

VICTORIA LAND TITLE OFFICE

Jun-28-2018 15:19:25.011

CA6898213 CA6898214

LAND TITLE ACT
FORM C (Section 233) CHARGE

GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 20 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Robert Alexander Traxler 4ZEXBK
Digitally signed by Robert Alexander Traxler 4ZEXBK
Date: 2018.06.28 15:00:35 -07'00'

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

ROBERT A. TRAXLER, Barrister & Solicitor

TRAXLER HAINES

614 - 1488 - 4TH AVENUE

PRINCE GEORGE

BC V2L 4Y2

Telephone: 250-563-7741

File No. 16-4572-102/RAT

Document Fees: \$143.16

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

SEE SCHEDULE

STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms D.F. No.

(b) Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

BAYNES ISLAND HOLDINGS INC., INC. NO. BC1005697 AND 275737 BRITISH COLUMBIA LTD., INC. NO. BC0275737

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

SEE SCHEDULE

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

ROBERT A. TRAXLER

Barrister & Solicitor

614 -1488 - 4TH AVENUE

PRINCE GEORGE, BC. V2L 4Y2

TELEPHONE: 250-563-7741

Execution Date

Y	M	D
18	5	22

Transferor(s) Signature(s)

Baynes Island Holdings Inc. by its authorized signatories:

Name: WILLIAM MCINTOSH

Name: RUDOLF NIELSEN

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

ROBERT A. TRAXLER

Barrister & Solicitor

614 - 1488 - 4TH AVENUE
PRINCE GEORGE, BC, V2L 4Y2
TELEPHONE: 250-563-7741

Y	M	D
18	5	22

275737 British Columbia Ltd. by its
authorized signatory:

Name: WILLIAM MCINTOSH

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

JENNIFER ELLIOT

Commissioner for Taking Affidavits in British Columbia

360 - 1011 - 4TH AVENUE
Prince George, BC V2L 3H9
EXPIRES Sept 30, 2020

Y	M	D
18	06	14

This is an instrument required by the Approving Officer for subdivision Plan EPP66397 creating the condition of Covenant entered into under Section 219 of the Land Title Act:

Name: MICHELLE BOUDREAU

Approving Officer for the Ministry of Transportation and Highways

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

FORM_E_V24

**LAND TITLE ACT
FORM E**

SCHEDULE

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2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND

Related Plan Number: **EPP66397**

STC for each PID listed below? YES

[PID] [LEGAL DESCRIPTION – must fit in a single text line]

NO PID NMBR LOT 10 DISTRICT LOT 4339 RANGE 5 COAST DISTRICT PLAN EPP66397

NO PID NMBR LOT 11 DISTRICT LOT 4339 RANGE 5 COAST DISTRICT PLAN EPP66397

NO PID NMBR LOT 12 DISTRICT LOT 4339 RANGE 5 COAST DISTRICT PLAN EPP66397

NO PID NMBR LOT 13 DISTRICT LOT 4339 RANGE 5 COAST DISTRICT PLAN EPP66397

NO PID NMBR LOT 14 DISTRICT LOT 4339 RANGE 5 COAST DISTRICT PLAN EPP66397

NO PID NMBR LOT 15 DISTRICT LOT 4339 RANGE 5 COAST DISTRICT PLAN EPP66397

NO PID NMBR LOT 16 DISTRICT LOT 4339 RANGE 5 COAST DISTRICT PLAN EPP66397

NO PID NMBR LOT 17 DISTRICT LOT 4339 RANGE 5 COAST DISTRICT PLAN EPP66397

FORM_E_V24

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 5 OF 20 PAGES

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Covenant		

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Priority Agreement granting Covenant herein priority over Mortgage CA3894333 in favour of 275737 British Columbia Ltd.

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
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FORM_E_V24

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 6 OF 20 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CROWN IN THE RIGHT OF BRITISH COLUMBIA, c/o THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE, Parliament Buildings, Victoria, British Columbia, V8V 1X4,

and

REGIONAL DISTRICT OF BULKLEY-NECHAKO, 37 - 3rd Avenue, PO Box 820, Burns Lake, BC, V0J 1E0

Terms of Instrument - Part 2
Section 219 Covenant

A. WHEREAS the Transferor is the registered owner in fee simple of those lands in the Province of British Columbia, and more particularly known and described as District Lot 4339 Range 5 Coast District.

B. AND WHEREAS the Transferor proposes to subdivide the Lands according to a Plan of Subdivision of District Lot 4339 Range 5 Coast District completed and certified correct the 16th day of April, 2018 by William McIntosh, BCLS. The Transferor proposes to grant to the Transferee a covenant under Section 219 of the Land Title Act against the following lands contained in the subdivision:

Lot 10 District Lot 4339 Range 5 Coast District Plan EPP66397

Lot 11 District Lot 4339 Range 5 Coast District Plan EPP66397

Lot 12 District Lot 4339 Range 5 Coast District Plan EPP66397

Lot 13 District Lot 4339 Range 5 Coast District Plan EPP66397

Lot 14 District Lot 4339 Range 5 Coast District Plan EPP66397

Lot 15 District Lot 4339 Range 5 Coast District Plan EPP66397

Lot 16 District Lot 4339 Range 5 Coast District Plan EPP66397

Lot 17 District Lot 4339 Range 5 Coast District Plan EPP66397

(hereinafter called the "Lots")

C. AND WHEREAS The Lands are the subject of a Geotechnical Report prepared by Geonorth Engineering Ltd. dated March 8, 2016, which is attached hereto as Schedule A, which addresses a safe building site and that the land may be used safely for the use intended.

D. AND WHEREAS a Reference Plan EPP66399 dated April 16, 2018, and attached hereto as Schedule B, was completed by William McIntosh, BCLS, sets out a No Build Zone;

E. AND WHEREAS a covenant under Section 219 of the Land Title Act is required as a condition to the consent and approval of the subdivision of the lands by the Approving Officer under Section 86(1)(d) of the Land Title Act;

F. AND WHEREAS Section 219 of The Land Title Act provides that there may be registered as a charge against the title to any land, a covenant in favour of the Transferee in respect to the use of the land or that the land is not to be subdivided except in accordance with the covenant;

G. AND WHEREAS the Transferor is aware of and hereby acknowledges that there is a potential flood danger to the Lots.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada and other good and valuable consideration paid by the Transferees to the Transferor, the receipt of which is hereby acknowledged, the Transferor does hereby covenant and agree with the Transferees under Section 219 of the Land Title Act of the Province of British Columbia as follows:

1. The Transferor is aware of and on behalf of itself and its heirs, executors, administrators, successors and assigns, hereby acknowledges that there is potential geotechnical danger to the Lots of erosion or of land subsiding onto the Lots or surrounding lands.
2. The Transferor's use of the Lots will conform to the requirements, recommendations and no build areas of the geotechnical report prepared by Geonorth Engineering Ltd. dated March 8, 2016 and attached as Schedule A.
3. The Transferor acknowledges that the Transferees do not represent to the Transferor nor to any other person that any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots will not be damaged by flooding or erosion and the Transferor, with full knowledge of the potential flood or erosion danger and in consideration of the approvals give the Ministry of Transportation and Infrastructure hereby:
 - (a) agree to indemnify and to save harmless the Transferees and their employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims, and demands which the Transferees or any of their employees, servants or agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Transferor or their heirs, executors, administrators, successors and assigns contained in this Agreement or arising out of or in connection with any personal injury, death or loss or damage to the Lots, or to any building, modular home, mobile unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Lots caused by flooding, erosion or some such similar cause; and
 - (b) does remise, release and forever discharge the Transferees and their employees, servants or agents, from all manner of actions, causes of actions, suits, debts, accounts, covenants, contracts, claims and demands which the Transferor or any of their heirs, executors, administrators, successors and assigns may have against the Transferees and their employees, servants or agents for and by reason of any personal injury, death or loss or damage to the Lots, or to any building, modular home, mobile unit, improvement, chattel, or other structure, including the contents of any of them, built, constructed or placed on the Lots, caused by flooding, erosion or some similar cause.
4. Nothing in this Agreement shall prejudice or affect the rights, powers and remedies of the Transferees in relation to the Transferor, including their heirs, executors,

administrators, successors and assigns, or the Lots under any law, bylaw, order or regulation or in equity, all of which rights, powers and remedies may be fully and effectively exercised by the Transferees as if this Agreement had not been made by the parties.

5. The Transferor will do or cause to be done at their expense all acts reasonably necessary for the Transferees to gain priority for this Agreement over all liens, charges and encumbrances which are or may be registered against the Lots save and except those specifically approved in writing by the Transferee.
6. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of Section 219 of the Land Title Act.
7. The Transferor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurance which may be reasonably necessary to give proper effect to the intent of this Agreement.
8. The Transferor or any of his heirs, executors, administrators and assigns, as the case may be, shall give written notice of this Agreement to any person to whom he proposes to dispose of one of the Lots, which notice shall be received by that person prior to such disposition.
 - (a) For the purposes of this paragraph the word "dispose" shall have the meaning given to it under Section 29 of the "*Interpretation Act*".
9. Whenever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.
10. If any section or any part of this Agreement is found to be illegal or unenforceable, then such sections or parts shall be considered separate or severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.
11. This Agreement shall be interpreted according to the laws of the Province of British Columbia.
12. Where there is reference to an enactment of the Province of British Columbia in this agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred herein are enactments of the Property of British Columbia.
13. Every reference to the Minister of Transportation and Infrastructure in this Agreement shall include the Minister of Transportation and Infrastructure, the Deputy Minister of Transportation and Infrastructure and any person designated by either of them to act for or on their respective behalf with respect to any of the provisions of this Agreement.
14. The terms, conditions, covenants and other provisions of this Covenant will extend to, be binding upon and enure to the benefit of the parties to this Covenant and their respective heirs, administrators, successors and assigns.

SCHEDULE "A"

GEONORTH ENGINEERING LTD.

3975 18th Avenue
Prince George, B.C., V2N 1B2
Phone 250-564-4304
Fax 250-564-9323
E-mail mail@geonorth.ca

March 8, 2016

Mr. W. McIntosh, BCLS
Baynes Island Holdings Inc.
PO Box 1250
Vanderhoof BC V0J 3A0

File No. K-4276

Dear Mr. McIntosh:

**Re: Geotechnical Assessment, Proposed Subdivision of District Lot 4339, Range 5,
Land District 14, Baynes Island, Stuart Lake, northwest of Fort St. James, B.C.**

Introduction

Baynes Island Holdings Inc. is planning to subdivide Baynes Island, located on Stuart Lake, to create eighteen residential building lots. Baynes Island is located about 30 km northwest of Fort St. James, B.C. and covers an area of about 58 hectares. The proposed building lots will range in size between 2 and 8 hectares. Several lots include significant slopes at the Stuart Lake shoreline. We understand that as a condition of development, B.C. Ministry of Transportation and Infrastructure requires a geotechnical assessment with recommended setbacks to accommodate permanent building sites for those proposed building lots on the west side of the island that have significant slopes. We understand that proposed Lots 9 to 16 were initially identified by the approving authority as having moderately steep to steep gradient slopes.

This letter presents the results of our geotechnical assessment of site conditions with the recommended building setbacks. The scope of work is described in our proposal dated September 18, 2015. You authorized us to carry out the work in an email dated September 23, 2015. Preliminary plans dated October 13, 2014 show the proposed building lots and an area of shared ownership in the centre of the island backing onto all of the proposed lots. This letter follows from an earlier letter dated February 5, 2016 by our firm, and includes the results of assessments of Lots 9 to 18.

The location of Baynes Island and the proposed subdivision layout is shown on Drawing 4276-A1, attached. An orthophoto of the island with ground surface contours is on Drawing 4276-A2 and a bare-earth image produced from LiDAR data provided by your mapping consultant is on Drawing 4276-A3, also attached.

Baynes Island Holdings Inc.
Geotechnical Assessment, Proposed Subdivision of District Lot 4339, Range 5,
Land District 14, Baynes Island, Stuart Lake, northwest of Fort St. James, B.C.

March 8, 2016

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In their letter dated October 27, 2015, B.C. Ministry of Transportation and Infrastructure indicates the land may be subject to natural hazards such as flooding, erosion, land slip or avalanche. They recommend that a Qualified Professional, registered with the Association of Professional Engineers and Geoscientists of B.C. (APEGBC) assess site conditions. Assessments of landslide hazards are to follow the *Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in B.C.*, prepared by APEGBC 2006, and revised in 2010. In the guidelines, landslides include rock falls and slides, debris flows, earth slides and earth flows. Our Geotechnical Assessment of hazards within the study area was carried out using the procedures described in the Guidelines, and include an analysis of slope stability during a seismic event.

Floodplain mapping prepared for the B.C. Ministry of Environment, dated 1991, indicates the 200 year return period flood level of Stuart Lake is 683.1 m elevation, including freeboard.

Site Conditions

The centre and west side of Baynes Island is gently rolling with moderate to steep gradient slopes at the perimeter, down to Stuart Lake. The east side of the island has rugged, irregular, moderate to steep gradient bedrock controlled slopes. The island is presently undeveloped, except there is a small cabin located on the south shore of the island on gentle gradient slopes adjacent to and west of moderate gradient bedrock slopes along the east side of the island.

We understand that other than the small cabin and some timber harvesting, no development has occurred on the island.

Geological Background

Surficial Geology

The surficial geology of the area is shown on Map 1986A, titled *Surficial Geology, Fort Fraser, B.C.*, at a scale of 1:250,000, by A. Plouffe of the Geological Survey of Canada.

The map shows the island is underlain by a glaciolacustrine veneer, defined as “deep water deposits of well sorted, stratified sand, silt and clay overlain, in places, by shallow water deposits of sand and gravel; occurs near limits of former glacial lakes; includes minor till outcrops, 1 to 3 m thick; reflects topography of underlying units”.

Adjacent areas on the east and west shores of Stuart Lake are mapped as a glaciolacustrine veneer to about 760 m elevation. Higher elevation areas are mapped as a till

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Baynes Island Holdings Inc.
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March 8, 2016

File No. K-4276

blanket, defined as “continuous till cover with few bedrock outcrops, 1 to 3 m thick on average, conforms to and locally obscures topography of underlying units”. Till is deposited below or from glacial ice and is typically comprised of pebbles, cobbles and boulders in a sandy to clayey matrix. It can include colluvium (reworked till) on steep slopes, and small inclusions of glaciofluvial sediments, especially in valley bottoms and near the mouth and banks of meltwater channels. The till surface is commonly fluted and drumlinized. The map shows that glacial drumlins are oriented northwest to southeast due to eastward flowing glacial ice.

Bedrock Geology

Bedrock geology maps produced by the B.C. Geological Survey, available on a website maintained by the B.C. Ministry of Energy and Mines, show that the site is underlain by Early Permian to Late Jurassic mudstone, siltstone or shale, fine grained clastic sedimentary rocks deposited in a unit called the Cache Creek Complex. The rocks are about 150 to 250 million years old.

Aerial Photos and LiDAR Images

As part of our review of the property, we reviewed high resolution orthophotos provided by your firm, low resolution aerial photos produced by the Government of B.C. and Light Detecting and Ranging (LiDAR) images provided by your mapping consultant, Eagle Mapping Ltd. The low resolution photos are from 1996, 2002 and 2003.

The aerial photos show that the island is heavily forested and undeveloped, with no indications of instability. There are several relatively small open areas where trees were cleared shown on the low resolution photos. The shape of the island is consistent in all photos, showing no signs of erosion or significant changes to beaches.

The LiDAR image is detailed and clearly shows various landform features that make up the island. Irregular, rugged features along the east side of the island are typical of bedrock outcrops. Smooth, sculpted drumlins are visible on the west and centre areas, indicative of glacial till covered with a veneer of glaciolacustrine sediments. A shallow, gently sloping, channel-like feature between the bedrock outcrops and the drumlins was likely glacially eroded and subsequently filled with glaciolacustrine sediments. There are distinct beach strand lines visible at some locations on the perimeter of the island, particularly at the south end of the island west of the bedrock outcrops. The strand lines mark abandoned beaches created by wave erosion when Stuart Lake or the preceding glacial lake was at a higher elevation. The LiDAR image shows no signs of slope instability.

Baynes Island Holdings Inc.
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Site Visit

On October 8, 2015, I accompanied you to Baynes Island to observe slopes and landform features, and to check for signs of slope instability in the area of proposed Lots 9 to 16.

At the time of our visit, about 10 m length of beach, from lake level to the toe of a steep slope was exposed. The beach is gently sloping, between 5 and 10%, and covered with irregularly shaped cobbles and boulders, as well as logs washed up from the lake. The slope above the beach is steep, at gradients up to 40° for short pitches, but typically between 30 and 37°. While on site, we walked along the crest and toe of the slope, observed landform features, vegetation types and soil conditions in hand-dug test pits, and checked for signs of instability and groundwater seepage.

The steep slope typically has a uniform to convex shape, being slightly steeper at the toe, just above the beach, indicative of wave erosion. The slope is vegetated, however, with mixed trees and shrubs, including several large, old Douglas fir trees. This indicates the rate of wave erosion is very slow, as suggested by our review of the aerial photos. Soil conditions in shallow hand-dug test pits consists of sandy silt with some gravel in places, likely a till deposit. The cobbles and boulders on the beach are likely washed from the till.

I did not observe any signs of shallow or deep-seated instability during my site visit, and the landform features appear consistent with the those identified from the geological mapping and interpreted from the LiDAR image and the aerial photos.

Engineering Assessment

Our on-site and office reviews indicate there is a very low likelihood of deep-seated slides affecting the proposed subdivision lots. The slopes immediately above the beach have moderately steep to steep gradients, however, and these will need to be avoided. Shoreline erosion is the active geological process affecting the property and will, over decades and centuries, cause the slopes to gradually erode.

To assess the setback for permanent structures from the moderately steep to steep gradient slope down to Stuart Lake within proposed Lots 9 to 18, we carried out slope stability analyses using the software program Slope/W by GeoStudios International, Inc. The analysis was based on the surveyed ground surface profile and lower-bound soil strength parameters.

To carry out the analysis, we input the existing slope geometry into the program and back-calculated soil strength parameters required to maintain the slope in its present shape at a factor of safety of 1.0. This corresponds to a condition of impending failure and assumes the soil

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in the steep slope has a shear strength no greater than that required to keep the slope in its present condition. Using these soil strength parameters we carried out additional analyses to determine the required setback from the crest for permanent structures. The factor of safety under static conditions is typically taken as 1.5¹. The analysis shows that for this condition, the required setback varies depending primarily on slope gradient.

To assess the stability of the slope under seismic loading, we followed procedures outlined in the Guidelines for Legislated Landslide Assessments for Proposed Residential Developments in BC. Using the geological model described above, we carried out a pseudo-static stability analysis using Slope/W with a horizontal load applied to the sliding mass equal to the weight of the sliding mass multiplied by the peak earthquake acceleration. Stability conditions are considered adequate provided the factor of safety exceeds 1.0 for these conditions. We used a design ground acceleration of 0.12 g based on data obtained from a National Resources Canada website². The acceleration estimates are for ground motions having a 2% probability of exceedance in 50 years. Our analysis shows that the setback for permanent structures based on seismic analysis at a factor of safety against sliding of 1.0 is less than that required for long-term, static slope stability conditions with a factor of safety against sliding of 1.5.

We have limited information on which to estimate the rate of lakeshore erosion caused by wind and waves. A comparison between aerial photos dated 1975 and aerial photo images on Google Earth show no significant change in shoreline shape or indications of significant erosion. Our observations of the shoreline suggest only minimal on-going erosion, less than 1 metre in a 10 year period, and therefore recommend a setback allowance of 6 m.

Recommendations

The results of our assessment show that the proposed subdivision is feasible. For construction of permanent residential buildings, we recommend a setback from the 2014 surveyed natural boundary as shown on Drawing 4276-A4. This allows structures to be located outside a theoretical slip surface having a factor of safety against sliding of 1.5 and allows for a nominal amount of lakeshore erosion of at least 6 m. Our stability assessments show that a setback is not required for proposed Lots 9 and 18 for geotechnical reasons.

¹ Dercole, F. The District of North Vancouver. Natural Hazard Risk Tolerance Criteria. Report Council, November 10, 2009.

² National Resource Canada. Interpolate 2010 National Building Code of Canada Seismic Hazard Values.

Baynes Island Holdings Inc.
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 Land District 14, Baynes Island, Stuart Lake, northwest of Fort St. James, B.C.

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We recommend a surveyor establish the safe building areas on the ground and on legal plans for the property.

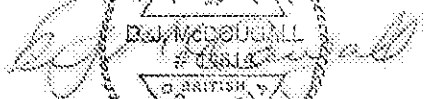
The setbacks and suitable building areas noted here are based on a site review and interpretation of available information gathered from geological maps, aerial photos and site observations. The setbacks may be adjusted by a suitably Qualified Professional if additional, detailed, site specific investigations and relevant analyses are carried out.

Closure

This report was prepared by GeoNorth Engineering Ltd. for the use of Baynes Island Holdings Inc. and their consultants. The material in it reflects GeoNorth Engineering's judgement in light of the information available to us at the time of preparation. Any use which Third Parties make of this report, or any reliance on decisions to be made based on it, are the responsibility of such Third Parties. GeoNorth Engineering Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Please call me if you have any questions or if any parts of the letter need to be clarified.

Yours truly,
 GeoNorth Engineering Ltd.


 Per: D.J. McDougall, M.Eng., P.Eng.

Reviewed by,
 GeoNorth Engineering Ltd.

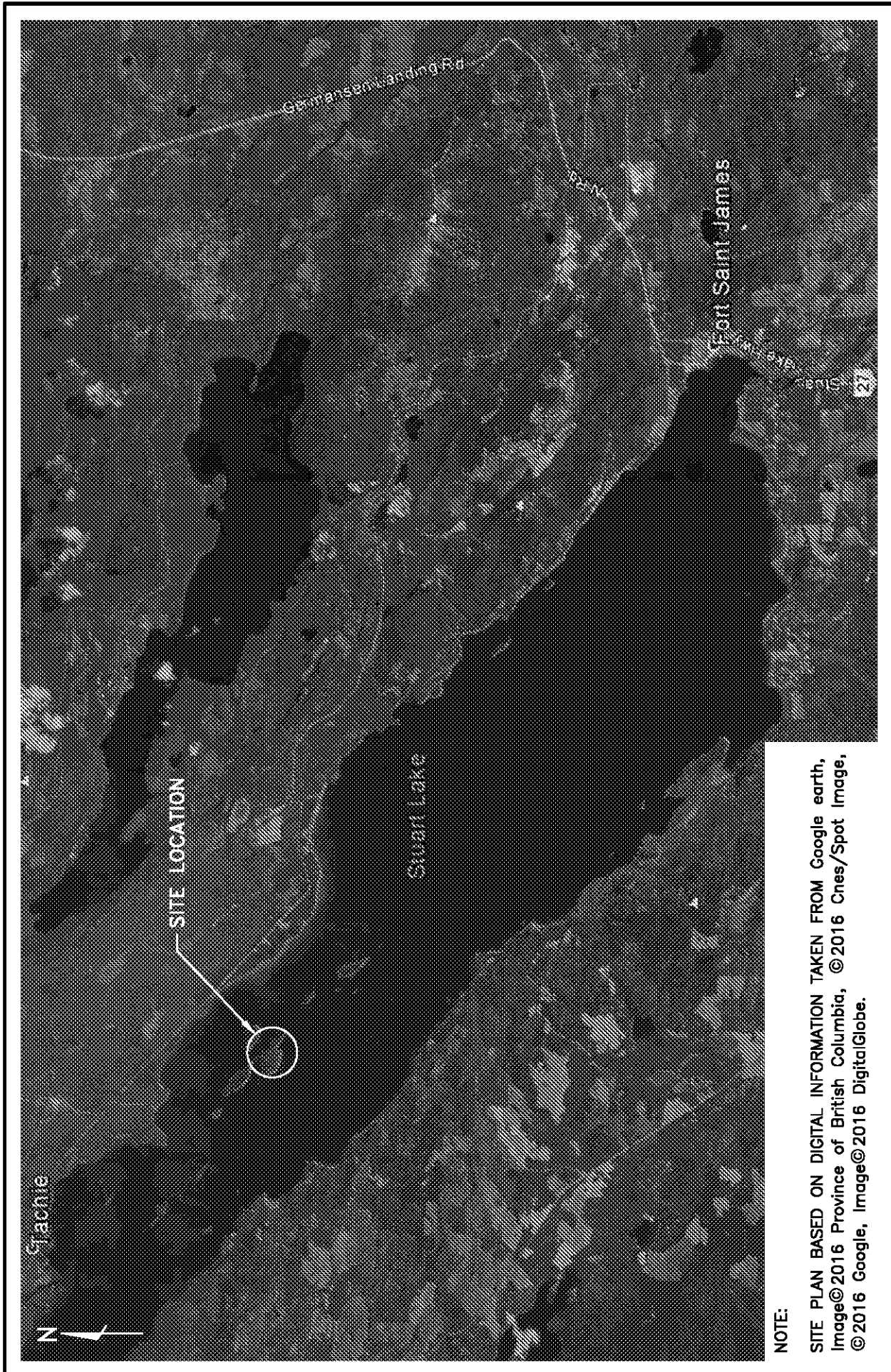

 Per: F. W. Maximchuk, P.Eng.

Enclosures:

- Drawing 4276-A1, Plan Showing Site Location
- Drawing 4276-A2, Proposed Subdivision Layout with Orthophoto Image and Ground Elevation Contours
- Drawing 4276-A3, Bare Earth Image of Baynes Island
- Drawing 4276-A4, Proposed Setback for Permanent Structures, Lots 9 to 17

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GEO-NORTH ENGINEERING LTD.



NOTE:

SITE PLAN BASED ON DIGITAL INFORMATION TAKEN FROM Google earth, Image©2016 Province of British Columbia, ©2016 Cnes/Spot Image, ©2016 Google, Image©2016 DigitalGlobe.

<p>GEONORTH ENGINEERING LTD. 3975 18th Avenue Prince George, B.C. V2N 1B2 Tel. 250-564-4304 Fax 250-564-8323</p>		<p>BAYNES ISLAND HOLDINGS INC. GEOTECHNICAL ASSESSMENT, PROPOSED SUBDIVISION OF DISTRICT LOT 4339, RANGE 5, LAND DISTRICT 14, BAYNES ISLAND, STUART LAKE, NORTHWEST OF FORT ST. JAMES, B.C. PLAN SHOWING SITE LOCATION</p>	
		<p>SCALE: 1:100,000 PROJECT NO: K-4276</p>	<p>DATE: 2016/03/08 DRAWING NO. 4276-A1</p>

NOTES:
1. SITE PLAN BASED ON DIGITAL INFORMATION PROVIDED BY WD MCINTOSH LAND SURVEYING LTD.



SCALE: 1:5000
DATE: 2016/03/08
DWN BY: LU
MAP REF: -
DWG NO. 4276-A2

APPROVED:
PROJECT NO: K-4276
REV. -

BAYNES ISLAND HOLDINGS INC.
GEOTECHNICAL ASSESSMENT, PROPOSED SUBDIVISION OF DISTRICT LOT 4339, RANGE 5, LAND DISTRICT 14, BAYNES ISLAND, STUART LAKE, NORTHWEST OF FORT ST. JAMES, B.C.
PROPOSED SUBDIVISION LAYOUT WITH ORTHOPHOTO IMAGE AND GROUND ELEVATION CONTOURS

GEO NORTH ENGINEERING LTD.
3975 18th Avenue
Prince George, B.C. V2N 1B2
Tel. 250-564-4304 Fax 250-564-9323



NOTES:
1. SITE PLAN BASED ON DIGITAL INFORMATION PROVIDED
BY WD MCINTOSH LAND SURVEYING LTD.



SCALE: 1:5000
DATE: 2016/03/08
DWN BY: LU
MAP REF: -

APPROVED:

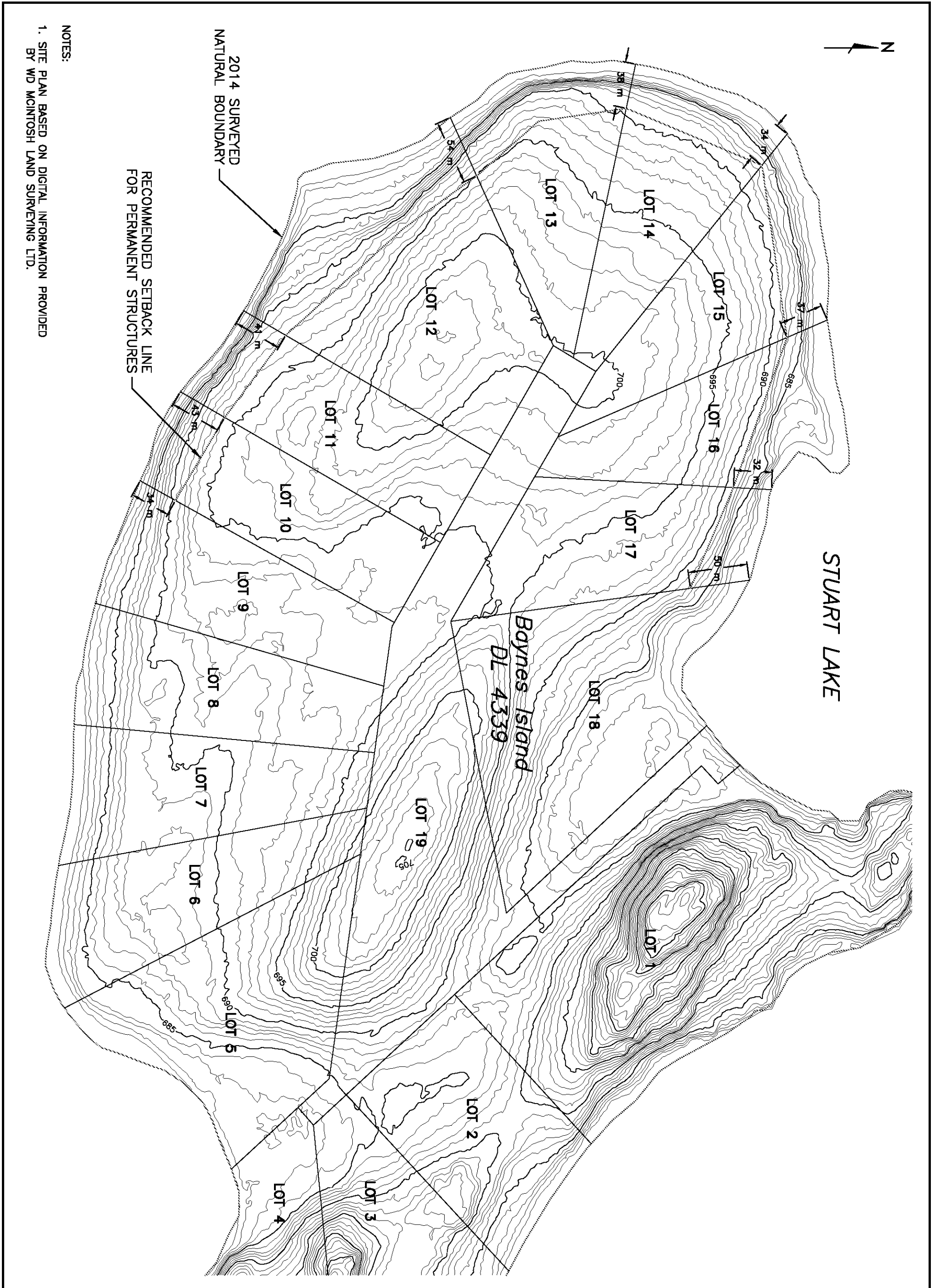
DWG NO.
4276-A3

REV.
-

PROJECT NO:
K-4276

BAYNES ISLAND HOLDINGS INC.
GEOTECHNICAL ASSESSMENT, PROPOSED SUBDIVISION OF
DISTRICT LOT 4339, RANGE 5, LAND DISTRICT 14, BAYNES
ISLAND, STUART LAKE, NORTHWEST OF FORT ST. JAMES, B.C.
BARE EARTH IMAGE OF BAYNES ISLAND

**GEO NORTH
ENGINEERING LTD.**
3975 18th Avenue
Prince George, B.C. V2N 1B2
Tel. 250-564-4304 Fax 250-564-9323



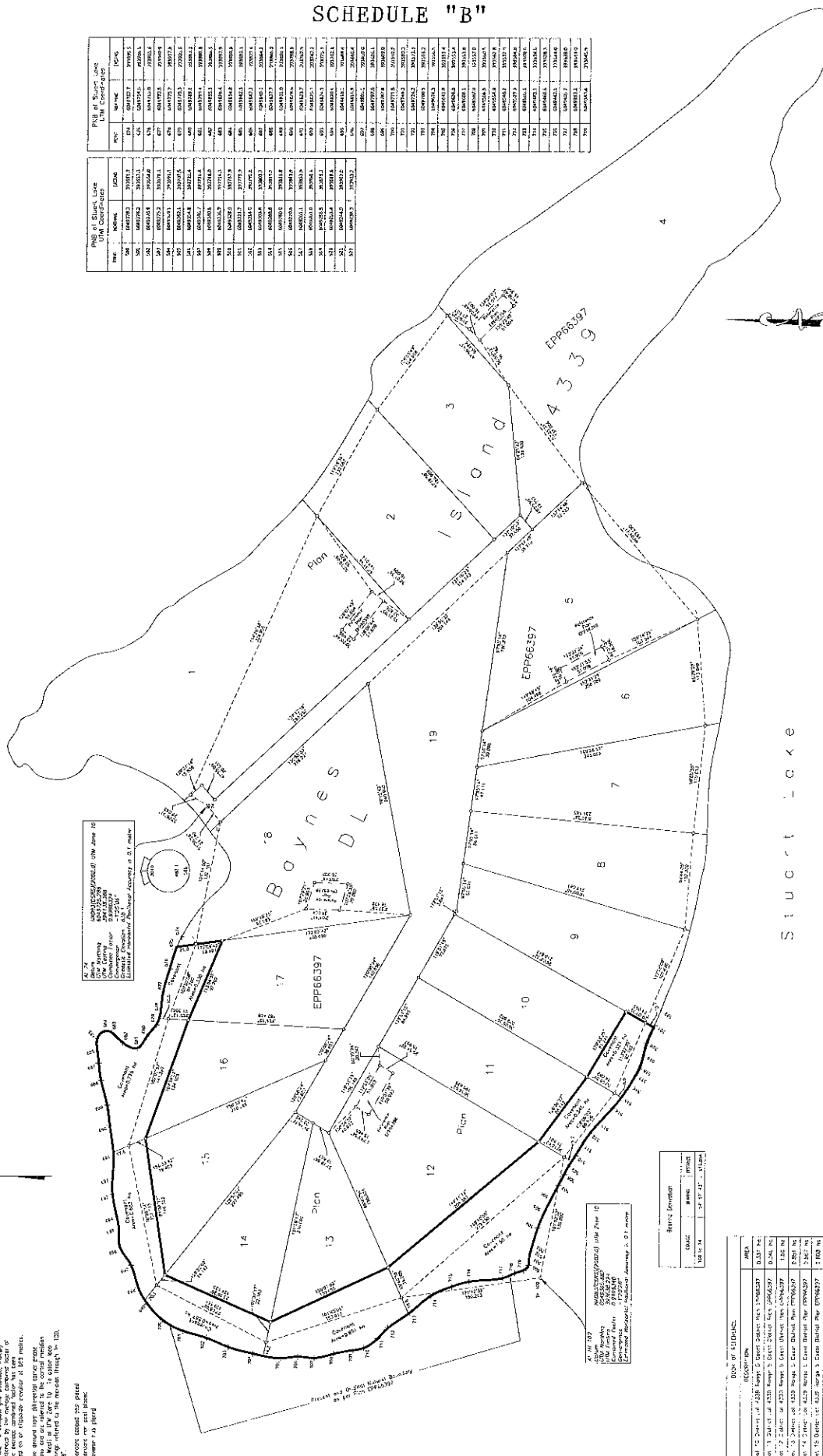
NOTES:
1. SITE PLAN BASED ON DIGITAL INFORMATION PROVIDED BY WD MCINTOSH LAND SURVEYING LTD.

SCALE: 1:3000	APPROVED:	<p align="center">BAYNES ISLAND HOLDINGS INC. GEOTECHNICAL ASSESSMENT, PROPOSED SUBDIVISION OF DISTRICT LOT 4339, RANGE 5, LAND DISTRICT 14, BAYNES ISLAND, STUART LAKE, NORTHWEST OF FORT ST. JAMES, B.C. PROPOSED SETBACK FOR PERMANENT STRUCTURES LOTS 9 TO 17</p>	<p align="center">GEO NORTH ENGINEERING LTD. 3975 18th Avenue Prince George, B.C. V2N 1B2 Tel. 250-564-4304 Fax 250-564-9323</p>
DATE: 2016/03/08			
DWN BY: LU			
MAP REF: -			
DWG NO. 4276-A4	REV. -	PROJECT NO: K-4276	

PLAN EPP65397

SCHEDULE "B"

Area	Area Name	Area No.	Area Description	Area Area	Area Perimeter	Area Volume	Area Weight	Area Color
1	Boynes DL	101	Boynes DL	101.00	101.00	101.00	101.00	101.00
2	Boynes DL	102	Boynes DL	102.00	102.00	102.00	102.00	102.00
3	Boynes DL	103	Boynes DL	103.00	103.00	103.00	103.00	103.00
4	Boynes DL	104	Boynes DL	104.00	104.00	104.00	104.00	104.00
5	Boynes DL	105	Boynes DL	105.00	105.00	105.00	105.00	105.00
6	Boynes DL	106	Boynes DL	106.00	106.00	106.00	106.00	106.00
7	Boynes DL	107	Boynes DL	107.00	107.00	107.00	107.00	107.00
8	Boynes DL	108	Boynes DL	108.00	108.00	108.00	108.00	108.00
9	Boynes DL	109	Boynes DL	109.00	109.00	109.00	109.00	109.00
10	Boynes DL	110	Boynes DL	110.00	110.00	110.00	110.00	110.00
11	Boynes DL	111	Boynes DL	111.00	111.00	111.00	111.00	111.00
12	Boynes DL	112	Boynes DL	112.00	112.00	112.00	112.00	112.00
13	Boynes DL	113	Boynes DL	113.00	113.00	113.00	113.00	113.00
14	Boynes DL	114	Boynes DL	114.00	114.00	114.00	114.00	114.00
15	Boynes DL	115	Boynes DL	115.00	115.00	115.00	115.00	115.00
16	Boynes DL	116	Boynes DL	116.00	116.00	116.00	116.00	116.00
17	Boynes DL	117	Boynes DL	117.00	117.00	117.00	117.00	117.00
18	Boynes DL	118	Boynes DL	118.00	118.00	118.00	118.00	118.00
19	Boynes DL	119	Boynes DL	119.00	119.00	119.00	119.00	119.00
20	Boynes DL	120	Boynes DL	120.00	120.00	120.00	120.00	120.00



The plan was prepared by the applicant and the applicant warrants that the information contained herein is true and correct to the best of their knowledge and belief.

REFERENCE PLAN
 EPP65397
 EPP65397
 EPP65397

- 1. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 2. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 3. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 4. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 5. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 6. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 7. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 8. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 9. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 10. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 11. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 12. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 13. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 14. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 15. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 16. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 17. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 18. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 19. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.
- 20. The area shown on this plan is 110 acres, 1/4 section 16, T14N, R14E, S17W, 1/4 section 17, T14N, R14E, S17W, 1/4 section 18, T14N, R14E, S17W, 1/4 section 19, T14N, R14E, S17W, 1/4 section 20, T14N, R14E, S17W.

Lot No.	Area (Acres)	Volume (cu ft)	Weight (lbs)
1	110.00	110.00	110.00
2	102.00	102.00	102.00
3	103.00	103.00	103.00
4	104.00	104.00	104.00
5	105.00	105.00	105.00
6	106.00	106.00	106.00
7	107.00	107.00	107.00
8	108.00	108.00	108.00
9	109.00	109.00	109.00
10	110.00	110.00	110.00
11	111.00	111.00	111.00
12	112.00	112.00	112.00
13	113.00	113.00	113.00
14	114.00	114.00	114.00
15	115.00	115.00	115.00
16	116.00	116.00	116.00
17	117.00	117.00	117.00
18	118.00	118.00	118.00
19	119.00	119.00	119.00
20	120.00	120.00	120.00