

STATUTORY DECLARATION

CANADA) In the matter of the proposed subdivision of Lot 8, Section 35,
) Township 25, Range 21, West of the 5th Meridian, Kootenay
PROVINCE OF BRITISH) District, Plan NEP66313; (the "Lands")
) File 2013 – 04824; Registered Owner Blueberry Hill Land Co. Ltd.
) (the "Company")

TO WIT:

I, Brian Comrie, of 1962 Palumbo Heights Road, Golden, British Columbia, V0A 1H4, DO HEREBY SOLEMNLY DECLARE:

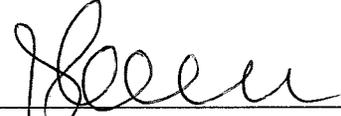
1. I am an officer of the Company and am authorized by the Company to make this solemn declaration.
2. Myself and my wife Jill, and Charles Kalas and Kathy Baehr bought the property through the Company with the intention that each couple would build a residence on the Lands, firstly for use as a recreational residence and ultimately as our retirement home.
3. The Company purchased the Lands in March of 2000 and each couple proceeding to construct a dwelling on the Lands and those two dwellings were in existence for several years prior to the Company applying to subdivide the Lands.
4. My wife Jill and I occupied our dwelling on the Lands as a recreation residence for a number of years, but the dwelling has been our full time principal residence for several years now. We live on the property which is proposed Lot 1 of the subdivision ("Proposed Lot 1").
5. Our water source is a drilled well (the "Well") which is located on the Lands on Proposed Lot 1 and which to the best of my knowledge meets all current setback requirements set out in any enactment.

6. Our family has been drinking the water from the Well for many years without any incident whatsoever.

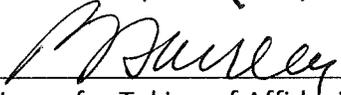
AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

SOLEMNLY DECLARED BEFORE ME AT
the Town of Golden, Province of British
Columbia, this 19th day of February

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BRIAN COMRIE



A Commissioner for Taking of Affidavits
for British Columbia

STATUTORY DECLARATION

CANADA) In the matter of the proposed subdivision of Lot 8, Section 35,
) Township 25, Range 21, West of the 5th Meridian, Kootenay
PROVINCE OF BRITISH) District, Plan NEP66313; (the "Lands")
) File 2013 – 04824; Registered Owner Blueberry Hill Land Co. Ltd.
) (the "Company")

TO WIT:

I, Charles Kalas, of 1962 Palumbo Heights Road, Golden, British Columbia, V0A 1H4, DO HEREBY SOLEMNLY DECLARE:

1. I am a director of the Company and am authorized by the Company to make this solemn declaration.
2. The shareholders of the Company are two couples, myself and my wife Kathy, and Brian and Jill Comrie. We all bought the property with the intention that each couple would build a residence on the Lands, firstly for use as a recreational residence and ultimately as our retirement home.
3. The Company purchased the Lands in March 2000 and each couple proceeding to construct a dwelling on the Lands and those two dwellings were in existence for several years prior to the Company applying to subdivide the Lands. My spouse and I occupy proposed Lot 2 as shown on the sketch submitted in support of the subdivision application.
4. My wife Kathy and I have occupied our dwelling on the Lands as a recreation residence since we constructed it and we are in residence there frequently. We reside on that portion of the Lands which will be proposed Lot 2 of the subdivision ("Proposed Lot 2).
5. Our water source is a drilled well (the "Well") which is located on the Lands o Proposed Lot 2 and which to the best of my knowledge meets all current setback requirements set out in any enactment.

6. We have been drinking the water from the Well for many years without any incident whatsoever.

7. A couple of years ago we build a guest suite on the property, which is actually a one bedroom unit above a large garage and shop. This dwelling is not and will not be permanently occupied, but is maintained by us as a guest suite for visitors.

AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

SOLEMNLY DECLARED BEFORE ME AT)
the Town of Golden, Province of British)
Columbia, this 19th day of February, 2018)


_____)
A Commissioner for Taking of Affidavits)
for British Columbia)


_____)
CHARLES KALAS

* Attachments divided btw
Subdiv file - water/sewer
and DVP file - roads .

August 21, 2018

Christine Lefloch

CSRD

555 Harbourfront Drive NE

Salmon Arm, BC V 1E 4P1

Re: Proposed Subdivision – MoT File #2013-04824

Dear Christine:

With reference to the letter of December 8, 2017 and the CSRD Requirements as noted on Page 4, I can provide the following:

- 1.) Copy of final subdivision survey plan – received previously.
- 2.) Written confirmation of assessment and demonstration of Potable Water for Proposed Lot 2.
This requirement results from the addition of a garage with a 2 bedroom suite, above the garage, that was added to Proposed Lot 2. We can report that:
 - A.) A new well has been added since the Fairmont report. (Please see attachment #1)
 - B.) This new well has been tied to the original water system. Both buildings “draw” from the same increased water system.
 - C.) The original building has an 1850 gallon water storage system which services both buildings.
 - D.) The new building has a 660 gallon water storage system which services the new building. (Please see attachment #2 and #2A)
 - E.) Both water storage systems are interconnected and supply both buildings as required.
 - F.) Both buildings, on Proposed Lot 2, are currently only occupied on weekends and occasional extended holidays.
 - G.) Since the water system was originally installed in 2004, there has never been a shortage of Potable water.
 - H.) A water test of all three wells has been scheduled with Kala Geosciences Ltd. and will be sent under separate cover.
- 3.) Written confirmation of adequate Sanitary Sewage Disposal for Proposed Lot 2.
 - A.) The new building drains waste water into the original septic field.
 - B.) The new building has added an 800 gallon septic tank prior to draining into the original septic field.
 - C.) The situation was reviewed and reported by Munroe Hunsicker (Please see attachment #3)
 - D.) As above, the buildings are only occupied occasionally and the septic system has never failed.

4.) Written confirmation of access driveways.

- A.) Please refer to William Maddox' email and drawings (attachments #4 A,B,C) in which he indicates that the shared driveway needs to be widened from 4M to 6.9M.
- B.) The shared driveway was recently widened by Jackson Contracting. Please refer to attachments #5 A,B,C indicating through pictures that the road is now in compliance.
- C.) The slope of the driveways have not been altered and will be subject to a variance request – attached.
- D.) All driveways on both Proposed Lots have been accessed by fully loaded cement trucks, Septic trucks, fully loaded 2-wheel drive delivery trucks with no access problems.
- E.) These driveways are well maintained and are plowed and sanding regularly in the winter.

Respectfully submitted,



Brian Comrie

Blueberry Hill Land Co.

1962 Palumbo Hgts Dr

Golden, BC V0A 1H4

250-348-2005

September 25, 2018

CSRD

555 Harbourfront Drive NE

Box 978 Salmon Arm, BC

V1E 4P1

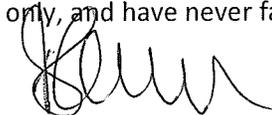
Re: Proposed Subdivision – MoT File # 2013-04824

<input type="checkbox"/> CAO	<input type="checkbox"/> Agenda	Ownership:
<input type="checkbox"/> Works	<input type="checkbox"/> Reg Board	File#
<input type="checkbox"/> DS	<input type="checkbox"/> In Camera	
<input type="checkbox"/> Fin/Adm	<input type="checkbox"/> Other Mtg	
SEP 26 2018		
<input type="checkbox"/> Ec Dev	RECEIVED	Ack Sent:
<input type="checkbox"/> IT	<input type="checkbox"/> Staff to Report	<input type="checkbox"/> Fax
<input type="checkbox"/> Parks	<input type="checkbox"/> Staff to Respond	<input type="checkbox"/> Mail
<input type="checkbox"/> SEP	<input type="checkbox"/> Staff Info Only	<input type="checkbox"/> Other
<input type="checkbox"/> HR	<input type="checkbox"/> Dir Mailbox	
<input type="checkbox"/> Other	<input type="checkbox"/> Dir Circulate	

Re: Variance Application

Please accept this letter as supplementary information with respect to the variance application recently submitted for this file and consider the following facts in making your recommendations:

- 1.) This is not a classic “subdivision”, we are simply trying to split an existing property into 2 halves. The principals are two couples who bought this property together 18 years ago and now want to divide the property in half. At some point in the future, after our death, our children will need to deal with this property and the divided property will be much easier to settle.
- 2.) In preparing the application, we have been subjected to the same degree of scrutiny which would apply to a new subdivision or development being presented to the general public. This is not the case – the principals have lived on this land for 18 years, and have no intention of selling or altering the existing situation, other than to draw a line down the middle.
- 3.) The bylaws for a new subdivision require that we prove and test adequate water supply. We have received a quote for \$10,000 to perform this exercise. We currently have 3 wells on this property which serve 3 buildings. Each building has installed adequate water storage facilities to offset any seasonal variances. Each water supply is thoroughly filtered and cleaned before entering the buildings. The original well was approved as part of the original subdivision when the parent lot was created. Any concerns can be dealt with by way of the covenant containing the caution to future owners to treat the water, absolving the CSRD of any liability. Attached are two statutory declarations re: the integrity of the water quality.
- 4.) The septic systems were installed by a professional in accordance with engineering plans.
- 5.) The two couples have lived on this land and have been drinking this water for 18 years. One couple only occupies the property on weekends, the other couple has lived on the land full time since 2012. There are no other activities occurring on this land – it is not used for commercial purposes; visitors are simply friends and relatives and the water and septic systems are used at a minimum only, and have never failed in 18 years.



Brian Comrie

Blueberry Hill Land Co.

1962 Palumbo Hgts Dr.

Golden, BC V0A 1H4