

July 17, 2020

FOI No: 2020-24

VIA E-MAIL – nbaker@eyfordpartners.com

Eyford Partners LLP
Att: Nathalie J. Baker
#1744 – 1055 Dunsmuir St
Vancouver BC V7X 1L2

Dear Ms. Baker,

Re: Request for Records
Freedom of Information and Protection of Privacy Act

The City of White Rock has reviewed your request for access to the following information pursuant to the Freedom of Information and Protection of Privacy Act (the “Act”):

1. *All correspondence between the owners of 15156 Columbia Avenue (Tracey and Kerry Hawley) or their agents and City of White Rock staff from January 1, 2018 to today; and*
2. *All memorandums and reports created or received by the City of White Rock regarding the sanitary sewer line servicing 15160 – 15156 Columbia Avenue from January 1, 2010 to today.*

Access to responsive records that contain legal advice is unavailable. Legal advice correspondence is excepted from the disclosure requirements of the Act pursuant to Section 14 and rules of privilege at common law.

Access to the remaining records is available. However, some of the information in the records is excepted from the disclosure requirements of the Act. I have severed the excepted information so that I could disclose to you the remaining information as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing is necessary to avoid disclosing any third-party personal information without permission. Any contact information that could not be confirmed as business contact information has been severed.

Corporate Administration

P: 604.541.2212 | F: 604.541.9348

City of White Rock

15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

Please contact our office if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Overton", with a long, sweeping horizontal line extending to the right.

Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

Att.

If you believe that the City of White Rock has been unreasonable in its handling of your request, you may ask the Information and Privacy Commissioner to review our response. You have 30 days from receipt of this notice to request a review by writing to:

Office of the Information and Privacy Commissioner
3rd Floor, 756 Fort Street
Victoria BC V8W 1H2

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

TITLE SEARCH PRINT

2018-05-10, 08:25:18

File Reference:

Requestor: Redacted S. 22

Declared Value \$ 797500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA2514511
From Title Number BW355634

Application Received 2012-04-30

Application Entered 2012-06-05

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Redacted S. 22

15156 COLUMBIA AVENUE
WHITE ROCK, BC
V4B 1J3
AS JOINT TENANTS

Taxation Authority White Rock, The Corporation of the City of

Description of Land
Parcel Identifier: 009-022-228
Legal Description:
LOT 34 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 29370

Legal Notations NONE

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA5045887
Registration Date and Time: 2016-03-16 06:54
Registered Owner: ROYAL BANK OF CANADA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

From: [Jason Birkland](#)
To: **Redacted S. 22**
Subject: FW: 15156 Columbia Avenue White Rock
Date: Friday, February 15, 2019 9:20:00 AM
Attachments: [image001.jpg](#)

Good Morning,

Could you forward me a copy of the Title Search please & I will answer your inquiry.

Regards,

Jason T. Birkland

Planning and Development Assistant

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2136 / jbirkland@whiterockcity.ca



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From: **Redacted S. 22**

Sent: Monday, February 11, 2019 1:34 PM

To: Planning <planning@whiterockcity.ca>

Subject: 15156 Columbia Avenue White Rock

To whom it may concern,

We recently purchased the property at the above address.

Legal Description: LOT 34 Section 10 Township 1 New Westminster District Plan 29370

Parcel Identifier: 009-002-228

We have a title search dated May 10, 2018 showing that there are no easements etc... at this address.

We have recently had the land surveyed and the surveyor is showing there is a registered easement SRW Plan 23740. Can you please provide details on this and or let us know that there are no easements on the property?

I can be reached by this email or by my cel phone. **Redacted S. 22**

My mailing address is **Redacted S. 22**

Kind Regards.

Redacted S. 22

From: [Jason Birkland](#)
To: **Redacted S. 22**
Subject: RE: 15156 Columbia Avenue White Rock
Date: Tuesday, February 19, 2019 2:40:00 PM
Attachments: [image001.jpg](#)

Good Morning,

Yes, I have & I sent the request to the Engineering Department for their comment as my property history information is limited with respect to City services. I am expecting an answer at some point today.

I will let you know as soon as I hear back from them.

Regards,

Jason T. Birkland

Planning and Development Assistant

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2136 / jbirkland@whiterockcity.ca



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From: **Redacted S. 22**
Sent: Tuesday, February 19, 2019 11:04 AM
To: Jason Birkland <JBirkland@whiterockcity.ca>
Subject: Re: 15156 Columbia Avenue White Rock

Hi Jason,

I was wondering if you received the Title Search I sent you and if you have had a chance to review it and provide some feedback?

Regards,

Redacted S. 22

On Feb 15, 2019, at 9:42 AM, **Redacted S. 22** wrote:

Good morning Jason, attached is a copy of the Title Search.

Regards,

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Kind Regards,

Redacted S. 22

From: Jason Birkland
To: **Redacted S. 22**
Subject: RE: 15156 Columbia Avenue White Rock
Date: Wednesday, February 20, 2019 11:30:00 AM
Attachments: [image001.jpg](#)

Good Morning **Redacted S. 22**

It appears that SRW Plan 23740 is a Sewer Right of Way. It is likely an active sanitary line running through the property. Because of this, nothing can be built on/over this SRW. Please let me know if you have any questions/concerns moving forward.

Regards,

Jason T. Birkland

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15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

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Parcel Identifier: 009-002-228

We have a title search dated May 10, 2018 showing that there are no easements etc... at this address.

We have recently had the land surveyed and the surveyor is showing there is a registered easement SRW Plan 23740. Can you please provide details on this and or let us know that there are no easements on the property?

I can be reached by this email or by my cel phone. Redacted S. 22

My mailing address is Redacted S. 22

Kind Regards,

Redacted S. 22

From: [Jason Birkland](#)
To: **Redacted S. 22**
Subject: RE: 15156 Columbia Ave
Date: Thursday, February 21, 2019 4:35:00 PM
Attachments: [~WRD000.jpg](#)
[image001.jpg](#)

Good Afternoon,

Sorry for the late reply, I have been in a meeting this afternoon. Moving forward, what is your intent for the property?

Are you planning to demolish the existing structures & build a new Single Family Dwelling?

Regards,

Jason T. Birkland

Planning and Development Assistant

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2136 / jbirkland@whiterockcity.ca



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From: **Redacted S. 22**
Sent: Thursday, February 21, 2019 2:12 PM
To: Jason Birkland <JBirkland@whiterockcity.ca>
Subject: Fwd: 15156 Columbia Ave

Hi again Jason,

Please see the attached document provided by our realtor, showing that there has been building over the area that we have been referring to, showing it is not a registered right of way.

Regards,

Redacted S. 22

Begin forwarded message:

From: STEVEN ANDERSEN <stevelandersen@shaw.ca>

Subject: Fwd:Easment

Date: February 21, 2019 at 1:45:40 PM PST

To: **Redacted S. 22**

Hi **s. 22**, if you look at the building envelopes of the 5 neighboring properties which have the same ROW, they have all build over the unregistered ROW.

Cheers,

Steve



Steve Andersen
Land Development Specialist

Royal Lepage Northstar Realty
#118 15272 Croydon Drive
Surrey, B.C.
O 604 538-2125 C 604 418-6992
stevelandersen@shaw.ca

From: photocopier@beechwestgard.ca
To: "Steve" <stevelandersen@shaw.ca>
Sent: Thursday, February 21, 2019 1:37:51 PM
Subject: Attached Image

From: [Jason Birkland](#)
To: **Redacted S. 22**
Subject: RE: 15156 Columbia Avenue White Rock
Date: Thursday, February 21, 2019 10:56:00 AM
Attachments: [Title Search.pdf](#)
[image001.jpg](#)
[15156 Columbia - Plan 29370.png](#)

Good Morning,

Technically the information is on the Title Search by way of the Legal Description. (See the highlighted plan # in the Legal Description on the Title Search you provided in the attachment) Looking into this plan # through Land Titles would bring up the attached subdivision plan referencing the SRW.

Regards,

Jason T. Birkland

Planning and Development Assistant

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2136 / jbirkland@whiterockcity.ca



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From: **Redacted S. 22**
Sent: Thursday, February 21, 2019 9:42 AM
To: Jason Birkland <JBirkland@whiterockcity.ca>
Cc: **Redacted S. 22**
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Jason,

I do have concerns over this Sewer Right of Way. I'm wondering why it isn't shown on the title search? Isn't that something that should be clearly lined out on the title search?

<https://ltsa.ca/property-information/what-information-title>

Regards,

Redacted S. 22

On Feb 20, 2019, at 11:30 AM, Jason Birkland <JBirkland@whiterockcity.ca> wrote:

Good Morning **s. 22**

It appears that SRW Plan 23740 is a Sewer Right of Way. It is likely an active sanitary line running through the property. Because of this, nothing can be built on/over this SRW.

Please let me know if you have any questions/concerns moving forward.

Regards,

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<[image001.jpg](#)>

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Subject: 15156 Columbia Avenue White Rock

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Parcel Identifier: 009-002-228

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I can be reached by this email or by my cel phone. Redacted S. 22

My mailing address is Redacted S. 22

Kind Regards,

Redacted S. 22

TITLE SEARCH PRINT

2018-05-10, 08:25:18

File Reference:

Requestor: Redacted S. 22

Declared Value \$ 797500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA2514511
From Title Number BW355634

Application Received 2012-04-30

Application Entered 2012-06-05

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Redacted S. 22

15156 COLUMBIA AVENUE
WHITE ROCK, BC
V4B 1J3
AS JOINT TENANTS

Taxation Authority White Rock, The Corporation of the City of

Description of Land
Parcel Identifier: 009-022-228
Legal Description:
LOT 34 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 29370

Legal Notations NONE

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA5045887
Registration Date and Time: 2016-03-16 06:54
Registered Owner: ROYAL BANK OF CANADA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

29370

SUBDIVISION PLAN OF LOT 7; THE EAST HALF OF LOT 8; LOT 17 AND LOT 18, BLOCK 2 OF THE SOUTH EAST QUARTER OF SECTION 10, TOWNSHIP 1.

REF. 577502E, 577503E, 566638E
Deposited in the Land Registry Office at New Westminster B.C.
This 26 day of APR. 1966

REGISTRAR *[Signature]*

NEW WESTMINSTER DISTRICT.

PLAN 525.

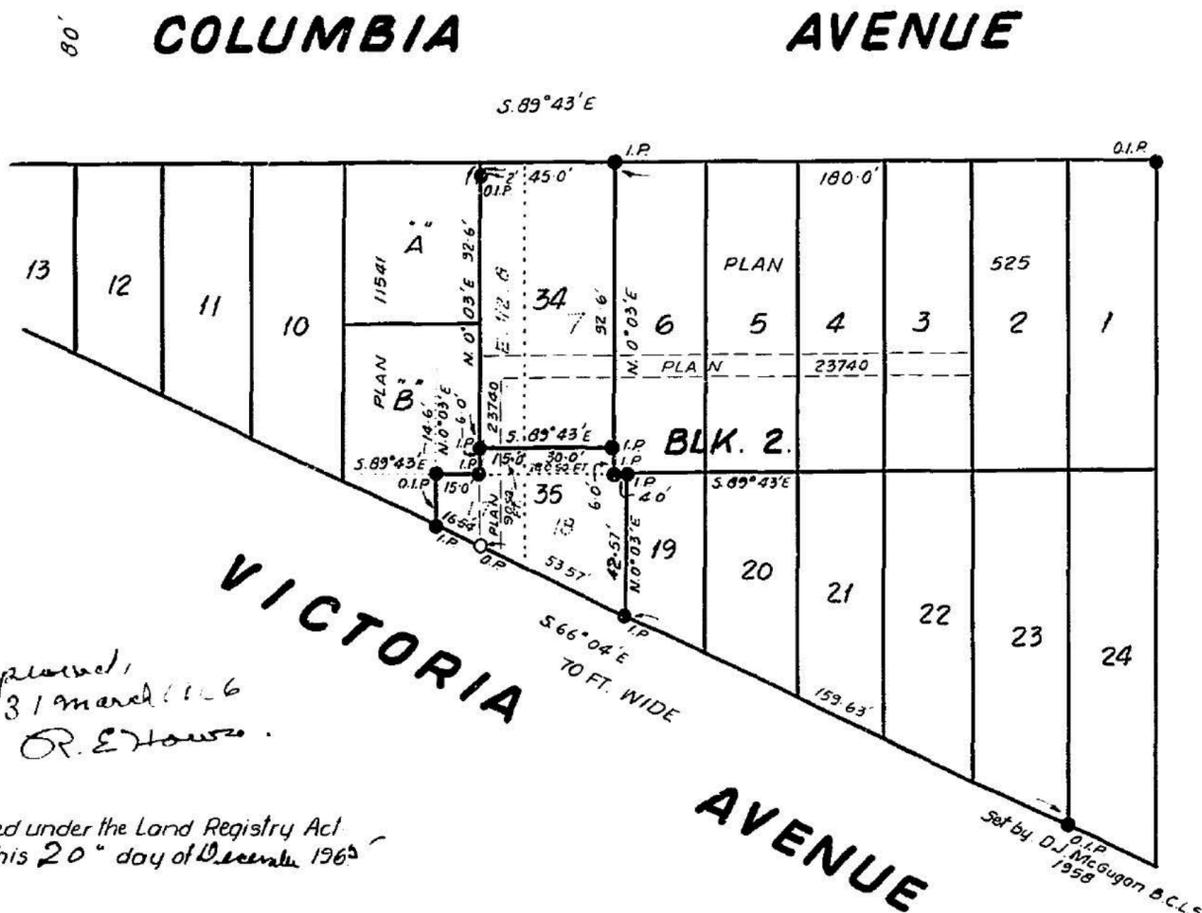
SCALE - 1 INCH = 50 FEET

LEGEND

Bearings are astronomic and are referred to meridian of plan 23740.

- O.I.P. Indicates ironpost found
- I.P. Indicates ironpost set.
- O.P. Indicates wooden post found
- P. Indicates wooden post set.

S. E. 1/4 SEC. 10, TP. 1.



Re approved 31 March 1966 R.E. House

Approved under the Land Registry Act Dated this 20th day of December 1965

R.E. House
APPROVING OFFICER, CITY OF WHITE ROCK.

AS TO LOTS 7 AND E. 1/2 8.

OWNER _____

WITNESS _____

AS TO LOTS 17 AND 18.

OWNER _____

WITNESS _____

I, Peter Aplin, of the City of New Westminster, in the Province of British Columbia, a British Columbia Land Surveyor, make oath and say that I was present at and did personally superintend the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 29. th. day of November 1965.

P. Aplin
Sworn before me this 2nd. day of December 1965.
[Signature]
A Notary Public in and for the Province of British Columbia.

HUNTER, GROCKFORD & APLIN
SURVEYORS & ENGINEERS.
NEW WESTMINSTER, B.C.

From: Jason Birkland
To: **Redacted S. 22**
Subject: 15156 Columbia
Date: Friday, February 22, 2019 10:23:00 AM
Attachments: [image001.jpg](#)

Good Morning,

I am trying to send this again. My original attempt is still sitting in my 'outbox'.

I can certainly appreciate your concern with this matter as it relates to your plans on building a new house. It must have come as quite the surprise.

To answer a previous question you had regarding the activity of the sewer line, I cannot confirm this. There is a likelihood of it being active based on the limited information I have. There is neighboring property information suggesting that it had been connected at a location where the line is situated. Our GIS system also refers to the connection.

I think your next step is to contact the Engineering/Operations Department to confirm this is still the case.

You may contact them at 604-541-2181 or operations@whiterockcity.ca.

Please do not hesitate to contact myself to assist you with any additional questions or concerns moving forward.

I want you to rest easy knowing that I am here to help you in any way I can.

Regards,

Jason T. Birkland

Planning and Development Assistant

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2136 / jbirkland@whiterockcity.ca



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From: Redacted S. 22
To: [Operations](#)
Cc: [Jason Birkland](#); [STEVEN ANDERSEN](#)
Subject: 15156 Columbia Avenue White Rock
Date: Friday, February 22, 2019 10:55:24 AM
Attachments: [Screen Shot 2019-02-22 at 10.40.20 AM.png](#)

To Whom it may concern,

I have been pointed to the engineering department by Jason Birkland regarding an unregistered SRW on the above mentioned property. We purchased the property in June 2018 with the intent to eventually build. We have recently had the property surveyed showing an unregistered SRW in the lower third of the property. There were no right of ways or easements on the property showing on title (other than an unregistered "plan").

After contacting Jason who advised there was a registered right of way. My realtor and myself contacted the land title office who have advised there is no "registered" SRW on the property. There was a plan in the 60's, however, it was never registered.

I left a message this morning with Alan @ 604-541-2189 in the engineering department and would like to be assured that there is no active sewer lines on this property, so we can move forward on our drawings.

I have attached a screen shot of the WROMS of our neighbourhood. If this is the active infrastructure of WR, it shows there are no services (water or sewer) going through our property.

According to the legend on your site, the red line going through the property is (contours - 5 metre), which from what I can tell shouldn't affect whether we can build on that portion of the property.

I look forward to hearing from someone as soon as possible.

Kind Regards,

Redacted S. 22



HELP ME...

LAYERS & LEGEND

layer list legend

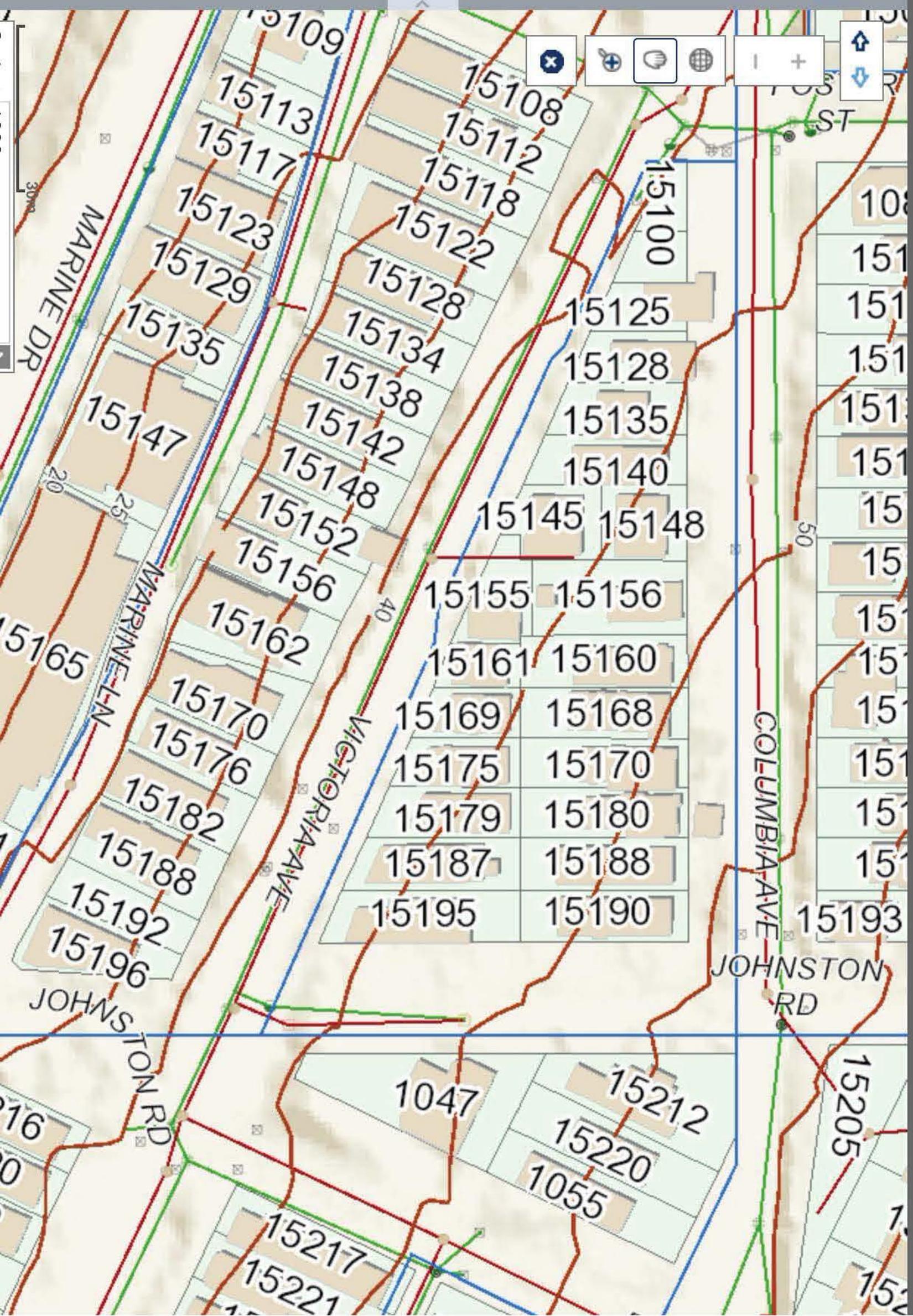
- Property
- Lots
- Lots (yellow)
- Buildings
- Lot Numbers
- Addresses Black
- Addresses Yellow
- Address Points
- Survey Monuments
- White Rock City Boundary
- Water Courses
- Community Services
- Images
- Land Use
- Parks and Recreation
- Contours
- Transportation
- Infrastructure
- Surrey

DOCUMENT SEARCH

DRAW

MEASURE

PRINT & SAVE



From: [Jason Birkland](#)
To: **Redacted S. 22** [Operations](#)
Cc: [STEVEN ANDERSEN](#)
Bcc: [Alan Markovic](#); [Hiep Lo](#); [Ken Overton](#)
Subject: RE: 15156 Columbia Avenue White Rock
Date: Friday, February 22, 2019 4:37:32 PM
Attachments: [image001.jpg](#)
[image003.png](#)

Good Afternoon **S. 22**

Just to clarify, I think you are mistaken in reference to the highlighted text below. I had never advised you that there was a [registered](#) right of way on the property.

Regards,

Jason T. Birkland

Planning and Development Assistant

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2136 / jbirkland@whiterockcity.ca



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To: Operations <operations@whiterockcity.ca>

Cc: Jason Birkland <JBirkland@whiterockcity.ca>; STEVEN ANDERSEN <stevelandersen@shaw.ca>

Subject: 15156 Columbia Avenue White Rock

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From: Redacted S. 22
To: [Jason Birkland](#)
Cc: [Operations: STEVEN ANDERSEN](#)
Subject: Re: 15156 Columbia Avenue White Rock
Date: Saturday, February 23, 2019 9:18:34 AM
Attachments: [image003.jpg](#)

My apologies Jason, you are correct. You didn't advise there was a "registered" right of way, you advised it appeared there was a Sewer Right of Way and there was likely an active sanitary line running through the property, preventing us from building on/over that area. (See below).

I look forward to hearing from the engineering department confirming there are no active services running through the property so we can move forward with our plans.

Kind Regards,

Redacted S. 22

From: Jason Birkland <JBirkland@whiterockcity.ca>
Date: February 20, 2019 at 11:30:17 AM PST
To: Redacted S. 22
Subject: RE: 15156 Columbia Avenue White Rock

Good Morning Redacted S. 22

It appears that SRW Plan 23740 is a Sewer Right of Way. It is likely an active sanitary line running through the property. Because of this, nothing can be built on/over this SRW.

Please let me know if you have any questions/concerns moving forward.

Regards,

Jason T. Birkland

Planning and Development Assistant

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: [604.541.2136](tel:604.541.2136) / jbirkland@whiterockcity.ca



The information transmitted, including attachments, is intended only for the individual(s) or entity to which it is addressed and may contain information that is confidential and/or privileged or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individual(s) or entities other than the intended recipient is prohibited. Please notify the City of White Rock and destroy any copies of this information. Thank you.

Regards,

Redacted S. 22

On Feb 22, 2019, at 4:37 PM, Jason Birkland <JBirkland@whiterockcity.ca> wrote:

Good Afternoon **Redacted S. 22**

Just to clarify, I think you are mistaken in reference to the highlighted text below. I had never advised you that there was registered right of way on the property.

Regards,

Jason T. Birkland

Planning and Development Assistant

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2136 / jbirkland@whiterockcity.ca

<image001.jpg>

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From: **Redacted S. 22**

Sent: Friday, February 22, 2019 10:55 AM

To: Operations <operations@whiterockcity.ca>

Cc: Jason Birkland <JBirkland@whiterockcity.ca>; STEVEN ANDERSEN <stevelandersen@shaw.ca>

Subject: 15156 Columbia Avenue White Rock

To Whom it may concern,

I have been pointed to the engineering department by Jason Birkland regarding an unregistered SRW on the above mentioned property. We purchased the property in June 2018 with the intent to eventually build. We have recently had the property surveyed showing an unregistered SRW in the lower third of the property. There were no right of ways or easements on the property showing on title (other than an unregistered "plan").

After contacting **Jason who advised there was a registered right of way**. My realtor and myself contacted the land title office who have advised there is no "registered" SRW on the property. There was a plan in the 60's, however, it was never registered.

I left a message this morning with Alan @ 604-541-2189 in the engineering department and would like to be assured that there is no active sewer lines on this property, so we can move forward on our drawings.

I have attached a screen shot of the WROMS of our neighbourhood. If this is the active infrastructure of WR, it shows there are no services (water or sewer) going through our property.

According to the legend on your site, the red line going through the property is (contours - 5 metre), which from what I can tell shouldn't affect whether we can build on that portion of the property.

I look forward to hearing from someone as soon as possible.

Kind Regards,

Redacted S. 22

<image003.png>

From: [Jason Birkland](#)
To: s. 22
Cc: [Carl Isaak](#)
Subject: RE: 15156 Columbia Avenue White Rock
Date: Monday, March 04, 2019 11:46:18 AM
Attachments: [image001.jpg](#)

Good Morning s. 22

I have not been involved in what is going on with this since our last correspondence, so I cannot help in this regard. Our Manager of Planning is Carl Isaak; he would have been the one whom called you.

His contact information is:

Phone 604-541-2293

Email cisaak@whiterockcity.ca

Regards,

Jason T. Birkland

Planning and Development Assistant

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2136 / jbirkland@whiterockcity.ca



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From: Redacted S. 22

Sent: Monday, March 04, 2019 10:35 AM

To: Jason Birkland <JBirkland@whiterockcity.ca>

Subject: Re: 15156 Columbia Avenue White Rock

Hi Jason,

I had a call from one of your co workers last week. I'm sorry , I don't remember his name. I think his last name was Issacs. He said he would call me back by the end of last week to advise of the unregistered right of way situation. Unfortunately I had to leave the area and won't have phone access for possibly the next week.

Could you please let me know what's is happening? I have full access to email.

Regards

Redacted S. 22

Sent from my iPad

On Feb 22, 2019, at 4:37 PM, Jason Birkland <JBirkland@whiterockcity.ca> wrote:

Good Afternoon s. 22

Just to clarify, I think you are mistaken in reference to the highlighted text below. I had never advised you that there was a registered right of way on the property.

Regards,

Jason T. Birkland

Planning and Development Assistant

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2136 / jbirkland@whiterockcity.ca

<image001.jpg>

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Cc: Jason Birkland <JBirkland@whiterockcity.ca>; STEVEN ANDERSEN <stevelandersen@shaw.ca>

Subject: 15156 Columbia Avenue White Rock

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According to the legend on your site, the red line going through the property is (contours - 5 metre), which from what I can tell shouldn't affect whether we can build on that portion of the property.

I look forward to hearing from someone as soon as possible.

Kind Regards,

Redacted S. 22

<image003.png>

From: Redacted S. 22
To: [Carl Isaak](#)
Subject: 15156 Columbia Avenue White Rock
Date: Monday, March 04, 2019 4:32:19 PM

Good afternoon Carl,

I spoke with you briefly last week regarding an unregistered right of way that is not showing on the title of the property we purchased in June 2018. You had indicated that you would get back to me by the end of last week regarding the status of the situation.

I had to leave the area and have been away from my phone since Thursday afternoon. Could you please advise via email asap.

Regards,

Redacted S. 22

Sent from my iPad

From: Carl Isaak
To: Redacted S. 22
Subject: RE: 15156 Columbia Avenue White Rock
Date: Monday, March 04, 2019 4:35:00 PM

Hi Redacted S. 22

Thank you for following up - I have not yet received the advice I was anticipating by the end of last week. I have followed up today and will let you know as soon as possible.

Thanks,
Carl

-----Original Message-----

From: Redacted S. 22
Sent: Monday, March 04, 2019 4:32 PM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: 15156 Columbia Avenue White Rock

Good afternoon Carl,

I spoke with you briefly last week regarding an unregistered right of way that is not showing on the title of the property we purchased in June 2018. You had indicated that you would get back to me by the end of last week regarding the status of the situation.

I had to leave the area and have been away from my phone since Thursday afternoon. Could you please advise via email asap.

Regards,

Redacted S. 22

Sent from my iPad

From: Redacted S. 22
To: [Carl Isaak](#)
Subject: Fwd: 15156 Columbia Avenue White Rock
Date: Tuesday, March 05, 2019 4:03:41 PM

Good afternoon Carl. My apologies if you receive this twice, however my email says the first wasn't delivered.

Please see below.

Regards,

Redacted S. 22

Sent from my iPad

Begin forwarded message:

From: Redacted S. 22
Date: March 5, 2019 at 11:11:50 AM PST
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: Re: 15156 Columbia Avenue White Rock

Thanks Carl. I look forward to hearing from you soon as this situation is holding up our planning.

Regards

Redacted S. 22

Sent from my iPhone

On Mar 4, 2019, at 4:35 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Thank you for following up - I have not yet received the advice I was anticipating by the end of last week. I have followed up today and will let you know as soon as possible.

Thanks,

Carl

-----Original Message-----

From: **Redacted S. 22**

Sent: Monday, March 04, 2019 4:32 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: 15156 Columbia Avenue White Rock

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I had to leave the area and have been away from my phone since Thursday afternoon. Could you please advise via email asap.

Regards,

Redacted S. 22

Sent from my iPad

From: [Carl Isaak](#)
To: **Redacted S. 22**
Subject: RE: 15156 Columbia Avenue White Rock
Date: Tuesday, March 05, 2019 4:09:00 PM

Hi **Redacted S. 22**

Second message received (your email was correct, I only got it once). Will let you know when I have further information to share.

Thanks,
Carl

From: **Redacted S. 22**

Sent: Tuesday, March 05, 2019 4:04 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Fwd: 15156 Columbia Avenue White Rock

Good afternoon Carl. My apologies if you receive this twice, however my email says the first wasn't delivered.

Please see below.

Regards,

Redacted S. 22

Sent from my iPad

Begin forwarded message:

From: **Redacted S. 22**

Date: March 5, 2019 at 11:11:50 AM PST

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: **Re: 15156 Columbia Avenue White Rock**

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Redacted S. 22

Sent from my iPhone

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Thanks,

Carl

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Sent: Monday, March 04, 2019 4:32 PM

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Subject: 15156 Columbia Avenue White Rock

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I had to leave the area and have been away from my phone since Thursday afternoon. Could you please advise via email asap.

Regards,

Redacted S. 22

Sent from my iPad

From: [Carl Isaak](#)
To: **Redacted S. 22**
Subject: RE: 15156 Columbia Avenue White Rock
Date: Friday, March 08, 2019 8:58:00 AM

Good morning **s. 22**

We have reviewed the available records and have not found conclusive evidence that the sewer service line in the rear yards on this block of Columbia Avenue was installed by the City of White Rock. I can confirm that the City was aware of the existence of the sanitary line and in the early 1980s it appears the property to the east of yours connected to the line as part of the construction of a new home.

In order to make informed decisions about this matter we will need to undertake a survey of the pipe to confirm its actual location, that it is still in service (it is expected that it is), and if possible who was responsible for its installation. We intend to contact the owners of the other properties on the block that are within the right-of-way plan area to advise them of this need as well.

I understand that you are planning to construct a new home on the property. Have you already prepared designs for the home? It may be also beneficial for us to understand more about your redevelopment plans to know if and how they might be affected by the sanitary line.

Sincerely,
Carl Isaak

From: **Redacted S. 22**

Sent: Tuesday, March 05, 2019 4:04 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Fwd: 15156 Columbia Avenue White Rock

Good afternoon Carl. My apologies if you receive this twice, however my email says the first wasn't delivered.

Please see below.

Regards,

Redacted S. 22

Sent from my iPad

Begin forwarded message:

From: **Redacted S. 22**

Date: March 5, 2019 at 11:11:50 AM PST

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: **Re: 15156 Columbia Avenue White Rock**

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Regards

Redacted S. 22

Sent from my iPhone

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Regards,

Redacted S. 22

Sent from my iPad

From: Redacted S. 22
To: [Carl Isaak](#)
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock
Date: Friday, March 08, 2019 9:56:00 AM

Hi Carl,

We are in the beginning stages of our design planning and have halted the process until this situation is cleared up. If there is an unregistered sanitary line as the plan shows, this would definitely affect how and where we could build. Is the sanitary line showing on the title of the property east of us?

Had we known about this sanitary line, It is very possible we wouldn't have purchased the property. Please advise the process of the survey that will be performed and how long you expect this to take.

Many thanks,
Redacted S. 22

On Mar 8, 2019, at 8:58 AM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

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In order to make informed decisions about this matter we will need to undertake a survey of the pipe to confirm its actual location, that it is still in service (it is expected that it is), and if possible who was responsible for its installation. We intend to contact the owners of the other properties on the block that are within the right-of-way plan area to advise them of this need as well.

I understand that you are planning to construct a new home on the property. Have you already prepared designs for the home? It may be also beneficial for us to understand more about your redevelopment plans to know if and how they might be affected by the sanitary line.

Sincerely,
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To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Fwd: 15156 Columbia Avenue White Rock

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Please see below.

Regards,
Redacted S. 22

Sent from my iPad

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Date: March 5, 2019 at 11:11:50 AM PST
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: Re: 15156 Columbia Avenue White Rock

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Regards,

Redacted S. 22

Sent from my iPad

From: [Carl Isaak](#)
To: Redacted S. 22
Cc: Redacted S. 22
Subject: RE: 15156 Columbia Avenue White Rock
Date: Wednesday, March 13, 2019 3:04:00 PM

Hi **Redacted S. 22**

The manager of engineering is currently away from the office but I will be meeting with her next week and will request details of the survey process at that time.

I do not have a recent title search for the property to the east of you (15160 Columbia Avenue), but when I view the 'Parcel Information and Miscellaneous Notes' available from the Land Title and Survey Authority I do see that Statutory Right of Way Plan NWP23740 is associated with that parcel as well.

Sincerely,

Carl

From: Redacted S. 22

Sent: Wednesday, March 13, 2019 10:36 AM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Cc: Redacted S. 22

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl,

Can you please provide an update as to the status of our situation? As well, can you tell me if there is a registered right of way on the title of the property east of us? 15160 Columbia Avenue? The one you have indicated you believe connected to the line in the 80's.

Regards,

Redacted S. 22

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Date: Wednesday, March 13, 2019 10:35:44 AM

Good morning Carl,

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Regards,

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Redacted S. 22

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Subject: 15156 Columbia Avenue White Rock

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Regards,

Redacted S. 22

Sent from my iPad

From: [Carl Isaak](#)
To: **Redacted S. 22**
Cc: [Ken Overton](#)
Subject: RE: 15156 Columbia Avenue White Rock
Date: Wednesday, March 20, 2019 12:02:00 PM

Hi **Redacted S. 22**

Per our phone conversation, I can put you directly in contact with Ken Overton, our Manager of Property (604-541-2104 and cc'd) who is familiar with the issue affecting properties on this block of Columbia Avenue.

As I noted on the phone, I believe that the registered easement you mentioned seeing on a neighbouring property's title is unrelated to the sanitary line, but if you have any documentation that shows otherwise we would appreciate you sharing it with us.

Thanks,

Carl

From: **Redacted S. 22**

Sent: Wednesday, March 20, 2019 9:32 AM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl, I just called your office and left a message. I am waiting for an update on the status of our situation with the unregistered right of way on our property. Would it be better if you put me directly in contact with the engineering department?

Regards,

Redacted S. 22

On Mar 13, 2019, at 3:04 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **s. 22**

The manager of engineering is currently away from the office but I will be meeting with her next week and will request details of the survey process at that time.

I do not have a recent title search for the property to the east of you (15160 Columbia Avenue), but when I view the 'Parcel Information and Miscellaneous Notes' available from the Land Title and Survey Authority I do see that Statutory Right of Way Plan NWP23740 is associated with that parcel as well.

Sincerely,

Carl

From: **Redacted S. 22**

Sent: Wednesday, March 13, 2019 10:36 AM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Cc: **Redacted S. 22**

Subject: Re: 15156 Columbia Avenue White Rock

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From: **Redacted S. 22**

Sent: Tuesday, March 05, 2019 4:04 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Fwd: 15156 Columbia Avenue White Rock

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To: [Carl Isaak](#); [Ken Overton](#)
Subject: Re: 15156 Columbia Avenue White Rock
Date: Wednesday, March 20, 2019 2:32:43 PM
Attachments: [pdfshare.pdf](#)
[pdfshare.pdf](#)

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File Reference:

Requestor: Gary McGratten

Declared Value \$ 797500

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA2514511
From Title Number BW355634

Application Received 2012-04-30

Application Entered 2012-06-05

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Redacted S. 22

15156 COLUMBIA AVENUE
WHITE ROCK, BC
V4B 1J3
AS JOINT TENANTS

Taxation Authority White Rock, The Corporation of the City of

Description of Land
Parcel Identifier: LOT(7) 009-022-228
Legal Description:
LOT 34 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 29370

Legal Notations NONE

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA5045887
Registration Date and Time: 2016-03-16 06:54
Registered Owner: ROYAL BANK OF CANADA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA1742784
From Title Number BT311466

Application Received 2010-09-23

Application Entered 2010-10-05

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

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15160 COLUMBIA AVENUE
WHITE ROCK, BC
V4B 1J3
AS JOINT TENANTS

Taxation Authority White Rock, The Corporation of the City of

Description of Land
Parcel Identifier: 001-279-386
Legal Description:
LOT 6 BLOCK 2 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 525

Legal Notations NONE

Charges, Liens and Interests

Nature: EASEMENT
Registration Number: BE200669
Registration Date and Time: 1991-08-22 13:20
Remarks: PLAN LMP1414
APPURTENANT TO LOT 35 PLAN 29370

Nature: MORTGAGE
Registration Number: CA1842439
Registration Date and Time: 2010-12-16 09:41
Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE

From: [Ken Overton](#)
To: Redacted S. 22
Cc: [Carl Isaak](#); Redacted S. 22
Subject: RE: 15156 Columbia Avenue White Rock
Date: Thursday, March 21, 2019 12:06:00 PM
Attachments: [image001.jpg](#)

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15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca



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From: Redacted S. 22

Sent: Thursday, March 21, 2019 9:46 AM

To: Ken Overton <KOverton@whiterockcity.ca>

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Redacted S. 22

Subject: Re: 15156 Columbia Avenue White Rock

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Attachments: [image001.jpg](#)

Hi **Redacted S. 22**

How does 11:30AM on Tuesday, March 26th work?

Ken

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I do not have a recent title search for the property to the east of you (15160 Columbia Avenue), but when I view the 'Parcel Information and Miscellaneous Notes' available from the Land Title and Survey Authority I do see that Statutory Right of Way Plan NWP23740 is associated with that parcel as well.

Sincerely,
Carl

From: Redacted S. 22

Sent: Wednesday, March 13, 2019 10:36 AM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Cc: Redacted S. 22

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl,

Can you please provide an update as to the status of our situation? As well, can you tell me if there is a registered right of way on the title of the property east of us? 15160 Columbia Avenue? The one you have indicated you believe connected to the line in the 80's.

Regards,

Redacted S. 22

On Mar 8, 2019, at 9:55 AM, Redacted S. 22 wrote:

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In order to make informed decisions about this matter we will need to undertake a survey of the pipe to confirm its actual location, that it is still in service (it is expected that it is), and if possible who was responsible for its installation. We intend to contact the owners of the other properties on the block that are within the right-of-way plan area to advise them of this need as well.

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To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Fwd: 15156 Columbia Avenue White Rock

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Please see below.

Regards,

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Sent from my iPad

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From: **Redacted S. 22**

Date: March 5, 2019 at 11:11:50 AM PST

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I had to leave the area and have been away from my phone since

Thursday afternoon. Could you please advise via email asap.

Regards,

Redacted S. 22

Sent from my iPad

From: [Ken Overton](#)
To: **Redacted S. 22**
Cc:
Subject: RE: 15156 Columbia Avenue White Rock
Date: Thursday, March 21, 2019 3:56:00 PM

It's probably easiest to ask for me at the Administration Office and I'll come meet you.
Ken

From: **Redacted S. 22**
Sent: Thursday, March 21, 2019 3:44 PM
To: Ken Overton <KOverton@whiterockcity.ca>
Cc: **Redacted S. 22**
Subject: Re: 15156 Columbia Avenue White Rock
That sounds great. See you then. Any particular area we should go to?

Sent from my iPhone

On Mar 21, 2019, at 3:36 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **Redacted S. 22**
How does 11:30AM on Tuesday, March 26th work?
Ken

From: Ken Overton
Sent: Thursday, March 21, 2019 12:07 PM
To: **Redacted S. 22**
Cc: Carl Isaak <CIsaak@whiterockcity.ca>; **Redacted S. 22**
Subject: RE: 15156 Columbia Avenue White Rock
Hi **s. 22**

I would be happy to meet with you sometime next week. It might be difficult to get everyone on short notice, but we can try. Worst case, even discussion between the three of us might prove beneficial.

I have a fair amount of availability on Tuesday the 26th and Thursday the 28th. Is there a day/time that works better for you? And is City Hall good for location?

Feel free to give me a call.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca

<image001.jpg>

The information transmitted, including attachments, is intended only for the individual(s) or entity to which it is addressed and may contain information that is confidential and/or privileged or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individual(s) or entities other than the intended recipient is prohibited. If you received this message in error, please notify the original sender and destroy any copies of this information.

From: **Redacted S. 22**

Sent: Thursday, March 21, 2019 9:46 AM

To: Ken Overton <KOverton@whiterockcity.ca>

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; **Redacted S. 22**

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

Thank you for your call yesterday. It was appreciated as we are getting anxious to get this situation sorted out. It came as a complete surprise to us, our realtors and real estate lawyer that the Right of Way was there as it wasn't registered on the Land Title Search.

You mentioned yesterday, your engineering department will be arranging to have the area in question surveyed and send a camera down to see what state the sewer lines are in as the City of White Rock wasn't aware of them either and hasn't included them in their maintenance plan. **Redacted S. 22** and I would like to arrange a meeting with you and any other interested parties to discuss this further. We are hoping to arrange a meeting prior to March 28, 2019 as we will be away for a short time after that.

As I mentioned yesterday, we purchased the property in June 2018 to build a new home. It wasn't till we met with an architect in January 2019 that this sewer line was brought to our attention. This has halted the design process which we are very eager to move forward with.

I look forward to hearing from you to schedule a meeting time.

Kind regards,

Redacted S. 22

On Mar 20, 2019, at 2:32 PM, **Redacted S. 22** wrote:

Hi Ken,

Carl has forwarded your contact information regarding the land title situation we have recently come to find. I have attached a copy of our land title search as well as the neighbour east of us, 15160 Columbia Avenue.

Unless I have been misinformed by the land title office, there is no registered right of way or easement on our property. There is a **plan 29370** attached to our description, however this was never registered. As you can see by the attached, the only item registered was a mortgage.

After viewing the land title search from our neighbour, 15160 Columbia I see that there is a registered easement **appurtenant to plan 29370** that appears was registered in 1991. If I'm reading this correctly, this would appear to be part of the right of way going through our yard, that was never registered to our property. I look forward to hearing from you regarding this matter. I can be reached at this email and by phone at **Redacted S. 22**

Regards,

Redacted S. 22

<pdfshare.pdf>

<pdfshare.pdf>

On Mar 20, 2019, at 12:02 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **s. 22**

Per our phone conversation, I can put you directly in contact with Ken Overton, our Manager of Property ([604-541-2104](tel:604-541-2104) and cc'd) who is familiar with the issue affecting properties on this block of Columbia Avenue.

As I noted on the phone, I believe that the registered easement you mentioned seeing on a neighbouring property's title is unrelated to the sanitary line, but if you have any documentation that shows otherwise we would appreciate you sharing it with us.

Thanks,
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**TOPOGRAPHIC SITE PLAN OF PARTS OF
LOTS 1 TO 6 PLAN 525
AND LOTS 34 AND 35 PLAN 29370
ALL OF BLOCK 2 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

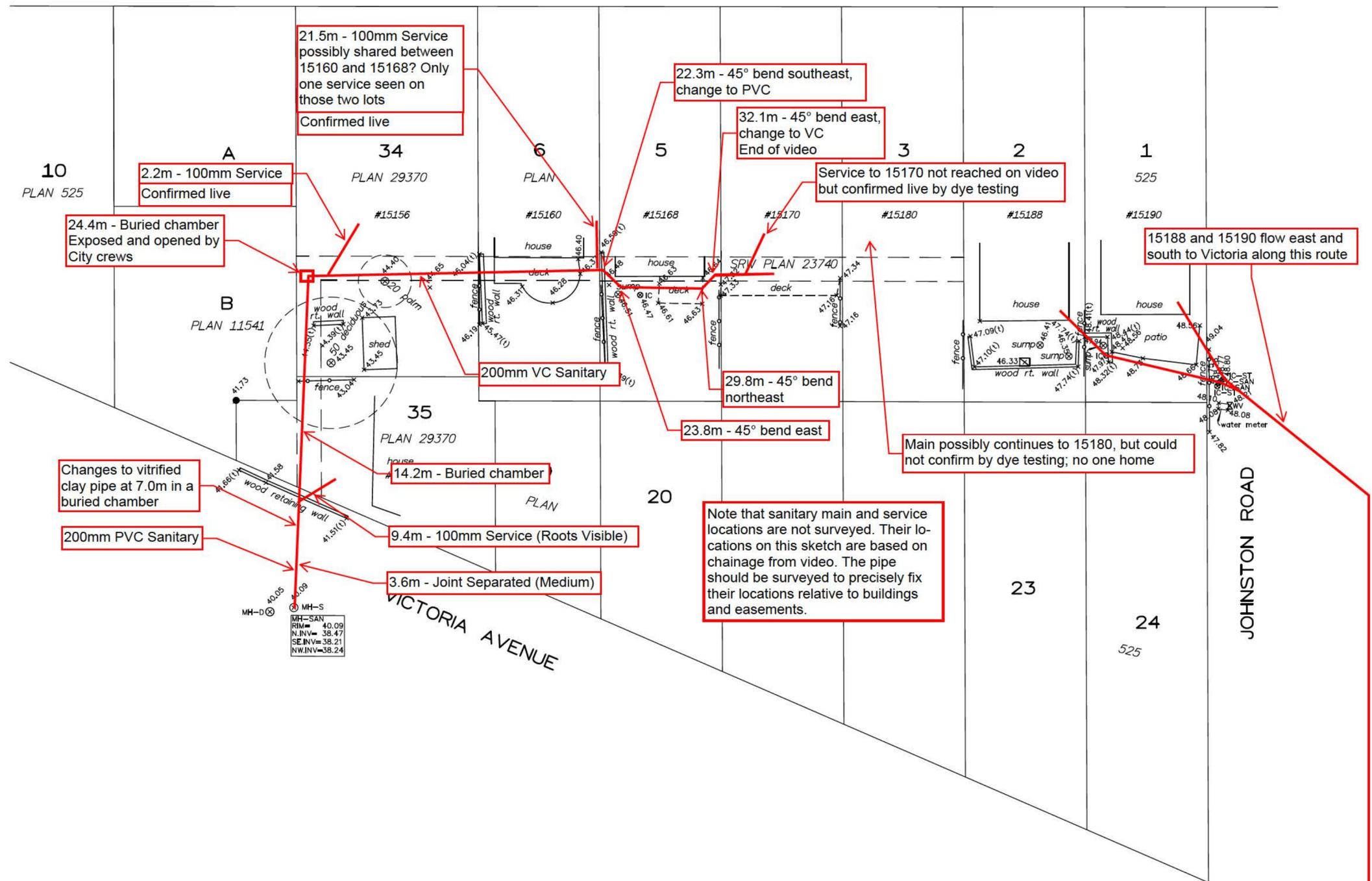
COLUMBIA AVENUE

LEGEND

- DENOTES STANDARD IRON POST FOUND
- ◻ DENOTES CATCH BASIN - TOP ENTRY
- WV DENOTES WATER VALVE
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- × DENOTES GROUND ELEVATION
- (t.w) DENOTES TOP OF RETAINING WALL ELEVATION
- IC-SAN DENOTES SANITARY INSPECTION CHAMBER
- IC-ST DENOTES STORM INSPECTION CHAMBER
- IC DENOTES INSPECTION CHAMBER



SCALE 1 : 250
2.5 0 5 10
ALL DISTANCES ARE IN METRES



Lot dimensions are derived from Plan BCP9196 & Field Survey.

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS)
Derived from Control Monument WR88027 located at the
intersection of Pacific Avenue and Johnston Street.
Elevation = 80.890m

Invert elevations and offsets of services from property lines
are derived from municipal records and field survey.
Contractor to verify all service locations and inverts prior to construction.

Tree diameters are taken at 1.4m above grade and are
shown in cm.

If this plan is used in digital form, Target Land Surveying
will only assume responsibility for information content
shown on original unaltered drawing.

CERTIFIED CORRECT
DATED THIS 1st DAY OF April, 2019

_____ B.C.L.S.
Finny Philip

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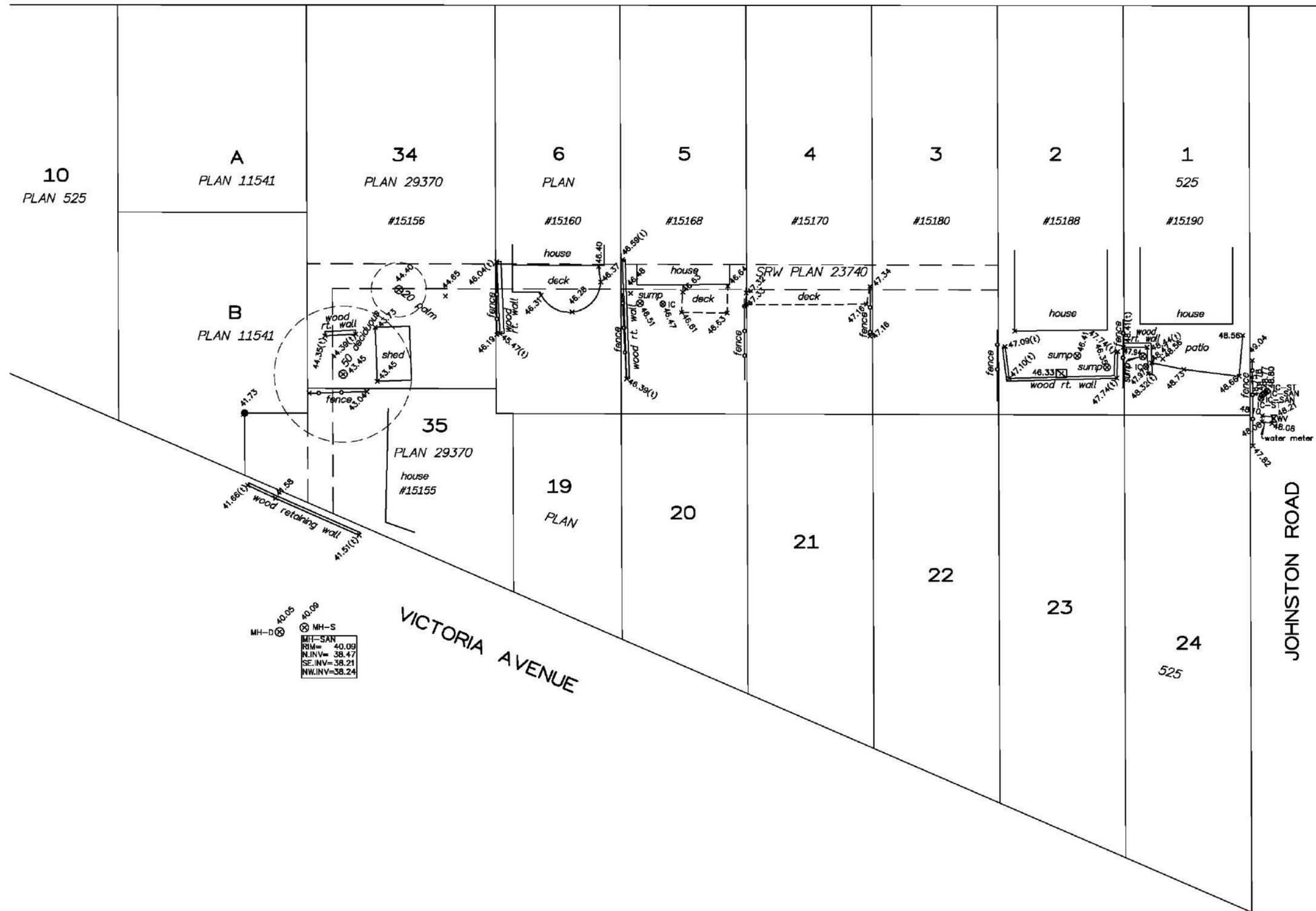
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MH-D	40.05
MH-S	40.09
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SE.INV	38.21
NW.INV	38.24

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JOHNSTON ROAD

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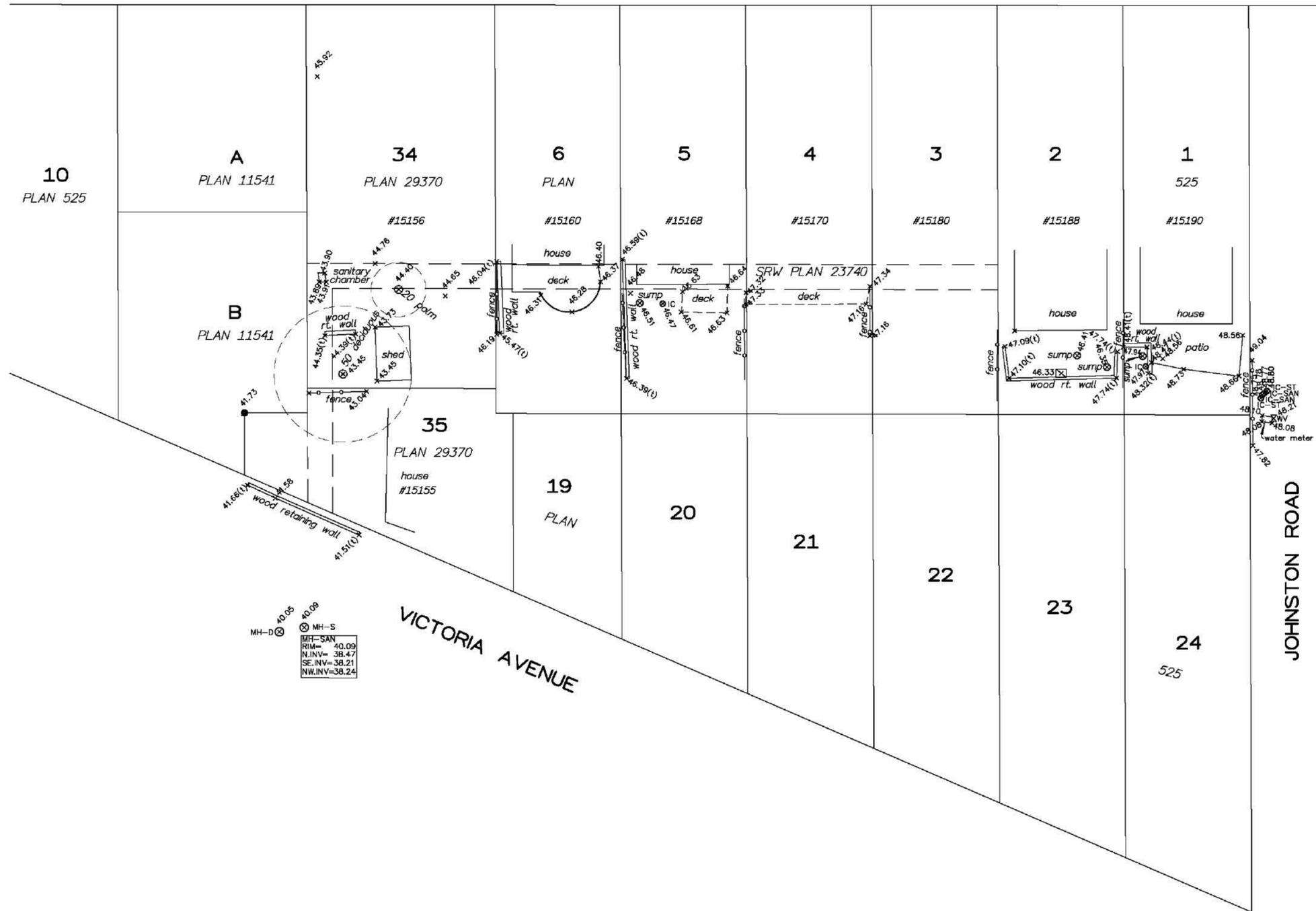
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Finny Philp B.C.L.S.



To: City of White Rock
15322 Buena Vista Ave
White Rock, BC V4B1Y6
Canada

3-Apr-2019
Our File: 8666-B

Attn: Hiep Lo

Invoice #: SRY10286

Job Description: Topographic Site Survey

Project Manager: Finny Philip

Legal: Lots 1 - 6 Plan 525 & Lots 34 & 35 Plan 29370 All of Blk 2 Sec 10 TP 1 NWD

Job Address: 15156 Columbia Ave
White Rock, BC

Topographic Site Survey and Plan Preparation

Survey Invoice

■ Topographic Site Survey and Plan Preparation for Design and Permit Purposes - 3-Apr-2019	\$1,700.00
■ 1 BC Online - legal plan	\$15.00
Subtotal:	\$1,715.00
GST (5%)	\$85.75
Total:	\$1,800.75

From: [Ken Overton](#)
To: **Redacted S. 22**
Cc:
Subject: RE: 15156 Columbia Avenue White Rock
Date: Friday, April 05, 2019 4:27:00 PM
Attachments: [image001.jpg](#)

Hi **Redacted S. 22**

We are still waiting on the survey/assessment. The surveyors have reviewed the site. I understand they are in process of papering their findings, which may take a bit of time. A typical survey of a small parcel's lot lines can take 1 to 2 weeks to paper. There is a bit more involved in this instance (such as a review of the video record) so I expect a longer turnaround. I will be sure to let you know as soon as I have received further information.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca



The information transmitted, including attachments, is intended only for the individual(s) or entity to which it is addressed and may contain information that is confidential and/or privileged or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individual(s) or entities other than the intended recipient is prohibited. If you received this message in error, please notify the original sender and destroy any copies of this information.

From: **Redacted S. 22**

Sent: Friday, April 05, 2019 8:12 AM

To: Ken Overton <KOverton@whiterockcity.ca>

Cc: **Redacted S. 22**

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

I am writing to find out what is happening with the survey and the sewer line running through our property? Please let me know the current status and when this survey will be done.

Thank you,

Redacted S. 22

On Mar 21, 2019, at 4:36 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **s. 22**

How does 11:30AM on Tuesday, March 26th work?

Ken

From: Ken Overton

Sent: Thursday, March 21, 2019 12:07 PM

To: **Redacted S. 22**

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; **Redacted S. 22**

Subject: RE: 15156 Columbia Avenue White Rock

Hi **s. 22**

I would be happy to meet with you sometime next week. It might be difficult to get everyone on short notice, but we can try. Worst case, even discussion between the three of us might prove

beneficial.

I have a fair amount of availability on Tuesday the 26th and Thursday the 28th. Is there a day/time that works better for you? And is City Hall good for location?

Feel free to give me a call.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: [604.541.2104](tel:604.541.2104) | www.whiterockcity.ca

<image001.jpg>

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From: Redacted S. 22

Sent: Thursday, March 21, 2019 9:46 AM

To: Ken Overton <KOverton@whiterockcity.ca>

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Redacted S. 22

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

Thank you for your call yesterday. It was appreciated as we are getting anxious to get this situation sorted out. It came as a complete surprise to us, our realtors and real estate lawyer that the Right of Way was there as it wasn't registered on the Land Title Search.

You mentioned yesterday, your engineering department will be arranging to have the area in question surveyed and send a camera down to see what state the sewer lines are in as the City of White Rock wasn't aware of them either and hasn't included them in their maintenance plan. Redacted S. 22 and I would like to arrange a meeting with you and any other interested parties to discuss this further. We are hoping to arrange a meeting prior to March 28, 2019 as we will be away for a short time after that.

As I mentioned yesterday, we purchased the property in June 2018 to build a new home. It wasn't till we met with an architect in January 2019 that this sewer line was brought to our attention. This has halted the design process which we are very eager to move forward with. I look forward to hearing from you to schedule a meeting time.

Kind regards,

Redacted S. 22

On Mar 20, 2019, at 2:32 PM, Redacted S. 22 wrote:

Hi Ken,

Carl has forwarded your contact information regarding the land title situation we have recently come to find. I have attached a copy of our land title search as well as the neighbour east of us, 15160 Columbia Avenue.

Unless I have been misinformed by the land title office, there is no registered right of way or easement on our property. There is a [plan 29370](#) attached to our description, however this was never registered. As you can see by the attached, the only item registered was a mortgage. After viewing the land title search from our neighbour, 15160 Columbia I see that there is a registered easement [appurtenant to plan 29370](#) that appears was registered in 1991. If I'm reading this correctly, this would appear to be part of the right of way going through our yard, that was never registered to our property.

I look forward to hearing from you regarding this matter. I can be reached at this email and by

phone at **Redacted S. 22**

Regards,

Redacted S. 22

<pdfshare.pdf>

<pdfshare.pdf>

On Mar 20, 2019, at 12:02 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **s. 22**

Per our phone conversation, I can put you directly in contact with Ken Overton, our Manager of Property ([604-541-2104](tel:604-541-2104) and cc'd) who is familiar with the issue affecting properties on this block of Columbia Avenue.

As I noted on the phone, I believe that the registered easement you mentioned seeing on a neighbouring property's title is unrelated to the sanitary line, but if you have any documentation that shows otherwise we would appreciate you sharing it with us.

Thanks,

Carl

From: **Redacted S. 22**

Sent: Wednesday, March 20, 2019 9:32 AM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl, I just called your office and left a message. I am waiting for an update on the status of our situation with the unregistered right of way on our property. Would it be better if you put me directly in contact with the engineering department?

Regards,

Redacted S. 22

On Mar 13, 2019, at 3:04 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **s. 22**

The manager of engineering is currently away from the office but I will be meeting with her next week and will request details of the survey process at that time.

I do not have a recent title search for the property to the east of you (15160 Columbia Avenue), but when I view the 'Parcel Information and Miscellaneous Notes' available from the Land Title and Survey Authority I do see that Statutory Right of Way Plan NWP23740 is associated with that parcel as well.

Sincerely,

Carl

From: **Redacted S. 22**

Sent: Wednesday, March 13, 2019 10:36 AM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Cc: **Redacted S. 22**

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl,

Can you please provide an update as to the status of our situation? As well, can you tell me if there is a registered right of way on the title of the property east of us? 15160 Columbia Avenue? The one you have indicated you believe connected to the line in the 80's.

Regards,

Redacted S. 22

On Mar 8, 2019, at 9:55 AM, **Redacted S. 22** wrote:

Hi Carl,

We are in the beginning stages of our design planning and have halted the process until this situation is cleared up. If there is an unregistered sanitary line as the plan shows, this would definitely affect how and where we could build. Is the sanitary line showing on the title of the property east of us?

Had we known about this sanitary line, It is very possible we wouldn't have purchased the property. Please advise the process of the survey that will be performed and how long you expect this to take.

Many thanks,

Redacted S. 22

On Mar 8, 2019, at 8:58 AM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Good morning **s. 22**

We have reviewed the available records and have not found conclusive evidence that the sewer service line in the rear yards on this block of Columbia Avenue was installed by the City of White Rock. I can confirm that the City was aware of the existence of the sanitary line and in the early 1980s it appears the property to the east of yours connected to the line as part of the construction of a new home.

In order to make informed decisions about this matter we will need to undertake a survey of the pipe to confirm its actual location, that it is still in service (it is expected that it is), and if possible who was responsible for its installation. We intend to contact the owners of the other properties on the block that are within the right-of-way plan area to advise them of this need as well.

I understand that you are planning to construct a new home on the property. Have you already prepared designs for the home? It may be also beneficial for us to understand more about your redevelopment plans to know if and how they might be affected by the sanitary line.

Sincerely,

Carl Isaak

From: **Redacted S. 22**

Sent: Tuesday, March 05, 2019 4:04 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Fwd: 15156 Columbia Avenue White Rock

Good afternoon Carl. My apologies if you receive this twice, however my email says the first wasn't delivered.

Please see below.

Regards,

Redacted S. 22

Sent from my iPad

Begin forwarded message:

From: **Redacted S. 22**

Date: March 5, 2019 at 11:11:50 AM PST

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: **Re: 15156 Columbia Avenue White Rock**

Thanks Carl. I look forward to hearing from you soon as this situation is holding up our planning.

Regards

Redacted S. 22

Sent from my iPhone

On Mar 4, 2019, at 4:35 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **s. 22**

Thank you for following up - I have not yet received the advice I was anticipating by the end of last week. I have followed up today and will let you know as soon as possible.

Thanks,

Carl

-----Original Message-----

From: **Redacted S. 22**

Sent: Monday, March 04, 2019 4:32 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: 15156 Columbia Avenue White Rock

Good afternoon Carl,

I spoke with you briefly last week regarding an unregistered right of way that is not showing on the title of the property we purchased in June 2018. You had indicated that you would get back to me by the end of last week regarding the status of the situation.

I had to leave the area and have been away from my phone since Thursday afternoon. Could you please advise via email asap.

Regards,

Redacted S. 22

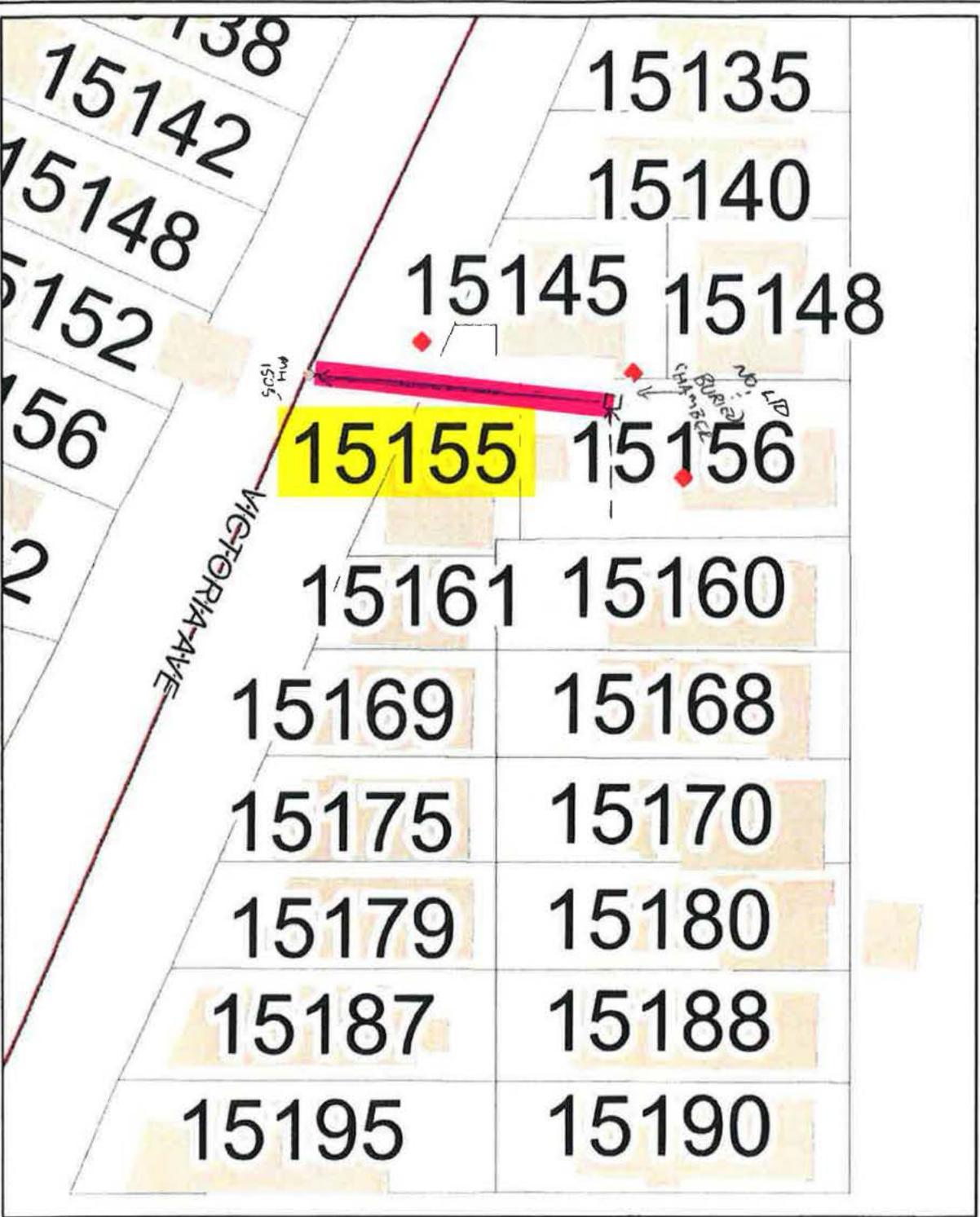
Sent from my iPad



Main Inspections Summary

19407TL - RF BINNIE

Report Number	Mainline ID	Date / Time	Media label	Street	Use	Start MH	Finish MH	Height	Total length	Length surveyed	Struct Quickrating	O&M Quickrating
001.20	1325	4/23/2019 10:07 AM	BOOK#1 - DVD#1	15155 Victoria Avenue	SS	USMH	1505	200 mm	24.4 m	24.4 m	1100	1500
002.20	1325_15156	5/1/2019 9:31 AM	BOOK#1 - DVD#1	15156 Columbia Avenue	SS	MH_East	MH_15156	200 mm	0.0 m	33.0 m	0000	5142
Sub-Total									24.4 m	57.4 m		
Total									24.4 m	57.4 m		



Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or suitability by the City of Surrey. This information is provided for information and convenience purposes only. Lot size, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at www.surrey.ca

Scale: 1:500



Map created on: 2019-04-23

WHITE ROCK
My City by the Sea!

Legend



Mar-Tech Underground Services Ltd.
 5166 272nd Street
 Langley, BC V4W 1S3
 Phone: 604-888-2223
 Fax: 604-857-2700

PACP Inspection and Scoring

Surveyed by: S. Cronin		Certificate number: U-112-124-12		Owner:		Customer: R.F. Binnie & Associates		Drainage area:		P/O number: 19407TL		Sheet number:	
PSR: 1325		Start date/time: 20190423 09:42		Street: 15155 Victoria Avenue		City: White Rock		Rim to invert: 0.00 m		Grade to invert:		Report Number: 001.20	
Location details: CCTV of line to check condition and to try locate the upstream node (located in backyard of 15156 Columbia Av)				USMH: USMH		Rim to invert: 0.00 m		Grade to invert:		Rim to grade:			
Sewer use: SS		Direction: U		Flow control: N		DSMH: 1505		Rim to invert: 1.87 m		Grade to invert:		Rim to grade:	
Height: 200 mm	Width:	Shape: C	Material: VCP	Lining method:	Pipe joint length: 0.9 m	Total length: 24.4 m	Length surveyed: 24.4 m	Year laid:	Year renewed:				
Media label: BOOK#1 - DVD#1		Purpose: F	Sewer category: Z	Pre-cleaning: N	Date cleaned:	Work order no.: 19407TL	Weather: 5	Location code: D	Pressure value:				
Project name: 19407TL - RF BINNIE				Additional info:									

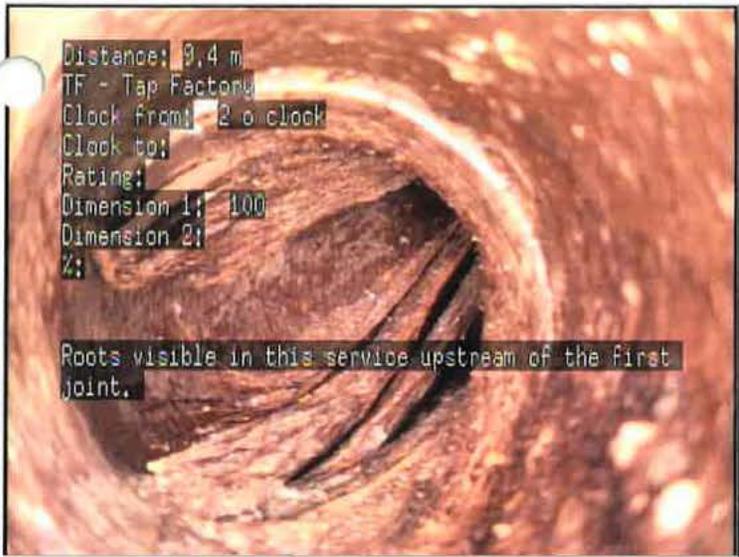
Grade	Amount of Defects	Structural:			Pipe Rating Index	Amount of Defects	O&M:			Pipe Rating Index	Overall:	
		Segment Grade	Pipe Rating	Quick Rating			Segment Grade	Pipe Rating	Quick Rating		Pipe Rating	Pipe Rating Index
1	1	1			5	5						
2	0	0			0	0						
3	0	0	1	1100	0	0	5	1500	1.00	6	1.00	
4	0	0			0	0						
5	0	0			0	0						

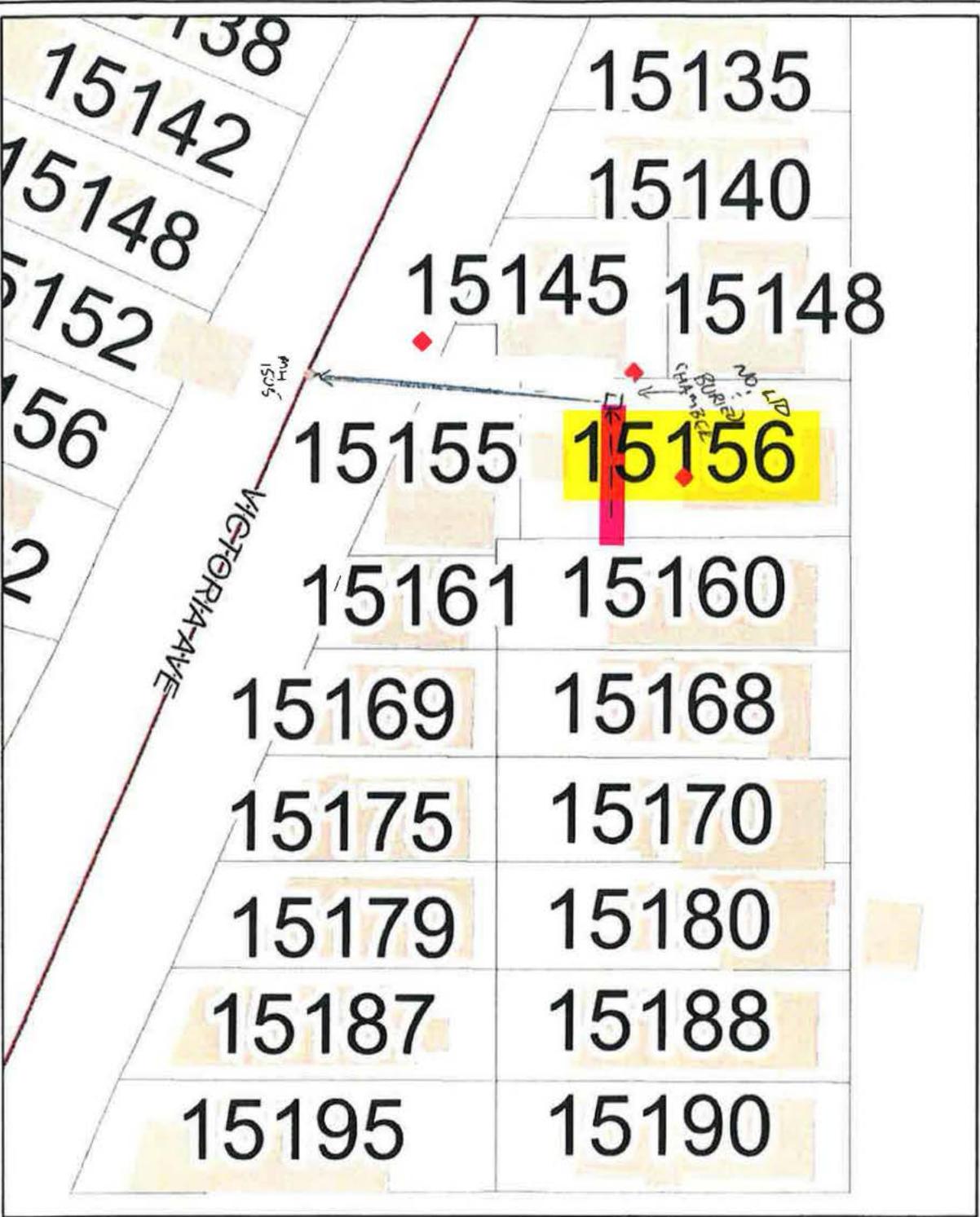
Observations

Distance	Video Ref.	PACP Code	Continuous	S/M/L	Value Inches (mm)		%	Joint	Circumferential Location		Rating	Image Ref.	Remarks
					1st	2nd			At/From	To			
0.0 m		AMH						<input type="checkbox"/>	/				1505
0.0 m		MWL					5	<input type="checkbox"/>	/				
0.0 m	00:00:50	MGO						<input type="checkbox"/>	/				Unable to view the interface, the line drops slightly into the mh.
0.0 m	00:01:13	MGO						<input type="checkbox"/>	/				Focal length correction.
3.6 m	00:01:44	JSM		M				<input type="checkbox"/>	/		1		
7.0 m	00:02:20	MGO						<input type="checkbox"/>	/				At a cleanout. Top of this mini-chamber has a concrete cap, there is no at-grade access.
7.0 m	00:02:07	MMC						<input type="checkbox"/>	/				PVC to VCP
9.4 m	00:04:02	TF			100			<input type="checkbox"/>	2 /			1325 - 4766.JPG	Roots visible in this service upstream of the first joint.
14.2 m	00:05:32	MGO						<input type="checkbox"/>	/				Camera is at the start of another cleanout structure. The top of this mini-chamber has a concrete cap, there is no at-grade access.
16.5 m	00:07:10	RFJ	S01					<input checked="" type="checkbox"/>	8 / 4		1	1325 - 4767.JPG	
24.4 m	00:09:46	AOC						<input type="checkbox"/>	/				At upstream node. Location: In back yard of 15156 Columbia Ave. Depth: 4 ft 8 in. Photo#: Upstream_node_15156_Columbia-Av Comments: Marked with spike/pink ribbon and orange marker paint. Located approx. 0.7m SW of short retaining wall

Observations

Distance	Video Ref.	PACP Code	Continuous	S/M/L	Value Inches (mm)		%	Joint	Circumferential Location		Rating	Image Ref.	Remarks
					1st	2nd			At/From	To			
24.4 m	00:12:08	MGO						<input type="checkbox"/>		/			Video on pull back.
24.4 m	00:14:13	RFJ	F01					<input checked="" type="checkbox"/>	8 / 4		1		





Enter Map Description

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Scale: 1:500



Map created on: 2019-04-23

WHITE ROCK
My City for the Sun!

Legend

PACP Inspection and Scoring

Surveyed by: S. Cronin	Certificate number: U-112-124-12	Owner:	Customer: R.F. Binnie & Associates	Drainage area:	P/O number: 19407TL	Sheet number:
PSR: 1325_15156	Start date/time: 20190501 08:29	Street: 15156 Columbia Avenue	City: White Rock	Report Number: 002.20		
Location details: This main is not shown on WROMS gis website. Upstream node is unknown. Downstream node has been exposed and does not have an at-grade MH lid (concrete cap only)		USMH: MH_East	Rim to invert:	Grade to invert:	Rim to grade:	
Sewer use: SS	Direction: U	Flow control: N	DSMH: MH_15156	Rim to invert:	Grade to invert:	Rim to grade:
Height: 200 mm	Width:	Shape: C	Material: VCP	Lining method:	Pipe joint length: 1.8 m	Total length: 0.0 m
Length surveyed: 33.0 m	Year laid:	Year renewed:				
Media label: BOOK#1 - DVD#1	Purpose: F	Sewer category: Z	Pre-cleaning: N	Date cleaned:	Work order no.: 19407TL	Weather: 5
Location code: D	Pressure value:					
Project name: 19407TL - RF BINNIE	Additional info:					

Grade	Structural:				O&M:				Overall:			
	Amount of Defects	Segment Grade	Pipe Rating	Quick Rating	Pipe Rating Index	Amount of Defects	Segment Grade	Pipe Rating	Quick Rating	Pipe Rating Index	Pipe Rating	Pipe Rating Index
1	0	0	0	0000	0.00	2	2	20	5142	2.86	20	2.86
2	0	0				1	2					
3	0	0				1	3					
4	0	0				2	8					
5	0	0				1	5					

Observations

Distance	Video Ref.	PACP Code	Continuous	S/M/L	Value Inches (mm)		%	Joint	Circumferential Location		Rating	Image Ref.	Remarks
					1st	2nd			At/From	To			
0.0 m		MWL					5	<input type="checkbox"/>	/				
0.0 m		AMH						<input type="checkbox"/>	/				MH_15156 - No MH lid/at-grade access. This is a concrete capped chamber that has been exposed for this CCTV
0.0 m	00:01:01	MGO						<input type="checkbox"/>	/				Focal length correction.
0.0 m	00:26:42	MGO						<input type="checkbox"/>	/				Pipe material is VCP
2.2 m	00:01:22	TFA			100			<input type="checkbox"/>	10 /				
2.7 m	00:01:56	DAE					5	<input checked="" type="checkbox"/>	9 / 3		2		
5.5 m	00:02:17	RFJ						<input checked="" type="checkbox"/>	6 / 10		1		
7.2 m	00:02:39	OBR					15	<input type="checkbox"/>	4 / 8		3	1325_15156 - 4769.JPG	Solid debris.
10.3 m	00:04:28	RFJ						<input checked="" type="checkbox"/>	8 / 4		1		
18.7 m	00:08:49	TB			100			<input type="checkbox"/>	12 /				15160 Columbia
21.3 m	00:10:05	MMC						<input type="checkbox"/>	/				AC to PVC
21.3 m	00:11:07	LR					25	<input type="checkbox"/>	/		4		
21.4 m	00:12:44	MGO						<input type="checkbox"/>	/				Video paused and equipment switched to push camera to try and CCTV further upstream. Chainage is different due to calibration issue with pushcam.
32.5 m	00:19:29	MYV						<input type="checkbox"/>	/		5		Dye testing from 15170 Columbia Ave.
32.5 m	00:21:37	MGO						<input type="checkbox"/>	/				Nobody home at 15180 Columbia Ave for dye testing.
33.0 m	00:19:06	MMC						<input type="checkbox"/>	/				PVC to AC
33.0 m	00:18:01	MGO						<input type="checkbox"/>	/				Video on pull back.

Observations

Distance	Video Ref.	PACP Code	Continuous	S/M/L	Value Inches (mm)		%	Joint	Circumferential Location		Rating	Image Ref.	Remarks
					1st	2nd			At/From	To			
33.0 m	00:17:34	MGO						<input type="checkbox"/>	/				Video paused while attempting to get the push camera upstream as far as possible. Video on pull back.
33.0 m	00:17:35	LR					25	<input type="checkbox"/>	/		4		
33.0 m	00:27:08	MGO						<input type="checkbox"/>	/				Chainages corrected to compensate for pushcam calibration.
33.0 m	00:22:02	MSA						<input type="checkbox"/>	/				Unable to proceed due to friction.



TITLE SEARCH PRINT

2019-05-01, 15:02:15

File Reference: 19-0450

Requestor: Mike Hill

Declared Value \$1440000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA6892038
From Title Number CA2514511

Application Received 2018-06-27

Application Entered 2018-06-29

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Redacted S. 22

AS JOINT TENANTS

Taxation Authority White Rock, The Corporation of the City of

Description of Land
Parcel Identifier: 009-022-228
Legal Description:
LOT 34 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 29370

Legal Notations NONE

Charges, Liens and Interests
Nature: MORTGAGE
Registration Number: CA6892039
Registration Date and Time: 2018-06-27 12:18
Registered Owner: THE TORONTO-DOMINION BANK

Nature: ASSIGNMENT OF RENTS
Registration Number: CA6892040
Registration Date and Time: 2018-06-27 12:18
Registered Owner: THE TORONTO-DOMINION BANK

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

TITLE SEARCH PRINT

File Reference: 19-0450
Declared Value \$1440000

2019-05-01, 15:02:15

Requestor: Mike Hill

Pending Applications

NONE

TITLE SEARCH PRINT

2019-05-01, 15:09:09

File Reference: 19-0450

Requestor: Mike Hill

Declared Value \$ 785000

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA1742784
From Title Number BT311466

Application Received 2010-09-23

Application Entered 2010-10-05

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Redacted S. 20

15160 COLUMBIA AVENUE
WHITE ROCK, BC
V4B 1J3
AS JOINT TENANTS

Taxation Authority White Rock, The Corporation of the City of

Description of Land
Parcel Identifier: 001-279-386
Legal Description:
LOT 6 BLOCK 2 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 525

Legal Notations NONE

Charges, Liens and Interests

Nature: EASEMENT
Registration Number: BE200669
Registration Date and Time: 1991-08-22 13:20
Remarks: PLAN LMP1414
APPURTENANT TO LOT 35 PLAN 29370

Nature: MORTGAGE
Registration Number: CA1842439
Registration Date and Time: 2010-12-16 09:41
Registered Owner: CANADIAN IMPERIAL BANK OF COMMERCE

TITLE SEARCH PRINT

2019-05-01, 15:09:09

File Reference: 19-0450

Requestor: Mike Hill

Declared Value \$ 785000

Nature:	LAND TAX DEFERMENT ACT AGREEMENT
Registration Number:	BB3047380
Registration Date and Time:	2016-10-24 11:35
Registered Owner:	HER MAJESTY THE QUEEN IN RIGHT OF BRITISH COLUMBIA
Remarks:	RESTRICTS DEALINGS

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

23740

PLAN OF RIGHT OF WAY FOR SEWER PURPOSES
IN LOTS 3 TO 7, (BOTH INCLUSIVE) EASTERLY
HALF OF LOT 8, AND LOT 17, OF BLOCK 2, SOUTH
EAST QUARTER SECTION 10, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT.
ACCORDING TO PLAN 525.

SCALE: 60 FEET = 1 INCH.

Legend:-

- Azimuth derived from Plan 6464.
- O. Mon. denotes old Special Survey Monument found and used.
- O.I.P. denotes old iron post found and used.
- I.P. denotes iron post set.
- denotes wood post set.

Deposited under Section 79
of the Land Registry Act,
this 23rd day of November 1961.

Registrar.

S. E. 1/4 . SEC. 10, ³ TP. 1.

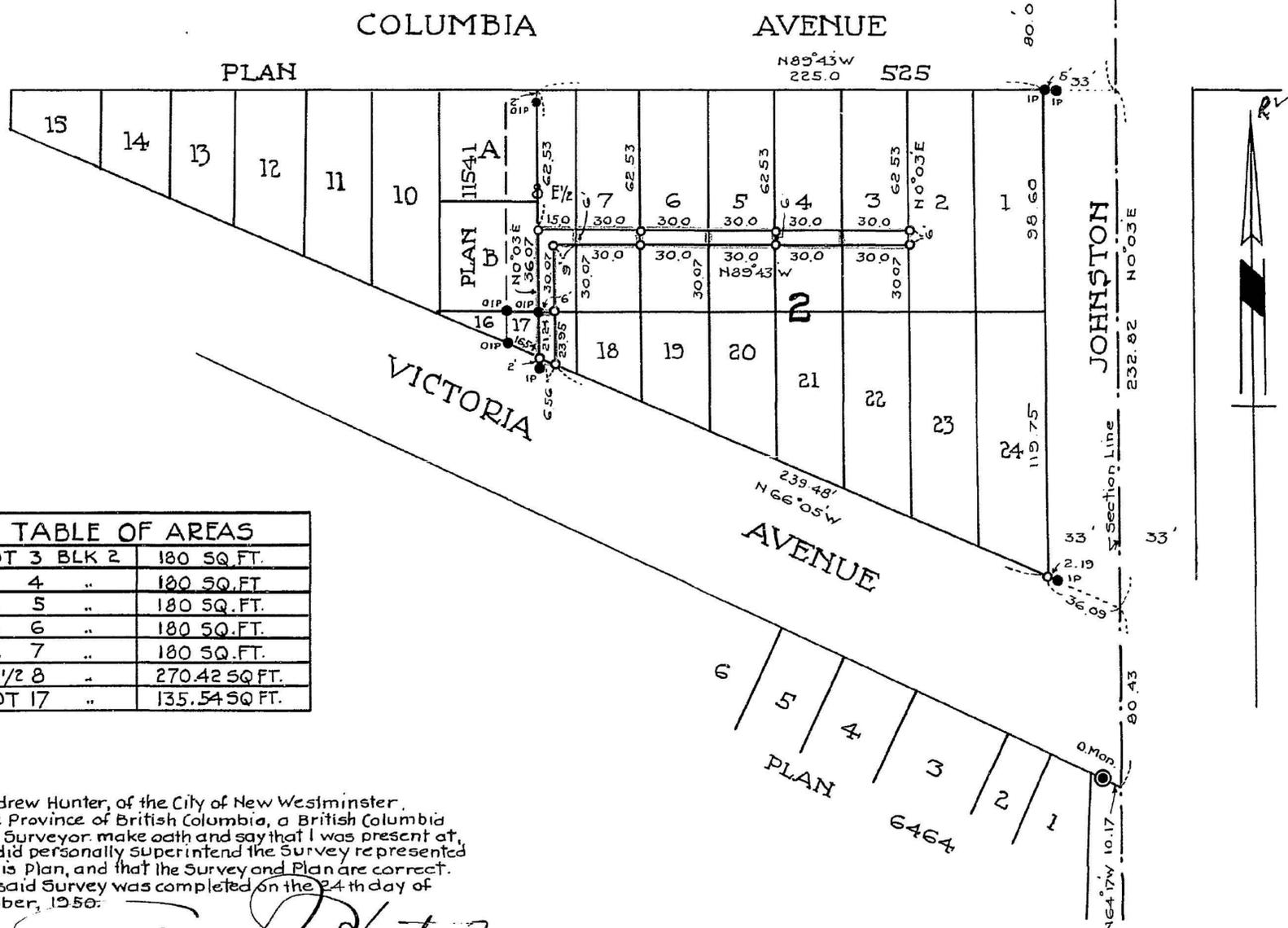


TABLE OF AREAS	
LOT 3 BLK 2	180 SQ. FT.
" 4 "	180 SQ. FT.
" 5 "	180 SQ. FT.
" 6 "	180 SQ. FT.
" 7 "	180 SQ. FT.
E 1/2 8	270.42 SQ. FT.
LOT 17	135.54 SQ. FT.

I, Andrew Hunter, of the City of New Westminster, in the Province of British Columbia, a British Columbia Land Surveyor, make oath and say that I was present at, and did personally superintend the Survey represented by this Plan, and that the Survey and Plan are correct. The said Survey was completed on the 24th day of October, 1950.

Sworn before me this 31st day of October, 1950.

A Notary Public in and for the Province of British Columbia.

Burnett, McGugan & Hunter,
 Engineers and Surveyors
 New Westminster, B.C.

Harry Shouglass MAYOR
 O. Russell CLERK - TREAS

29370

SUBDIVISION PLAN OF LOT 7; THE EAST HALF OF LOT 8; LOTS 17 AND LOT 18, BLOCK 2 OF THE SOUTH EAST QUARTER OF SECTION 10, TOWNSHIP 1.

REF. 577502E, 577503E, 566638E
Deposited in the Land Registry Office at New Westminster, B.C.
This 26 day of APR. 1966

REGISTRAR *[Signature]*

NEW WESTMINSTER DISTRICT.

PLAN 525.

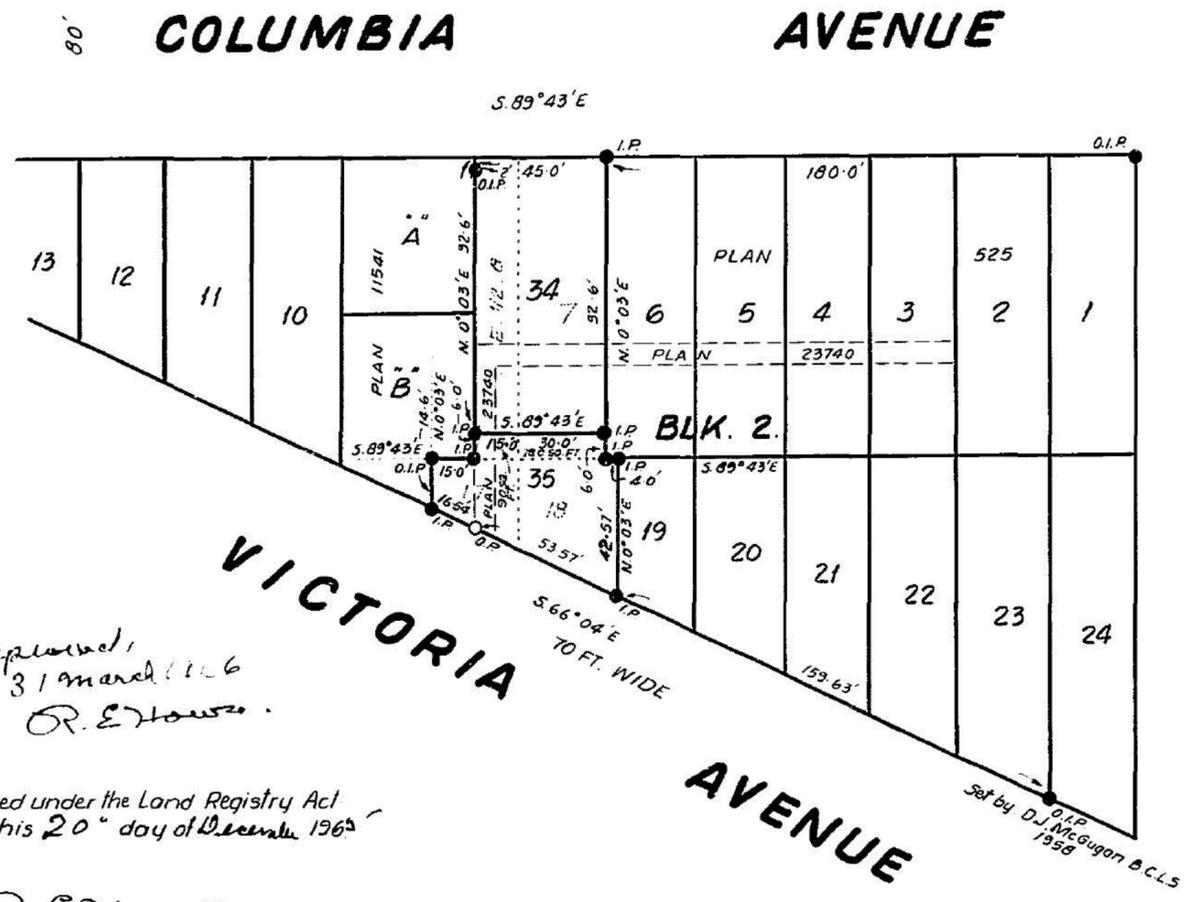
SCALE - 1 INCH = 50 FEET.

LEGEND.

Bearings are astronomic and are referred to meridian of plan 23740.

- O.I.P. Indicates ironpost found
- I.P. Indicates ironpost set.
- O.P. Indicates woodenpost found
- P. Indicates woodenpost set.

S. E. 1/4 SEC. 10, TP. 1.



Re approved,
31 March 1966
R. E. House

Approved under the Land Registry Act
Dated this 20th day of December 1965

R. E. House
APPROVING OFFICER, CITY OF WHITE ROCK.

AS TO LOTS 7 AND E. 1/2 8.

OWNER _____

WITNESS _____

AS TO LOTS 17 AND 18.

OWNER _____

WITNESS _____

I, Peter Aplin, of the City of New Westminster, in the Province of British Columbia, a British Columbia Land Surveyor, make oath and say that I was present at and did personally superintend the survey represented by this plan and that the survey and plan are correct. The said survey was completed on the 29. th. day of November 1965.

Sworn before me this 2. nd. day of December 1965.

[Signature]
A Notary Public in and for the Province of British Columbia.

HUNTER, CROCKFORD & APLIN
SURVEYORS & ENGINEERS.
NEW WESTMINSTER, B.C.



Mar-Tech Underground Services Ltd.

5166 - 272nd Street
 Langley, BC V4W 1S3
 Phone: 604-888-2223
 Fax: 604-857-2700

Invoice

Bill To: City of White Rock
 15322 Buena Vista Avenue
 White Rock, BC V4B 1Y6

Date: 05/01/2019
Number: MIN18323
Job Number: 19407TL
Contract/PO #:
Contact: Michael Hill (R.F. Binnie & Associates)

Site Address: 15156 Columbia Avenue, White Rock

Description/Comments	Quantity	UOM	Rate	Amount
CCTV Video Inspection w/ Locating April 23rd, 2019	4.00	HR	195.00	780.00
Extra Crew Member w/ Truck April 23rd, 2019	4.00	HR	70.00	280.00
Locating April 23rd, 2019	1.00	EA	250.00	250.00
CCTV Video Inspection May 1st, 2019	4.00	HR	195.00	780.00
Extra Crew Member w/ Truck for Easement Work May 1st, 2019	4.00	HR	70.00	280.00

GST# 870829082RT

Terms
 NET 30 DAYS

Subtotal before taxes	2,370.00
GST	118.50
PST	0.00
Amount due	2,488.50

From: Ken Overton
To: **Redacted S. 22**
Cc:
Subject: RE: 15156 Columbia Avenue White Rock
Date: Thursday, June 06, 2019 4:23:00 PM
Attachments: [image001.jpg](#)

Hi **Redacted S. 22**

I have spoken with Rosaline and reviewed the information that we have available. Although no final decision has been made yet, we are leaning towards a full decommission and abandonment of the existing service line. This is the cleanest outcome with no requirements for sharing service or accommodating backyard infrastructure. The goal is to eventually have all of the Columbia Avenue properties serviced to the Columbia Avenue main. While this means you would have to install and maintain a pump system, that's not such a burdensome requirement in the end. In the absence of the existing service, a pump would have been required at any rate.

We are pricing a few options for how to achieve the decommission. One possibility would be to have each of your neighbours re-route their service lines to Columbia Ave in the very near term. The other options involve a gradual decommission, for which we would have to discuss arrangements and permission to install a temporary replacement service at the edge of your property line. I recognize that we would need to consider offering some incentive for you to accommodate a service line that you are not using. Our approach will ultimately depend on pricing.

Please allow us a few more weeks to obtain the pricing and review. If you have any questions in the meantime, please let me know.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca



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From: Ken Overton
Sent: Monday, May 27, 2019 3:34 PM
To: Redacted S. 22
Cc: Redacted S. 22
Subject: RE: 15156 Columbia Avenue White Rock

Hi Redacted S. 22

I believe all site work is completed, but I haven't seen the reporting yet. Rosaline (Manager of Engineering) has been out of office, but she is expected back next week. I'm going to be meeting with her once she returns to discuss this issue and others. I should be able to get back to you with information shortly thereafter.

Sincerely,

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From: Redacted S. 22
Sent: Monday, May 27, 2019 8:04 AM
To: Ken Overton <KOverton@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

Wondering if you received my email from last week? We have returned to planning our new

home and are looking at how we should proceed. Look forward to hearing from you asap.

Regards,

Redacted S. 22

On May 22, 2019, at 9:16 AM, **Redacted S. 22** wrote:

Good morning Ken,

It's been a while since we have heard from you. Surely, they have completed their surveying by now? Can you please provide details on how we will be moving forward on this situation.

Regards,

Redacted S. 22

On Apr 29, 2019, at 4:00 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Apologies for missing you last week. Apparently the surveyors need to return to the site at some point to access the east-west portion of the sanitary line. They were unable to camera the line previously because there are no inspection chambers that can provide access. I understand that this means they need to do some digging. I'm trying to confirm where exactly they need to dig and when this might be expected to occur.

In the meantime, they have provided the attached topographic plan. This shows where some of the surface features are located in relation to the easement area shown on the existing survey. We're still waiting to determine the precise placement of the line and its condition.

I'll let you know as soon as I know.

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Hi Ken,

Could you please provide an update on the survey.

Regards,
Redacted S. 22

On Apr 19, 2019, at 7:05 PM, Redacted S. 22 wrote:

Hi Ken,

I am hoping when you receive this email on Tuesday, you will have some information regarding the survey for us?

Looking forward to hearing from you.

Regards,
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On Apr 5, 2019, at 5:28 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi Redacted S. 22

We are still waiting on the survey/assessment. The surveyors have reviewed the site. I understand they are in process of papering their findings, which may take a bit of time. A typical survey of a small parcel's lot lines can take 1 to 2 weeks to paper. There is a bit more involved in this instance (such as a review of the video record) so I expect a longer turnaround. I will be sure to let you know as soon as I have received further information.

Sincerely,

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From: Redacted S. 22
Sent: Friday, April 05, 2019 8:12 AM
To: Ken Overton <KOverton@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

I am writing to find out what is happening with the survey and the sewer line running through our property? Please let me know the current status and when this survey will be done.

Thank you,
Redacted S. 22

On Mar 21, 2019, at 4:36 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi Redacted S. 22

How does 11:30AM on Tuesday, March 26th work?

Ken

From: Ken Overton

Sent: Thursday, March 21, 2019 12:07 PM

To: Redacted S. 22

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Redacted S. 22

Subject: RE: 15156 Columbia Avenue White Rock

Hi Redacted S. 22

I would be happy to meet with you sometime next week. It might be difficult to get everyone on short notice, but we can try. Worst case, even discussion between the three of us might prove beneficial.

I have a fair amount of availability on Tuesday the 26th and Thursday the 28th. Is there a day/time that works better for you? And is City Hall good for location?

Feel free to give me a call.

Sincerely,

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From: Redacted S. 22

Sent: Thursday, March 21, 2019 9:46 AM

To: Ken Overton <KOverton@whiterockcity.ca>

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Redacted S. 22

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

Thank you for your call yesterday. It was appreciated as we are getting anxious to get this situation sorted out. It came as a complete surprise to us, our realtors and real estate lawyer

that the Right of Way was there as it wasn't registered on the Land Title Search.

You mentioned yesterday, your engineering department will be arranging to have the area in question surveyed and send a camera down to see what state the sewer lines are in as the City of White Rock wasn't aware of them either and hasn't included them in their maintenance plan. **Redacted S. 22** and I would like to arrange a meeting with you and any other interested parties to discuss this further. We are hoping to arrange a meeting prior to March 28, 2019 as we will be away for a short time after that.

As I mentioned yesterday, we purchased the property in June 2018 to build a new home. It wasn't till we met with an architect in January 2019 that this sewer line was brought to our attention. This has halted the design process which we are very eager to move forward with.

I look forward to hearing from you to schedule a meeting time.

Kind regards,
Redacted S. 22

On Mar 20, 2019, at 2:32 PM, **Redacted S. 22** wrote:

Hi Ken,

Carl has forwarded your contact information regarding the land title situation we have recently come to find. I have attached a copy of our land title search as well as the neighbour east of us, 15160 Columbia Avenue.

Unless I have been misinformed by the land title office, there is no registered right of way or easement on our property. There is a **plan 29370** attached to our description, however this was never registered. As you can see by the attached, the only item registered was a mortgage.

After viewing the land title search from our neighbour, 15160 Columbia I see that there is a registered easement **appurtenant to plan 29370** that appears was registered in 1991. If I'm reading this correctly, this would appear to be part of the right of way going through our yard, that was never registered to our property.

I look forward to hearing from you regarding this matter. I can be reached at this email and by phone at **Redacted S. 22**

Regards,
Redacted S. 22
<pdfshare.pdf>
<pdfshare.pdf>

On Mar 20, 2019, at 12:02 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Per our phone conversation, I can put you directly in contact with Ken Overton, our Manager of

Property ([604-541-2104](tel:604-541-2104) and cc'd) who is familiar with the issue affecting properties on this block of Columbia Avenue.

As I noted on the phone, I believe that the registered easement you mentioned seeing on a neighbouring property's title is unrelated to the sanitary line, but if you have any documentation that shows otherwise we would appreciate you sharing it with us.

Thanks,
Carl

From: Redacted S. 22
Sent: Wednesday, March 20, 2019 9:32 AM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl, I just called your office and left a message. I am waiting for an update on the status of our situation with the unregistered right of way on our property. Would it be better if you put me directly in contact with the engineering department?

Regards,
Redacted S. 22

On Mar 13, 2019, at 3:04 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi Redacted S. 22

The manager of engineering is currently away from the office but I will be meeting with her next week and will request details of the survey process at that time.

I do not have a recent title search for the property to the east of you (15160 Columbia Avenue), but when I view the 'Parcel Information and Miscellaneous Notes' available from the Land Title and Survey Authority I do see that Statutory Right of Way Plan NWP23740 is associated with that parcel as well.

Sincerely,
Carl

From: Redacted S. 22
Sent: Wednesday, March 13, 2019 10:36 AM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl,

Can you please provide an update as to the status of our situation? As well, can you tell me if there is a registered right of way on the title of the property east of us? 15160 Columbia Avenue? The one you have indicated you believe connected to the line in the 80's.

Regards,

Redacted S. 22

On Mar 8, 2019, at 9:55 AM, **Redacted S. 22** wrote:

Hi Carl,

We are in the beginning stages of our design planning and have halted the process until this situation is cleared up. If there is an unregistered sanitary line as the plan shows, this would definitely affect how and where we could build. Is the sanitary line showing on the title of the property east of us?

Had we known about this sanitary line, It is very possible we wouldn't have purchased the property. Please advise the process of the survey that will be performed and how long you expect this to take.

Many thanks,

Redacted S. 22

On Mar 8, 2019, at 8:58 AM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Good morning **Redacted S. 22**

We have reviewed the available records and have not found conclusive evidence that the sewer service line in the rear yards on this block of Columbia Avenue was installed by the City of White Rock. I can confirm that the City was aware of the existence of the sanitary line and in the early 1980s it appears the property to the east of yours connected to the line as part of the construction of a new home.

In order to make informed decisions about this matter we will need to undertake a survey of the pipe to confirm its actual location, that it is still in service (it is expected that it is), and if possible who was responsible for its installation. We intend to contact the owners of the other properties on the block that are within the right-of-way plan area to advise them of this need as well.

I understand that you are planning to construct a new home on the property. Have you already prepared designs for the home? It may be also beneficial for us to understand more about your redevelopment plans to know if and how they might be affected by the sanitary line.

Sincerely,

Carl Isaak

From: Redacted S. 22

Sent: Tuesday, March 05, 2019 4:04 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Fwd: 15156 Columbia Avenue White Rock

Good afternoon Carl. My apologies if you receive this twice, however my email says the first wasn't delivered.

Please see below.

Regards,

Redacted S. 22

Sent from my iPad

Begin forwarded message:

From: Redacted S. 22

Date: March 5, 2019 at 11:11:50 AM PST

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Re: 15156 Columbia Avenue White Rock

Thanks Carl. I look forward to hearing from you soon as this situation is holding up our planning.

Regards

Redacted S. 22

Sent from my iPhone

On Mar 4, 2019, at 4:35 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Thank you for following up - I have not yet received the advice I was anticipating by the end of last week. I have followed up today and will let you know as soon as possible.

Thanks,
Carl

-----Original Message-----

From: **Redacted S. 22**
Sent: Monday, March 04, 2019 4:32 PM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: 15156 Columbia Avenue White Rock

Good afternoon Carl,

I spoke with you briefly last week regarding an unregistered right of way that is not showing on the title of the property we purchased in June 2018. You had indicated that you would get back to me by the end of last week regarding the status of the situation.

I had to leave the area and have been away from my phone since Thursday afternoon. Could you please advise via email asap.

Regards,
Redacted S. 22

Sent from my iPad

<2019-04-01 Topographic Plan - 15100 Block Columbia.pdf>

From: [Ken Overton](#)
To: **Redacted S. 22**
Cc:
Subject: RE: 15156 Columbia Avenue White Rock
Date: Wednesday, August 14, 2019 4:21:00 PM

Hi **Redacted S. 22**

Apologies for not getting back to you sooner. I am back in the office, but still wading through my missed correspondence. I'll give you a call tomorrow to chat about where things are at with the sanitary line.

Ken

From: **Redacted S. 22**
Sent: Tuesday, August 13, 2019 4:37 PM
To: Ken Overton <KOverton@whiterockcity.ca>
Cc: **Redacted S. 22**
Subject: Re: 15156 Columbia Avenue White Rock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi again Ken,

I understand you have been on holidays. We would like to know what is happening with the sewer situation in our lower property. We are trying to figure out what our next action will be. I look forward to hearing from you in the near future.

Regards,

Redacted S. 22

On Aug 8, 2019, at 10:04 AM, **Redacted S. 22** wrote:

Good morning Ken,

Perhaps you have been on holidays. We are enquiring into the progress of your decision on the sewer line going through our property.

Regards

Redacted S. 22

On Jul 16, 2019, at 12:43 PM, **Redacted S. 22** wrote:

Hi Ken,

Just checking in to see if any progress has been made since our last contact, June 6, 2019?

Regards,

Redacted S. 22

On Jun 6, 2019, at 4:23 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

I have spoken with Rosaline and reviewed the information that we have available. Although no final decision has been made yet, we are leaning towards a full decommission and abandonment of the existing service line. This is the cleanest outcome with no requirements for sharing service or accommodating backyard infrastructure. The goal is to eventually have all of the Columbia Avenue properties serviced to the Columbia Avenue main. While this means you would have to install and maintain a pump system, that's not such a burdensome requirement in the end. In the absence of the existing service, a pump would have been required at any rate.

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Please allow us a few more weeks to obtain the pricing and review. If you have any questions in the meantime, please let me know.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca

<image001.jpg>

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Cc: Redacted S. 22
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Could you please provide an update on the survey.

Regards,
Redacted S. 22

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Ken

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Feel free to give me a call.

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Good morning Ken,

Thank you for your call yesterday. It was appreciated as we are getting anxious to get this situation sorted out. It came as a complete surprise to us, our realtors and real estate lawyer that the Right of Way was there as it wasn't registered on the Land Title Search.

You mentioned yesterday, your engineering department will be arranging to have the area in question surveyed and send a camera down to see what state the sewer lines are in as the City of White Rock wasn't aware of them either and hasn't included them in their maintenance plan. **Redacted S. 22** and I would like to arrange a meeting with you and any other interested parties to discuss this further. We are hoping to arrange a meeting prior to March 28, 2019 as we will be away for a short time after that.

As I mentioned yesterday, we purchased the property in June 2018 to build a new home. It wasn't till we met with an architect in January 2019 that this sewer line was brought to our attention. This has halted the design process which we are very eager to move forward with.

I look forward to hearing from you to schedule a meeting time.

Kind regards,
Redacted S. 22

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Hi Ken,

Carl has forwarded your contact information regarding the land title situation we have recently come to find. I have attached a copy of our land title search as well as the neighbour east of us, 15160 Columbia Avenue.

Unless I have been misinformed by the land title office, there is no registered right of way or easement on our property. There is a **plan 29370** attached to our description, however this was never registered. As you can see by the attached, the only item registered was a mortgage.

After viewing the land title search from our neighbour, 15160 Columbia I see that there is a registered easement **appurtenant to plan 29370** that appears was registered in 1991. If I'm reading this correctly, this would appear to be part of the right of way going through our yard, that was never registered to our property.

I look forward to hearing from you regarding this matter. I can be reached at this email and by phone at **Redacted S. 22**

Regards,
Redacted S. 22
<pdfshare.pdf>
<pdfshare.pdf>

On Mar 20, 2019, at 12:02 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Per our phone conversation, I can put you directly in contact with Ken Overton, our Manager of Property ([604-541-2104](tel:604-541-2104) and cc'd) who is familiar with the issue affecting properties on this block of Columbia Avenue.

As I noted on the phone, I believe that the registered easement you mentioned seeing on a neighbouring property's title is unrelated to the sanitary line, but if you have any documentation that shows otherwise we would appreciate you sharing it with us.

Thanks,
Carl

From: **Redacted S. 22**
Sent: Wednesday, March 20, 2019 9:32 AM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl, I just called your office and left a message. I am waiting for an update on the status of our situation with the unregistered right of way on our property. Would it be better if you put me directly in contact with the engineering department?

Regards,
Redacted S. 22

On Mar 13, 2019, at 3:04 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

The manager of engineering is currently away from the office but I will be meeting with her next week and will request details of the survey process at that time.

I do not have a recent title search for the property to the east of you (15160 Columbia Avenue), but when I view the 'Parcel Information and Miscellaneous Notes' available from the Land Title and Survey Authority I do see that Statutory Right of Way Plan NWP23740 is associated with that parcel as well.

Sincerely,
Carl

From: **Redacted S. 22**
Sent: Wednesday, March 13, 2019 10:36 AM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Cc: **Redacted S. 22**

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl,

Can you please provide an update as to the status of our situation? As well, can you tell me if there is a registered right of way on the title of the property east of us? 15160 Columbia Avenue? The one you have indicated you believe connected to the line in the 80's.

Regards,

Redacted S. 22

On Mar 8, 2019, at 9:55 AM, **Redacted S. 22** wrote:

Hi Carl,

We are in the beginning stages of our design planning and have halted the process until this situation is cleared up. If there is an unregistered sanitary line as the plan shows, this would definitely affect how and where we could build. Is the sanitary line showing on the title of the property east of us?

Had we known about this sanitary line, It is very possible we wouldn't have purchased the property. Please advise the process of the survey that will be performed and how long you expect this to take.

Many thanks,

Redacted S. 22

On Mar 8, 2019, at 8:58 AM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Good morning **Redacted S. 22**

We have reviewed the available records and have not found conclusive evidence that the sewer service line in the rear yards on this block of Columbia Avenue was installed by the City of White Rock. I can confirm that the City was aware of the existence of the sanitary line and in the early 1980s it appears the property to the east of yours connected to the line as part of the construction of a new home.

In order to make informed decisions about this matter we will need to undertake a survey of the pipe to confirm its actual location, that it is still in service (it is expected that it is), and if possible who was responsible for its installation. We intend to contact the owners of the other properties on the block that are within the right-of-way plan area to advise them of this need as well.

I understand that you are planning to construct a new home on the property. Have you already prepared designs for the home? It may be also beneficial for us to understand more about your

redevelopment plans to know if and how they might be affected by the sanitary line.

Sincerely,
Carl Isaak

From: Redacted S. 22
Sent: Tuesday, March 05, 2019 4:04 PM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: Fwd: 15156 Columbia Avenue White Rock

Good afternoon Carl. My apologies if you receive this twice, however my email says the first wasn't delivered.

Please see below.

Regards,
Redacted S. 22

Sent from my iPad

Begin forwarded message:

From: Redacted S. 22
Date: March 5, 2019 at 11:11:50 AM PST
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: Re: 15156 Columbia Avenue White Rock

Thanks Carl. I look forward to hearing from you soon as this situation is holding up our planning.

Regards
Redacted S. 22

Sent from my iPhone

On Mar 4, 2019, at 4:35 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi Redacted S. 22

Thank you for following up - I have not yet received the advice I was anticipating by the end of last week. I have followed up today and will let you know as soon as possible.

Thanks,
Carl

-----Original Message-----

From: **Redacted S. 22**
Sent: Monday, March 04, 2019 4:32 PM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: 15156 Columbia Avenue White Rock

Good afternoon Carl,

I spoke with you briefly last week regarding an unregistered right of way that is not showing on the title of the property we purchased in June 2018. You had indicated that you would get back to me by the end of last week regarding the status of the situation.

I had to leave the area and have been away from my phone since Thursday afternoon. Could you please advise via email asap.

Regards,
Redacted S. 22

Sent from my iPad

<2019-04-01 Topographic Plan - 15100 Block Columbia.pdf>

From: Redacted S. 22
To: [Ken Overton](#)
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock
Date: Thursday, August 15, 2019 6:31:52 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Ken.

You can reach me at Redacted S. 22
Or Redacted S. 22

Regards
s. 22

Sent from my iPad

On Aug 14, 2019, at 4:21 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi Redacted S. 22

Apologies for not getting back to you sooner. I am back in the office, but still wading through my missed correspondence. I'll give you a call tomorrow to chat about where things are at with the sanitary line.

Ken

From: Redacted S. 22
Sent: Tuesday, August 13, 2019 4:37 PM
To: Ken Overton <KOverton@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock

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Hi again Ken,

I understand you have been on holidays. We would like to know what is happening with the sewer situation in our lower property. We are trying to figure out what our next action will be. I look forward to hearing from you in the near future.

Regards,
Redacted S. 22

On Aug 8, 2019, at 10:04 AM, **Redacted S. 22** wrote:

Good morning Ken,

Perhaps you have been on holidays. We are enquiring into the progress of your decision on the sewer line going through our property.

Regards,
Redacted S. 22

On Jul 16, 2019, at 12:43 PM, **Redacted S. 22** wrote:

Hi Ken,

Just checking in to see if any progress has been made since our last contact, June 6, 2019?

Regards
Redacted S. 22

On Jun 6, 2019, at 4:23 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

I have spoken with Rosaline and reviewed the information that we have available. Although no final decision has been made yet, we are leaning towards a full decommission and abandonment of the existing service line. This is the cleanest outcome with no requirements for sharing service or accommodating backyard infrastructure. The goal is to eventually have all of the Columbia Avenue properties serviced to the Columbia Avenue main. While this means you would have to install and maintain a pump system, that's not such a burdensome requirement in the end. In the absence of the existing service, a pump would have been required at any rate.

We are pricing a few options for how to achieve the decommission. One possibility would be to have each of your neighbours re-route their service lines to Columbia Ave in the very near term. The other options involve a gradual decommission, for which we would have to discuss arrangements and permission to install a temporary replacement service at the edge of your property line. I recognize that we would need to consider offering some incentive for you to accommodate a service line that you are not using.

Our approach will ultimately depend on pricing.

Please allow us a few more weeks to obtain the pricing and review. If you have any questions in the meantime, please let me know.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca

<image001.jpg>

The information transmitted, including attachments, is intended only for the individual(s) or entity to which it is addressed and may contain information that is confidential and/or privileged or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by individual(s) or entities other than the intended recipient is prohibited. If you received this message in error, please notify the original sender and destroy any copies of this information.

From: Ken Overton

Sent: Monday, May 27, 2019 3:34 PM

To: Redacted S. 22

Cc: Redacted S. 22

Subject: RE: 15156 Columbia Avenue White Rock

Hi Redacted S. 22

I believe all site work is completed, but I haven't seen the reporting yet. Rosaline (Manager of Engineering) has been out of office, but she is expected back next week. I'm going to be meeting with her once she returns to discuss this issue and others. I should be able to get back to you with information shortly thereafter.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca

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From: Redacted S. 22

Sent: Monday, May 27, 2019 8:04 AM

To: Ken Overton <KOverton@whiterockcity.ca>

Cc: Redacted S. 22

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

Wondering if you received my email from last week? We have returned to planning our new home and are looking at how we should proceed. Look forward to hearing from you asap.

Regards,
Redacted S. 22

On May 22, 2019, at 9:16 AM, Redacted S. 22 wrote:

Good morning Ken,

It's been a while since we have heard from you. Surely, they have completed their surveying by now? Can you please provide details on how we will be moving forward on this situation.

Regards,
Redacted S. 22

On Apr 29, 2019, at 4:00 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Apologies for missing you last week. Apparently the surveyors need to return to the site at some point to access the east-west portion of the sanitary line. They were unable to camera the line previously because there are no inspection chambers that can provide access. I understand that this means they need to do some digging. I'm trying to confirm where exactly they need to dig and when this might be expected to occur.

In the meantime, they have provided the attached topographic plan. This shows where some of the surface features are located in relation to the easement area shown on the existing survey. We're still waiting to determine the precise placement of the line and its condition.

I'll let you know as soon as I know.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: [604.541.2104](tel:604.541.2104) | www.whiterockcity.ca

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From: **Redacted S. 22**

Sent: Saturday, April 27, 2019 2:55 PM

To: Ken Overton <KOverton@whiterockcity.ca>

Cc: **Redacted S. 22**

Subject: Re: 15156 Columbia Avenue White Rock

Hi Ken,

Could you please provide an update on the survey.

Regards,

Redacted S. 22

On Apr 19, 2019, at 7:05 PM, **Redacted S. 22** wrote:

Hi Ken,

I am hoping when you receive this email on Tuesday, you will have some information regarding the survey for us?

Looking forward to hearing from you.

Regards,

Redacted S. 22

On Apr 5, 2019, at 5:28 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

We are still waiting on the survey/assessment. The surveyors have reviewed the site. I understand they are in process of papering their findings, which may take a bit of time. A typical survey of a small parcel's lot lines can take 1 to 2 weeks to paper. There is a bit more involved in this instance (such as a review of the video record) so I expect a longer turnaround. I will be sure to let you know as soon as I have received further information.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: [604.541.2104](tel:604.541.2104) | www.whiterockcity.ca

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sender and destroy any copies of this information.

From: Redacted S. 22
Sent: Friday, April 05, 2019 8:12 AM
To: Ken Overton <KOverton@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

I am writing to find out what is happening with the survey and the sewer line running through our property? Please let me know the current status and when this survey will be done.

Thank you

Redacted S. 22

On Mar 21, 2019, at 4:36 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

How does 11:30AM on Tuesday, March 26th work?

Ken

From: Ken Overton
Sent: Thursday, March 21, 2019 12:07 PM
To: Redacted S. 22
Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Redacted S. 22
Subject: RE: 15156 Columbia Avenue White Rock

Hi **Redacted S. 22**

I would be happy to meet with you sometime next week. It might be difficult to get everyone on short notice, but we can try. Worst case, even discussion between the three of us might prove beneficial.

I have a fair amount of availability on Tuesday the 26th and Thursday the 28th. Is there a day/time that works better for you? And is City Hall good for location?

Feel free to give me a call.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: [604.541.2104](tel:604.541.2104) | www.whiterockcity.ca

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From: Redacted S. 22

Sent: Thursday, March 21, 2019 9:46 AM

To: Ken Overton <KOverton@whiterockcity.ca>

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Redacted S. 22

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

Thank you for your call yesterday. It was appreciated as we are getting anxious to get this situation sorted out. It came as a complete surprise to us, our realtors and real estate lawyer that the Right of Way was there as it wasn't registered on the Land Title Search.

You mentioned yesterday, your engineering department will be arranging to have the area in question surveyed and send a camera down to see what state the sewer lines are in as the City of White Rock wasn't aware of them either and hasn't included them in their maintenance plan. Redacted S. 22 and I would like to arrange a meeting with you and any other interested parties to discuss this further. We are hoping to arrange a meeting prior to March 28, 2019 as we will be away for a short time after that.

As I mentioned yesterday, we purchased the property in June 2018 to build a new home. It wasn't till we met with an architect in January 2019 that this sewer line

was brought to our attention. This has halted the design process which we are very eager to move forward with.

I look forward to hearing from you to schedule a meeting time.

Kind regards,
Redacted S. 22

On Mar 20, 2019, at 2:32 PM, **Redacted S. 22** wrote:

Hi Ken,

Carl has forwarded your contact information regarding the land title situation we have recently come to find. I have attached a copy of our land title search as well as the neighbour east of us, 15160 Columbia Avenue.

Unless I have been misinformed by the land title office, there is no registered right of way or easement on our property. There is a **plan 29370** attached to our description, however this was never registered. As you can see by the attached, the only item registered was a mortgage.

After viewing the land title search from our neighbour, 15160 Columbia I see that there is a registered easement **appurtenant to plan 29370** that appears was registered in 1991. If I'm reading this correctly, this would appear to be part of the right of way going through our yard, that was never registered to our property.

I look forward to hearing from you regarding this matter. I can be reached at this email and by phone at **Redacted S. 22**

Regards,
Redacted S. 22
<pdfshare.pdf>
<pdfshare.pdf>

On Mar 20, 2019, at 12:02 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Per our phone conversation, I can put you directly in contact with Ken Overton, our Manager of Property ([604-541-2104](tel:604-541-2104) and cc'd) who is familiar with the issue affecting properties on this block of Columbia Avenue.

As I noted on the phone, I believe that the registered easement you mentioned seeing on a neighbouring property's title is unrelated to the sanitary line, but if you have any documentation that shows otherwise we would appreciate you sharing it with us.

Thanks,

Carl

From: Redacted S. 22
Sent: Wednesday, March 20, 2019 9:32 AM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl, I just called your office and left a message. I am waiting for an update on the status of our situation with the unregistered right of way on our property. Would it be better if you put me directly in contact with the engineering department?

Regards,
Redacted S. 22

On Mar 13, 2019, at 3:04 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi Redacted S. 22

The manager of engineering is currently away from the office but I will be meeting with her next week and will request details of the survey process at that time.

I do not have a recent title search for the property to the east of you (15160 Columbia Avenue), but when I view the 'Parcel Information and Miscellaneous Notes' available from the Land Title and Survey Authority I do see that Statutory Right of Way Plan NWP23740 is associated with that parcel as well.

Sincerely,
Carl

From: Redacted S. 22
Sent: Wednesday, March 13, 2019 10:36 AM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl,

Can you please provide an update as to the status of our situation? As well, can you tell me if there is a registered right of way on the title of the property east of us? 15160 Columbia Avenue? The one you have indicated you believe connected to the line in the 80's.

Regards,
Redacted S. 22

On Mar 8, 2019, at 9:55 AM, **Redacted S. 22** wrote:

Hi Carl,

We are in the beginning stages of our design planning and have halted the process until this situation is cleared up. If there is an unregistered sanitary line as the plan shows, this would definitely affect how and where we could build. Is the sanitary line showing on the title of the property east of us?

Had we known about this sanitary line, It is very possible we wouldn't have purchased the property. Please advise the process of the survey that will be performed and how long you expect this to take.

Many thanks,
Redacted S. 22

On Mar 8, 2019, at 8:58 AM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Good morning **Redacted S. 22**

We have reviewed the available records and have not found conclusive evidence that the sewer service line in the rear yards on this block of Columbia Avenue was installed by the City of White Rock. I can confirm that the City was aware of the existence of the sanitary line and in the early 1980s it appears the property to the east of yours connected to the line as part of the construction of a new home.

In order to make informed decisions about this matter we will need to undertake a survey of the pipe to confirm its actual location, that it is still in service (it is expected that it is), and if possible who was responsible for its installation. We intend to contact the owners of the other properties on the block that are within the right-of-way plan area to advise them of this need as well.

I understand that you are planning to construct a new home on the property. Have you already prepared designs for the home? It may be also beneficial for us to understand more about your redevelopment plans to know if and how they might be affected by the sanitary line.

Sincerely,
Carl Isaak

From: **Redacted S. 22**

Sent: Tuesday, March 05, 2019 4:04 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Fwd: 15156 Columbia Avenue White Rock

Good afternoon Carl. My apologies if you receive this twice, however my email says the first wasn't delivered.

Please see below.

Regards,
Redacted S. 22

Sent from my iPad

Begin forwarded message:

From: **Redacted S. 22**
Date: March 5, 2019 at 11:11:50 AM PST
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: **Re: 15156 Columbia Avenue White Rock**

Thanks Carl. I look forward to hearing from you soon as this situation is holding up our planning.

Regards
Redacted S. 22

Sent from my iPhone

On Mar 4, 2019, at 4:35 PM, Carl Isaak
<CIsaak@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Thank you for following up - I have not yet received the advice I was anticipating by the end of last week. I have followed up today and will let you know as soon as possible.

Thanks,
Carl

-----Original Message-----

From: **Redacted S. 22**

Sent: Monday, March 04, 2019 4:32 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: 15156 Columbia Avenue White Rock

Good afternoon Carl,

I spoke with you briefly last week regarding an unregistered right of way that is not showing on the title of the property we purchased in June 2018. You had indicated that you would get back to me by the end of last week regarding the status of the situation.

I had to leave the area and have been away from my phone since Thursday afternoon. Could you please advise via email asap.

Regards,

Redacted S. 22

Sent from my iPad

<2019-04-01 Topographic Plan - 15100 Block Columbia.pdf>

From: [Ken Overton](#)
To: Redacted S. 22
Cc: Redacted S. 22
Subject: RE: 15156 Columbia Avenue White Rock
Date: Tuesday, September 10, 2019 5:05:00 PM
Attachments: [image001.jpg](#)

Hi Redacted S. 22

Not away, just swamped as usual. I can confirm that we are looking to decommission the shared sanitary service in your block and work out an individual solution for the three affected properties. The most likely result is that they will be made to pump up to the main on Columbia Avenue. I'll try to get you a more formal notice sometime in the next couple weeks.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca



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From: Redacted S. 22
Sent: Tuesday, September 10, 2019 10:20 AM
To: Ken Overton <KOverton@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ken,

Not sure if you have been away or not, however, we are looking forward to hearing back to you in regards to the letter outlined in the messages below. Please respond as soon as

possible.

Regards,
Redacted S. 22

On Aug 29, 2019, at 12:08 PM, **Redacted S. 22** wrote:

Hi Ken,

We are going to need a letter from the city of White Rock indicating that the sewer line will be decommissioned.

Thanks in advance.

Regards,
Redacted S. 22

On Aug 20, 2019, at 7:45 AM, **Redacted S. 22** wrote:

Good morning Ken,

Thank you for your reply. I understand you spoke with **s. 22** last week to advise that the City of White Rock has decided to decommission the sewer line and require all of the properties involved to pump up to Columbia Avenue in the near future.

Could you please provide a letter outlining this decision?

Many Thanks,
Redacted S. 22

On Aug 14, 2019, at 4:21 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Apologies for not getting back to you sooner. I am back in the office, but still wading through my missed correspondence. I'll give you a call tomorrow to chat about where things are at with the sanitary line.

Ken

From: **Redacted S. 22**

Sent: Tuesday, August 13, 2019 4:37 PM
To: Ken Overton <KOverton@whiterockcity.ca>
Cc: **Redacted S. 22**
Subject: Re: 15156 Columbia Avenue White Rock

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Hi again Ken,

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Regards,
Redacted S. 22

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Please allow us a few more weeks to obtain the pricing and review. If you have any questions in the meantime, please let me know.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca

<image001.jpg>

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From: Ken Overton

Sent: Monday, May 27, 2019 3:34 PM

To: Redacted S. 22

Cc: Redacted S. 22

Subject: RE: 15156 Columbia Avenue White Rock

Hi s. 22

I believe all site work is completed, but I haven't seen the reporting yet. Rosaline (Manager of Engineering) has been out of office, but she is expected back next week. I'm going to be meeting with her once she returns to discuss this issue and others. I should be able to get back to you with information shortly thereafter.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca

<image001.jpg>

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From: Redacted S. 22
Sent: Monday, May 27, 2019 8:04 AM
To: Ken Overton <KOverton@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

Wondering if you received my email from last week? We have returned to planning our new home and are looking at how we should proceed. Look forward to hearing from you asap.

Regards,
Redacted S. 22

On May 22, 2019, at 9:16 AM, Redacted S. 22 wrote:

Good morning Ken,

It's been a while since we have heard from you. Surely, they have completed their surveying by now? Can you please provide details on how we will be moving forward on this situation.

Regards,
Redacted S. 22

On Apr 29, 2019, at 4:00 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Apologies for missing you last week. Apparently the surveyors need to return to the site at some point to access the east-west portion of the sanitary line. They were unable to camera the line previously because there are no inspection chambers that can provide access. I understand that this means they need to do some digging. I'm trying to confirm where exactly they need to dig and when this might be expected to occur.

In the meantime, they have provided the attached topographic plan. This shows where some of the surface features are located in relation to the easement area shown on the existing survey. We're still waiting to determine the precise placement of the line and its condition.

I'll let you know as soon as I know.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: [604.541.2104](tel:604.541.2104) | www.whiterockcity.ca

<image001.jpg>

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From: **Redacted S. 22**

Sent: Saturday, April 27, 2019 2:55 PM

To: Ken Overton <KOverton@whiterockcity.ca>

Cc: **Redacted S. 22**

Subject: Re: 15156 Columbia Avenue White Rock

Hi Ken,

Could you please provide an update on the survey.

Regards,
Redacted S. 22

On Apr 19, 2019, at 7:05 PM, Redacted S. 22 wrote:

Hi Ken,

I am hoping when you receive this email on Tuesday, you will have some information regarding the survey for us?

Looking forward to hearing from you.

Regards,
Redacted S. 22

On Apr 5, 2019, at 5:28 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi s. 22

We are still waiting on the survey/assessment. The surveyors have reviewed the site. I understand they are in process of papering their findings, which may take a bit of time. A typical survey of a small parcel's lot lines can take 1 to 2 weeks to paper. There is a bit more involved in this instance (such as a review of the video record) so I expect a longer turnaround. I will be sure to let you know as soon as I have received further information.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: [604.541.2104](tel:604.541.2104) | www.whiterockcity.ca

<image001.jpg>

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this information by individual(s) or entities other than the intended recipient is prohibited. If you received this message in error, please notify the original sender and destroy any copies of this information.

From: Redacted S. 22
Sent: Friday, April 05, 2019 8:12 AM
To: Ken Overton <KOverton@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

I am writing to find out what is happening with the survey and the sewer line running through our property? Please let me know the current status and when this survey will be done.

Thank you,
Redacted S. 22

On Mar 21, 2019, at 4:36 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi Redacted S. 22

How does 11:30AM on Tuesday, March 26th work?

Ken

From: Ken Overton
Sent: Thursday, March 21, 2019 12:07 PM
To: Redacted S. 22
Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Redacted S. 22
Subject: RE: 15156 Columbia Avenue White Rock

Hi Redacted S. 22

I would be happy to meet with you sometime next week. It might be difficult to get everyone on short notice, but we can try. Worst case, even discussion between the three of us might prove beneficial.

I have a fair amount of availability on Tuesday the 26th and Thursday the 28th. Is there a day/time that works better for you? And is City Hall good for location?

Feel free to give me a call.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: [604.541.2104](tel:604.541.2104) | www.whiterockcity.ca

<image001.jpg>

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From: Redacted S. 22

Sent: Thursday, March 21, 2019 9:46 AM

To: Ken Overton <KOverton@whiterockcity.ca>

Cc: Carl Isaak <CIsaak@whiterockcity.ca>; Redacted S. 22

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Ken,

Thank you for your call yesterday. It was appreciated as we are getting anxious to get this situation sorted out. It came as a complete surprise to us, our realtors and real estate lawyer that the Right of Way was there as it wasn't registered on the Land Title Search.

You mentioned yesterday, your engineering department will be arranging to have the area in question surveyed and send a camera down to see what state the sewer lines are in as the City of White Rock wasn't aware of them either and hasn't included them in their maintenance plan. Redacted S. 22 and I would like to arrange a meeting with you and any other interested parties to discuss this further. We are hoping to arrange a meeting prior to March 28, 2019 as we will be away for a short time after that.

As I mentioned yesterday, we purchased the property in June 2018 to build a new home. It wasn't till we met with an architect in January 2019 that this sewer line was brought to our attention. This has halted the design process which we are very eager to move forward with.

I look forward to hearing from you to schedule a meeting time.

Kind regards,
Redacted S. 22

On Mar 20, 2019, at 2:32 PM, **Redacted S. 22** wrote:

Hi Ken,

Carl has forwarded your contact information regarding the land title situation we have recently come to find. I have attached a copy of our land title search as well as the neighbour east of us, 15160 Columbia Avenue.

Unless I have been misinformed by the land title office, there is no registered right of way or easement on our property. There is a **plan 29370** attached to our description, however this was never registered. As you can see by the attached, the only item registered was a mortgage.

After viewing the land title search from our neighbour, 15160 Columbia I see that there is a registered easement **appurtenant to plan 29370** that appears was registered in 1991. If I'm reading this correctly, this would appear to be part of the right of way going through our yard, that was never registered to our property.

I look forward to hearing from you regarding this matter. I can be reached at this email and by phone at **Redacted S. 22**

Regards,
Redacted S. 22
<pdfshare.pdf>
<pdfshare.pdf>

On Mar 20, 2019, at 12:02 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

Per our phone conversation, I can put you directly in contact with Ken Overton, our Manager of Property ([604-541-2104](tel:604-541-2104) and cc'd) who is familiar with the issue affecting properties on this block of Columbia Avenue.

As I noted on the phone, I believe that the registered easement you mentioned seeing on a neighbouring property's title is unrelated to the sanitary line, but if you have any documentation that shows otherwise we would appreciate you sharing it with us.

Thanks,
Carl

From: **Redacted S. 22**
Sent: Wednesday, March 20, 2019 9:32 AM
To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl, I just called your office and left a message. I am waiting for an update on the status of our situation with the unregistered right of way on our property. Would it be better if you put me directly in contact with the engineering department?

Regards,
Redacted S. 22

On Mar 13, 2019, at 3:04 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

The manager of engineering is currently away from the office but I will be meeting with her next week and will request details of the survey process at that time.

I do not have a recent title search for the property to the east of you (15160 Columbia Avenue), but when I view the 'Parcel Information and Miscellaneous Notes' available from the Land Title and Survey Authority I do see that Statutory Right of Way Plan NWP23740 is associated with that parcel as well.

Sincerely,
Carl

From: **Redacted S. 22**
Sent: Wednesday, March 13, 2019 10:36 AM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Cc: **Redacted S. 22**
Subject: Re: 15156 Columbia Avenue White Rock

Good morning Carl,

Can you please provide an update as to the status of our situation? As well, can you tell me if there is a registered right of way on the title of the property east of us? 15160 Columbia Avenue? The one you have indicated you believe connected to the line in the 80's.

Regards,
Redacted S. 22

On Mar 8, 2019, at 9:55 AM, **Redacted S. 22** wrote:

Hi Carl,

We are in the beginning stages of our design planning and have halted the process until this

situation is cleared up. If there is an unregistered sanitary line as the plan shows, this would definitely affect how and where we could build. Is the sanitary line showing on the title of the property east of us?

Had we known about this sanitary line, It is very possible we wouldn't have purchased the property. Please advise the process of the survey that will be performed and how long you expect this to take.

Many thanks,
Redacted S. 22

On Mar 8, 2019, at 8:58 AM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Good morning s. 22

We have reviewed the available records and have not found conclusive evidence that the sewer service line in the rear yards on this block of Columbia Avenue was installed by the City of White Rock. I can confirm that the City was aware of the existence of the sanitary line and in the early 1980s it appears the property to the east of yours connected to the line as part of the construction of a new home.

In order to make informed decisions about this matter we will need to undertake a survey of the pipe to confirm its actual location, that it is still in service (it is expected that it is), and if possible who was responsible for its installation. We intend to contact the owners of the other properties on the block that are within the right-of-way plan area to advise them of this need as well.

I understand that you are planning to construct a new home on the property. Have you already prepared designs for the home? It may be also beneficial for us to understand more about your redevelopment plans to know if and how they might be affected by the sanitary line.

Sincerely,
Carl Isaak

From: Redacted S. 22

Sent: Tuesday, March 05, 2019 4:04 PM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Subject: Fwd: 15156 Columbia Avenue White Rock

Good afternoon Carl. My apologies if you receive this twice, however my email says the first wasn't delivered.

Please see below.

Regards,
Redacted S. 22

Sent from my iPad

Begin forwarded message:

From: Redacted S. 22
Date: March 5, 2019 at 11:11:50 AM PST
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: Re: 15156 Columbia Avenue White Rock

Thanks Carl. I look forward to hearing from you soon as this situation is holding up our planning.

Regards
Redacted S. 22

Sent from my iPhone

On Mar 4, 2019, at 4:35 PM, Carl Isaak <CIsaak@whiterockcity.ca> wrote:

Hi Redacted S. 22

Thank you for following up - I have not yet received the advice I was anticipating by the end of last week. I have followed up today and will let you know as soon as possible.

Thanks,
Carl

-----Original Message-----

From: Redacted S. 22
Sent: Monday, March 04, 2019 4:32 PM
To: Carl Isaak <CIsaak@whiterockcity.ca>
Subject: 15156 Columbia Avenue White Rock

Good afternoon Carl,

I spoke with you briefly last week regarding an unregistered right of way that is not showing on the title of the property we purchased in June 2018. You had indicated that you would get back to me by the end of last week regarding the status of the situation.

I had to leave the area and have been away from my phone since Thursday afternoon. Could you please advise via email asap.

Regards,

Redacted S. 22

Sent from my iPad

<2019-04-01 Topographic Plan - 15100 Block Columbia.pdf>

From: [Ken Overton](#)
To: **Redacted S. 22**
Cc: **Redacted S. 22**
Subject: Formal Notice re Shared Sanitary Line
Date: Thursday, February 20, 2020 2:23:00 PM
Attachments: [image001.jpg](#)

Hi **Redacted S. 22**

My apologies for the continued delays, but we have issued letters to the residents on your block regarding the shared sanitary service. You should receive a letter within the next few days.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca



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February 20, 2020

VIA REGISTERED MAIL

Redacted S. 22

Dear **Redacted S. 22**

Re: Shared Sanitary Service at 15100 Block of Columbia Ave
Decommissioning and Replacement

We have become aware that your property at 15156 Columbia Avenue is making use of a shared sanitary service line. It does not appear that there are any formal arrangements in place specifying the terms of this shared use. We are therefore concerned that your continued use of the service line cannot be protected or guaranteed. Accordingly, please consider this our formal recommendation that you arrange to install an alternative sanitary service line for your property and cease use of the existing service line at the earliest practical opportunity.

The service line at issue appears to have been installed before the incorporation of the City of White Rock in 1957. The service line commences four lots east of your property, runs west then south through your lot, and then continues south through one additional lot. From there the service discharges into a City main on Victoria Avenue. A plan showing the general location of the service line is included with this letter.

City staff have reviewed historical development records and documents filed with the Land Title Service Authority, but found no relevant easements or right of way agreements. It appears that past use of the service line has always been on an informal basis. This means that any of the property owners downstream on the service line could require you to stop using it at any time.

We estimate the age of the shared service line to be at least 70 and as much as 105 years old. It is unclear whether anyone has taken responsibility for any maintenance or repair of the service line in the past. It is certainly old enough that replacement should be considered in any event.

Corporate Administration

P: 604.541.2212 | F: 604.541.9348

City of White Rock

15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

The shared service line is unnecessary for the proper servicing of your property. Adequate sanitary servicing is available through the existing City main under Columbia Avenue. Current City bylaws require that you connect any new service line to the City main under Columbia Avenue.

We recommend that you contact a civil construction contractor that provides sanitary sewer replacement services. They should be able to assist you with the process for installing a new service line, including making a lot servicing application through the City Engineering Department.

We also recommend that you contact your title insurance provider if you acquired title insurance when purchasing your property. Your policy may offer coverage for some or all of your costs.

Finally, we request that you leave the existing shared service line operational until all affected parties are able to arrange for alternative service. If you are unable or unwilling to meet this request, you should speak with legal counsel about your options.

All affected parties will be receiving a similar letter.

Please contact me if you have any questions or concerns at 604-541-2104 or koverton@whiterockcity.ca.

Sincerely,



Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

February 20, 2020

VIA REGISTERED MAIL

Redacted S. 22

Dear **Redacted S. 22**

Re: Shared Sanitary Service at 15100 Block of Columbia Ave
Decommissioning and Replacement

We have become aware that your property at 15170 Columbia Avenue is making use of a shared sanitary service line. It does not appear that there are any formal arrangements in place specifying the terms of this shared use. We are therefore concerned that your continued use of the service line cannot be protected or guaranteed. Accordingly, please consider this our formal recommendation that you arrange to install an alternative sanitary service line for your property and cease use of the existing service line at the earliest practical opportunity.

The service line at issue appears to have been installed before the incorporation of the City of White Rock in 1957. The service line commences three lots east of your property, runs west across your lot and through one more lot, and then continues south through one additional lot. From there the service discharges into a City main on Victoria Avenue. A plan showing the general location of the service line is included with this letter.

City staff have reviewed historical development records and documents filed with the Land Title Service Authority, but found no relevant easements or right of way agreements. It appears that past use of the service line has always been on an informal basis. This means that any of the property owners downstream on the service line could require you to stop using it at any time.

We estimate the age of the shared service line to be at least 70 and as much as 105 years old. It is unclear whether anyone has taken responsibility for any maintenance or repair of the service line in the past. It is certainly old enough that replacement should be considered in any event.

Corporate Administration
P: 604.541.2212 | F: 604.541.9348

City of White Rock
15322 Buena Vista Avenue, White Rock BC, Canada V4B 1Y6

WHITE ROCK
City by the Sea!

www.whiterockcity.ca

The shared service line is unnecessary for the proper servicing of your property. Adequate sanitary servicing is available through the existing City main under Columbia Avenue. Current City bylaws require that you connect any new service line to the City main under Columbia Avenue.

We recommend that you contact a civil construction contractor that provides sanitary sewer replacement services. They should be able to assist you with the process for installing a new service line, including making a lot servicing application through the City Engineering Department.

We also recommend that you contact your title insurance provider if you acquired title insurance when purchasing your property. Your policy may offer coverage for some or all of your costs.

Finally, we request that you leave the existing shared service line operational until all affected parties are able to arrange for alternative service. If you are unable or unwilling to meet this request, you should speak with legal counsel about your options.

All affected parties will be receiving a similar letter.

Please contact me if you have any questions or concerns at 604-306-3870 or koverton@whiterockcity.ca.

Sincerely,



Ken Overton
Manager, Property, Risk Management, and FOI
604-541-2104

WHITE ROCK
City by the Sea!

CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE
WHITE ROCK, BC
V4B 1Y6

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13350



RECEIVED
MAR 10 2020
THE CORPORATION
CITY OF WHITE ROCK

Redacted S. 22

Return to Sender
Renvoi à l'expéditeur

This item is being returned because:
Envoi retourné pour la raison suivante :

- Unclaimed / Non réclamé
- No such Address / Adresse inexistante
- Address Incomplete / Adresse incomplète
- Moved/Unknown / Déménagé / Inconnu
- No such Post Office / Bureau inexistant
- Refused / Refusé

Amount Due / Montant dû
\$
33-086-648 (08-04)

CANADA POST / POSTES CANADA
REGISTERED RECOMMANDÉ
R RN 409 990 833 CA R RN 409 990 833 CA
SIGNATURE



TRACKING NUMBER RN 409 990 833 CA N° DE REPÉRAGE

33-085-584 (17-12) Sender warrants that this item does not contain non-mailable matter.
L'expéditeur garantit que cet envoi ne contient pas d'objet inadmissible.

From: Redacted S. 22
To: [Ken Overton](#)
Cc: Redacted S. 22
Subject: Re: Formal Notice re Shared Sanitary Line
Date: Monday, March 16, 2020 2:36:26 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ken,

Redacted S. 22

Redacted S. 22 had checked on the mail and indicated there was a registered letter that was returned to it's sender. I'm assuming that was the letter that you sent? Please let me know how I can get it. Because we were out of country and returned last night, we are required to self isolate and can't come in to pick it up.

Regards,
Redacted S. 22

On Feb 20, 2020, at 2:23 PM, Ken Overton <KOverton@whiterockcity.ca> wrote:

Hi **Redacted S. 22**

My apologies for the continued delays, but we have issued letters to the residents on your block regarding the shared sanitary service. You should receive a letter within the next few days.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca

<image001.jpg>

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From: [Ken Overton](#)
To: **Redacted S. 22**
Subject: Letter re Shared Sanitary Service
Date: Thursday, April 02, 2020 12:43:00 PM
Attachments: [image001.jpg](#)
[2020-02-20 Letter to 15156 Columbia Ave.pdf](#)

Hi **Redacted S. 22**

Please find a copy of the letter that we sent in February attached.

Sincerely,

KEN OVERTON

Manager, Property, Risk Management, and FOI, City of White Rock

15322 Buena Vista Ave, White Rock, BC, V4B 1Y6

Tel: 604.541.2104 | www.whiterockcity.ca



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From: Redacted S. 22
To: [Carl Isaak](#)
Cc: Redacted S. 22; [Ken Overton](#); [Athena von Hausen](#)
Subject: 15156 Columbia Avenue White Rock / 15155 Victoria Avenue Building Permit/ Variance Application
Date: Sunday, June 07, 2020 11:25:15 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Carl Isaak,

This letter is regarding the building permit/ variance application that we understand was submitted by Redacted S. 22 at 15155 Victoria Avenue White Rock.

We have come to understand that he has applied for a variance to remove the existing legal setbacks within the City of White Rock Bylaws.

We oppose this variance application due to the following.

- The setbacks proposed do not conform to the City of White Rock Bylaws, therefore, imposing on our privacy and view.
- The elevations of the proposed building appear to have been taken from a raised backfill of the property. Therefore, making the building higher than what is allowable in the City of White Rock, hindering our view.
- The size of the home appears to be larger than the allowable 50% coverage which makes the home higher and again interferes with our building plans, privacy and view.
- We have had tentative plans drawn up, for a home on our lot. When comparing the proposed plan from Victoria Ave to our tentative plans, it's clear this home would infringe on our privacy and our view. We have kept our plans within the City of White Rock Bylaws and ask that our neighbour does as well.

We oppose this variance application and ask that we be kept abreast on the progress. We would also ask for the current status on his application.

Respectfully,

Redacted S. 22



From: [Athena von Hausen](#)
To: Redacted S. 22
Subject: RE: 15156 Columbia Avenue White Rock / 15155 Victoria Avenue Building Permit/ Variance Application
Date: Monday, June 8, 2020 3:21:00 PM

Hi Redacted S. 22

Thank you for your email. I will include this information with the package that is submitted to the Board of Variance. Right now this application is currently on hold as there is a sanitary line that runs through the property (as well as the rear of yours) that we are trying to address with regards to building setbacks. When and if the application does move forward to the BOV for consideration, you would receive a notification letter in the mail as to the meeting date and your participation.

Kind regards,

ATHENA VON HAUSEN, MCIP, RPP

Planner, City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6

Tel: 604.541.2159 | Fax: 604.541.2153 | www.whiterockcity.ca



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From: Redacted S. 22

Sent: Sunday, June 7, 2020 11:25 AM

To: Carl Isaak <CIsaak@whiterockcity.ca>

Cc: Redacted S. 22 Ken Overton <KOverton@whiterockcity.ca>; Athena von Hausen <AvonHausen@whiterockcity.ca>

Subject: 15156 Columbia Avenue White Rock / 15155 Victoria Avenue Building Permit/ Variance Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Carl Isaak,

This letter is regarding the building permit/ variance application that we understand was submitted by Redacted S. 22 at 15155 Victoria Avenue White Rock.

We have come to understand that he has applied for a variance to remove the existing legal setbacks within the City of White Rock Bylaws.

We oppose this variance application due to the following.

- The setbacks proposed do not conform to the City of White Rock Bylaws, therefore, imposing on our privacy and view.
- The elevations of the proposed building appear to have been taken from a raised backfill of the property. Therefore, making the building higher than what is allowable in the City of White Rock, hindering our view.
- The size of the home appears to be larger than the allowable 50% coverage which makes the home higher and again interferes with our building plans, privacy and view.
- We have had tentative plans drawn up, for a home on our lot. When comparing the proposed plan from Victoria Ave to our tentative plans, it's clear this home would infringe on our privacy and our view. We have kept our plans within the City of White Rock Bylaws and ask that our neighbour does as well.

We oppose this variance application and ask that we be kept abreast on the progress. We would also ask for the current status on his application.

Respectfully,

Redacted S. 22

A large grey rectangular redaction box covers the signature area below the text "Redacted S. 22".