



**WILLIAMSON & ASSOCIATES  
PROFESSIONAL SURVEYORS**

3088 BARONS ROAD, NANAIMO B.C. V9T 4B5  
PHONE: (250) 756-7723 FACSIMILE (250) 756-7724  
email: waps@telus.net

February 25, 2011

Our File No.: 10202

Ministry of Transportation  
3<sup>rd</sup> Floor, 5475 Metral Drive  
Nanaimo, B.C. V9T 2L9

Attention: Angie Allwood, District Development Technician

Dear Angie Allwood:

**Re: Proposed Medical Clinic Site, Church Street, Gabriola Island;  
Potlatch Properties Development & Gabriola Health Care Foundation**

Please find enclosed our preliminary subdivision approval application for the above site to include:

- Preliminary Subdivision Application form
- Our cheque for \$700.00
- Recent title search
- Authorization of Agency from both parties
- Site Plan, five copies and a reduction
- VIHA referral package including percolation test
- Copy of MoTI rezoning referral letter for the site

This application is to create a 4.1 acre lot for the future Gabriola Medical and Urgent Care Clinic. The property is being donated by Potlatch Properties Ltd (Dr. Bob Rooks) to the Gabriola Health Care Foundation. The rezoning application has received second reading and public hearing is set for the end of March. This a volunteer initiative by the Gabriola Health Care Foundation with many consultants, contractors and members of the community volunteering their services, including ourselves.

Regarding your January 4, 2011 letter, as part of the current rezoning and this future subdivision we need to address the consideration "protection for future road dedication to connect Church Rd. to Spruce Ave." at this time. One of the conditions of the donation by Potlatch is that "there can be no conditions, covenants, additional dedications, easements or statutory right of ways required from or that will encumber the remaining portion of the 80 acre parent parcel". The Islands Trust is aware of this condition and has worked with us through the application on having the remainder parcel remain unencumbered. We spoke briefly with Mr. Wylie when the zoning amendment application was being prepared. To speak to the condition directly, we request/suggest that any future road connection through the parent parcel be deferred to an application which includes the development of the entire parcel. Please confirm if this is agreeable.

1 of 2

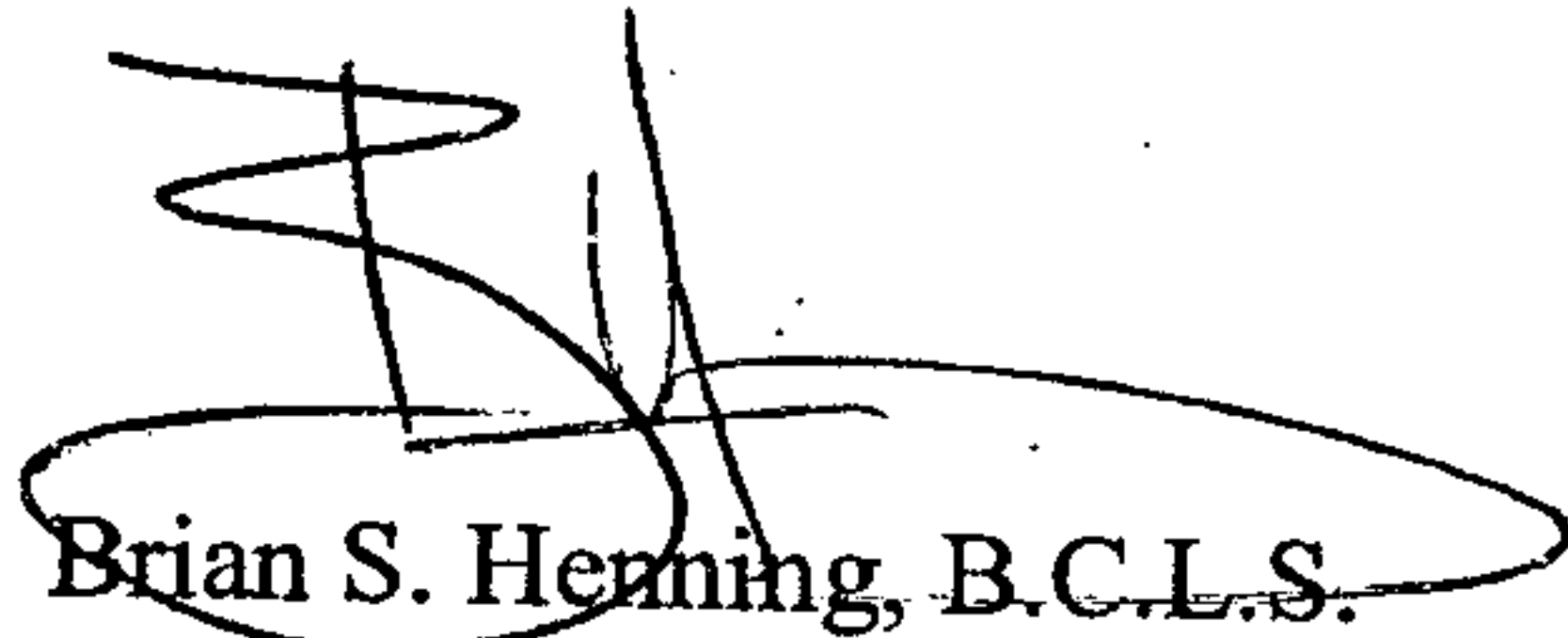


The contaminated site exemption declaration is out for signature and will be provided next week.

Should you have any questions or wish to discuss this further please call.

Yours truly,

**Williamson & Associates Professional Land Surveyors**

A handwritten signature in black ink, appearing to read "B. Henning", is written over a circular stamp or seal.

Brian S. Henning, B.C.L.S.

BSH/

Enclosures

cc Potlatch Properties Ltd.  
Gabriola Health Care Foundation  
VIHA





PRELIMINARY SUBDIVISION APPLICATION

Submit this application to the Ministry of Transportation District Office or a Front Counter BC office in your area.

A. PROPOSAL This is an application for preliminary layout approval for all properties involved

Form with fields: Applicant File Number (10202), Ministry File Number, Subdivision Type (Conventional, Sec 946, Bare Land), Full Legal Description, Full Civic Address, Property Location (0.5 Kilometers North, Access Road, Existing Land Use, Property Zoning, Intended Land Use), Surrounding Land Use, Proposed Sewage Disposal, Proposed Water Supply.

B. APPLICATION INFORMATION

Required items include:

- Subdivision application form.
The Preliminary Subdivision Application fee. Please make cheques payable to the Minister of Finance.
An authorization letter from the owner if someone else is applying on the owner's behalf.
Original plus five copies of a scaleable sketch plan of proposed layout.

Property engineered drawings will be required for final approval. The sketch should 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 red or heavy black line
all proposed lots, remainders, parks, rights of way, easements and roads showing 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 on the property and adjacent properties within 30m of property boundaries
location of any onsite water sources to be developed
approximate location of all existing and proposed utility services
existing access roads and other roads and trails on the property (state names of roads)
site locations of the soil inspection test holes and the percolation tests on each parcel
approximate extent of area available for sewage disposal surrounding the test holes
location of sewage disposal system and wells on adjacent properties within 30 m of property boundaries

The sketch must include the approximate grades and widths of roads and a design profile, preferably including a cross-section of the proposed road.

- One copy of the current State of Title Certificate so that property encumbrances 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.

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.
A copy of BC Assessment Authority Tax Notice showing property tax classification.

C. SUBDIVISION APPLICATION FEES			PAYABLE UPON
1. Preliminary Layout Application	\$350.00	Per lot or shared interest, including remainders, to a maximum of \$70,000	Application
2. Final Conventional Plan Exam	\$50.00	Per examination	Final Subdivision Plan Submission
	\$100.00	Per lot, including remainders, on the final plan	
3. Final Strata Plan Examination	\$100.00	Per examination	
	\$100.00	Per lot, including remainders, on the final plan	
4. Other Strata Fees	\$100.00	To examine Form E for any phased development	Application
	\$100.00	To issue a Certificate of Approval for each phase of a building strata development	Certificate Issuance

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)

THIS SUBDIVISION APPLICATION IS SUBMITTED IN CONJUNCTION WITH A REZONING APPLICATION CURRENTLY UNDERWAY WITH THE ISLANDS TRUST. WE ENCLOSE COPIES OF THE REZONING APPLICATION COVE LETTER.

THE SITE IS A DONATION OF THE OWNER, DR. BOB ROOKS TO THE GABRIOLA HEALTH CARE FOUNDATION. A CONDITION BETWEEN THE DONOR AND THE RECIPIANT OF THE DONATION IS THAT THERE ARE NO CHANGES, ENCUMBERANCES OR DEDICATIONS REQUIRED FOR OR FROM THE PROPOSED REMAINDER PARCEL.

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

Property Owner(s) Full Name(s) POTLATCH PROPERTIES LTD. INC. NO. 696634		Home Telephone
Address 1885 MARTIN ROAD, BOX 348,		Business Telephone
GABRIOLA ISLAND, B.C. VOR 1X0	E-Mail	Fax
Agent Full Name WILLIAMSON & ASSOCIATES, ATTENTION: BRIAN HENNING		Home Telephone
Address 3088 BARONS ROAD		Business Telephone 250-756-7723
NANAIMO B.C. V9T 4B5	E-Mail bhenning.waps@telus.net	Fax 250-756-7724

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.

Owner/Authorizing Signature

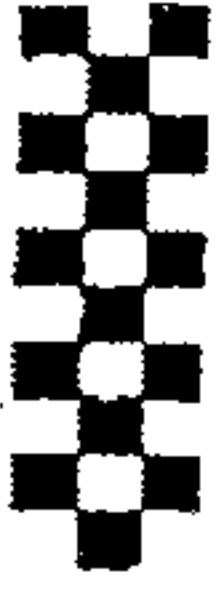
Date (yyyy/mm/dd)

Applicant/Agent Signature

Date (yyyy/mm/dd)

**Collection of 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 the District Development Technician at the nearest Ministry of Transportation office.



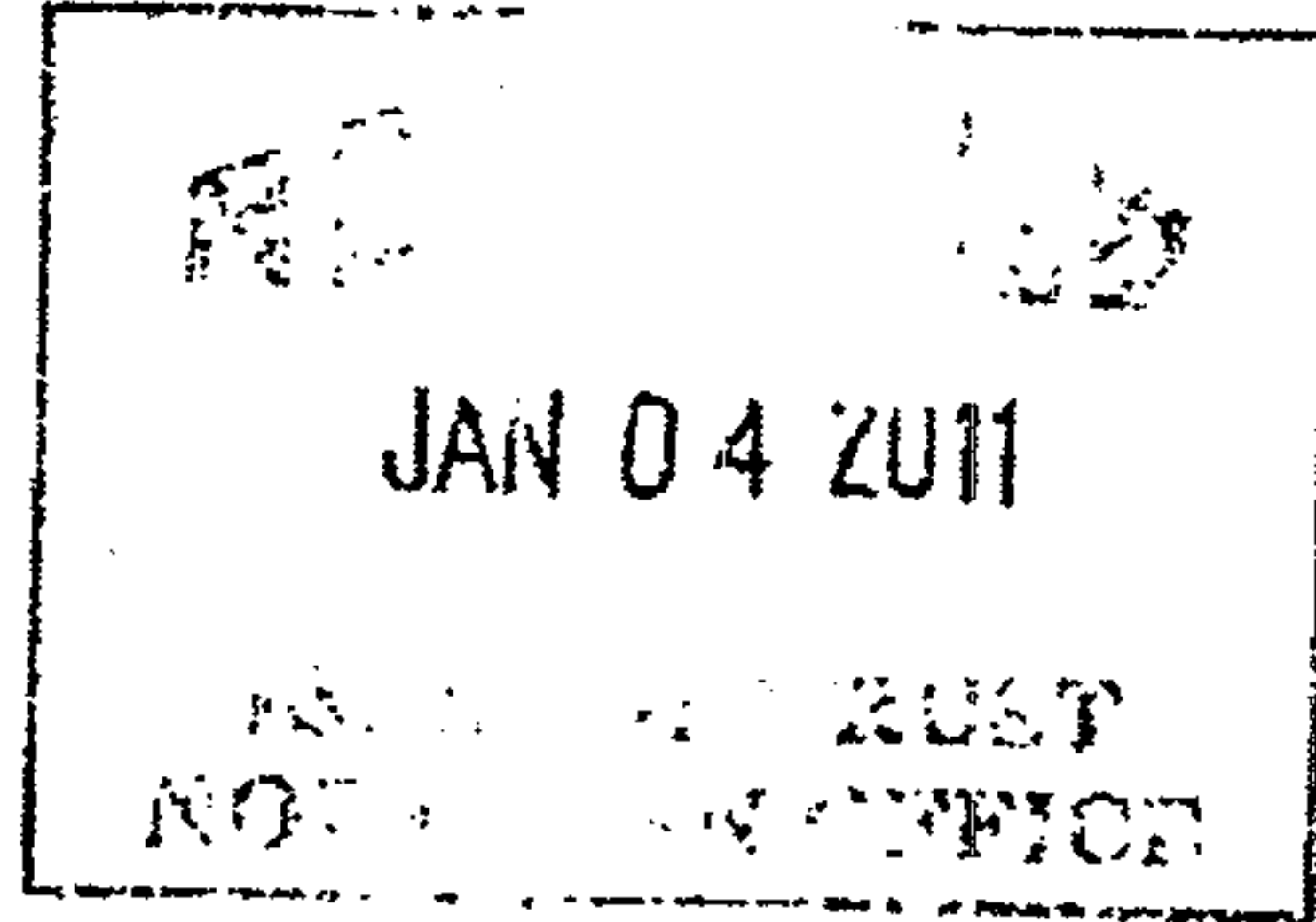
*FYI only*

**BY FAX ONLY: (250) 247-7514**

File:  
Your File:

January 4, 2011

Islands Trust  
700 North Road  
Gabriola Island, BC V0R 1X3



**Attn: Chris Jackson, Regional Planning Mgr**

**Re: Rezoning Referral, Amendment to Bylaws No. 260 & 261 (Church Road area)**

Thank you for your referral letter dated Dec 20<sup>th</sup>, 2010.

The Ministry does not object to the proposed rezoning, subject to the following:

- This letter is not to be construed as subdivision approval.

If rezoning is approved, considerations for subdivision MAY include, but not be limited to:

- Proof of septic and a suitable supply of potable water.
- Road dedication and construction to serve the proposed new lot.
- Upgrades to existing roads, as needed.
- Protection for future road dedication to connect Church Rd to Spruce Ave.
- Valid commercial access permit, issued by the Ministry, when development proceeds.

Should you have any questions or wish to discuss further, please do not hesitate to contact me.

Yours truly,

**Bob Wylie  
Provincial Approving Officer**

bwGabriola bylaw 261\_2ref

Date: 10-Sep-2010  
Requestor: (PC78294)  
Folio:

TITLE SEARCH PRINT  
WILLIAMSON & ASSOCIATES PROF SURVEYO  
TITLE - EW74300

Time: 09:25:48  
Page 001 of 001

VICTORIA LAND TITLE OFFICE TITLE NO: EW74300  
FROM TITLE NO: EK143843

APPLICATION FOR REGISTRATION RECEIVED ON: 15 JUNE, 2004  
ENTERED: 07 JULY, 2004

REGISTERED OWNER IN FEE SIMPLE:  
POTLATCH PROPERTIES LTD., INC.NO. 696634  
1885 MARTIN ROAD  
BOX 348  
GABRIOLA ISLAND, BC  
VOR 1X0

TAXATION AUTHORITY:  
NANAIMO/COWICHAN ASSESSMENT AREA

DESCRIPTION OF LAND:  
PARCEL IDENTIFIER: 006-635-121  
THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 19, GABRIOLA ISLAND,  
NANAIMO DISTRICT

LEGAL NOTATIONS:

FOR CROWN GRANT OF TIMBER SEE DD 174214G

CHARGES, LIENS AND INTERESTS:

NATURE OF CHARGE  
CHARGE NUMBER DATE TIME

UNDERSURFACE RIGHTS

M76301

REGISTERED OWNER OF CHARGE:

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
M76301

REMARKS: A.F.B. 38.113.D32065 INTER ALIA SECTION 172(3)

"CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A."

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

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

PARCEL IDENTIFIER (PID): 006-635-121

SHORT LEGAL DESCRIPTION:U/NANAIMO///GABRIOLA///19//S2 SW4  
MARG:\*

TAXATION AUTHORITY:

1 NANAIMO/COWICHAN ASSESSMENT AREA

FULL LEGAL DESCRIPTION: CURRENT

THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 19, GABRIOLA ISLAND,  
NANAIMO DISTRICT

MISCELLANEOUS NOTES:

KP 607

GI 42

GI 46

CG DD 27817

PP DF 96192

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1

FROM :

FAX NO. :12502479094

Sep. 11 2010 03:34AM P1

September 10, 2010

File No. 10202

Potlatch Properties Ltd.  
PO Box 348  
1885 Martin Road,  
Gabriola Island, B.C. V0R 1X0

TO:

Ministry of Transportation and Infrastructure

Islands Trust

Dear Sirs/Mesdames:

**Re: Development Applications for Part of The South ½ of the North West ¼ of Section 19,  
Gabriola Island, Nanaimo District shown on the attached plan; PID 006-635-121  
Proposed Medical Clinic Site at Church Street.**

This letter is to advise that Potlatch Properties Ltd. authorize the Gabriola Health Care Foundation to submit the necessary development and subdivision applications to create a medical clinic site on that part of the above noted property shown on the attached plan.

Yours truly,



Dr. Robert Rooks, President



September 10, 2010

File No. 10202

Gabriola Health Care Foundation  
Gabriola Island, B.C. V0R 1X0

TO:

Ministry of Transportation and Infrastructure

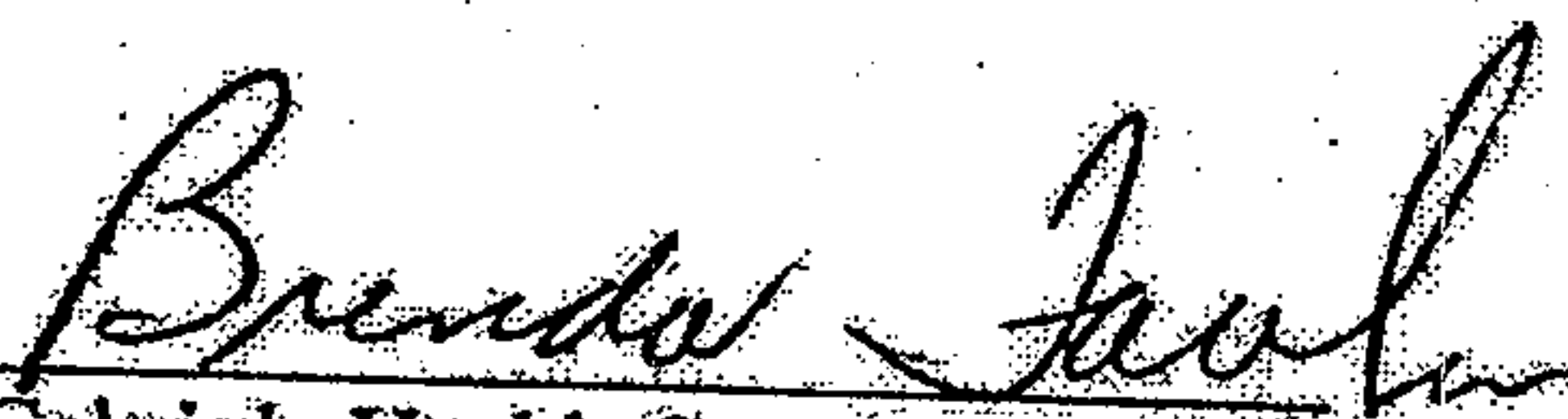
Islands Trust

Dear Sirs/Mesdames:

Re: **Development Applications for Part of The South ½ of the North West ¼ of Section 19,  
Gabriola Island, Nanaimo District shown on the attached plan; PID 006-635-121  
Proposed Medical Clinic Site at Church Street.**

This letter is to advise that Gabriola Health Care Foundation hereby appoints Williamson & Associates, Professional Surveyors, as our agents for the necessary development and subdivision applications to create a medical clinic site on that part of the above noted property shown on the attached plan.

Yours truly,

  
Brenda Faulstich  
Gabriola Health Care Foundation

PRESIDENT

SPRUCE AVE.

REMAINDER OF THE SOUTH HALF OF  
THE NORTH WEST QUARTER OF SECTION 19  
AREA = 75.3 ACRES  
(30.5 ha)

PROPOSED  
LOT 1  
4.1 acres  
(1.7 ha)

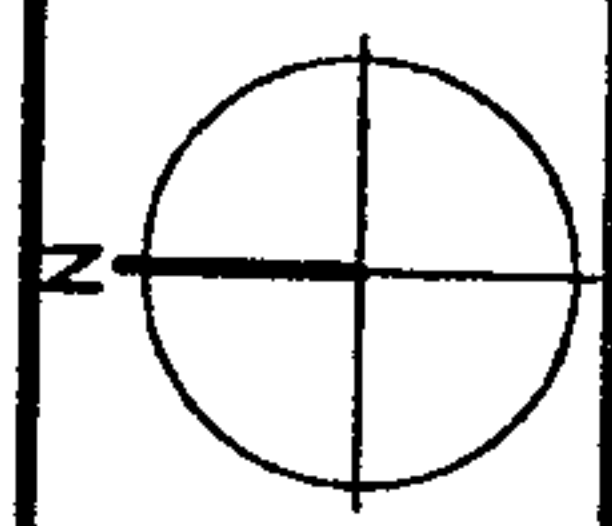
AMBULANCE

FIREHALL

CHURCH STREET

NORTH ROAD

GENERAL NOTES:  
DISTANCES AND ELEVATIONS ARE IN FEET.  
ALL UNDERGROUND INFORMATION IS SHOWN  
DERIVED FROM EXISTING RECORDS PROVIDED BY OTHERS.  
THIS PLAN DOES NOT PURPORT TO VERIFY THIS INFORMATION.  
LOT ALLEGMENT DERIVED FROM REGISTERED PLANS  
DIMENSIONS ARE SUBJECT TO CHANGE UPON  
FINAL SURVEY.



NO.	DATE	REVISION
1	JULY 13, 10	FINAL PLAN
2	JULY 13, 10	REPLACEMENT APPLICATION

PROJECT: MEDICAL CLINIC SITE  
CLIENT: GABRIOLA HEALTH CARE SOCIETY

DATE: JULY 13 10  
SCALE: 1"=200'  
DRAWN: BSH  
FILE: 10202-1  
SHEET: 1 OF 1

WILLIAMSON & ASSOCIATES  
PROFESSIONAL SURVEYORS  
3404 MARSH ROAD, SUITE 101  
P.O. BOX 194-7733, MARKHAM, ONTARIO L3R 9W7  
905.477.1111



**WILLIAMSON & ASSOCIATES  
PROFESSIONAL SURVEYORS**

3088 BARONS ROAD, NANAIMO B.C. V9T 4B5  
PHONE: (250) 756-7723 FACSIMILE (250) 756-7724  
email: waps@telus.net

February 25, 2011

Our File No.: 10202

Vancouver Island Health Authority,  
Environmental Health Services; Parksville Health Unit  
249 West Hirst Avenue, PO Box 1210  
Parksville B.C. V9P 2H2

ATTENTION: Glenn Gibson, Environmental Health Officer

Dear Mr. Gibson:

**Re: Re: Proposed Medical Clinic Site, Church Street, Gabriola Island;  
Potlatch Properties Development & Gabriola Health Care Foundation**

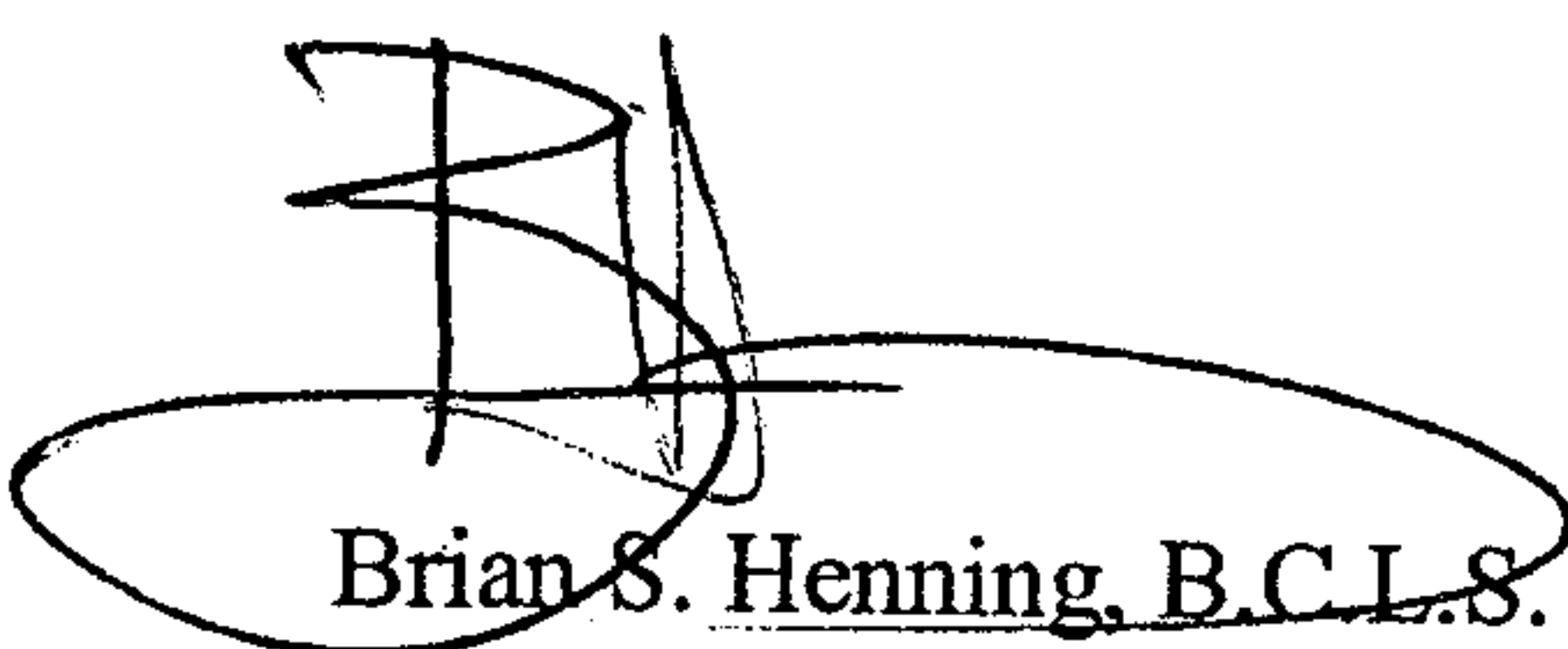
Please find enclosed subdivision application to include:

- VIHA application form
- Title search
- Authorization of Agencies
- Our cheque for \$450.00
- Lewkowich Engineering Associates Ltd. report
- Print and a reduction of the Proposed Subdivision Plan

Should you require any further information or have any questions or concerns please call.

Yours truly,

**Williamson & Associates Professional Surveyors**

  
Brian S. Henning, B.C.L.S.

BSH/

pc: Potlatch Properties Ltd.  
GHCF

Enclosures:



A PARTNERSHIP OF WILLIAMSON LAND SURVEYING INC. AND HENNING LAND SURVEYING INC.



Application for Assessment of a Subdivision Referral

File # 

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<b>OWNER INFORMATION</b>	Name Of Owner: (Please Print) <b>POTLATCH PROPERTIES LTD</b>	Phone: #
	Mailing Address: <b>1825 MARTIN ROAD BOX 348</b>	
	<b>GABRIOLA IS. VOR 1X0</b>	
<b>APPLICANT INFORMATION</b> <small>(if different from above)</small>	Name Of Applicant (Surveyor/Agent) AS ABOVE <input type="checkbox"/> or: <b>WILLIAMSON &amp; ASSOCIATES</b>	Phone: # <b>250 756-7723</b>
	Mailing Address: <b>3088 BARONS RD</b>	
	<b>NANAIMO BC. V9T 4B5</b>	
<b>PROPERTY INFORMATION</b>	Legal Description Of Property: <b>SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 11, GABRIOLA ISLAND, NANAIMO DISTRICT.</b>	
	Street Address/General Location: <b>CHURCH ST, GABRIOLA IS.</b>	
	Existing Zoning Designation <b>F</b>	Proposed # of Lots (including remainder) <b>2</b>
	Is a zoning change proposed <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If YES, please explain: <b>REZONE TO INSTITUTIONAL - MEDICAL CLINIC</b>	
<b>SITE INFORMATION</b>	A plot plan and site assessment information form must be submitted with this application Are all existing dwellings and sewage disposal systems indicated on the subdivision plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
<b>WATER INFORMATION</b>	Proposed domestic water supply: <input checked="" type="checkbox"/> Individual wells <input type="checkbox"/> Connection to an existing community water system. Name of system: _____ <input type="checkbox"/> Water system to be constructed, if yes, contact Regional Public Health Engineer for more information <input type="checkbox"/> Other (explain)	
<b>RESTRICTIVE COVENANTS</b>	Are there any restrictive covenants/leaseholdments on any of the proposed lots, which could affect the design or location of a sewage disposal system? <input type="checkbox"/> YES <input checked="" type="checkbox"/> No If YES explain:	
<b>SIGNATURE</b>	The information on this application and other information provided by me in support of this application is accurate and true to the best of my knowledge.  <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> APPLICANT/AGENT  <div style="display: flex; justify-content: space-between;"><div style="text-align: center;"> Signature</div><div style="text-align: center;"><b>BRIAN HENNINGS</b> Print Name</div><div style="text-align: center;"><b>FEB 25/11</b> Date</div></div>	
<b>OFFICE USE ONLY</b>	Fee Payable: # OF Lots _____ X \$100.00 = \$ _____ PLUS Referral Amount of _____ = \$ <b>250.00</b> Amount Received = \$ _____ Receipt #: _____ Date: _____ Initial: _____	RECEIVED: (Health Region Stamp)