



Applying for a Crown Land Tenure

All applications must include completed application form, general location map, local detail map, appropriate fees and attachments as indicated below.

INFORMATION REGARDING APPLYING FOR CROWN LAND AVAILABLE AT
www.al.gov.bc.ca/clad/land_prog_services/programs.html

PART 1. NAME(S) AND MAILING ADDRESS

Applicant Name:

FULL LEGAL NAME of Individual(s), Company or Society,
Ministry or Government Agency Your File: 4403624
LAKEVIEW MEADOWS COMMUNITY ASSOCIATION
LICENCE OF OCCUPATION - 403963
Contact Name for Company or Ministry Applicants:
JIM TURNER - LMCA MANAGER

Applicant Mailing Address:

855 LAKEVIEW MEADOWS RD
INVERMERE B.C. postal code V0A1K3

Applicant Contact Numbers: Phone: 250-342-1384

Daytime Phone: 250-342-1384 Fax: 250-342-3815

Applicant Email Address:

jimlakeviewmeadows@shaw.ca

For applications made by more than one individual: ☐ Joint Tenants or ☒ Tenants in Common
For your information: Joint Tenants: on the death of one tenant the interest passes to surviving tenant.

Tenants in Common: on the death of one tenant the interest passes to the beneficiaries of the estate.

BC Inc. #, BC Registration # or Society #: S40081

HST Registration #: 8701 219 R10001

Age: 19 or over ☒ Yes ☐ No

Canadian Citizen or Permanent Resident ☒ Yes ☐ No

Do you hold another Crown land tenure? ☐ Yes ☒ No If yes, provide File Number:

Period of Projected Use:

☐ Two years or less ☐ Two to five years ☐ Five to ten years ☐ Ten to thirty years ☒ More than thirty years

Application Type:

☐ new application ☐ replacement application – file number _____
☐ investigative permit application ☒ amendment application – file number 4403624

Proposed Use/Tenure Type: (e.g. powerline right of way, gravel quarry licence): EXTENSION OF
LICENCE OF OCCUPATION & DOCK EXTENSION

FOR OFFICE USE ONLY

(date/time received)	File Number:	Project Number:
	Disposition ID:	Client Number:

PART 2. PURPOSE, LOCATION, AREA

PLEASE SELECT APPROPRIATE PROPOSED LAND USE

Proposed Land Use Program Area	New Application Fees (including HST)	Program Specific Requirements Website
<input type="checkbox"/> Aggregates & Quarry	\$1,120.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Agriculture – Intensive	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Agriculture - Extensive	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Airport – private	*\$50 per hour process time	Contact FrontCounter BC
<input type="checkbox"/> Alpine Skiing	Type 1 (minor) \$1,120.00 Type 2 (major) contact FrontCounter BC	www.lca.gov.bc.ca/resort_development/
<input type="checkbox"/> Aquaculture – Fin fish	\$5,516.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Aquaculture – Shellfish	\$1,344.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Commercial - General	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Commercial - Film	\$560.00 fee plus \$280.00 rental	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Commercial Recreation	Non-Motorized \$280.00 Motorized \$3,696.00	www.tsa.gov.bc.ca/resorts_rec/tenure/commercialrecreation
<input type="checkbox"/> Communication Site	\$1,120.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Community/ Institutional	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Federal Reserves	\$3,465.00	Federal Government Only – Contact FrontCounter BC
<input type="checkbox"/> Ferry Terminals	*\$50 per hour process time	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> General Industrial	\$ 560.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Golf Course	\$3,696.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Grazing	\$ 280.00	http://www.for.gov.bc.ca/hra/legislation/grazing.htm
<input type="checkbox"/> Head Lease	\$50 per hour process time	Contact FrontCounter BC
<input type="checkbox"/> Log Handling	\$1,120.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input checked="" type="checkbox"/> Marina	\$ 560.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Mining	\$ 560.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Ocean Energy	Investigative Permit \$560.00 Licence for Equipment \$560.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Oil and Gas	\$ 560.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Private Moorage	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Provincial Reserves	For Provincial Government Ministries Only	
<input type="checkbox"/> Utilities (Linear Use)	Less than 25 Km \$1,120.00 More than 25 Km *\$50 per hour Access to single lot \$280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Residential	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Roadways – Public	\$ 280.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Roadways – Industrial	\$1,120.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Water Power	\$3,696.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html
<input type="checkbox"/> Wind Power	Investigative Permit \$560.00 Monitoring Towers (max 5) \$560.00 Wind Farm *\$3,696.00	www.al.gov.bc.ca/clad/land_prog_services/programs.html

Note: Investigative Permits (available for all program areas): **\$560.00** (including HST)

Replacement Application Fees: 50% of above fee or \$224.00 (including HST), as a minimum.

Amendment Fees: Contact FrontCounter BC

* To be paid at a later date

PART 2 (continued)

General Location of Crown land (i.e. distance from nearest community, Indian Reserve or significant geographic location such as a lake or mountain; location on a named road, etc.):

WEST OF LOT 1 DISTRICT LOT 7551 KOOTENAY DISTRICT PLAN NED67407

Please provide a shape file if available. SEE ATTACHED

Area in Hectares: 0.03 Ha OR length (km/m): _____ width (km/m): _____

PART 3. LEGAL DESCRIPTION OR BOUNDARY DESCRIPTION

If surveyed, give legal description: as provided by the local Land Title Office (e.g., Lot 1 of Section 31, Township 12 W6M Kamloops Division of Yale District Plan 18411). A legal description is found in the Certificate of Title (CoT). A copy of the CoT must be attached to the application. A copy of your Registered Survey Plan, if available, will confirm the dimensions of the place of use.

LOT 1 DISTRICT LOT 7551 KOOTENAY DISTRICT PLAN NED67407
PARCEL IDENTIFIER 024-817-941

If unsurveyed: enter description of unsurveyed Crown land and description of boundaries.

Instructions to Describe Unsurveyed Crown Land

- The point of commencement, for unsurveyed parcels, should be described in terms of an existing survey post (e.g., 18 metres west of the S.E. corner of the parcel) or a readily identifiable geographic feature (e.g., a prominent point of land or intersection of two roads) to enable accurate location of the parcel.
- Boundary lines of the area must be, as much as possible, astronomically true north, south, east and west so that a rectangular lot is formed.
- Where the topographic features of the area do not allow for rectangular boundary lines running true north, south, east and west, then boundaries will be permitted in other directions as long as they do not interfere with the orderly survey of other surrounding land.
- The side lines of small parcels fronting on lakes, rivers, tidal waters and on certain surveyed highways shall, where possible, be parallel to each other and perpendicular to the general trend of the features on which the small parcel fronts.
- The sidelines for unsurveyed foreshore shall, as a general rule, be laid out at right angles to the general trend of the shore. This may be varied to suit special conditions, but encroachment on the foreshore fronting adjoining lands shall be avoided. The outside or waterward boundary shall be a straight line or series of straight lines joining the outer ends of the side boundaries. On narrow bodies of water the outside boundary shall not normally extend beyond the near edge of the navigable channel.

1 hectare = 2.471 acres

1 metre = 3.281 feet

100 metres x 100 metres = 10,000 square metres or 1 hectare

PART 4. APPLICATION CERTIFICATION

All applications must be complete. Incomplete applications will be returned to applicant.

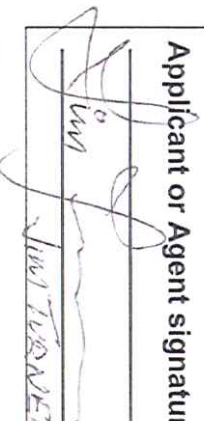
Please refer to the specific program requirements (e.g., Aggregates, Commercial, Residential) for information that must be submitted with this application.

All of the following must be attached to or enclosed with this application form:

- ☒ **Fees** (in the amount indicated in Part 2) to **Minister of Finance** (cheque or credit card authorization form attached or pay in person with debit card or cash)
- ☒ **General Location Map(s)** at a scale of 1:50,000 to 1:250,000 indicating general location of the area under application and the location of access roads, watercourses and other major landmarks.
- ☒ **Detailed Site Map(s)** outlining in detail the area under application, showing the exact perimeter boundaries of the application area including the dimensions (in metre) and area (ha), including watercourses, district lots etc.
- ☒ **Program Specific Requirements** (i.e. communication site, agriculture, industrial). Program specific requirements can be confirmed at http://www.al.gov.bc.ca/ciad/land_prog_services/programs.html

PLEASE NOTE: Additional items may be required (e.g. Advertising, Security Deposit, Proof Of Insurance, Letter Of Consent) Please consult Program Policies or contact FrontCounter BC for further information. Some items may have additional associated costs or require additional processing time.

Applicant or Agent signature(s):


JIM TURNER LAND MANAGER

Date:

Oct 29, 2012

PLEASE RETAIN A COPY OF THIS APPLICATION FOR YOUR RECORDS

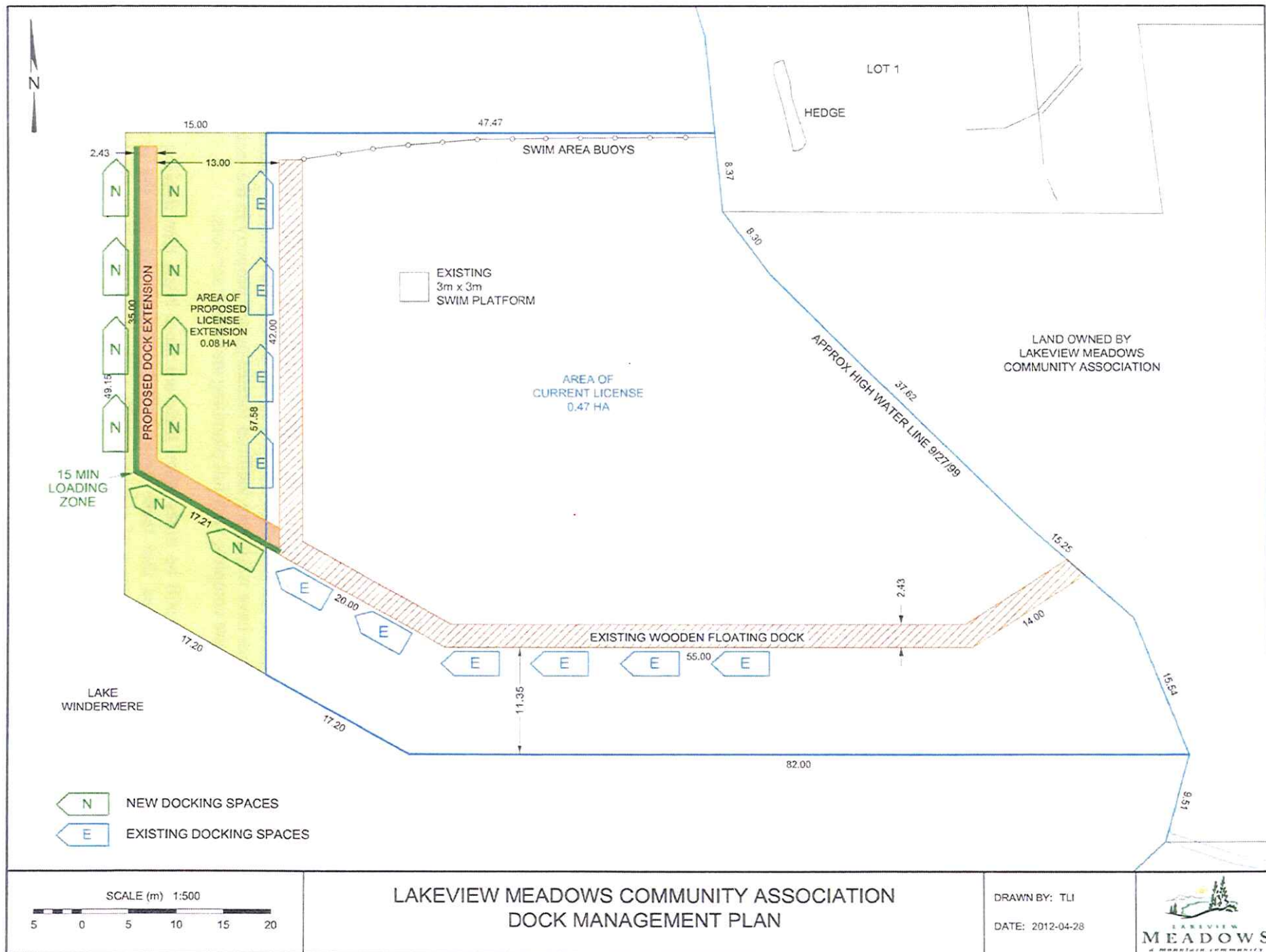
NOTE: The information you provide will be subject to the Freedom of Information and Protection of Privacy Act. If you have any questions regarding the treatment of your personal information, please contact the Manager, Privacy, Information Access and Records Management.

The submission of this form does not in any manner convey any rights to use or occupy Crown land.

FRONTCOUNTER BC OFFICE LOCATIONS

www.frontcounterbc.gov.bc.ca OR Call Toll-Free 1-877-855-3222

Cranbrook 1902 Theatre Road Cranbrook BC V1C 7G1 ✓	Fort St. John Ste 100, 10003 110 th Avenue Fort St John BC V1J 6M7	Kamloops 441 Columbia Street Kamloops BC V2C 2T3
Nanaimo Ste 142, 2080 Labieux Road Nanaimo BC V9T 6J9	Prince George 1044 5 th Ave Prince George, BC V2L 5G4	Smithers 1 st Floor, 3726 Alfred Avenue Smithers BC V0J 2N0
Surrey Ste 200, 10428 – 153 rd Street Surrey BC V3R 1E1	Williams Lake Ste 201, 172 North 2 nd Avenue Williams Lake BC V2G 1Z6	



Justification and Management Plan

Lakeview Meadows Community Association
855 Lakeview Meadows Road, RR3
Invermere, B.C. V0A 1K3

Re: Lakeview Meadows Dock Extension

Justification

The Lakeview Meadows Community is centrally located in the Columbia Valley near Invermere B.C. The privately owned community consists of 165 single family homes, 103 villas and 26 condominiums. Exclusive owner amenities include a private beach; a recreation center; two playgrounds; tennis and volleyball courts; playing fields and walking/biking trails. There are approximately 30 families living full time in the community, the remaining residences are used as personal vacation properties. The community regularly conducts surveys for the purpose of determining what issues are of importance to the community members. An area of considerable dissatisfaction is the limited number of spaces for the docking of boats. There are 172 boats of various sizes (from canoes to power boats) registered in the community.

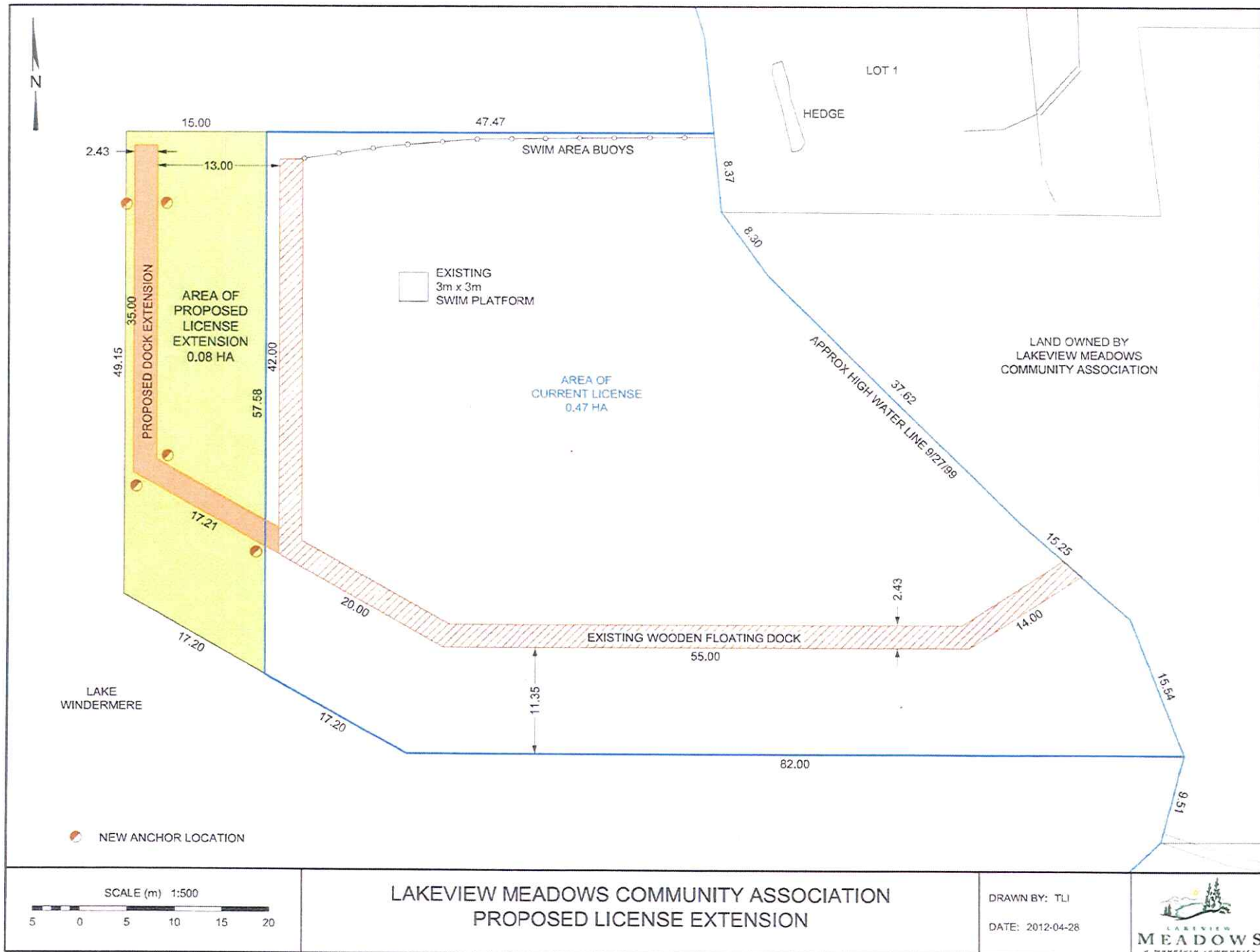
Presently, the existing day use dock can accommodate approximately 10 boat docking spaces depending upon the lake water level and the size of the boats. This limited number of boat docking spaces has caused considerable congestion and frustration for our members, particularly those who are only able to utilize their vacation homes on weekends and holidays. The requested dock extension would add approximately 10 more boat docking locations.

Management Plan

The docking of boats will be on a daily first come first serve basis, there will be no pre-registration allowed. Half of the spaces (10) will be reserved for short term loading and offloading (15 to 20 minutes) with the remaining spaces for longer periods throughout the day. There will be no overnight parking of boats allowed. The beach is patrolled by security on a daily basis and any boats left on the dock overnight will receive a written warning for their first infraction, subsequent infractions will result in docking privileges and/or access to the community owned facilities being revoked, or fines being levied.

Our present docks do not allow, nor will there be in the future any fuel loading allowed on the docks. In addition, our docks do not have now and will never have in the future any washrooms on them. The community does have washroom facilities located on our property in the vicinity of the beach. These washrooms are complete with full plumbing and sewer services.

It is recognized that there may still be times when there are more boats than docking spaces available. However, it is believed that these times will be limited and that the proposed expansion will provide the boat owners of our community with an opportunity to significantly enhance their enjoyment of the valley.



Date: 10-Apr-2012
Requestor: (PA15105)
Folio:
Beach Land Title April 2012
TITLE SEARCH PRINT
HOLLAND CREEK DEVELOPMENTS INC.
TITLE - KP83668
Time: 11:49:06
Page 001 of 001

NELSON LAND TITLE OFFICE
TITLE NO: KP83668
FROM TITLE NO: KP80084

APPLICATION FOR REGISTRATION RECEIVED ON: 15 SEPTEMBER, 2000
ENTERED: 18 SEPTEMBER, 2000

REGISTERED OWNER IN FEE SIMPLE:
LAKEVIEW MEADOWS COMMUNITY ASSOCIATION, INC.NO. S40021
P.O. BOX 2160
INVERMERE, BC
VOA 1K0

TAXATION AUTHORITY:
EAST KOOTENAY ASSESSMENT AREA

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 024-847-941
LOT 1 DISTRICT LOT 7551 KOOTENAY DISTRICT PLAN NEP67407

LEGAL NOTATIONS:

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

COVENANT
KP80116 2000-09-01 13:23
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
REGIONAL DISTRICT OF EAST KOOTENAY
KP80116

STATUTORY RIGHT OF WAY
KP80120 2000-09-01 13:24
REGISTERED OWNER OF CHARGE:
THE CROWN IN RIGHT OF BRITISH COLUMBIA
KP80120
REMARKS: PART ON PLAN NEP67410

"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 ***

2012 Property Assessment Notice

This Notice provides you with an estimate of your property value, its classification and your entitlement to exemptions from taxation, if any apply. For most properties, the value is based on sales in your area. Property values are determined by local real estate market conditions.

PROPERTY DESCRIPTION

This is a general description of your property for assessment purposes.* For additional information, please contact your assessment office noted below.

4746 LAKEHILL RD
Lot 1, Plan NEP67407, District Lot 7551, Kootenay Land District
PID: 024-847-941

IMPORTANT DATES

July 1, 2011 – Assessed value is estimated as of this date for most types of properties.

October 31, 2011 – Assessed value typically reflects the property's physical condition and permitted use as of this date.

	VALUE	CLASS
LAND	1	
BUILDINGS	1	
ASSESSED VALUE	\$2	BUSINESS/OTHER
Less Exemptions	-1	
TAXABLE VALUE	\$1	

ADDITIONAL INFORMATION



Follow us on YouTube,
Facebook, LinkedIn
& Twitter.
www.bcassessment.ca

Scan here or visit
www.bcassessment.ca/mobile/mobile1.htm
for more information about BC Assessment.

- The classification of your property has changed from last year. This may result in a tax change for 2012.
- 2012 tax rates will be set in May. For tax information, please go to: www.sor.gov.bc.ca/individuals/Property_Taxes/property_taxes.htm
- 2011 assessed value (as of July 1, 2010) was \$2.

QUESTIONS? CONTACT US

If you have questions about your 2012 property assessment, please call your assessment office. If you still disagree with your assessment after talking with an appraiser, you can file a formal Notice of Complaint (Appeal).

During January, offices will be open 8:30 to 5:00 Monday through Friday.

DEADLINE FOR FILING A COMPLAINT IS JANUARY 31, 2012

The Notice of Complaint (Appeal) form is available at www.bcassessment.ca. You can also mail, fax, hand deliver, or email a Notice of Complaint (Appeal) to your local BC Assessment office.

Mailed written Complaints (Appeals) must be postmarked by **January 31, 2012**.

YOUR ASSESSMENT OFFICE FOR THIS PROPERTY IS:

East Kootenay Assessment Area
200-117 Cranbrook St N
Cranbrook BC V1C 3P8
22-06-704-05359.522

Local Office: 250-426-8901 Or
1-800-556-9229
Fax: 250-426-4902
Email: eastkootenay@bcassessment.ca

596

S-02
LAKEVIEW MEADOWS COMMUNITY 7/8 (A)
ASSOCIATION INC
855 LAKEVIEW MEADOWS RD RR 3
INVERMERE BC V0A 1K3



LAKEVIEW
MEADOWS
a mountain community

LMCA Community Association
855 Lakeview Meadows Road, RR3
Invermere, BC
V0A 1K3

16 April 2012

Government of British Columbia
1902 Theatre Road
Cranbrook, BC
V1C 7G1

Attention: Mr. Barry Comin

Dear Sir:

Re: Letter of Agency

As requested in your email of 11 April 2012, the purpose of this letter is to provide a "Letter of Agency"

In regards to the Lakeview Meadows Community Association we request for an amendment to License of Occupation #404327. Be advised that Mr. Jim Turner, the General Manager of the Lakeview Meadows Community Association, is hereby authorized to speak on behalf of our community.

Best regards,

Con Tailon, President
Lakeview Meadows Community Association
Board of Directors

Lakeview Meadows Community Association

855 Lakeview Meadows Road Invermere, British Columbia V0A 1K3 Phone: (250) 342-1384
www.lakeviewmeadows.ca jim.lakeviewmeadows@shaw.ca



2012 Annual Report BC SOCIETY

FORM 11
SOCIETY ACT
Section 68

Filed Date and Time:

August 8, 2012 09:51 AM Pacific Time

ANNUAL REPORT DETAILS

NAME OF SOCIETY

LAKEVIEW MEADOWS COMMUNITY ASSOCIATION
855 LAKEVIEW MEADOWS RD
INVERMERE BC
CANADA V0A 1K3

SOCIETY INCORPORATION NUMBER
S-0040021

DATE OF INCORPORATION
June 10, 1999

DATE OF ANNUAL GENERAL MEETING (AGM)
July 28, 2012

DIRECTOR INFORMATION as of July 28, 2012

Last Name, First Name, Middle Name:

FANDERL, MAX

Physical Address:

816 LAKEVIEW MEADOWS GREEN
INVERMERE BC
CANADA V0A 1K3

Mailing Address:

816 LAKEVIEW MEADOWS GREEN
INVERMERE BC
CANADA V0A 1K3

Last Name, First Name, Middle Name:

FITZGIBBON, ED

Physical Address:

878 COPPERVIEW CLOSE
INVERMER BC V0A 1K3

Mailing Address:

878 COPPERVIEW CLOSE
INVERMER BC V0A 1K3

Last Name, First Name, Middle Name: MACLEOD, ROGER	
Physical Address: 224 18 ST NW CALGARY AB T2N 4X3	Mailing Address: 224 18 ST NW CALGARY AB T2N 4X3
<hr/>	
Last Name, First Name, Middle Name: MANTHA, MICHEL L.	
Physical Address: 315 HAMPSTEAD WAY NW CALGARY AB CANADA T3A 6E6	Mailing Address: 315 HAMPSTEAD WAY NW CALGARY AB CANADA T3A 6E6
<hr/>	
Last Name, First Name, Middle Name: MARTIN, JON	
Physical Address: 870 COPPERVIEW CLOSE INVERMERE BC CANADA V0A 1K3	Mailing Address: 870 COPPERVIEW CLOSE INVERMERE BC CANADA V0A 1K3
<hr/>	
Last Name, First Name, Middle Name: MASCIOLA, TRISH	
Physical Address: 143 SILVERCREEK GREEN NW CALGARY AB T3B 4H2	Mailing Address: 143 SILVERCREEK GREEN NW CALGARY AB T3B 4H2
<hr/>	
Last Name, First Name, Middle Name: PAYNE, DAVID	
Physical Address: 955 KERFOOT CRES SW CALGARY AB T2V 2M8	Mailing Address: 955 KERFOOT CRES SW CALGARY AB T2V 2M8
<hr/>	
Last Name, First Name, Middle Name: SAMASKA, DEAN	
Physical Address: 86 OAKMOUNT COURT SW CALGARY AB CANADA T2V 5B8	Mailing Address: 86 OAKMOUNT COURT SW CALGARY AB CANADA T2V 5B8
<hr/>	
Last Name, First Name, Middle Name: TAILON, CON	
Physical Address: 837 LAKEVIEW MEADOWS ROAD INVERMERE BC CANADA V0A 1K3	Mailing Address: 837 LAKEVIEW MEADOWS ROAD INVERMERE BC CANADA V0A 1K3
<hr/>	
Last Name, First Name, Middle Name: TUTTY, LESLIE	
Physical Address: 977 LAKEVIEW MEADOWS GREEN INVERMERE BC CANADA V0A 1K3	Mailing Address: 977 LAKEVIEW MEADOWS GREEN INVERMERE BC CANADA V0A 1K3

Last Name, First Name, Middle Name:

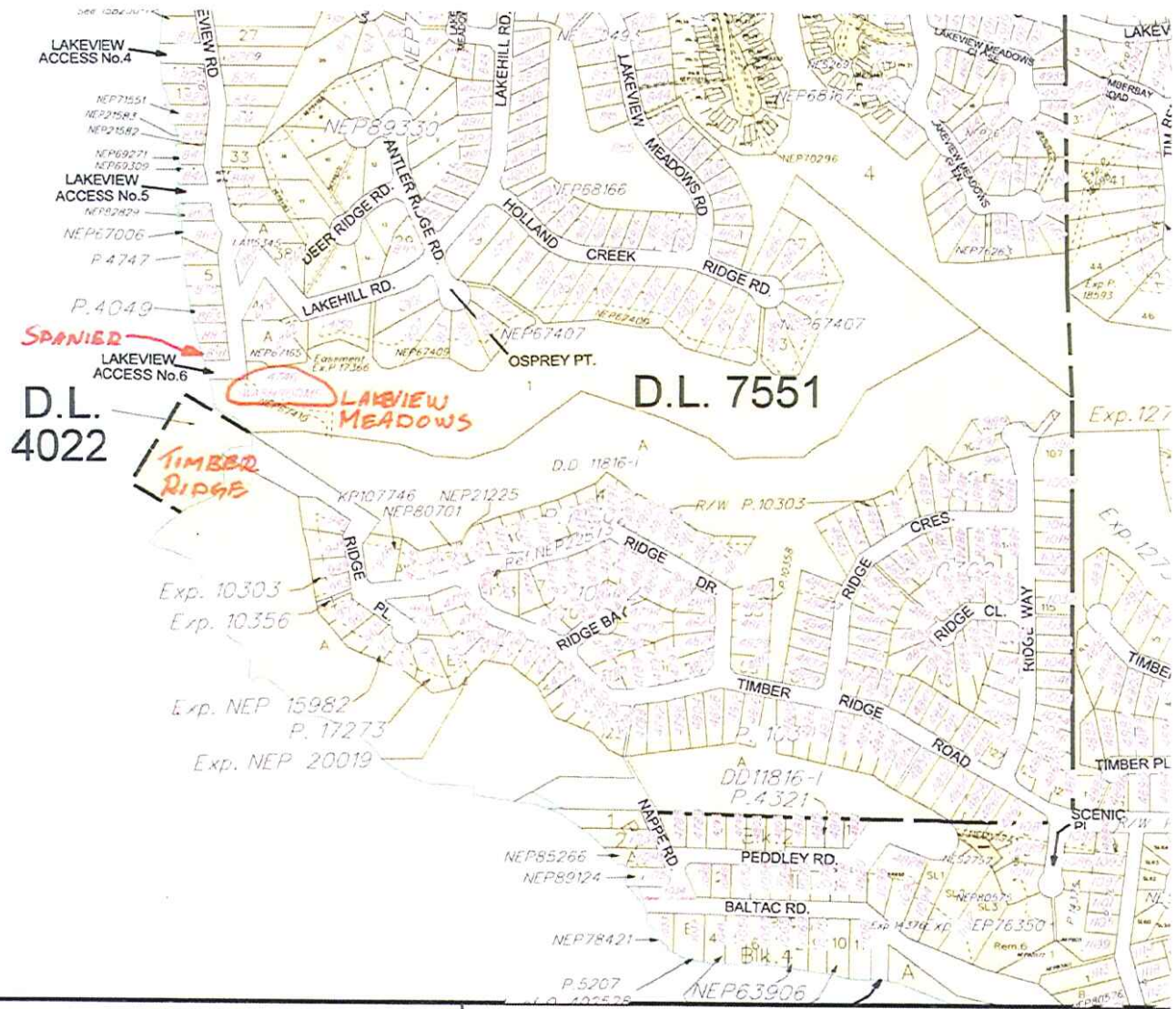
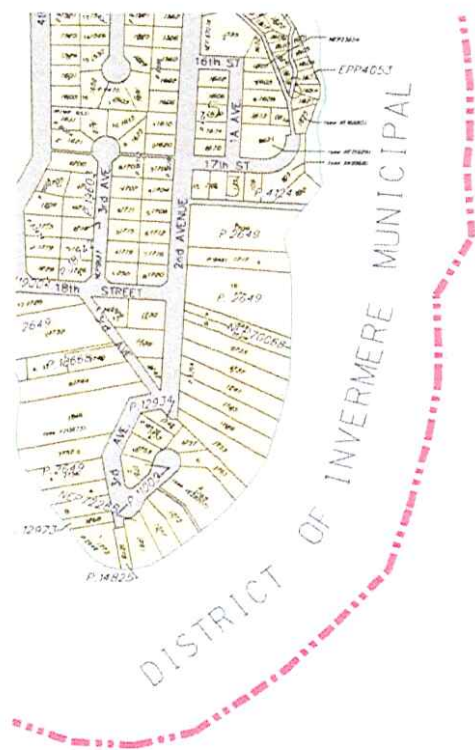
WATSON, SKIP

Physical Address:

805 LAKEVIEW MEADOWS GREEN
INVERMERE BC
CANADA V0A 1K3

Mailing Address:

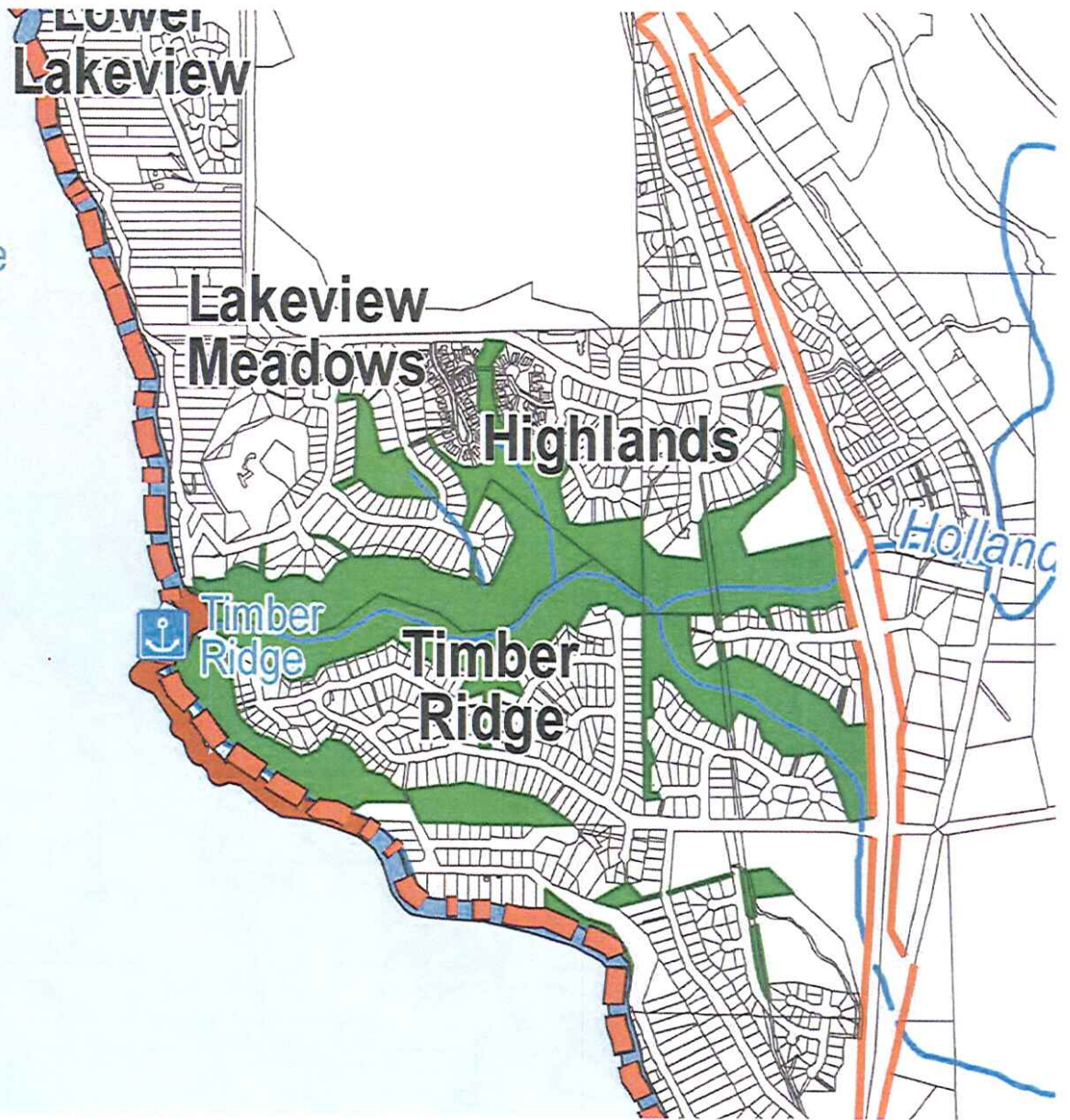
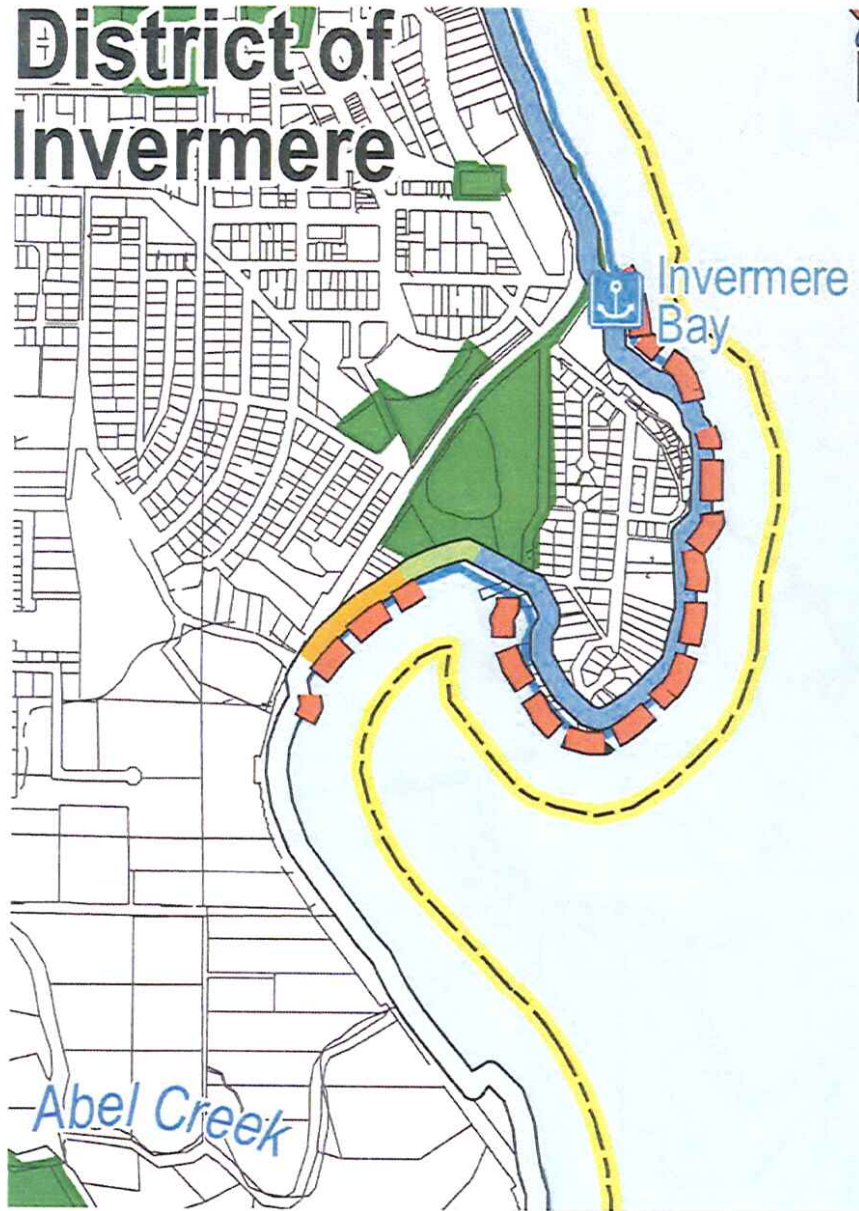
805 LAKEVIEW MEADOWS GREEN
INVERMERE BC
CANADA V0A 1K3



The information represented in this map is for the Regional District's purposes only.
The Regional District of East Kootenay does not accept responsibility for any errors

REGIONAL DISTRICT

District of Invermere



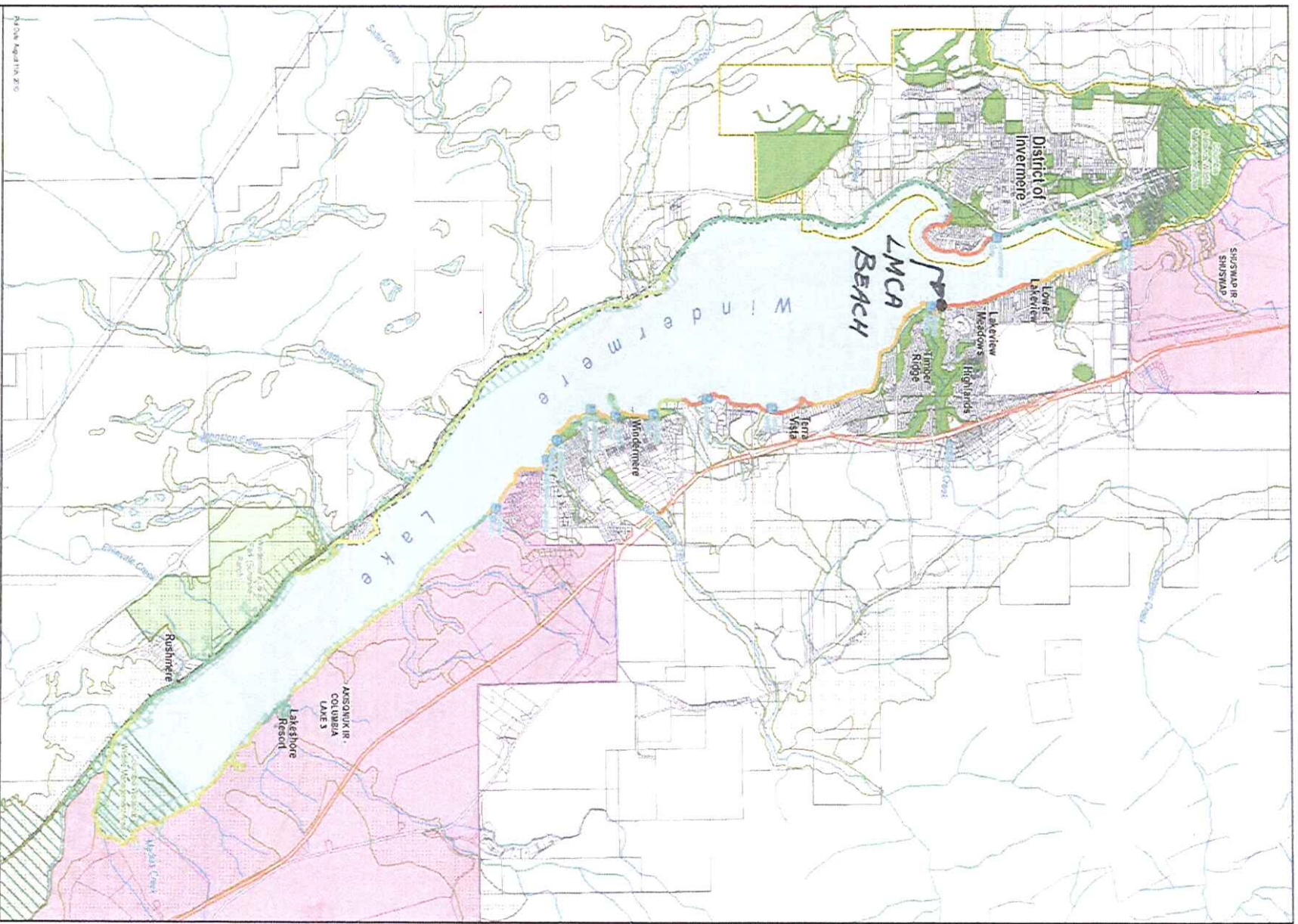
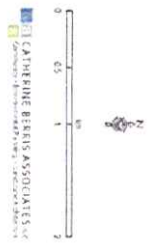


Photo: Aquatica 2010



- Legend**
- Existing Ecological Value*
 - Very High
 - High
 - Moderate
 - Low
 - Very Low
 - Key Features
 - Watershed Program Zones*
 - Catchment/Channel Subarea*
 - Existing Watershed
 - DCA Boundary
 - Urban Features
 - Parks and Open Space
 - Provincial Parks & Protected Areas
 - Wildlife Management Area
 - Provincial Park
- *Source: Various Publications, FM 2006



**LAKEVIEW
MEADOWS**
a mountain community

LMCA Community Association
855 Lakeview Meadows Road, RR3
Invermere, BC
V0A 1K3

16 April 2012

Government of British Columbia
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Con Taillon, President
Lakeview Meadows Community Association
Board of Directors

Lakeview Meadows Community Association

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www.lakeviewmeadows.ca jimlakeviewmeadows@shaw.ca

