



## PERMIT TO REDUCE BUILDING SETBACK LESS THAN 4.5 METRES FROM THE PROPERTY LINE FRONTING A PROVINCIAL PUBLIC HIGHWAY

PURSUANT TO TRANSPORTATION ACT AND/OR THE INDUSTRIAL ROADS ACT AND/OR THE MOTOR VEHICLE ACT AND/OR AS DEFINED IN THE NISGA'A FINAL AGREEMENT AND THE NISGA'A FINAL AGREEMENT ACT.

**BETWEEN:**

The Minister of Transportation and Infrastructure

Chilliwack Area Office  
45890 Victoria Avenue  
Chilliwack, BC V2P 2T1  
Canada

("The Minister")

**AND:**

Sasquatch Inn Ltd.  
46001 Lougheed Highway  
Harrison Mills, British Columbia V0M 1L0  
Canada

("The Permittee")

**WHEREAS:**

- A. The Minister has the authority to grant permits for the auxiliary use of highway right of way, which authority is pursuant to both the Transportation Act and the Industrial Roads Act, the Motor Vehicle Act, as defined in the Nisga'a Final Agreement and the Nisga'a Final Agreement Act;
- B. The Permittee has requested the Minister to issue a permit pursuant to this authority for the following purpose:  
  
The construction of a building, the location of which does not conform with British Columbia Regulation 513/04 made pursuant to section 90 of the Transportation Act, S.B.C. 2004, namely; to allow Setback permit for building patio within 4.5m setback to the highway right of way, located at 46001 Lougheed Highway, as shown on drawing M4055-01.
- C. The Minister is prepared to issue a permit on certain terms and conditions;

ACCORDINGLY, the Minister hereby grants to the Permittee a permit for the Use (as hereinafter defined) of highway right of way on the following terms and conditions:

- 1. This permit may be terminated at any time at the discretion of the Minister of Transportation and Infrastructure, and that the termination of this permit shall not give rise to any cause of action or claim of any nature whatsoever.
- 2. This permit in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, and other land use bylaws of a municipality or regional district.
- 3. The Permittee shall indemnify and save harmless the Ministry, its agents and employees, from and against all claims, liabilities, demands, losses, damages, costs and expenses, fines, penalties, assessments and levies made against or incurred, suffered or sustained by the Ministry, its agents and employees, or any of them at any time or times, whether before or after the expiration or termination of this permit, where the same or any of them are based upon or arise out of or from anything done or omitted to be done by the Permittee, its employees, agents or Subcontractors, in connection with the permit.
- 4. If the structures are to be removed or destroyed for any reason, they must be replaced at 4.5 meters from the legal boundary of all road allowances.
- 5. Please be advised that in the event of future road widening, the Ministry of Transportation may ask the applicant to re-locate or remove the permitted structures at the applicant's expense.



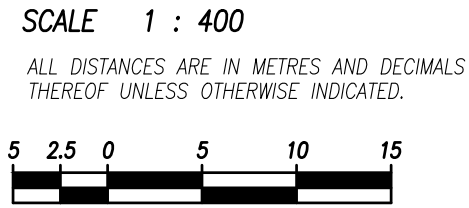
6. There shall be no further encroachments into the 4.5m setback.

The rights granted to the Permittee in this permit are to be exercised only for the purpose as defined in Recital B on page 1.

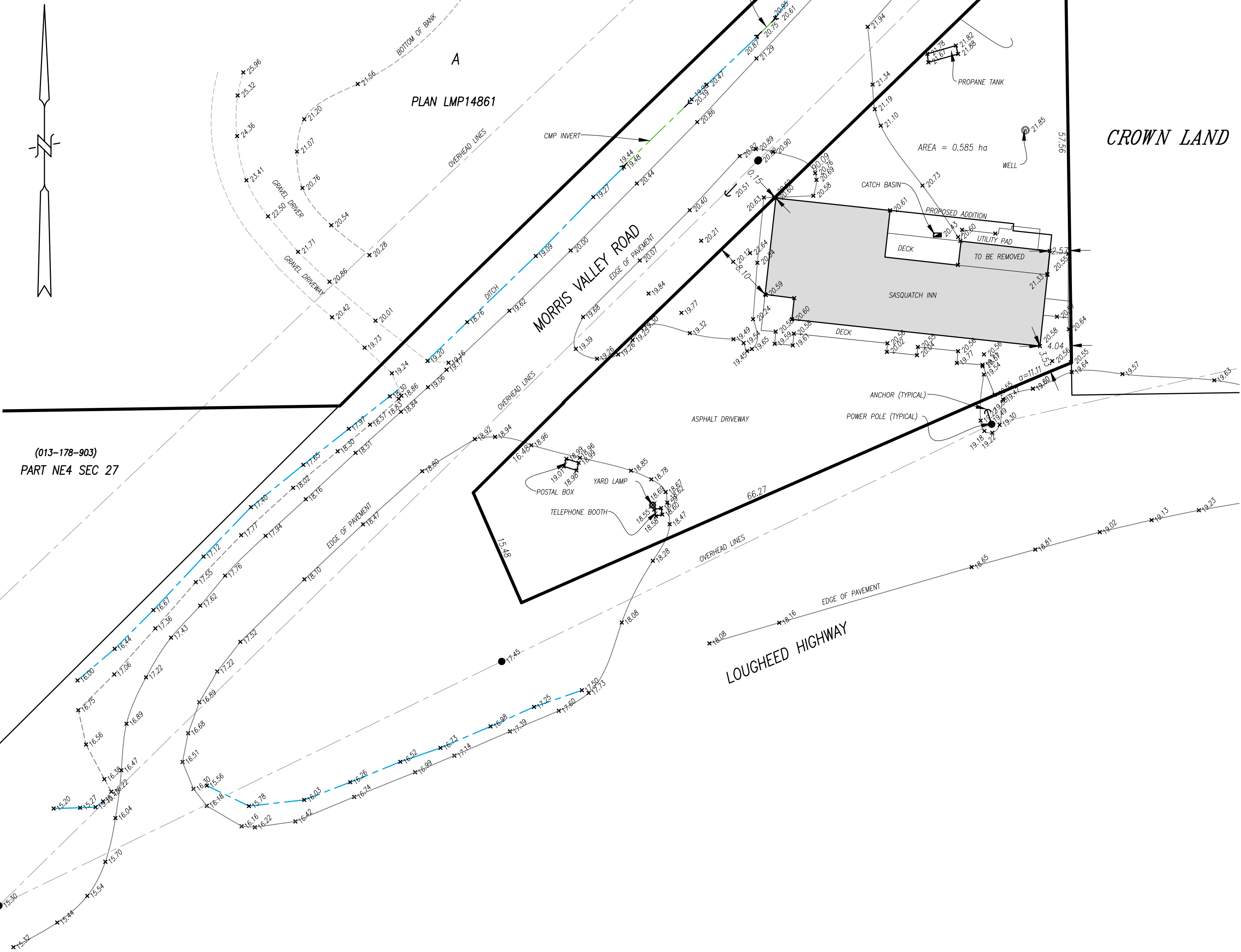
Dated at Chilliwack, British Columbia, this 10 day of September, 2020

On Behalf of the Minister

SITE PLAN OF PART OF LOT A  
SECTION 27 AND 34 TOWNSHIP 3  
RANGE 30 WEST OF SIXTH MERIDIAN  
NEW WESTMINSTER DISTRICT  
PLAN LMP14861



CIVIC ADDRESS: 46001 LOUGHEED HIGHWAY, HARRISON MILLS  
PARCEL IDENTIFIER: 018-643-710



LOT DIMENSIONS DERIVED FROM  
PLAN LMP14861

ELEVATIONS ARE IN METRES (GEODETIC)  
ELEVATIONS REFERENCED TO  
CGVD28 (HTv2.0)

CHARGE(S) ON TITLE WITHOUT REFERENCE TO  
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:

161555C STATUTORY RIGHT OF WAY  
BH374216 COVENANT  
BH374218 COVENANT  
BV349069 COVENANT

INFORMATION REGARDING TOPOGRAPHY AND UNDERGROUND SERVICES  
IS COMPILED FROM FIELD SURVEY AND SERVICE LOCATION PLANS.  
ALL U/G SERVICE LOCATIONS ARE APPROXIMATE AND MUST BE  
CONFIRMED BY THE USE OF PIPE LOCATOR (M-SCOPE) AND  
MANUAL DIGGING.

SURVEYED:  
MARCH 22, 27 & 28, 2018  
DATED THIS 25TH DAY OF AUGUST, 2020

WADE & ASSOCIATES LAND SURVEYING LTD.  
BC LAND SURVEYORS  
MISSION & MAPLE RIDGE  
PHONE: (604) 826-9561 OR 463-4753  
FILE: M4055-01

PREPARED FOR: SASQUATCH INN LTD

DEVON PALLMANN, B.C.L.S.