

August 28, 2009

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The Cape on Bowen Community Development Limited
1147 Homer Street
Vancouver, B.C.
V6B 5T5

Attention: Mr. Eanson Ho

Dear Mr. Ho:

**RE: Response to Submission of Subdivision Documents
District Lot 1548, NWD
File No. 2004 – 15 (Cape Roger Curtis)**

The Approving Officer has reviewed the subdivision plan and associated documents submitted on 4 June 2009 related to the above noted property. Please be advised that in order for the Approving Officer to favorably consider your application, the subdivision plan and related elements will need to be revised to address all the various issues raised in the following reports, all of which are attached to this letter:

- a) [Comments from Planning Department – July 2009 \(pgs 1–10\)](#)
- b) [Letter from Bowen Island Fire Department – July 7, 2009 \(pgs11–12\)](#)
- c) [Letter from Dayton and Knight Ltd. \(Infrastructure\) – June 23, 2009 \(pgs 13-19\)](#)
- d) [Letter from Delcan \(Traffic\) – July 13, 2009 \(pgs 20-21\)](#)
- e) [Comments from Mel Turner \(Parks and Recreation\) – June 2009 \(pgs 22-27\)](#)
- f) [Report from Greenways Advisory Committee – July 7, 2009 \(pgs 28-57\)](#)
- g) [Report from SNC Lavalin \(Environmental\) – August 2009 \(pgs 58-77\) and](#)
- h) [Letter from Squamish Nation – July 7, 2009 \(pgs78-79\)](#)

This list of issues is provided at your request in order to allow you to attempt to resolve outstanding issues and to continue to work towards a subdivision application that could be approved. However I wish to make it clear that given that this list contains a number of matters that must be resolved before approval could even be considered, I have not as of yet turned my mind to the question of whether this or any modified application would be contrary to the public interest.

At the meeting scheduled for 2 September 2009, our municipal team and consultants will be available to discuss the issues with you.

Hendrik Slegtenhorst
Approving Officer

cc: Michael Rosen – Deputy Approving Officer
Wil Hilsen – Acting Public Works Manager
Brian Biddlecombe – Fire Chief
Brian Walker – Dayton and Knight Ltd.
Mike Florendo – Delcan
Mel Turner – prkServices
Diane Urban – SNC Lavalin
Chief Bill Williams – Squamish Nation