

September 12, 2023

FOI No: 2023-046

Redacted S. 22

Email: 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"):

- *Any bylaw history for 14744 Gordon Avenue noted from 2019 to August 29, 2023 Including any inspections, permits, bylaw infractions regarding a suite.*

Planning staff included the following information in regard to this file:

The Single Family Dwelling was Finalled on January 22, 2019. There was no suite, and the Architectural plans show "No Suite confirmed" and there is no habitable space below 3.9 m.

In the Geotechnical Report on page 1 in the last but one paragraph it states: "with basement below FCL, to be used only for storage."

The Covenant CA4796370 states in 1. (b) (iii) states: "... Only a parking garage/storage use as provided by the plans may be located below that level. The Covenants are listed on the Land Titles Document.

There are no records of any building permit applications since the house was Finalled in 2019.

Access to the records requested 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.

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 severed information is excepted from disclosure under sections 15 and 22 of the Act. Severing under section 15 is necessary to protect security of any property or system, including a building and 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,

A handwritten signature in black ink that reads "Arthur". The signature is written in a cursive, flowing style.

Tracey Arthur
Director of Corporate Administration
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 for British Columbia
PO Box 9038 Stn. Prov. Govt.
Victoria BC, V8W 9A4

Telephone 250-387-5629
E-mail: info@oipc.bc.ca

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.

FORM C_V21 (Charge)

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Nov-06-2015 13:33:13.001

CA4796370 CA4796371

PAGE 1 OF 7 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

SWINDERPAL SARAO DT5JE9
Digitally signed by SWINDERPAL SARAO DT5JE9
DN: o=CA, cn=SWINDERPAL SARAO DT5JE9, o=Notary, ou=Notary ID of [Redacted], email=ca@dt5je9.com Date: 2015.11.06 13:31:33 -0800

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Sweeny Sarao Notary Corporation
#400 - 8148 - 128th Street

File: 555815
LTO#: , Phone: 604-597-5959
Priyanka S., Auth-Agent
Ref#:

Surrey

BC V3W 1R1

Document Fees: \$143.16

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

010-985-565

LOT 8 BLOCK 18 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
PLAN 1390

STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms D.F. No.

(b) Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

Redacted S. 22

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE CITY OF WHITE ROCK

A MUNICIPAL CORPORATION INCORPORATED UNDER THE LOCAL GOVERNMENT ACT

15322 BUENA VISTA AVENUE

WHITE ROCK

BRITISH COLUMBIA

V4B 1Y6

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

SEE SCHEDULE

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

SWINDERPAL (SWEENY) SARAO

Notary Public

400-8148-128th Street

Surrey, BC V3W 1R1

Y	M	D
15	10	28

Redacted S. 22

Redacted S. 22

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

FORM D1_V21

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 7 PAGES

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Rosella Buchannon
A Commissioner for Taking Affidavits in BC
Suite 1300-13450-102 Avenue
Surrey, Bc, V3T 5X4
Expiry Date: February 28, 2017

Y	M	D
15	10	29
15	11	03

Vancouver City savings Credit Union in
Trust, INC. No. FI 97 (SEE BL051963)
by its authorized signatory(ies):

Jadranka Tashin
Team Manager-Centralized Lending
Admin.

Lorraine Sym Committee & FOI Clerk
A Commissioner for Taking Affidavits in BC
City of White Rock
15322 Buena Vista Avenue
White Rock, BC, V4B 1Y6
604-541-2127
Expires June 30, 2016

THE CORPORATION OF THE CITY
OF WHITE ROCK by its authorized
signatory(ies):

Mayor: Wayne Bladwin

City Clerk: Tracey Arlthur

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

FORM E_V21

LAND TITLE ACT
FORM E
SCHEDULE

PAGE 3 OF 7 PAGES

NATURE OF INTEREST
Covenant

CHARGE NO.

ADDITIONAL INFORMATION
s.219 - Pump/Flood Covenant

NATURE OF INTEREST
Priority Agreement

CHARGE NO.

ADDITIONAL INFORMATION
Granting s.219 herein priority over CA4604568

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

TERMS OF INSTRUMENT - PART 2

BETWEEN:

Redacted S. 22
(the "Developer")

AND:

THE CORPORATION OF THE CITY OF WHITE ROCK,
a municipal corporation incorporated under the local government act,
15322 Buena Vista Avenue, White Rock, British Columbia,
V4B 1Y6 (the "Municipality")

WHEREAS:

A. The Developer is the owner of or has an equity of redemption in that parcel of land and premises situate in the City of White Rock, in the Province of British Columbia, and more particularly described as:

Parcel Identifier: 010-985-565

LOT 8 BLOCK 18 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER
DISTRICT PLAN 1390 (the "Lands")

B. Section 219 of the Land Title Act provides, inter alia, that a covenant, whether of a negative or positive nature, in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on or that land is not to be subdivided except in accordance with the covenant, in favour of a Municipality or the Crown, may be registered as a charge against the title to the land; and

C. The building constructed or to be constructed on the Lands is or is proposed to be subject to flooding.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 219 of the Land Title Act, and in consideration of the premises and the sum of One Dollar (\$1.00) now paid to the Developer by the Municipality (the receipt and sufficiency whereof is hereby acknowledged by the Developer), the parties hereto covenant and agree each with the other as follows:

1. THE DEVELOPER COVENANTS, ACKNOWLEDGES AND AGREES with the Municipality that:

- (a) the Lands shall not be built on except in accordance with this covenant;
- (b) the Developer has been advised that:
 - (i) the Lands and proposed building are, or could reasonably be expected to be, subject to flooding; and,
 - (ii) the proposed building must be constructed in accordance with the terms and conditions of building Permit No. 15-005, issued by the City, that incorporate the conditions and limitations for safe use of the lands and building as contained in the associated building plans approved by the City, and
 - (iii) The habitable area of the proposed building must be constructed above the minimum geodetic level of 3.90 meters and only a parking garage/storage use as provided by the plans may be located below that level;
- (c) Prior to the construction of the proposed building, the Developer hereby, through this covenant, saves harmless and effectually indemnifies the City against all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomever brought by reason of the issuance of a building permit and approval of final inspection covering the lands and construction, reconstruction, alteration or placement of the proposed building, or any building or structure upon the lands, and without limiting the generality of the foregoing, for any damages to the premises or their contents or any personal injury caused directly or indirectly by flooding or erosion resulting from the construction of any building on the lands in the flood plan;
- (d) in the event any person is injured, or the Lands, or any building or structure or any part or contents thereof located on the Lands is damaged, by flooding or erosion, the Developer shall not commence any legal proceedings or third party proceedings against the Municipality related to such injury or damage, AND the Developer hereby releases the Municipality from liability for any such claims which the Developer now has or hereafter may have;
- (e) the Developer will pay to the Municipality, immediately after execution of this Agreement, the legal fees incurred by the Municipality in the preparation and registration of this Agreement; and

- (f) the Developer will, at the expense of the Developer, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands in the New Westminster Land Title Office save and except those specifically approved in writing by the Municipality or in favour of the Municipality.

2. **IT IS MUTUALLY UNDERSTOOD**, agreed and declared by and between the parties hereto that:

- (a) nothing contained or implied herein shall prejudice or affect the rights and powers of the Municipality in the exercise of its functions under any public and private statutes, by-laws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Developer;
- (b) the covenants set forth herein shall charge the Lands pursuant to Section 219 of the Land Title Act and shall be covenants the burden of which shall run with the Lands. It is further expressly agreed that the benefit of all covenants made by the Developer herein shall accrue solely to the Municipality and that this Agreement may be modified by agreement of the Municipality with the Developer, or discharged by the Municipality, pursuant to the provisions of Section 219(9) of the Land Title Act;
- (c) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the context or the parties so require; and, where the Developer consists of more than one person, the term "Developer" shall mean all such persons jointly and severally;
- (d) this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns;
- (e) this Agreement is the entire agreement between the parties with respect to its subject; and
- (f) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

As evidence of their agreement to be bound by the above terms, the parties have executed and delivered this Agreement by executing Part 1 of the Land Title Act Form C to which this Agreement is attached and which forms part of this Agreement.

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

Mortgage CA4604568 (the "Charge") in favour of Vancouver City Savings Credit Union In Trust ,
Inc. No. FI 97 (SEE BL051963) (the "Lender")

CONSENT

IN CONSIDERATION of ONE (\$1.00) DOLLAR now paid to the Lender by the City (the receipt of which is hereby acknowledged), the Lender covenants and agrees with the City as follows:

The Lender, being the holder of the encumbrance or entitled to the lien or interest referred to in the memorandum above written, hereby consents to the registration of the within agreement. The Lender further covenants and agrees that the same will be binding upon its interest in or charge upon the applicable and will be an encumbrance upon the lot prior to the Charge and in the same manner and to the same effect as if it had been dated and registered prior to the Charge.

FORM C_V19 (Charge)

NEW WESTMINSTER LAND TITLE OFFICE

LAND TITLE ACT
FORM C (Section 233) CHARGE
GENERAL INSTRUMENT - PART 1 Province of British Columbia

Apr-14-2015 09:25:06.001

CA4332973 CA4332974

PAGE 1 OF 8 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Harjot Kaur
Dhesa IH4J7P
Digitally signed by Harjot Kaur Dhesa
IH4J7P
DN: o=CA, ou=Harjot Kaur Dhesa
IH4J7P, ou=Lawyer, cn=Verify ID at
www.judicial.com/UKUP.cfm?
id=IH4J7P
Date: 2015.04.14 09:19:04 -0700

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

BUCKLEY HOGAN LAW OFFICE

Barristers & Solicitors
200, 8120 - 128th Street
Surrey

File No; RBC67302-S-ab
Phone: 604-635-3000 Flood Pump RC

BC V3W 1R1

Document Fees: \$156.20

STC Fees: \$11.03

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

010-985-565

LOT 8, BLOCK 18, SECTION 10, TOWNSHIP 1, NWD PLAN 1390

STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

SEE SCHEDULE

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms D.F. No.

(b) Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

SEE SCHEDULE

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE CITY OF WHITE ROCK

A MUNICIPAL CORPORATION, AT

15322 BUENA VISTA AVENUE

WHITE ROCK

BRITISH COLUMBIA

V4B 1Y6

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

HARJOT K. SHOKER

Barrister & Solicitor

200, 8120 - 128th Street

Surrey, B.C. V3W 1R1

Y	M	D
15	01	13

Redacted S. 22

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

FORM D1_V18

LAND TITLE ACT
FORM D

EXECUTIONS CONTINUED

PAGE 2 of 8 pages

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Lisa Paulson
Commissioner for Taking Affidavits in BC
6470 - 201 Street
Langley, B.C. V2Y 2X4
Expires March 30th, 2015

Y	M	D
15	01	15
15	01	28

FIRST WEST CREDIT UNION, by its
authorized signatory(ies)

Name: Jeff Knutson
Manager Retail Credit

Name:

Maurren Connelly
Commissioner for Taking Affidavits in BC
Deputy City Clerk
City of White Rock
15322 Buena Vista Avenue
White Rock, B.C. V4B 1Y6
(604) 541-2212

THE CORPORATION OF THE CITY
OF WHITE ROCK, by its authorized
signatory(ies)

Mayor: Wayne Baldwin

City Clerk: Tracey Arthur

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

FORM E_V19

LAND TITLE ACT
FORM E

SCHEDULE

PAGE 3 OF 8 PAGES

NATURE OF INTEREST
Covenant

CHARGE NO.

ADDITIONAL INFORMATION
Section 219 Covenant

NATURE OF INTEREST
Priority Agreement

CHARGE NO.

ADDITIONAL INFORMATION
Granting the Covenant herein priority over
Mortgage CA3107520

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

FORM E_V10

**LAND TITLE ACT
FORM E**

SCHEDULE

PAGE 4 OF 8 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

5. TRANSFEROR(S):

Redacted S. 22 - Registered Owner
FIRST WEST CREDIT UNION - Grant of Priority

TERMS OF INSTRUMENT - PART 2

BETWEEN: Redacted S. 22 Office Manager
15909-98 Avenue
Surrey, B.C. V4N 4S6

(the "Developer")

AND:

THE CORPORATION OF THE CITY OF WHITE ROCK,
a municipal corporation incorporated under the local government act,
15322 Buena Vista Avenue, White Rock, British Columbia,
V4B 1Y6

(the "Municipality")

WHEREAS:

A. The Developer is the owner of or has an equity of redemption in that parcel of land and premises situate in the City of White Rock, in the Province of British Columbia, and more particularly described as:

Parcel Identifier: 010-985-565

Lot 8, Block 18, Section 10, Township 1, NWD Plan 1390

(the "Lands")

B. Section 219 of the *Land Title Act* provides, inter alia, that a covenant, whether of a negative or positive nature, in respect of the use of land or the use of a building on or to be erected on land, that land is or is not to be built on or that land is not to be subdivided except in accordance with the covenant, in favour of a Municipality or the Crown, may be registered as a charge against the title to the land, and

C. The building constructed or to be constructed on the Lands is or is proposed to be constructed below the 100 year hydraulic grade line for the Municipality's storm drainage system and consequently may be subject to flooding and requires a pump system to bring storm water and sanitary sewer flows from the building up to a level that will meet the municipal servicing by gravity.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 219 of the *Land Title Act*, and in consideration of the premises and the sum of One Dollar (\$1.00) now paid to the Developer by the Municipality (the receipt and sufficiency whereof is hereby acknowledged by the Developer), the parties hereto covenant and agree each with the other as follows:

1. THE DEVELOPER COVENANTS, ACKNOWLEDGES AND AGREES with the Municipality that:

- (a) the Lands shall not be built on except in accordance with this Agreement;
- (b) the Developer will construct, or cause to be constructed, one or more pumps, or other pumping mechanisms and a backflow preventer (collectively called the "Pump System") for storm water and sanitary sewer that have been designed and inspected by a professional engineer for connecting the sanitary sewer and storm sewer services to the municipal servicing, all at the Developer's sole cost;
- (c) the Pump System upon completion will remain in the ownership of the Developer, to be perpetually operated, maintained in good working order, repaired and replaced when necessary by the Developer, at no cost to the Municipality;
- (d) the Developer has been advised that:
 - (i) the Lands and proposed building are, or could reasonably be expected to be, subject to flooding and _____
 - (ii) the proposed building basement elevations are below the minimum basement elevation calculated from the 100 year hydraulic grade line for the Municipality's storm drainage system and specified by the Developer's engineer and the Municipality (the "minimum basement elevation") and consequently may be subject to flooding;
- (e) the Developer shall save harmless and effectually indemnify the Municipality against all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomever brought against the City by reason of

the Lands and the construction, reconstruction, alteration or placement of any building or structure upon the Lands;

- (ii) any damages to the premises or their contents or any personal injury caused directly or indirectly by flooding or erosion resulting from the construction of any building on the Lands below the minimum basement elevation and below the elevations for which the Municipality's storm drainage system was designed; or

Page 7 of 8 pages

- (iii) the granting or existence of this Agreement, the performance by the Developer of this Agreement or any default of the Developer under or in respect of this Agreement;
- (f) in the event any person is injured, or the Lands, or any building or structure or any part or contents thereof located on the Lands is damaged, by flooding or erosion, the Developer shall not commence any legal proceedings or third party proceedings against the Municipality related to such injury or damage, AND the Developer hereby releases the Municipality from liability for any such claims which the Developer now has or hereafter may have;
- (g) the Developer will pay to the Municipality, immediately after execution of this Agreement, the legal fees incurred by the Municipality in the preparation and registration of this Agreement; and
- (h) the Developer will, at the expense of the Developer, do or cause to be done all acts reasonably necessary to grant priority to this Agreement over all charges and encumbrances which may have been registered against the title to the Lands in the New Westminster Land Title Office save and except those specifically approved in writing by the Municipality or in favour of the Municipality.
2. **IT IS MUTUALLY UNDERSTOOD**, agreed and declared by and between the parties hereto that:
- (a) nothing contained or implied herein shall prejudice or affect the rights and powers of the Municipality in the exercise of its functions under any public and private statutes, by-laws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Developer;
- (b) the covenants set forth herein shall charge the Lands pursuant to Section 219 of the *Land Title Act* and shall be covenants the burden of which shall run with the Lands. It is further ~~that the benefit of all covenants made by the Developer herein shall accrue solely to the Municipality and that this Agreement may be modified by agreement of the Municipality with the Developer, or discharged by the Municipality, pursuant to the provisions of Section 219(9) of the *Land Title Act*;~~
- (c) wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the Body Corporate or politic where the context or the parties so require; and, where the Developer consists of more than one person, the term "Developer" shall mean all such persons jointly and severally;
- (d) this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns;
- (e) this Agreement is the entire agreement between the parties with respect to its subject; and

Page 8 of 8 pages

- (f) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement.

As evidence of their agreement to be bound by the above terms, the parties have executed and delivered this Agreement by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

MEMORANDUM AS TO ENCUMBRANCES, LIENS AND INTERESTS

Mortgage CA310752 (the "Charge") in favour of FIRST WEST CREDIT UNION (the "Lender")

CONSENT

IN CONSIDERATION of ONE (\$1.00) DOLLAR now paid to the Lender by the City (the receipt of which is hereby acknowledged), the Lender covenants and agrees with the City as follows:

The Lender, being the holder of the encumbrance or entitled to the lien or interest referred to in the memorandum above written, hereby consents to the registration of the within agreement. The Lender further covenants and agrees that the same will be binding upon its interest in or charge upon the applicable and will be an encumbrance upon the lot prior to the Charge and in the same manner and to the same effect as if it had been dated and registered prior to the Charge.

END OF DOCUMENT

LAND TITLE ACT
FORM C (Section 233) CHARGE

Feb-07-2017 14:15:50.001

CA5809207

GENERAL INSTRUMENT - PART 1 Province of British Columbia

PAGE 1 OF 4 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession.

Rikki Puri
PKGL73

Digitally signed by Rikki Puri PKGL73
DN: c=CA, cn=Rikki Puri PKGL73,
o=Notary, ou=Verify ID at
www.juricert.com/LKUP.cfm?
id=PKGL73
Date: 2017.02.07 14:06:31 -0800

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Rikki Puri Notary Corp.*

4683 Kingsway

File: Saran Mod Covenant

Phone: 604-568-5566

Shannon, Auth-Agent

Ref#:

Burnaby

BC V5H2B3

Document Fees: \$71.58

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[LEGAL DESCRIPTION]

010-985-565

LOT 8 BLOCK 18 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
PLAN 1390STC? YES

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Modification

CA4796370

4. TERMS: Part 2 of this instrument consists of (select one only)

(a) Filed Standard Charge Terms D.F. No.(b) Express Charge Terms Annexed as Part 2

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument.

5. TRANSFEROR(S):

Redacted S. 22

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

THE CORPORATION OF THE CITY OF WHITE ROCK

A MUNICIPAL CORPORATION INCORPORATED UNDER THE LOCAL GOVERNMENT ACT

15322 BUENA VISTA AVENUE

WHITE ROCK

BRITISH COLUMBIA

V4B 1Y6

CANADA

7. ADDITIONAL OR MODIFIED TERMS:

N/A

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

Rikki Puri (NotaryPublic)

Notary Public

4683 Kingsway

Burnaby, BC V5H2B3

Y	M	D
17	01	18

Redacted S. 22

Redacted S. 22

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Davina Nirpat

Y	M	D
17	01	31

Commissioner for Taking Affidavits in British Columbia

Suite 1300 - 13450 102 Avenue
Surrey, BC V3T 5X4
Expiry Date: 31 August 2019

Vancouver City Savings Credit Union in
Trust (See BL051963) by its authorized
signatory(ies):

Name: Shelley Houde

Name:

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM D**

EXECUTIONS CONTINUED

Officer Signature(s)

Execution Date

Transferor / Borrower / Party Signature(s)

Y	M	D
17	02	06

Stephanie Lam

Commissioner for Taking Affidavits in British Columbia

Deputy City Clerk
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6
604-541-2129

The Corporation of the City of White Rock by its authorized signatory(ies):

Name: Wayne Baldwin

Name: Tracey Arthur

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

**LAND TITLE ACT
FORM E****SCHEDULE**

PAGE 4 OF 4 PAGES

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM, OR GENERAL INSTRUMENT FORM.

PART 2 - TERMS OF INSTRUMENT**WHEREAS:**

- A. The Transferor granted to the Transfee a section 219 Pump/Flood Covenant registered in the Land Title Office on November 5, 2015 under No. CA4796370.
- B. The Transferor and the Transferee have agreed to modify the Covenant on the terms and conditions set out hereunder.
- C. It is the intention of the parties hereto that, subject to the amendments set out hereunder, all of the terms and conditions of the Covenant shall remain in full force and effect.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of \$1.00 now paid by each party to the other (the receipt of which is hereby acknowledged) and in consideration of the premises and mutual covenants herein contained, the parties hereby mutually agree as follows:

1. Section 1(b)(ii) of the section 219 Pump/Flood Covenant be amended as follows:

1(b)(ii) the proposed building must be constructed in accordance with the terms and conditions of building Permit No. 16-088, issued by the City, that incorporate the conditions and limitations for safe use of the lands and building as contained in the associated building plans approved by the City

2. The parties covenant and agree that all other terms and conditions of the mortgage remain in full force and effect and unchanged.

IN WITNESS WHEREOF the parties acknowledge that this Agreement has been duly executed and delivered by the parties executing the attached Form C and Form D which form a part of this Agreement.

END OF DOCUMENT

RECEIVED

FEB 07 2017

CITY OF WHITE ROCK
DEVELOPMENT SERVICES

TITLE SEARCH PRINT

2017-02-28, 14:08:50

File Reference:

Requestor: RIKKI PURI

Declared Value \$826000

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CA4853408
From Title Number CA4604567

Application Received 2015-12-03

Application Entered 2015-12-07

Registered Owner in Fee Simple
Registered Owner/Mailing Address:

Redacted S. 22 , PHSIOTHERAPIST
Redacted S. 22 , OFFICE MANAGER
Redacted S. 22

AS JOINT TENANTS

Taxation Authority CITY OF WHITE ROCK

Description of Land
Parcel Identifier: 010-985-565
Legal Description:
LOT 8 BLOCK 18 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
PLAN 1390

Legal Notations NONE

Charges, Liens and Interests

Nature: COVENANT
Registration Number: CA4332973
Registration Date and Time: 2015-04-14 09:25
Registered Owner: THE CORPORATION OF THE CITY OF WHITE ROCK

Nature: MORTGAGE
Registration Number: CA4604568
Registration Date and Time: 2015-08-13 14:41
Registered Owner: VANCOUVER CITY SAVINGS CREDIT UNION
INCORPORATION NO. FI 97
IN TRUST, SEE BL051963

Cancelled By: CA4935270
Cancelled Date: 2016-01-18

TITLE SEARCH PRINT

2017-02-28, 14:08:50

File Reference:

Requestor: RIKKI PURI

Declared Value \$826000

Nature:	COVENANT
Registration Number:	CA4796370
Registration Date and Time:	2015-11-06 13:33
Registered Owner:	THE CORPORATION OF THE CITY OF WHITE ROCK
Remarks:	MODIFIED BY CA5809207

Nature:	PRIORITY AGREEMENT
Registration Number:	CA4796371
Registration Date and Time:	2015-11-06 13:33
Remarks:	GRANTING CA4796370 PRIORITY OVER CA4604568
Cancelled By:	CA4935270
Cancelled Date:	2016-01-18

Nature:	MORTGAGE
Registration Number:	CA4853409
Registration Date and Time:	2015-12-03 11:56
Registered Owner:	VANCOUVER CITY SAVINGS CREDIT UNION, IN TRUST (SEE BL051963) INCORPORATION NO. FI 97

Nature:	MODIFICATION
Registration Number:	CA5809207
Registration Date and Time:	2017-02-07 14:15
Remarks:	MODIFICATION OF CA4796370

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

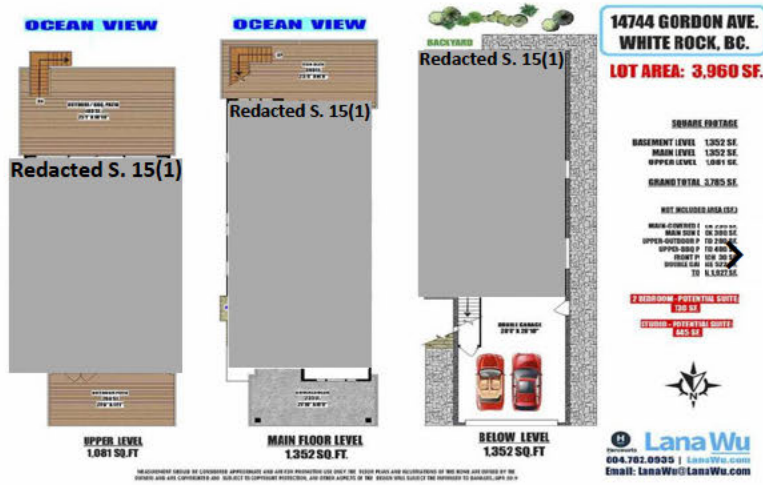
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CITY OF WHITE ROCK
DEVELOPMENT SERVICES

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LANA WU, HARCOURTS
MLS® #: R2357646



FOR SALE

14744 GORDON AVE

SOUTH SURREY WHITE ROCK, WHITE ROCK, BC, V4B 2A7

\$2,199,000

6 BED | 5 BATH | 3785 SQFT | HOUSE

Save

SCHEDULE A VIEWING

MAP

VIDEO

VIRTUAL TOUR

REQUEST MORE DETAILS

([HTTPS://MARKETING.REMAXDESIGNCENTER.COM/97/103697/21536016/INDEX.HTM](https://marketing.remaxdesigncenter.com/97/103697/21536016/INDEX.HTM))

SINGLE FAMILY IN WHITE ROCK

West Beach Ocean Retreat!! If you are looking for a property with the Blue Ocean right at your backyard, Opportunity is Knocking! This 2019 gorgeous home has been carefully crafted w/passion, luxury, living mortgage affordability w/high rental income potential, Open concept living, 6 bdrm, 6 bthrm, Incl. rough-in kitch for potential suites (studio&2 bdrm), +1,400 SF. balconies and boasts all luxury amenities(Heat pump, A/C, Control4, security, artificial lawn), 10' ceiling w/custom large windows& hdwd flr throughout. Main: 4 bdrm all w/ensuite,incl.Sundeck-mstbdrm. Upper: Ocean views greatrm, Pro kitch w/S/S appls. & dining rm. Below: 2 greatrm, 2 bdrm, 2 wet bars & sept. entry. Walking distance to all aments: Restaurants, Shops & WR.Pier. Semiahmoo Secnd. & H.T Trift Elemt. Schl.

DETAILS

Property Type: Single Family
Property Tax: \$ 2,29 2018
Last Updated: Mon, August 26, 2019
Community: White Rock
Title: Leased NonStrata
MLS® #: 23 646

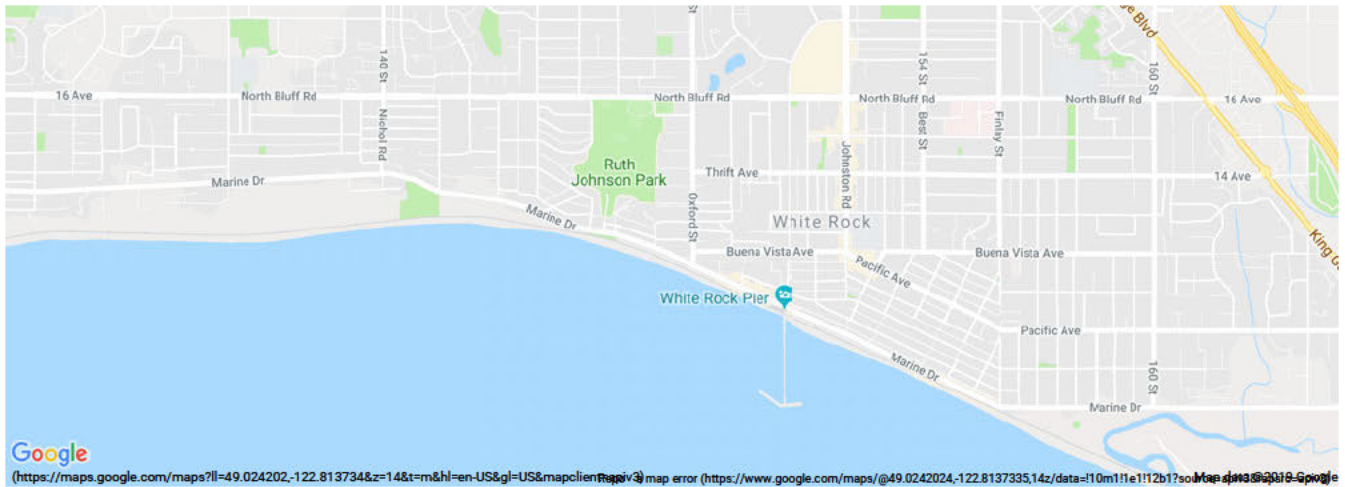
INSIDE

Heating: Natural Gas
Heating Source: Natural Gas
Rooms: Natural Gas
Stories: 3
Basement: Full, Unfinished, Separate Entrance
Interior Features: Vacuum, Hardwood, Air Conditioning, Garage, Open Concept, Security

OUTSIDE

Area: South Surrey White Rock
Site Description: Central, Private Setting, Private Yard, Deck, Ocean Views, Shopping Nearby

ABOUT THE NEIGHBOURHOOD



White Rock

Home buyers who prefer a calm ambience will enjoy White Rock. This city is very quiet overall, as there are usually low levels of noise from traffic. Lastly, it is easy to access green spaces since there are approximately 10 of them nearby for residents to enjoy.

[Learn more > \(/neighbourhoods/White-Rock-real-estate-guide-g30_c28wv731\)](/neighbourhoods/White-Rock-real-estate-guide-g30_c28wv731)

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Data was last updated Monday, August 26, 2019 at 10:28:57 AM

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August 29, 2019

Redacted S. 22

RE: 14744 Gordon Avenue, White Rock, BC ("the property")

The City of White Rock (the "City") has become aware of possible unapproved suite(s) that may be present at the property. The approved plans for property note 'not for habitation' in the garage, as the garage slab is located below the 3.9m floodplain elevation. The garage level can only contain storage and parking. A building permit will be required to have it restored back to a non habitable area if it is determined that plumbing, mechanical, electrical or areas for habitation are present.

Section 16 of the Community Charter of British Columbia (copy enclosed), provides the authority for a municipal employee to enter on, or into property, including a private dwelling, for the purpose of confirming compliance with municipal bylaws.

An inspection has been scheduled for September 6, 2019 at 2:00pm to confirm the approved use. At the time of inspection, you or your representative must be present to provide access to the property.

Your cooperation in this matter is anticipated and appreciated. Should you have any further questions or concerns, you may contact me at 604-541-2183 or by email at sdhillon@whiterockcity.ca

Regards,

Sandeep Dhillon
Senior Bylaw Enforcement Officer
Bylaw Enforcement Division

[Back to Search Results \(/properties/areas/surrey-bc\)](#)

14744 Gordon Avenue
Surrey, BC, V4B 2A7

\$2,199,000
Est. \$8,940/mo

[Calculator](#) [Share](#) [Heart](#) [Insights \(/insights/2113432/147 \(/bookmarks\)\)](#)

6 Bed	6 Bath	3785 Sqft	House Type
----------	-----------	--------------	---------------



Contact Listing Agent [\(https://lanawu.com/\)](https://lanawu.com/) [Call](#) [Email](#)

Property Description:

West Beach Ocean Retreat!! If you are looking for a property with the Blue Ocean right at your backyard, Opportunity is Knocking! This 2019 gorgeous home has been carefully crafted w/passion, luxury, living mortgage affordability w/high rental income potential, Open concept living, 6 bdrm, 6 bthrm, Incl. rough-in kitch for potential suites (studio&2 bdrm), +1,400 SF. balconies and boasts all luxury amenities(Heat pump, A/C, Control4, security, artificial lawn), 10' ceiling w/custom large windows& hdwd flr throughout. Main: 4 bdrm all w/ensuite, incl. Sundeck-mstbdrm. Upper: Ocean views greatrm, Pro kitch w/S/S appls. & dining rm. Below: 2 greatrm, 2 bdrm, 2 wet bars & sept. entry. Walking distance to all aments: Restaurants, Shops & WR.Pier. Semiahmoo Secnd. & H.T Trift Elemt. Schl.

Property Overview

Lot Size	33 ft x 120 ft (3960 ft²)
Property Age	Built in 2019 (0 yrs old)
Gross Taxes for 2018	\$5,729
Area	South Surrey (https://www.rew.ca/properties/areas/south-surrey-bc)
Sub-Area/Community	White Rock (https://www.rew.ca/properties/areas/white-rock-surrey-bc)
Property Type	House (https://www.rew.ca/properties/areas/surrey-bc/type/house)

Title	Freehold NonStrata
Style	Reverse 2 Storey w/Bsmt
Depth	120
Frontage	33.00 feet
Listing ID	R2357646
Primary Agent	Lana Wu PREC*
Primary Broker	Harcourts
Days on REW	140 Days on REW

Special Features

Features	Air Conditioning, Central Location, Garage Door Opener, Pantry, Private Setting, Private Yard, Security System, Sprinkler - Fire, Vacuum - Roughed In
Amenities	Central Air Conditioning, Recreation Nearby, Shopping Nearby
Appliances	Washer/Dryer/Fridge/Stove/Dishwasher
Fireplaces	1
Air Conditioner	Yes

What's within walking distance?

Check your commute time, distance to cafes, grocery stores, daycares and other amenities that are important to your lifestyle.

[View Lifestyle Map >](#)

What did this property last sell for?

Access sales history, assessment values and trend information for this property and similar homes nearby.

[View Property Insight >](#)

</insights/2113432/14744-gordon-avenue-surrey-bc>

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Nearby Schools

H T Thrift Elementary School	Public, K - 7, In Catchment	1.06 km
Semiahmoo Secondary School	Public, 8 - 12, In Catchment	1.16 km
Eaton Arrowsmith School White...	Independent, 3 - 12	1.02 km
White Rock Christian Academy	Independent, K - 12	2.27 km
Star of the Sea School	Independent, K - 7	2.43 km
Laronde Elementary School	Public, K - 7	3.54 km

[show more](#)

School catchments and distances are intended to be used as reference only. To verify enrolment eligibility for a property, contact the school directly. [Report Incorrect Info](#)

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Lana Wu PREC* (/agents/112429/lana-wu-3)
Harcourts
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14728 Thrift Avenue

White Rock | Surrey

7 bd | 6 ba | 33 x 120

(/properties/R2396344/14728-thrift-avenue-surrey-bc)

Homelife Benchmark Realty Corp. ...



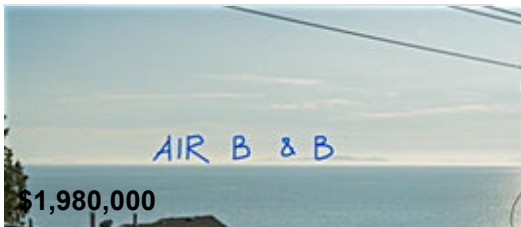
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14947 Blackwood Lane

White Rock | Surrey

6 bd | 6 ba | 33 x 122

(/properties/R2396122/14947-blackwood-lane-surrey-bc)

LeHomes Realty First



(/properties/R2359975/15093-buena-vista-avenue-surrey-bc)
15093 Buena Vista Avenue

White Rock | Surrey

7 bd | 6 ba | 33 x 131

(/properties/R2359975/15093-buena-vista-avenue-surrey-bc)

Nu Stream Realty Inc.



(/properties/R2361116/1588-kerfoot-road-surrey-bc)
1588 Kerfoot Road

White Rock | Surrey

8 bd | 6 ba | 92 x 73

(/properties/R2361116/1588-kerfoot-road-surrey-bc)

Team 3000 Realty Ltd.

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Secondary Suite Decommission Checklist

ADDRESS: 14744 Gordon Avenue

ELECTRICAL PANEL

1. Has the 40amp breaker powering cooking appliance been removed? Yes No
2. Has the wire connected to 40amp breaker been removed out of the electrical panel and cut and capped at the highest point possible? Yes No
3. Have filler plates been installed to cover the empty breaker and wiring slots? Yes No

SUITE

4. Has the 220v receptacle been removed? Yes No
5. Has the wiring for the receptacle been cut and capped off at the highest point possible? Yes No
6. Has the range hood been removed and the electrical terminated within an electrical box? Yes No
7. Has the venting for the range hood been removed? Yes No

GENERAL COMMENTS:

Suite has been decommissioned.

A permit will be required to remove plumbing, electrical from basement floor. Please see Planning & Development for further details.

DATE: Nov 8/19

OFFICER: Dhillon 200

Planning and Development Services
P: 604.541.2136

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



From: Redacted S. 22
To: [Sandeep Dhillon](#)
Date: November 8, 2019 10:48:46 AM
Attachments: [f28c9415-4d3c-4672-94c0-ba284768c8fc.JPG](#)
[e575a7ef-c95f-4266-a3a6-c61c2edd5570.JPG](#)

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Thanks,
Redacted S. 22

Sent from my iPhone







Thanks,
Redacted S. 22

Sent from my iPhone

From: [Guy Gareau](#)
To: [Sandeep Dhillon](#)
Subject: RE: 14744 Gordon Avenue
Date: August 24, 2020 8:51:50 AM
Attachments: [image003.png](#)
[image001.jpg](#)

Yes, they in compliance again.

Thanks.

Guy J. Gareau
Building Official
Planning and Development Services
P: 604-541-2136 15322 Buena Vista Avenue
F: 604-541-2153 White Rock, BC V4B 1Y6
cowr-sig1



From: Sandeep Dhillon <SDhillon@whiterockcity.ca>
Sent: Saturday, August 22, 2020 9:37 AM
To: Guy Gareau <ggareau@whiterockcity.ca>
Subject: 14744 Gordon Avenue

Hi Guy,

Has the required work to bring the property back into compliance with City Bylaws been completed?

Thanks,

Sandeep Dhillon
Senior Bylaw Enforcement Officer
15322 Buena Vista Avenue,
V4B 1Y6, White Rock, BC
604-541-2183



REQUEST FOR SERVICE DETAIL

Workgroup ~BYLAW	Class BYLAW ENFORCEMENT
Call 35065 Aug 28, 2019 2:16 PM	Problem ZONING COMPLAINTS
Status COMPLETED Aug 25, 2020 11:55 AM	Priority NORMAL Reference ILLEGAL SUIT
Follow up NO Internal NO	Bring Forward Aug 30, 2019 Repeat

Location Redacted S. 22 Redacted S. 22 14744 GORDON AVE WHITE ROCK BC V4B 2A7	Requestor SHERRY SEARLE Redacted S. 22 ASKED IF THE CITY ALLOWED SUITES IN THE FLOODPLAIN AND STATED THERE WERE A COUPLE PROPERTIES ON GORDON AVE THAT ARE CURRENTLY LISTED FOR
---	---

Call Detail

Redacted S. 22 /PHONE: Redacted S. 22

The approved plans note 'not for habitation' in the garage, as the garage slab is located below the 3.9m floodplain elevation. The garage area can only contain storage and parking- no bathrooms, mech, electrical, or areas for habitation. A building permit is required to restore the garage level to non habitable area only (parking and storage).If the geotechnical report requires a methane gas mitigation system, then the geotechnical engineer is required to review and approve the system again.

Workflow	Date	Name1	Name2	File No
ENTERED	Aug 28, 2019 2:16 PM	SHERRY SEARLE		
ASSIGNED	Aug 28, 2019 3:16 PM	SANDEEP DHILLON		
Hi Sandeep,				
It looks like they have a secondary suite (realtor listing). They are not allowed anything except parking, storage and stairs to the floor above.				
EMAIL	Aug 28, 2019 3:17 PM	<SDhillon@whiterockcity.ca>		
A CALL FOR BYLAW ENFORCEMENT - ILLEGAL SUITES HAS BEEN ASSIGNED TO SANDEEP DHILLON				
NOTE	Sep 4, 2019 11:33 AM	SANDEEP DHILLON		
An inspection letter was sent last week to RO Redacted S. 22 and i called and spoke to S. 22 today to confirm the date and time of inspection. S. 22 advised me that S. 22 will contact me to let me know if S. 22 is available for the inspection this Friday @ 2pm.				
NOTE	Sep 4, 2019 12:06 PM	SANDEEP DHILLON		
Inspection rescheduled for Monday, September 9, 2019 @ 2:30pm as per the Owner's availability.				
ASSIGNED	Sep 7, 2019 4:46 PM	HARMAIL GILL		
Please update notes after inspection. Thank You.				
EMAIL	Sep 7, 2019 4:47 PM	<HGill@whiterockcity.ca>		
A CALL FOR BYLAW ENFORCEMENT - ILLEGAL SUITES HAS BEEN ASSIGNED TO HARMAIL GILL				

NOTE Sep 9, 2019 2:51 PM JESSE BOON
9/9/2019 @ 1420H Attend property. Owner did not show up for inspection. Spoke with tenant who said s. 22 was instructed by owner to not allow access to anyone. Phoned owner, Redacted S. 22 answered the phone, claiming to be Redacted S. 22, gave one word answers then hung up mid conversation.

CORR Sep 17, 2019 12:02 PM HARMAIL GILL SANDEEP DHILLON
Transfer back to Sandeep

ASSIGNED Sep 17, 2019 12:09 PM SANDEEP DHILLON
Follow up inspection with RO on September 28, 2019 @ 0930hrs to discuss further direction.

EMAIL Sep 17, 2019 12:09 PM <SDhillon@whiterockcity.ca>
A CALL FOR BYLAW ENFORCEMENT - ILLEGAL SUITES HAS BEEN ASSIGNED TO SANDEEP DHILLON

NOTE Sep 28, 2019 10:01 AM SANDEEP DHILLON
I spoke to RO at property and they confirmed there is a unapproved secondary suite on the basement floor. They have a tenant that lives upstairs currently. I provided them with the decommissioning checklist and gave them until October 31, 2019 to remove suite. A follow up inspection will be completed by then. In regards to the building issues, they will be working with Athena and Sherry to resolve the issues.

NOTE Nov 1, 2019 8:52 AM SANDEEP DHILLON
Suite Decommission Inspection scheduled for November 5, 2019 @ 1430hrs.

NOTE Nov 7, 2019 8:45 AM SANDEEP DHILLON
Suite decommission rescheduled for November 8, 2019 @ 1030hrs.

NOTE Nov 8, 2019 4:17 PM SANDEEP DHILLON
I inspected property and confirmed the suite has been decommissioned (pictures attached). Redacted S. 22 (RO) was at property and gave me access to the basement floor. I advised s. 22 after inspection that they will need to apply for a building permit as well to revert the basement floor into parking and storage space only. The tenant downstairs has been evicted.

NOTE Feb 12, 2020 4:14 PM SANDEEP DHILLON
I spoke to Redacted S. 22 and we will be setting something up for next week and creating a checklist of what needs to be removed. Guy (Building Inspector) will be at the meeting as well.

NOTE Feb 18, 2020 1:49 PM SANDEEP DHILLON
Meeting scheduled with RO for February 27, 2020 @ 1600hrs to discuss basement floor with Building inspector on site.

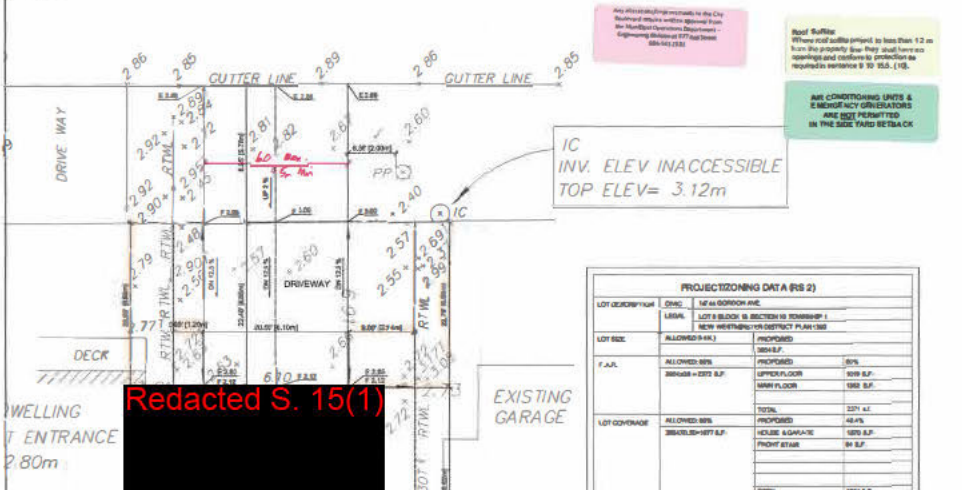
NOTE Feb 27, 2020 4:37 PM SANDEEP DHILLON
I attended with Building inspector and spoke to Owner at property and advised s. 22 to restore the basement floor back into a garage a storage area. Building inspector advised RO he would be working with them to get the basement floor back into compliance and building inspector would notify bylaws when required work is completed.

COMPLETED Aug 25, 2020 11:55 AM SANDEEP DHILLON
Building Inspector has completed follow up inspection and confirmed the property to be in compliance. (attached email).

EMAIL Aug 25, 2020 11:56 AM <SDhillon@whiterockcity.ca>
Call 35065 - BYLAW ENFORCEMENT - ZONING COMPLAINTS has been completed

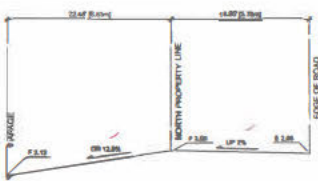
GORDON AVENUE

CROWN OF ROAD 5.11 5.11 5.12 CROWN OF ROAD 3.18



Any proposed improvements to the City... Roof Surface (Where roof surface proposed to be less than 1.2 m from the property line...)

Table with 2 columns: LOT IDENTIFICATION and DATA. Includes rows for LOT AREA, F.A.A., and LOT COVERAGE with 'ALLOWED' and 'PROPOSED' values.

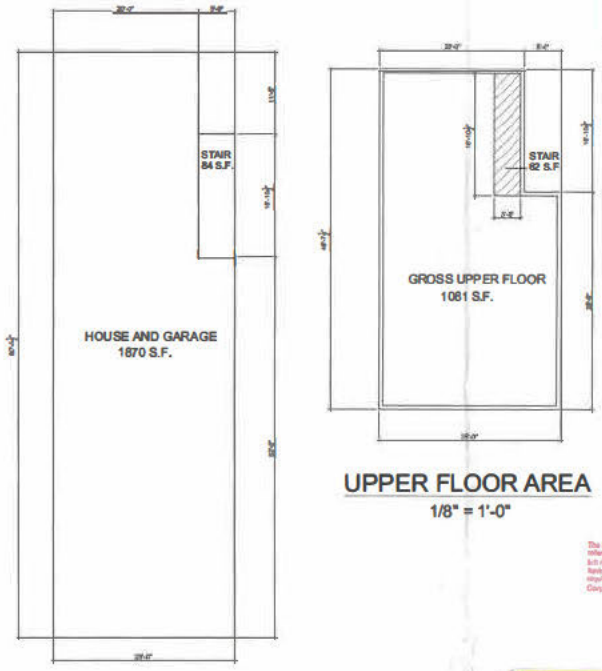


DRIVEWAY SECTION SCALE: 1/8"=1'-0"

THE CORPORATION OF THE CITY OF WHITE ROCK RECEIVED NOV 02 2018 Operations Department

- GENERAL NOTES: 1. Reference to any other drawings... 2. All work shall be in accordance with the City of White Rock Building Bylaw...

SITE PLAN SCALE: 1/8"=1'-0"



UPPER FLOOR AREA 1/8" = 1'-0"

LOT COVERAGE CALCULATION 1/8" = 1'-0"

Fire Alarm System to be installed as per By-Law 4176... One Family Dwelling and Two Family Dwellings...

- REVIEW ATTACHED SHEETS: FIRE PROTECTION GUIDELINES, STORM DRAINAGE SYSTEM REQUIREMENTS, SUB TRADES LIST, ETC.

FIRE SPRINKLERED RESIDENCE: 1. INSTALLED PHOTOELECTRIC TYPE THREE ALARMS... 2. EXTERIOR SHUTE DOOR TO BE HENRED USING A SLING DOOR...

- GENERAL REQUIREMENTS FOR FLOORING: 1. All floor surfaces shall be finished to a smooth, level surface...

This Permit is subject to Section 9.38 of the 2015 British Columbia Building Code

Table with 3 columns: No., DESCRIPTION, DATE. Includes a stamp for the City of White Rock and a revision log.

Project: 14744 GORDON AVE WHITE ROCK BC

Drawing Title: SITE PLAN

Job No.: AS NOTED Date: OCT. 26 2018

TW DESIGN RESIDENTIAL DESIGNER 65-1490 FOSTER STREET WHITE ROCK, BC V4B 3K7

DRAWING CONFORMS TO 2012 B.C. BUILDING CODE

THIS DRAWING IS A COPYRIGHT DRAWING AND SHALL NOT BE REPRODUCED OR REVISED WITHOUT WRITTEN PERMISSION OF TW DESIGN

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO DESIGNER

14744 Gordon Ave, White Rock, BC. Includes address and contact information.

Redacted S. 15(1)

Redacted S. 15(1)

Redacted S. 15(1)



015088

Roof decks require 2% slope and 2x4 cross-pieces for ventilation

All decking surface material to be an approved roof membrane

Handwritten notes: 2x4 BRN. RAISING FOR 2' VENTING VENT & HD. (REMOVED) ON APPLICABLE SIDES

All guards are to be kept flush with the building face and cannot encroach into required setbacks

Handwritten notes: 2x4 BRN. RAISING FOR 2' VENTING VENT & HD. (REMOVED) ON APPLICABLE SIDES

Carbon Monoxide Detectors: Handwritten CO alarms are required in bedrooms or within 10' and in rooms where solid-fuel powered appliances are located

Handwritten notes in a yellow box: 2x4 BRN. RAISING FOR 2' VENTING VENT & HD. (REMOVED) ON APPLICABLE SIDES

All stairs, guards, handrails and landings to comply with Sec. 9.4 of the BCBC 2012.

FIRST FLOOR Area: 1352 SF

SECOND FLOOR Area: 1081 SF Area in FAR: 1019 SF

BASEMENT Area: 1874 SF

DRAWINGS CONFORMS TO 2012 B.C. BUILDING CODE

TW Design

design consultants

#60-1480 Foster Street, White Rock, B.C. V4B 3X7 ph. 604 531 9778 Email: graficsquare@gmail.com

PROJECT 14744 Gordon Ave WhiteRock BC

date: 12/30/15 scale: AS NOTED

drawn by: TW drawing #: Page 2

Revision table with columns: revision, description, date

THE CORPORATION OF THE CITY OF WHITE ROCK

SUBJECT TO BCBC 9.36

BUILDING PERMIT

DATE OF ISSUANCE: **MAR 0 1 2017**

BUILDING PERMIT No: **16-088**

ROLL No: 001639.000

PROJECT ADDRESS:

14744 Gordon Avenue

LEGAL DESCRIPTION:

Lot "8 Block 18, Sec 10, TP1, NWD, Plan 1390

ZONE:

RS-2

OCCUPANCY:

Residential

REGISTERED SUITE:

NO



DESCRIPTION OF PROJECT:

SFD (with no Suite)

OWNER:

Redacted S. 22

OWNER'S ADDRESS:

AUTHORIZED AGENT:

BUILDER:

ARCHITECT ON RECORD:

ENGINEER ON RECORD:

AS Rathod(Struct) TS Bajwa(GeoTech) Paul Kompauer (Bldg En)

.....
Owner or Authorized Agent

.....
Building Official

B.C.B.C. 1.1.2.4 Responsibility of Owner

1) 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.

THE CORPORATION OF THE CITY OF WHITE ROCK
INSPECTION INFORMATION

MAX. PERMITTED HEIGHT: EL.: 11.6m ANGLE OF CONTAINMENT: EL.: 9.9m

HEIGHT:

BOARD OF VARIANCE APPROVED:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
TREE PROTECTION AREA:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
STRUCTURAL ENGINEER ON PROJECT:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
GEOTECHNICAL ENGINEER ON PROJECT:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
FORM SURVEY PLAN RECEIVED:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
REGISTERED SUITE APPROVED:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

Project Value:	Permit Fee:	Microfiche Fee:	Suite fee:	Square Footage:	Total:
\$806,550.	\$7,084.25	\$285.00	NA	4,307 S.F.	\$7,369.25

REMARKS:

All construction to comply with the 2012 BC Building Code.
Schedule C-A required at final inspection
Landslide area – geotechnical report on file
***Square footage shown includes the garage and basement area**

OCCUPANCY / FINAL GRANTED:.....

Date: Jan 22/19

CERTIFICATE OF OCCUPANCY

The building, or part thereof, constructed under authority of:

BUILDING PERMIT NO.: 16-088

ADDRESS OF BUILDING: 14744 Gordon Ave

TYPE OF APPROVED OCCUPANCY: SFD

This certificate is issued pursuant to the authority contained in the

"City of White Rock Building Bylaw".

Dated at the City of White Rock this 22 day of January, 2019.

A change of use requires a new Occupancy Certificate. Under the terms of the Building Permit, responsibility for construction defects is the responsibility of the Property Owner. Other authorities may be required to approve electrical and gas installations before the building may be occupied.



BUILDING OFFICIAL



Redacted S. 22











