

December 9, 2022

FOI No: 2022-26

Redacted S. 22

Dear **Redacted S. 22**,

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 records pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *Copy of permits (or other deposits that were paid) for house built at 1257 Stayte Road, White Rock and what deposits are held within the City for what length of time and when are deposits received back.*
- *Additional Information: Security Deposit Under TMP File #18-0069*
- *Deposits under Folder LS000033*

Access to these 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 under section 22 is necessary to avoid disclosing third-party personal information without permission.

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

Sincerely,



Tracey Arthur
Director of Corporate Administration
604-541-2212

Att.

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

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.

Charge Type	Units	Chrg Amt	OS Amount	On Dpst	Reference	
DEP - CSH - Dep City Tree Securities	1	26,000.00	0 00	-26,000.00	Dpst # 144	Tree Management
DEP - CSH - Dep Road & Row	1	5,000.00	0 00	-5,000.00	Dpst # 267	Demolition Stage
DEP - CSH - Dep Road & Row	1	5,000.00	0 00	-5,000.00	Dpst # 295	Lot Servicing
DEP - CSH - Dep Road & Row	1	5,000.00	0 00	-5,000.00	Dpst # 713	Lot Servicing
DEP - CSH - Dep Road & Row	1	2,500.00	0 00	-2,500.00	Dpst # 741	Road & Right of Way Use Permit



CITY OF
WHITE ROCK

Corporation of the City of White Rock
HIGHWAY AND/OR RIGHT OF WAY USE PERMIT

Renewal
RUP 00221

Location of Work: 1257 Stayte Road	
Effective Date: July 30, 2021	Expiry Date: August 30, 2021
Hours of Work: As per City of White Rock Noise Bylaw	

Owner:	Prime Contractor:
Name: 1148142 BC Ltd	Name: A1 – Ideal Homes Inc
Address: 14448 74A Avenue Surrey, BC V3S 0S3	Address: 16165 111A Avenue Surrey, BC
Telephone 1	Telephone 1: 604-725-8313
Telephone 2	Telephone 2:

A. PERMISSION IS HEREBY GRANTED TO: A1 – Ideal Homes Inc

To do the following work at the above location:

- **(July 30, 2021 – August 30, 2021)** Perform *intermittent* road closures along Stayte Road as per the attached traffic management plan date stamped received December 1, 2020 for the purpose concrete pours to the site located at 1257 Stayte Road.
- Trucks are to abide by the City’s Truck Route (Street and Traffic Bylaw) and the “Primary Trucking Route” as indicated in the Construction Management Plan for the project.
- Sidewalks are to be closed during concrete pours. TCPS are to assist pedestrians as required.
- The contractor is to distribute construction notices to adjacent businesses and residents that may be affected by site construction activity. Notices are to be delivered a minimum 72 hours (3 business days) in advance.
- **The contractor must notify the Operations Center – 604-541-2181 - to alert of the road closure a minimum 72 hours in advance of each intermittent period of concrete pouring requiring road or sidewalk closure.** No driveways are permitted to be permanently blocked as a result of the closures. Emergency vehicles are to have access if required.
- **All restoration works and sidewalk cuts to conform to MMCD standards and to be completed to the satisfaction of the Director of Engineering and Municipal Operations.**

- Any use, alterations or improvements on the City Boulevard must first be approved by the Engineering Department.
- The owner/contractor is responsible for the repair of any damage to the road and right of way as a result of the works.

B. COMPLETION REQUIREMENTS

- For inspection please call 604-541-2181
- A charge of \$265.00 shall be charged for each additional inspection, and deducted from the security amount provided.
- All Works are to be completed to the satisfaction of the Director of Engineering and Municipal Operations

C. CONDITIONS OF PERMIT

- I hereby agree to abide by all the terms of this permit and the City's Street and Traffic By-law which pertain to this permit.
- I have deposited as security the amount of **\$2,500.00** with the City to guarantee the fulfillment of the conditions and completion requirements of this permit and of the Work within the time specified for the permit.
- I understand the City will return the security upon completion of a one year maintenance period, from the date of the acceptance the Works by the City, and if required a submission and acceptance of any as-built drawing minus any costs incurred by the City for inspections, rectifying the Work, or damage to City property.
- All Works are to be completed to the satisfaction of the Director of Engineering and Municipal Operations who will determine when the security is released and the final dollar amount released.
- The security amount will be released to the person or company whose name is on the original payment.
- I further agree to indemnify and save the City harmless against any and all claims, actions or expenses whatsoever or by whomsoever brought against the City by reason of the City granting me this City Road and Right of Way Use permit or by reason of the construction of the above-referred Work, including any matter that may arise under the Worker's Compensation Act, R.S.B.C. 1996, c. 492 ("the Act") and its regulations.
- This permit is not valid without insurance. The Corporation of the City of White Rock must be named as additional insured on policy for a minimum of \$5,000,000.00 liability. The Prime Contractor must be skilled in the work assigned, and must comply with the Act and its Occupational Health and Safety Regulations. The Prime Contractor must comply with the "BC Manual for Traffic Control for Work on Roadways".
- The Prime Contractor must have a valid City of White Rock business license.
- All works shall be completed in accordance with all current Corporation of the City of White Rock construction specifications and standard drawings. The Prime Contractor shall not employ or sub-contract with any party not skilled in the work assigned. As-built drawing may be required with the attached

specifications prior to release of security. The following City inspections are required to satisfy the terms of this permit.

- If the conditions of this permit are not met, the Director of Engineering and Municipal Operations has the right to revoke this permit.

D. PRIME CONTRACTOR'S DECLARATION AS PER WORKER'S COMPENSATION ACT

I/We acknowledge, in accordance with the provisions of the *Worker's Compensation Act*, R.S.B.C. 1996, Chapter 492 that I/we are the "Prime Contractor" and are qualified to act as the "Prime Contractor". I/we accept the duties and responsibilities for the coordination of health and safety in accordance with the *Act*. I/we will do everything that is reasonably practicable to establish and maintain a system or process that will ensure compliance with the *Act* and the Occupational Health and Safety Regulations made thereunder.

Issued By: Rosal

Engineering Department

Name of Prime Contractor: s. 22

Signature of Authorized Signatory: _____ Date: _____

FEES AND SECURITY	
Security Amount (paid)	\$2,500.00
HUP Fee:	\$224.00
TOTAL	\$224.00
Deposit Receipt No.:	



**CITY OF
WHITE ROCK**

**Corporation of the City of White Rock
HIGHWAY AND/OR RIGHT OF WAY USE PERMIT**

Extension 1

Associated with Lot Servicing No. LS 000033

Location of Work: 1257 Stayte Road	
Effective Date: October 7th 2021	Expiry Date: November 7th 20201

Owner: Name: 1148142 B C LTD 14448 74A AVE SURREY BC V3S 0S3	Prime Contractor: Name: AMMAR BAJWA 16165 111A AVENUE, SURREY BC
Telephone 1: 604-725-8313	Telephone 1: 604-655-8483
Telephone 2: 604-537-6965	Telephone 2:

A. PERMISSION IS HEREBY GRANTED TO: AMMAR BAJWA

to do the following work at the above location:

- Construct / improve driveway access from Stayte Road as per comments shown on Site Plan date and Service Connection Plan and Lot Grading Plan date stamped received November 27, 2019. Driveway and Boulevard restoration must be completed to meet the completion requirements described below prior to the return of the **\$10,000.00** Security:
- Driveway access within the City Blvd (back of sidewalk to PL) to slope up a minimum 2%.
- Driveway from the property line to the edge of garage slab to have a slope not exceeding 15%.
- Backfill under the driveway within the City Boulevard must be structural fill (3" minus material) compacted to 95% Modified Proctor Density.
- Driveway access width through the City Boulevard (road edge to PL) to be 6.0m maximum (4.5m minimum).
- Driveway access through the City Blvd. must be asphalt or brick pavers. Concrete is not permitted.
- Cost to remove, repair or replace curb, gutter, sidewalk, and letdown works to be borne by the owner/developer and performed by the City.
- 1.5m wide asphalt walkway through City boulevard to be graded.
- No retaining walls or "landscape rock" are permitted on the City Boulevard.
- Remaining City Boulevard must be restored with a minimum 150mm of topsoil and sod.

- Any alterations or improvements on the City Boulevard must first be approved by the Engineering Department.

B. COMPLETION REQUIREMENTS

- For inspection please call 604-541-2181
- Note: A charge of \$265.00 shall be paid for each additional inspection made not mentioned above.
- All Works to be completed to the satisfaction of the Director of Engineering and Municipal Operations

C. CONDITIONS OF PERMIT

- I hereby agree to abide by all the terms of this permit and the City's Street and Traffic By-law which pertain to this permit.
- The applicant confirms to the City that in undertaking the Works, the applicant shall strictly adhere to the Design Drawings approved for road and right of way use permit and obtain the prior written approval of the City Engineer for any changes to the Design Drawings.
- I understand the City will return the security upon completion of a one year maintenance period, from the date of the acceptance the Works by the City, and if required a submission and acceptance of any as-built drawing minus any costs incurred by the City for inspections, rectifying the Work, or damage to City property.
- The security amount will be released to the person or company whose name is on the original payment.
- I further agree to indemnify and save the City harmless against any and all claims, actions or expenses whatsoever or by whomsoever brought against the City by reason of the City granting me this City Road and Right of Way Use permit or by reason of the construction of the above-referred Work, including any matter that may arise under the Worker's Compensation Act, R.S.B.C. 1996, c. 492 ("the Act") and its regulations.
- This permit is not valid without insurance. The Corporation of the City of White Rock must be named as additional insured on policy for a minimum of \$5,000,000.00 liability. The Prime Contractor must be skilled in the work assigned, and must comply with the Act and its Occupational Health and Safety Regulations. The Prime Contractor must comply with the "BC Manual for Traffic Control for Work on Roadways".
- The Prime Contractor must have a valid City of White Rock business license.
- All works shall be completed in accordance with all current Corporation of the City of White Rock construction specifications and standard drawings. The Prime Contractor shall not employ or sub-contract with any party not skilled in the work assigned. As-built drawing may be required with the attached specifications prior to release of security.
- If the conditions of this permit are not met, the Director of Engineering and Municipal Operations has the right to revoke this permit.

- Street cleaning charges will be deducted from the security deposit if roads are not kept clean to a satisfactory level as determined by the Engineering Inspector.
- The owner must retain a BC Land Surveyor to install or locate the property pins. The owner must protect property pins throughout the course of construction and up to final inspection. The owner is responsible for ensuring that a BC Land Surveyor verifies the location of the property pins before final inspection. The Engineering Inspector will not perform a final inspection if property pins are missing. If there are no property pins at time of inspection, a BC Land Surveyor will need to submit a posting plan and re-establish the property pins.

PRIME CONTRACTOR'S DECLARATION AS PER WORKER'S COMPENSATION ACT

I/We acknowledge, in accordance with the provisions of the *Worker's Compensation Act*, R.S.B.C. 1996, Chapter 492 that I/we are the "Prime Contractor" and are qualified to act as the "Prime Contractor". I/we accept the duties and responsibilities for the coordination of health and safety in accordance with the *Act*. I/we will do everything that is reasonably practicable to establish and maintain a system or process that will ensure compliance with the *Act* and the Occupational Health and Safety Regulations made thereunder.

Issued By: 

Name of Prime Contractor: _____

Signature of Authorized Signatory:  Date: _____

FEES AND SECURITY	
Security Amount (paid)	\$10,000.00
Permit Fee	\$714.00
TOTAL	\$714.00
Deposit Receipt No.:	

From: Redacted S. 22
To: [Building](#); [FOI Request](#)
Cc: [Alanna Claffey](#)
Subject: Re: TMP00069 - 1257 Stayte Road Tree Permit
Date: November 28, 2022 4:48:27 PM
Attachments: [image003.png](#)
[FOI - 1257 Stayte Rd. Fee Deposits.pdf](#)

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.

Good afternoon Jason,

We had completed the construction and sold it and hence we are not the current owners of the property. I have filled out the FOI form and submitting it as per your guidance. Cheers.

Best regards,

Redacted S. 22

Develop success from failures. Discouragement and failure are two of the surest stepping stones to success. *Dale Carnegie*

From: Building <building@whiterockcity.ca>
Sent: November 28, 2022 6:08 PM
To: Redacted S. 22
Cc: Alanna Claffey <AClaffey@whiterockcity.ca>
Subject: RE: TMP00069 - 1257 Stayte Road Tree Permit

Hello,

If you are not the owner, or owners authorised agent of the property, you must submit a Freedom of Information Request for this information.

[Freedom of Information | White Rock, BC \(whiterockcity.ca\)](#)

Regards,

Jason T. Birkland
Assistant Plans Examiner
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
Tel: 604.541.2144 / 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. Thank you.

From: Navi Sihota <NSihota@whiterockcity.ca>
Sent: November 24, 2022 3:37 PM
To: Building <building@whiterockcity.ca>
Subject: FW: TMP00069 - 1257 Stayte Road Tree Permit

From: Redacted S. 22
Sent: November 24, 2022 2:52 PM
To: Navi Sihota <NSihota@whiterockcity.ca>
Subject: Re: TMP00069 - 1257 Stayte Road Tree Permit

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 Navi,

I have completed this house at 1257 Stayte Road, White Rock, BC. The City required us to submit deposit/retainer for a couple of things. How do I get a list of what has been retained at the City and when is the due date for the release of those retainers. I remember one was for the tree. Thanks for your kind help. Cheers.

Best regards,

Redacted S. 22

Develop success from failures. Discouragement and failure are two of the surest stepping stones to success. *Dale Carnegie*

From: Alanna Claffey <AClaffey@whiterockcity.ca>
Sent: March 22, 2022 3:20 PM
To: Redacted S. 22
Cc: Navi Sihota <NSihota@whiterockcity.ca>
Subject: FW: TMP00069 - 1257 Stayte Road Tree Permit

Hello **s. 22**,

As you require a replacement TMP for a lost permit, please contact the Permits Clerk copied in this email. You will need to come into City Hall and pay for a replacement, approximately \$30.00.

Regards,

Alanna Claffey, C of Q|ISA|TRAQ

Arboricultural Technician

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

Tel: 604.541.2143 | Fax: 604.541.2153 | www.whiterockcity.ca



BIRD NESTING SEASON begins March 15th. Tree Removal Permits may be subject to the Migratory Birds Convention Act and BC Wildlife Act.

From: Redacted S. 22

Sent: March 21, 2022 1:22 PM

To: City Permits <engpermits@whiterockcity.ca>

Cc: Redacted S. 22

Subject: TMP00069 - 1257 Stayte Road Tree Permit

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.

Good afternoon Aponi,

We had built this house and sold last year. I was looking for the Tree Management Permit and could not find a copy. What is the process to request for a copy of the permit (TMP00069)? thanks.

Best regards,

Redacted S. 22

Develop success from failures. Discouragement and failure are two of the surest stepping stones to success. *Dale Carnegie*

From: City Permits <engpermits@whiterockcity.ca>

Sent: September 15, 2021 11:03 PM

To: Redacted S. 22

Cc: Redacted S. 22

Redacted S. 22 Wonwook Yoo <WYoo@whiterockcity.ca>

Subject: RE: 1257 stayte rd road use permit attached

Hello,

Please note, in regards to all permit requests, there is a 3-4 weeks process. I have attached an email thread below, as there are various emails pertaining to the permit for 1257 Stayte Road which has expired.

In reviewing your applications and expired permits, **I need a two detailed applications completed**, for what you want, for how long, and if the scope of practice has changed. **(Currently I have the road use application, but I do not have a lot serving application)**

1. Road Use Permit has expired (RUP 00310). This permit has been sent for review. I have as well attached the application fee for you, as each application requires an application fee.

Once the application is reviewed, the reviewer will contact you if further forms are needed. Please note there may be a standard fee applied for this road use permit as it has expired. (This application has been sent to the reviewer)

2. Lot servicing (LS00003) has been expired since December 18, 2020. This is another application form you need to complete. This is as well not considered a renewal as it has expired.
 - a. Please give us your updated prime contractor docs.
 - b. PDF copies of approved designs (civil and architectural)
 - c. On the application indicate if the scope of change has occurred or if not. The reason for this, is we need to know if changes have occurred.

(All info for lot servicing can be emailed to me as a complete application in one email)

In conclusion: I have sent the road use permit to the reviewer. We still need a lot servicing application.

Regards,

Aponi Wilson (Casual Clerk Typist 2)
Engineering & Municipal Operations Department, City of White Rock
877 Keil Street, White Rock, BC V4B 4V6
Tel: 604.541.2154 | www.whiterockcity.ca



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Hello,

For continuity, I am going to reply to the original application sent September 9th. (I will as well attach this email thread for continuity)

Please note permits take 3-4 weeks to review.

If you currently have a permit being reviewed please wait for myself or the reviewer to send further information, as there is a queue of permits.

Alan, will be in-touch with you if you have a permit he is reviewing.

All questions in regards to this application will be sent to the email labeled "1257 Stayte Rd" sent September 9th. Thank you.

Regards,

Aponi Wilson (Clerk Typist 2)
Engineering & Municipal Operations Department, City of White Rock
877 Keil Street, White Rock, BC V4B 4V6
Tel: 604.541.2154 | www.whiterockcity.ca



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From: Redacted S. 22
Sent: September 15, 2021 3:26 PM
To: City Permits <engpermits@whiterockcity.ca>
Subject: Re: FW: 1257 Stayte Rd, White Rock - Permit Expired Notice

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 Aponi and I did. Kindly send me his email address and I'll get in touch with him, thanks.

Best regards,

Redacted S. 22

Develop success from failures. Discouragement and failure are two of the surest stepping stones to success. *Dale Carnegie*

From: City Permits <engpermits@whiterockcity.ca>
Sent: September 15, 2021 10:17 PM
To: **Redacted S. 22**
Subject: RE: FW: 1257 Stayte Rd, White Rock - Permit Expired Notice

Hello,

I will keep you updated on fees. While you have paid for the fees previously, when updating a permit, there may be added costs as it has expired.

In regards to Alan, I do suggest leaving a detailed voicemail for him, or sending him a email. (Detailed meaning stating what permit and address you are discussing and what the question was in regards to)

Kind regards,

Aponi Wilson (Clerk Typist 2)
Engineering & Municipal Operations Department, City of White Rock
877 Keil Street, White Rock, BC V4B 4V6
Tel: 604.541.2154 | www.whiterockcity.ca



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From: **Redacted S. 22**
Sent: September 15, 2021 3:02 PM
To: City Permits <engpermits@whiterockcity.ca>

Subject: Re: FW: 1257 Stayte Rd, White Rock - Permit Expired Notice

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.

By the way, I had left a voice message for Allen (same day when I called you) but yet to receive a reply, thanks.

Best regards,

Redacted S. 22

Develop success from failures. Discouragement and failure are two of the surest stepping stones to success. *Dale Carnegie*

From: Redacted S. 22

Sent: September 15, 2021 9:59 PM

To: City Permits <engpermits@whiterockcity.ca>

Subject: Re: FW: 1257 Stayte Rd, White Rock - Permit Expired Notice

Thanks Aponi and I am totally in agreement with paying fees while applying for the permit. Please let me know after you speak with reviewer if we had paid the permit fee for our previous permit for the same project and if yes, how is that fee transferred to new application (for the same project). Thanks for looking into it, cheers.

Best regards,

Redacted S. 22

Develop success from failures. Discouragement and failure are two of the surest stepping stones to success. *Dale Carnegie*

From: City Permits <engpermits@whiterockcity.ca>

Sent: September 15, 2021 9:54 PM

To: Redacted S. 22

Subject: RE: FW: 1257 Stayte Rd, White Rock - Permit Expired Notice

Hello,

In regards to fees, the standard fees apply when renewing or applying for a permit. I will need to touch base with the reviewer about the payments.

Kind regards,

Aponi Wilson (Clerk Typist 2)
Engineering & Municipal Operations Department, City of White Rock
877 Keil Street, White Rock, BC V4B 4V6
Tel: 604.541.2154 | www.whiterockcity.ca



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From: Redacted S. 22
Sent: September 15, 2021 9:31 AM
To: City Permits <engpermits@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Fw: FW: 1257 Stayte Rd, White Rock - Permit Expired Notice

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.

Good morning Aponi,

We spoke last week and I was just wondering if you got an answer for the deposit? The question was if the security deposit was paid with the original application, do we get the deposit back or transferred towards the new application? Thanks.

Best regards,

Redacted S. 22

Develop success from failures. Discouragement and failure are two of the surest stepping stones to success. *Dale Carnegie*

From: Redacted S. 22
Sent: Wednesday, September 8, 2021 4:54:42 PM
To: City Permits <engpermits@whiterockcity.ca>
Cc: Redacted S. 22
Subject: Re: FW: 1257 Stayte Rd, White Rock - Permit Expired Notice

Hello,

Do we get back the initial security deposit back as this is a renewal?

Thanks

Ammar Bajwa

www.a1idealhomes.com

Ph. (604) 655-8483

On Wed., Sep. 8, 2021, 4:29 p.m. City Permits, <engpermits@whiterockcity.ca> wrote:

Hello Mr. Bajwa,

As the permit has expired, you must submit all updated documents as per the Lot Servicing Application form, which I have attached for you.

Please submit these documents in one single e-mail to engpermits@whiterockcity.ca

Once all documents are submitted in one-single email they will be sent for reviewal.

Please note, there is as well a \$10,000 security deposit fee needed.

Security deposit fee must be paid by cheque. This can be dropped off at the the secure drop box located at 877 Keil Street.

Kind regards,

Aponi Wilson (Casual Clerk Typist 2)

Engineering & Municipal Operations Department, City of White Rock

877 Keil Street, White Rock, BC V4B 4V6

Tel: 604.541.2154 | www.whiterockcity.ca



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From: Wonwook Yoo <WYoo@whiterockcity.ca>

Sent: September 8, 2021 2:19 PM

To: Redacted S. 22

Cc: Rosaline Choy <RChoy@whiterockcity.ca>

Subject: 1257 Stayte Rd, White Rock - Permit Expired Notice

Importance: High

Dear s. 22

According to our records, the permit (Right of way use or alteration) for your address has expired. Since your permit is expired, you will need to submit a permit application package again to engpermits@whiterockcity.ca

Once we receive your application, we can send you an invoice for the application fee of \$56, and you can pay over the phone by calling the front desk at 604-541-2181.

Please submit the application by Sep. 29, 2021 or this one will be moved to enforcement step.

Thank you.

Regards,

Wonwook Yoo, CPWI I

Engineering Inspector, City of White Rock

877 Keil Street, White Rock, BC V4B 4V6

Tel: 604.541.2196 | www.whiterockcity.ca



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From: Redacted S. 22

Sent: September 9, 2021 7:45 PM

To: City Permits <engpermits@whiterockcity.ca>; Wonwook Yoo <WYoo@whiterockcity.ca>

Cc: Redacted S. 22

Subject: 1257 stayte rd road use permit attached

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.

Hello,

Application is attached, also I have recently renewed my business license however have not received

it in the mail yet. My receipt is attached for your reference.

Thank you.

Ammar Bajwa

www.aidealhomes.com

Team 3000 Realty Ltd.

Ph: (604) 655-8483

WHITE ROCK

City by the Sea!



Application for Demo Permit

Planning and Development Services
 15322 Buena Vista Ave., White Rock, B.C. V4B 1Y6
 Phone: 604 541 2135 Fax: 604 541 2153
 Website: www.whiterockcity.ca

Folder Number: RF020319
 Access Number: _____

PROPERTY INFORMATION

Address OF DEMOLITION: 1257 STANFORD ROAD Roll Number: _____
 Owner: 1148142 B.C LTD Phone/E-Mail: **Redacted S. 22**
 Agent: AMMAR BASWA Phone/E-Mail: **Redacted S. 22**

CONTRACTOR INFORMATION

Demolition Contractor: ~~NAFF EXCAVATIONS~~ HST TRUCKING LTD
 Business License #: _____ Phone/E-Mail: ~~604 729 0281~~ 604 729 1620

BOND

Name of Person/Company who paid bond: 1148142 B.C LTD.

Note: All returnable Bonds are issued to the name of the person or company whose name is on the original cheque payment. (as above). It is the responsibility of the Bond Payee to request any potentially refundable bonds with the Engineering Department one year AFTER the building final.

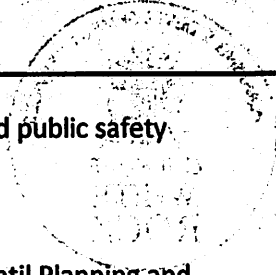
FEES

BONDRD	Road and ROW Bond	\$5,000	\$5000.00
DEMOPMT	Demolition SFD/Duplex:	\$1,071	\$1071.00
	Demolition Commercial/Multi Family	\$1,275	\$
	Demolition Accessory Building	\$82.00	\$
	Moving Building	\$200.00	\$
	Underground Storage Tank Removal	\$210.00	\$
SANITCF	Sanitary Sewer Connection Fee	\$4,000.00	\$4000.00
STORMCF	Storm Sewer Connection Fee	\$4,000.00	\$4000.00
	Total		\$14,071.00

Owner/Builder/Signatures <u>S. 22</u>	Application Date <u>2018-09-21</u>
Building Inspector/Plan Examiner Signature 	Issued Date AUG 13 2019

PLEASE NOTE:

- Refer to Part 8 of the **BRITISH COLUMBIA BUILDING CODE** governing construction and public safety measures and all other applicable enactment.
- Excavation is **not** permitted until Building Permit has been issued.
- Burning is not permitted.
- If the demolition contractor changes after the permit is issued, the permit is invalid until Planning and Development Services has been notified.



PRIOR TO RELEASE OF DEMO PERMIT - REQUIRED FROM APPLICANTS:

1. Hazardous material report
2. Abatement of hazardous materials
3. Copy of notice of project to WorkSafe BC
4. Issued Tree Management Permit
5. Vector Control Report stating that there are no vectors present or that all vectors have been successfully removed

AFTER THE DEMOLITION PERMIT IS ISSUED:

1. Contact and obtain approvals from the appropriate parties for the disconnections of Hydro, Gas and Water Services.
2. Cap-off of services is required and done by the City's Engineering Department. Owner is required to expose sewer services at property line prior to schedule of cap-offs. Call Engineering Department **48 hours prior to demolition to schedule for storm and sewer cap-offs at 604.541.2181**. Please allow 24 hours for completion of cap-off.
3. Demolition inspection is required. Call the Building Inspection Line at **604.541.2135** when the demolition is completed to schedule a demolition inspection of the site.
4. Once the services have been capped by Engineering, they will notify Planning and Development Services. The applicant will be notified shortly thereafter.

NOTE:

Building Permits are only issued after demolition completion and sewer cap-off confirmation from the Engineering Department.

Distribution:

- BC Assessment
- Fire Department
- Finance - Tax Clerk
- WorkSafeBC - Vicky 604-232-7077

Receipt: 10880/2
Dated: Sep 21, 2018
Station: CASH 4/JASON
CDEPT BP020319
DEPCSH BP020319
Total 14,071.00
CHEQUE 1148142 B C LTD
14,071.00
Thank You for Your Payment

City of White Rock
15322 Buena Vista Ave
White Rock BC V4B 1Y6

Sep 21, 2018
11:36:10 AM

**THE CORPORATION OF THE CITY OF WHITE ROCK
BUILDING PERMIT**



DATE OF ISSUANCE:

OCT 27 2020

BUILDING PERMIT No: BP020610

ROLL No: 005862.000

PROJECT ADDRESS: 1257 STAYTE RD

LEGAL DESCRIPTION: LT 15/ SEC 11/ NWD/ PL NWP15293/ TWP 1

ZONE: RS-1

DESCRIPTION OF PROJECT:

To construct new Part 9 SFD with Secondary Suite and attached garage

OWNER: 1148142 B C LTD

ADDRESS: 14448 74A AVE SURREY BC V3S 0S3

Phone: 604-537-6965

BUILDER: BAJWA, AMMAR

ADDRESS: 16165 111A AVENUE SURREY BC

Phone: 604-655-8483

s. 22

~~Owner or Authorized Agent~~

[Signature]
Building Official

~~P.C.B.C. 3.1.24 Responsibility of Owner~~

Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

PERMIT FEES:

BP SCAN FEE
BP APPL FEE
BP SS FEE W BP

Project Value:	1,047,612.80
50.00	250.00
1,047,612.80	12,606.74
	240.00
Total:	\$13,096.74

CONDITIONS:

ALL CONSTRUCTION TO CONFORM TO THE B. C. BUILDING CODE 2018
TREE REPORT ON FILE FROM MIKE FADUM AND ASSOCIATES LTD.(778-593-0300)
ARCHITECTURAL (BUILDING ENVELOPE) SCHEDULE B ON FILE FROM RAZA ALI, P. ENG. (ARCOTECH DEVELOPMENT INC.) 778-756-9655
LICENCE NUMBER: 36658; INSURANCE NO: 50-146597
CIVIC ADDRESS MUST BE CLEARLY DISPLAYED ON SITE
COVENANTS TO BE REGISTERED ON TITLE - STORM PUMP
COORDINATING REGISTERED PROFESSIONAL SCHEDULE A ON FILE FROM RAZA ALI, P. ENG. (ARCOTECH DEVELOPMENT INC.) 778-756-9655
FIELD REVIEWS ARE REQUIRED
FIRE SUPPRESSION SCHEDULE B ON FILE FROM TIAN CAI, P. ENG. (TC ENGINEERING LTD.) 604-475-7733
GEO-TECHNICAL SCHEDULE B ON FILE FROM RAZA ALI, P. ENG. (ARCOTECH DEVELOPMENT INC.) 778-756-9655
INSPECTION IS REQUIRED PRIOR TO COVERING ANY WORK
MECHANICAL (PLUMBING) SCHEDULE B ON FILE FROM SATWINDER PAL SINGH, P. ENG. (TAG ENGINEERING INC.) 604-564-6800
ARCHITECTURAL + STRUCTURAL (GLASS GUARDS + GLASS FLOOR) SCHEDULE B ON FILE FROM RAZA ALI, P. ENG. (ARCOTECH DEVELOPMENT INC.) 778-756-9655
ANG = 57.25 M; MPH = 64.95 M; A HEIGHT SURVEY IS REQUIRED ONCE THE FINISHED MATERIALS HAVE BEEN APPLIED TO THE ROOF.

OCCUPANY / FINAL GRANTED: _____

Date: _____

The City of White Rock, in issuing this Building Permit, has relied upon (a) Registered Professional(s) for certification to the B. C. Building Regulations for the plans or aspects of the plans.

Neither the issuance of a **permit** under this Bylaw nor the acceptance or review of plans, drawings, specifications or supporting documents, nor any inspections made by or on behalf of the **City** shall in any way relieve the **owner** or his or her representatives from full and sole responsibility to perform the work in strict accordance with the **Building Code**, this Bylaw, and any other applicable enactments respecting safety.

It shall be the full and sole responsibility of the **owner** (and where the **owner** is acting through a representative, the representative) to carry out the work in respect of which the **permit** was issued in compliance with the **Building Code**, this Bylaw and any other applicable enactments respecting safety.

Neither the issuance of a **permit** under this Bylaw nor the acceptance or review of plans, drawings, specifications or supporting documents, nor any inspections made by or on behalf of the **City** constitute in any way a representation, warranty, assurance or statement that the **Building Code**, this Bylaw or any other applicable enactments respecting safety have been complied with.

THE CORPORATION OF THE CITY OF WHITE ROCK

BUILDING PERMIT

DATE OF ISSUANCE: N

BUILDING PERMIT No: BP020610

ROLL No:

STRUCTURAL SCHEDULE B ON FILE FROM RAZA ALI, P. ENG. (ARCOTECH DEVELOPMENT INC.) 778-756-9655

TREE MANAGEMENT PERMIT NO. TMPO0069 ISSUED.

OCCUPANY / FINAL GRANTED: _____

Date: _____

The City of White Rock, in issuing this Building Permit, has relied upon (a) Registered Professional(s) for certification to the B. C. Building Regulations for the plans or aspects of the plans.

Neither the issuance of a **permit** under this Bylaw nor the acceptance or review of plans, drawings, specifications or supporting documents, nor any inspections made by or on behalf of the **City** shall in any way relieve the **owner** or his or her representatives from full and sole responsibility to perform the work in strict accordance with the **Building Code**, this Bylaw, and any other applicable enactments respecting safety.

It shall be the full and sole responsibility of the **owner** (and where the **owner** is acting through a representative, the representative) to carry out the work in respect of which the **permit** was issued in compliance with the **Building Code**, this Bylaw and any other applicable enactments respecting safety.

Neither the issuance of a **permit** under this Bylaw nor the acceptance or review of plans, drawings, specifications or supporting documents, nor any inspections made by or on behalf of the **City** constitute in any way a representation, warranty, assurance or statement that the **Building Code**, this Bylaw or any other applicable enactments respecting safety have been complied with.

Tree Management Permit for Building Permit

Type 3 Permit

TMP-00069

Address: 1257 Stayte Road

Issued To: 1148142 B C LTD; Muhammad Waraich

1. This Tree Management Permit is issued to **1148142 B C LTD; Muhammad Waraich** as the owners and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: LOT 15, PLAN NWP15293, SECTION 11, TOWNSHIP 1, NEW
WESTMINSTER LAND DISTRICT

PID: 004-613-465

Civic Address: 1257 STAYTE RD

2. This Tree Management Permit is issued pursuant to the authority of *Sections 8(3)(c) and 50 to 52 of the Community Charter*, and in conformity with the procedure prescribed by *City of White Rock Planning Procedures Bylaw, 2009, No. 1869*, and amendments thereto.
3. The terms, conditions and guidelines as set out in the *White Rock Tree Management Bylaw No. 2017 No. 1831* and amendments thereto shall apply to the area of land and premises hereinbefore described and which are covered by this Tree Management Permit.
4. This Tree Management Permit is issued in accordance with the information provided in the Arborist Report prepared by Mike Fadum and Associates Ltd. which has been reviewed and approved by the City Arborist. No works shall be performed upon the lands covered by this Tree Management Permit, nor shall any tree be damaged or removed, building or structure be erected, constructed, repaired, renovated or sited, or any use permitted, that is not in accordance with all terms and conditions of this Permit.
5. This permit is issued in conjunction with Building Permit BP020610 and applies to tree protection, removal, and replacement for the building stage. Any trees removed or damaged contrary to the terms of this permit will result in the forfeit of securities for those trees, in addition to any penalties the City may impose in accordance with *White Rock Tree Management Bylaw, 2017 No. 1831* and *Ticketing for Bylaw Offences Bylaw, 2011, No. 1929*.

14. The City may revoke this tree management permit if the terms and conditions have been breached or the information supplied by the owner in support of the permit is found by the City to be inaccurate, incomplete, or erroneous.
15. If at any time the owner fails to comply with the tree retention or replacement requirements of this permit, the City may by its employees or others under its direction, enter upon these lands, at all reasonable times and after notification to the owner, to plant replacement trees or maintain protected trees and for such purposes may draw upon the securities provided and expend the funds to cover all costs and expenses of doing so.
16. Where the holder of this Permit does not substantially commence the works as outlined in this Tree Management Permit within two years after the date this Permit was authorized the Director of Planning and Development Services, the Permit shall lapse.
17. This permit does not constitute a development permit, a subdivision approval, or a building permit. Nothing herein contained shall be construed to authorize the owner of the said lands to develop the same other than in accordance with the provisions of this Permit.

APPROVED ON THIS 27th DAY OF OCTOBER , 2020.




Alanna Claffey, Arboricultural Technician, City of White Rock

I understand and agree to the terms and conditions of this Tree Management Permit,


s. 22

Signature


10/27/2020

Date (MM/DD/YYYY)

Schedule A

**Tree Evaluation Report for:
1257 Stayte Road,
White Rock, BC**

Prepared by:

**Mike Fadum and Associates Ltd.
#105, 8277-129 Street
Surrey, BC
Phone 778-593-0300
Fax 778-593-0302**



**Date: February 27, 2018
Revised: October 7, 2020**

2.0 FINDINGS

The onsite tree resource consists of mature broad leaf species including an English Oak (*Quercus robur*), Butternut (*Juglans cinerea*) and Paper Birch (*Betula papyrifera*). A well conditioned Douglas-fir (*Pseudotsuga menziesii*) is also located in the rear yard. The tree structure / health varies from poor to good. Photographs are provided in Appendix A.

Table 1 provides individual tree data. Specific information includes tree type, diameter at breast height (DBH), structure and health rating (poor (P), moderate (M), good (G) or a combination of two), live crown ratio (LCR) and structural observations. Health refers to the tree's overall health and vigor, while structure is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. Trees were evaluated for their preservation potential based on health, structure, location and species factors. Trees expected to be unsafe, conflicting with the proposed building plans, of poor health or of little long-term retentive value are recommended for removal and are shown on the attached Tree Preservation and Removal Plan.

3.0 TREE PROTECTION

Tree protection fencing is to be installed as per municipal standards prior to construction with no excavation, grade alterations or materials storage within the tree protection zone. The consulting Arborist should be contacted prior to and be onsite for any construction within the recommended root protection zone which is approximately 6x the tree diameter. Grade alterations and other construction works required to provide drainage are not to occur within the root protection zone. Failure to comply with these recommendations may result in delays, stop work orders or fines imposed by the municipality.

4.0 TREE PRESERVATION SUMMARY

Our plans have been provided to the design team and it is expected that all consultants and contractors adhere to the recommendations in this report and ensure there is no conflict with Tree Protection Zones. No ground disturbance or grade alterations are permitted within the Tree Protection Zones unless preapproved by the project arborist. Mechanical injuries caused to trees below or above ground cannot be repaired. All parties must be aware that long-term success in tree preservation efforts depends greatly on minimizing the impact caused during and post construction. Best efforts must be made to ensure that soils remain undisturbed within the tree protection zones. Ongoing monitoring





Figure 1. 4719





Figure 3. 4721 (right) and 4722.



Table 1 - Tree Evaluation: 1257 Stayte Road, White Rock, BC

Tree #	Type	DBH (cm)	Structure	Health	LCR (%)	Observations	CRZ (m)	Recommendation
4767	Boulevard Falsecypress (<i>Chamaecyparis pisifera</i> 'Boulevard')	10/ 13/ 11	P	M	30	Not identified at time of survey and its location is approximate. Extensive patches of bare canopy from former shaded environment and broken leaders. Little aesthetic or long term retentive value. Removal and replacement is the better long term option. 2.0m dripline. Asymmetrical canopy weighted to the north. Some scaffolds headed back with decay stubs remaining.	2.5	Remove.
4719	English Oak (<i>Quercus robur</i>)	49	M	M	N/A	Topping and poorly maintained along south side with epicormic shoots as a result 4.0m Dripline Evidence of removed codominant stem along south which side has a significant column of decay.	4.5	Retain.
4766	Butternut (<i>Juglans cinerea</i>)	51	MP	MG	N/A	Evidence of topping and branches headed back. Few dead/dying branches throughout. 7.0m Dripline	4.5	Remove Due to poor structure and health. Leave stump / roots in ground.
4721	Paper Birch (<i>Betula papyrifera</i>)	67	MG	MG	N/A	High/wide canopy. Symmetrical canopy. 6.5m Dripline	5.5	Retain
4722	Douglas-fir (<i>Pseudotsuga menziesii</i>)	39	MG	MG	90	Typical form. Symmetrical canopy. Lower scaffold along Tree 4719 is interfering with crown along north side. Slight sweep to the west. 5.0m Dripline	3.0	Retain





512
PLAN 45625

14
PLAN 15293

511
PLAN 45625

Styrax japonicus
"Pink Chimes"
(6cm caliper min.)

THUJA OCCIDENTALIS <30

15
PLAN 15293
LOT AREA = 835.9m

Acer griseum
Paperbark maple
(6cm caliper min.)

510
PLAN 45625

Styrax japonicus
"Pink Chimes"
(6cm caliper min.)

16
PLAN 15293

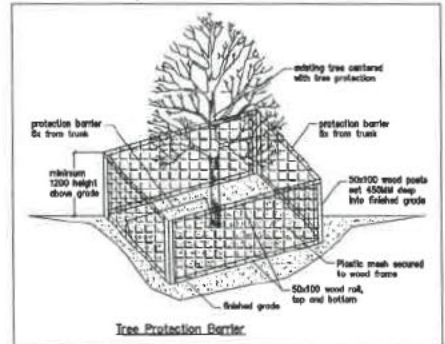


LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING

- MINIMUM NO DISTURBANCE ZONE
- TREE DRIPLINE
- DECIDUOUS REPLACEMENT TREE
(6 CM. DIA. MINIMUM)

NOTE: HEDGES, HOLLY, ENGLISH LAUREL AND COMMON HAZEL NOT PROTECTED BY CITY OF WHITE ROCK BY-LAWS.
NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.
NOTE: REPLACEMENT TREES SHALL CONFORM TO CMLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	REVISION
	1	OCT0620	ME	REVISED SITE PLAN
	2	OCT0620	ME	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 693-0300
Fax: (778) 693-0302
Email: m.fadum@fadum.ca

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PROJECT TITLE
1257 STAYTE ROAD
WHITE ROCK, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN
CLIENT

DRAWN
BY
SK
SCALE
AS SHOWN
DATE
MARCH 12, 2018

T-2
SHEET 2 OF 2

Introduction:

The City of White Rock holds tree protection securities to ensure that retained trees are protected, and that those trees that are removed are appropriately replaced in accordance with their Tree Management Permit. This document is intended to inform applicants and consulting arborists of the steps required to have their tree protection securities returned; briefly summarizing but not replacing Bylaw 1831 (2017).

Summary of Process:

1. Tree Protection Securities are paid in accordance with Schedule C of the Tree Management Permit.
2. The arborist and the applicant must work together to follow their Coordinated Site Development Plan (CSDP). The arborist must submit a detailed memo of describing what they supervised and the outcome of any works near protected trees. It should address all items listed in the CSDP. This memo will confirm to the City that trees were not damaged during building.
3. After construction, plant your replacement trees. Have your arborist confirm that trees are the correct size, species, amount to be planted, meet the “BC Landscape Standard”, and have adequate soil volume and room to grow and mature. Have them inspect the retained trees and comment on the health, condition and structure of the trees after construction once the building has passed its final inspection. Deciduous replacement trees must have a minimum caliper of 6cm, and coniferous replacement trees must be at least 3 metres in height. Caliper is to be measured 15cm above the ground. Trees are to be planted 1 metre away from any property line or utility service and 3 metres away from the foundation of building(s). Hedges will not be considered as replacement trees.
4. One year after final occupancy and after the City receives confirmation that retained trees are vigorous and replacement trees have been planted correctly, the arborist is to return to the site to confirm that replacement trees are well-established and healthy as are the retained trees. The arborist will prepare a memo with their findings.
5. The applicant submits the arborist memos and requests a return of securities.

Tree Management Permit

Type 3 Permit

TMP 00069

Address: 1257 Stayte Road

For Demolition Only.

All trees to remain protected and monitored onsite with Arborist Supervision.

Follow-up site supervision report required.

Adjusted barrier letter required.

Issued To: 1148142 B C LTD; Muhammad Waraich

1. This Tree Management Permit is issued to 1148142 B C LTD; Muhammad Waraich as the owners and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: LOT 15, PLAN NWP15293, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

PID: 004-613-465

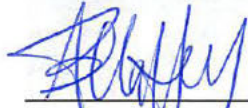
Civic Address: 1257 STAYTE RD

2. This Tree Management Permit is issued pursuant to the authority of *Sections 8(3)(c) and 50 to 52 of the Community Charter*, and in conformity with the procedure prescribed by *City of White Rock Planning Procedures Bylaw, 2009, No. 1869*, and amendments thereto.
3. The terms, conditions and guidelines as set out in the *White Rock Tree Management Bylaw No. 2017 No. 1831* and amendments thereto shall apply to the area of land and premises hereinbefore described and which are covered by this Tree Management Permit.
4. This Tree Management Permit is issued in accordance with the information provided in the Arborist Report prepared by Mike Fadum and Associates Ltd which has been reviewed and approved by the City Arborist. No works shall be performed upon the lands covered by this Tree Management Permit, nor shall any tree be damaged or removed, building or structure be erected, constructed, repaired, renovated or sited, or any use permitted, that is not in accordance with all terms and conditions of this Permit.
5. This permit is issued in conjunction with Demolition Permit BP 020319 and applies to tree protection for the demolition stage. Any trees removed or damaged contrary to the terms of this permit will result in the forfeit of securities for those trees, in addition to any penalties the City may impose in accordance with *White Rock Tree Management Bylaw, 2017 No. 1831* and *Ticketing for Bylaw Offences Bylaw, 2011, No. 1929*.

6. Works and development on the property shall conform to the Arborist Report, attached hereto as Schedule A, as well as the Coordinated Site Development Plan attached hereto as Schedule B, when required. **Should the scope of works/development change** so that they no longer conform to Schedule A or Schedule B, this permit must be amended. Damage to or removal of trees as a result of works/development contrary to Schedules A or B will result in the forfeit of securities for those trees, in addition to any penalties the City may impose in accordance with *White Rock Tree Management Bylaw, 2008 No. 1831* and *Ticketing for Bylaw Offences Bylaw, 2011, No. 1929*.
7. All trees are to be protected through the demolition phase.
8. The City requires securities for tree protection and replacement in the amount of \$26,000.00 to be submitted prior to the issuance of the Demolition Permit and Building Permit, as indicated in Schedule C. Tree removals during demolition, unless previously authorized by the City, are a violation of this tree management permit and will result in the confiscation of the tree protection or replacement security.
9. The applicant shall provide tree replacement in substantial compliance with the tree replacement requirements outlined in Schedule C, to the acceptance of the Director of Planning and Development Services.
10. Tree protection barriers must remain in place throughout the demolition and building stages, and may only be moved if approved by and under the supervision of the project arborist. Disturbance within tree protection zones is prohibited including, but not limited to, regrading, deposition or storage of soil or any other material, access by any vehicle or heavy equipment, or use of tree trunks as a winch support, anchorage, or temporary power.
11. **The owner shall erect a notice at the property line**, in a location visible to the public and facing the street, prior to the cutting or removal of any protected trees and shall remain posted until all work related to the removal of protected trees has been completed. The notice shall include a copy of this tree management permit, a list of the trees on site to be either retained or removed, as well as contact numbers for the owner and the City. Trees to be removed shall be painted with a large, red 'X'.
12. **Securities deposited for tree protection**, in accordance with Schedule C, will be held by the City pending a one (1) year warranty period after final building permit approval and receipt of reports from a qualified arborist outlining the health and protection measures of the trees during construction and the health of the trees at the end of the warranty period in accordance with the *White Rock Tree Management Bylaw No. 2017 No. 1831* and this Permit.
13. **Securities deposited for tree replacement**, in accordance with Schedule C, will be held by the City pending a one (1) year warranty period after final building permit approval and receipt of reports from a qualified arborist outlining the health and protection measures of the trees during construction and the health of the trees at the end of the warranty period in accordance with the *White Rock Tree Management Bylaw No. 2017 No. 1831* and this Permit.

14. In the interpretation of the Tree Management Permit all definitions of words and phrases contained in the *White Rock Tree Management Bylaw No. 2017 No. 1831*, as amended, shall apply to this Tree Management Permit and to the attachments thereto.
15. The City may revoke this tree management permit if the terms and conditions have been breached or the information supplied by the owner in support of the permit is found by the City to be inaccurate, incomplete, or erroneous.
16. If at any time the owner fails to comply with the tree retention or replacement requirements of this permit, the City may by its employees or others under its direction, enter upon these lands, at all reasonable times and after notification to the owner, to plant replacement trees or maintain protected trees and for such purposes may draw upon the securities provided and expend the funds to cover all costs and expenses of doing so.
17. Where the holder of this Permit does not substantially commence the works as outlined in this Tree Management Permit within two years after the date this Permit was authorized the Director of Planning and Development Services, the Permit shall lapse.
18. This permit does not constitute a development permit, a subdivision approval, or a building permit. Nothing herein contained shall be construed to authorize the owner of the said lands to develop the same other than in accordance with the provisions of this Permit.

APPROVED ON THIS 12th DAY OF August, 2019.



Alanna Claffey, Arboricultural Technician, City of White Rock



Steve Whitton, Manager of Parks, City of White Rock

I have read and understand the terms and conditions on this Tree Management Permit.

Date: AUG 13, 2019

Print Name: AMMAR BAWWA

Signature: S. 22

