

westvancouver

PLANNING, LANDS AND PERMITS

750 17TH STREET, WEST VANCOUVER, BC V7V 3T3
TELEPHONE: 604 925-7033 FACSIMILE: 604 925-5968

November 3, 2009

File: 1050-20-08-015

Peter Westwood and
Catherine Westwood
943 Inglewood Avenue
West Vancouver, BC

Dear Mr. and Ms. Westwood:

RE: Conditional Approval of Subdivision 943 Inglewood Avenue Lot 39, South East 1/4 of District Lot 1068, Group One, New Westminster Plan 14486

This letter confirms that I am prepared to approve the proposed subdivision of 943 Inglewood Avenue in accordance with the plan attached to Subdivision application (Richard Martin Surveyor's Comp.08147X2 dated August 19, 2008), subject to the conditions outlined below. You should be aware that until the subdivision is approved and registered, it might be subject to relevant changes to a Bylaw, regulation, procedure, policy or practice or other requirement brought to my attention.

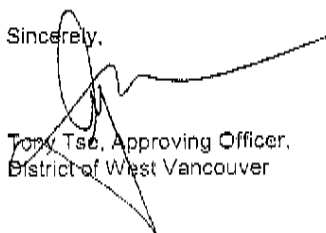
I am appending the November 2, 2009 memorandum to you from me, regarding our Municipal service requirement recommendations. I would sign the subdivision plans subject to your fulfilling them and the conditions.

As a precondition to signing the plan, **the existing house must be removed and the driveway entrance moved to the approved location.** Deposit of security and payment of the various taxes and charges is a pre-condition of signing of the plans. The security should be by way of a Letter of Credit or cash as proposed in the attached memo. Outstanding taxes, if any, are payable by cash.

This preliminary approval is valid up to and including November 3, 2010. One 60 day extension of this approval may be applied for provided the request is made in writing prior to expiry date and is accompanied by the required \$ 100 extension fee; thereafter, a new application, including fees is required.

If you have any questions, please feel free to me at (604) 925-7109.

Sincerely,



Tony Tse, Approving Officer,
District of West Vancouver

Document # 374532v1



MEMORANDUM

Date: November 2, 2009 Our File: 1050-20-08-015
To: Property Owner and File
From: Tony Tse, Manager of Development Engineering
Re: **943 Inglewood Avenue**
Subdivision Servicing Requirements

The engineering requirements are:

Water Service

The existing dwelling is connected to the existing 150 mm diameter water main located along Inglewood Avenue. The old water service connection will be disconnected and capped and two new 38 mm service connections including meters are required for the new Lot 1 and Lot 2

Sanitary Sewer Service

There are two existing sanitary systems adjacent to this property. A 200 mm sanitary main is located along Inglewood Avenue and a 150 mm sanitary main at the laneway to the north of this site. The existing dwelling is connected to the laneway sanitary system.

The existing sanitary service shall be disconnected and capped and it will be replaced by two new sanitary service connections complete with clean-out for the new proposed Lot 1 and Lot 2.

Storm Sewer Service

There is an existing 250mm storm sewer along Inglewood Avenue. The average grade of the property is approximately 16% and it is sloping from Inglewood Avenue (front of the property) to the laneway (at the back). There is no detailed information regarding the storm water drainage system of the existing dwelling. Based on my site reconnaissance, it is possible that storm water collected from the roof and from the perimeter drain, discharge directly by infiltration below ground at the backyard of this site.

Date: November 2, 2009
To: Property Owner and File
From: Tony Tse, Manager of Development Engineering
Re: 943 Inglewood Avenue

Page: 2

To improve the storm water management of the proposed subdivided lots, a submission from an engineer consultant will be needed prior to the approval of the building permit.

Roadworks and Driveway

Inglewood Avenue is a 6 meter, two lane local road with non-uniformed boulevard improvements. Some homeowners have installed asphalt curbs and grass, and some have drainage ditch, and some have parking pads in front of their properties.

There is an existing long driveway along the west side of this property and it runs from Inglewood Avenue to the back lane. This lot is zoned R.S.5 and it requires all access to the lot for parking and garage purposes to be restricted to the laneway. Therefore, the new driveways for the two proposed lots shall access the laneway only and the existing driveway at Inglewood Avenue must be removed. After the removal of the driveway, the boulevard shall be reinstated with gravel shoulder or curb (to improve drainage of the roadway) and landscaping.

Overhead Utilities

The existing services for BC Hydro, Telus and cable are connected to an overhead utility pole near the south-west corner of the site at Inglewood Avenue. This overhead system shall be replaced with two new dip underground services.

Erosion and Sediment Control

The developer is to provide a sediment control plan to minimize the release of sediment from the site during both servicing and house construction in accordance with current District and MOE guidelines.

Security and Fee

A security deposit equal to 150% of the estimated construction costs is required for the works to be completed by District forces at the applicant's expense:

Construction Security Deposit (in cash)	
1. 2 water service connections with meters	\$ 15,120
2. remove and cap existing water connection	\$ 2,000
3. 2 sanitary service connections c/w IC	\$ 10,800
4. remove and cap existing sanitary service	\$ 2,000
5. Overlay laneway	\$ 5,000
Total Security Deposit	\$ 34,920

Date: November 2, 2009
To: Property Owner and File
From: Tony Tse, Manager of Development Engineering
Re: 943 Inglewood Avenue

Page: 3

A security deposit equal to 150% of the estimated construction costs is required for the works, to be constructed by the applicant's contractor.

Construction Security Deposit (in cash or letter of credit)

1. demolition of existing dwelling	\$ 10,000
2. erosion and sediment control	\$ 4,000
3. storm water management	\$ 10,000
4. boulevard improvements	\$ 8,000
5. Utilities – dip services	\$ 20,000

Total Security Deposit \$ 52,000

Development Cost Charges of **\$10,488** for the creation of an additional lot is required.

Engineering administration fee @ 3% of estimated construction security deposit is required prior to subdivision approval, which is **\$2,607.60**.