witness

05/15

Date

Jeffrey G. Frame
Agent

Forward Law LLP, 1370B Summit Drive, Kamloops
Address

British Columbia

V2C 1T8
Postal Code

250-434-2333
250-434-2334
Phone
Fax

jframe@forwardlaw.ca

E-mail

The personal information on this form is collected under the authority of the Land Title Act. The information collected will be used to process your preliminary subdivision application, and it may be necessary for the ministry to provide this information to other agencies involved in the review and approval process. If you have any questions about the collection, use and disclosure of this information, contact District Development Technician at the nearest Ministry of Transportation and Infrastructure Office.

The information in this application may be subject to disclosure under the Freedom of Information and Privacy Act.
Further information can be found at http://www.gov.bc.ca/citizens/foi/submit/general/
I, Smilja Vistica, hereby acknowledge that the Environmental Management Act, 2003, is effective as of March 31st, 2005.

Based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 (attached) of the regulations. Accordingly, I elect not to complete and submit a 'site profile', as outlined in Section 40,(1) of the Act.

I further acknowledge that this election does not remove any liability, which may otherwise be applicable under the legislation.

Applicant/Agent

Witness

Date
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**

Land Title District: KAMLOOPS
Land Title Office: KAMLOOPS

Title Number:
From Title Number: KF98070
KF99898

Application Entered: 1992-10-09
Application Received: 1992-10-08

Registered Owner in Fee Simple:
Registered Owner/Mailing Address:
JOZO VISTICA, SHOP FOREMAN
SMILJA VISTICA, LABOURER
1050-11TH AVENUE
VERNON, BC
V1B 2R5
AS TO AN UNDIVIDED 1/2 INTEREST AS JOINT TENANTS

Registered Owner/Mailing Address:
ILIA SARIC, SHOP FOREMAN
ANGELA SARIC, HOUSEWIFE
1050-11TH AVENUE
VERNON, BC
V1B 2R5
AS TO AN UNDIVIDED 1/2 INTEREST AS JOINT TENANTS

Taxation Authority: VERNON ASSESSMENT AREA

Description of Land:
Parcel Identifier: 017-930-081
Legal Description:
LOT A SECTION 25 TOWNSHIP 8 OSOYOOS DIVISION YALE DISTRICT PLAN KAP48148

Legal Notations:
BYLAW CONTRAVENTION NOTICE, SEE DF KE11995 KE11995 CANCELLED BY KF106367

Charges, Liens and Interests:
Nature: RIGHT OF WAY
Registration Number: 40115E
Registration Date and Time: 1948-12-20 10:29
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA
TITLE SEARCH PRINT

File Reference:
Declared Value $70,000.

Nature: MORTGAGE
Registration Number: CA2819301
Registration Date and Time: 2012-10-15 10:53
Registered Owner: ROYAL BANK OF CANADA

Duplicate Indefeasible Title: NONE OUTSTANDING
Transfers: NONE
Pending Applications: NONE

Title Number: KF99898

2015-10-30, 14:52:12
Requestor: DESIREE LANTENHAMMER
## Regional District Of North Okanagan

Property Information Management System

<table>
<thead>
<tr>
<th>Roll Number:</th>
<th>Jurisdiction:</th>
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<tr>
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<td>ELECTORAL Area C</td>
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<table>
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<tr>
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<th>Land District:</th>
<th>Legal Description:</th>
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<td>017-930-081</td>
<td>Osoyo</td>
<td>LOT A 25 8 KAP48148</td>
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<td>O.C.P.</td>
<td>SH 3.040 ha.</td>
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### ByLaw Enforcement

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NOTES: REMOVED 94/05/12

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NOTICE OF COLLECTION OF PERSONAL INFORMATION

Personal information collected on this form is collected for the purpose of processing this application and for administration and enforcement. The personal information is collected under the authority of the Municipal Act and the Regional District's bylaws.
Regional District Of North Okanagan
Property Information Management System

Roll Number: 722 00947.010
Jurisdiction: ELECTORAL Area C

Engineering Service Records:

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<th>Turnoff</th>
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Comments:
2. GENERAL FILE

OCT 25, 2007 LTR TO BURKE FRAME LAWYERS - RE:
REQUEST FOR INFO - RESTRICTIVE COVENANT KF098072

JAN 9, 2008 LTR TO BURKE FRAME LAWYERS - RE:
RESTRICTIVE COVENANT KF098072

1. 92-1408-C-BP (DUPLEX)
FINAL INSPECTION DATE: April 23, 1994

BCAA DATA:
School District: 22
Neighbourhood: 310
Land Use: 2 ACRES OR MORE - SINGLE FAMILY DWELLING, DUPLEX

Property Values
Land: $342,000.00
Improvements: $254,000.00
Total: $596,000.00

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