



## THE CORPORATION OF THE CITY OF VERNON

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File: SUB00352

September 4, 2008

Brad Chapman  
P.O. Box 183  
Vernon, BC V1T 6M2

Dear Sir:

**Re: Preliminary Layout Approval for Proposed Subdivision of Lot 1, D.L. 66, ODYD, Plan 22617 (4401 - 25 Avenue)**

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The proposal for a 2 lot subdivision has been given Preliminary Layout Approval (PLA) by the City of Vernon Approving Officer, subject to the following conditions:

1. Prior to signing the final subdivision plan the applicant or their consultant is to provide the Approving Officer with a letter and accompanying documentation confirming each of the following PLA conditions have been satisfied. The letter is to separately address each of the approval conditions.
2. A Certificate confirming that all assessed taxes have been paid must be provided.
3. A set of survey plans for signature by the Approving Officer is required, and shall include the original mylar and 4 paper prints prepared by a B.C. Land Surveyor. A digital plan meeting the requirements of the City of Vernon Digital Legal Survey Plan Standards is also required. If these plans are in order and they satisfy the conditions of this letter, the *Land Title Act*, the *Local Government Act*, the Vernon Zoning Bylaw and the Vernon Subdivision and Development Servicing Bylaw, then the Approving Officer may sign the legal plan and return them to the registered owner for registration. The digital plan is to be forwarded to Barend Donker (bdonker@vernon.ca) G.I.S. Technician. All survey and engineering plans must be drawn in metric scale. The area of each lot within the subdivision must be shown on the survey plan.
4. All conditions in an Engineering Servicing Report signed by the Municipal Engineer must be satisfied. The report will be forwarded to the applicant.
5. All conditions of Terasen Gas, B.C. Hydro, Telus, Greater Vernon Services – Water, the Chief Building Inspector and the Municipal Engineer must be met prior to final plan approval. It is the owner's responsibility to provide confirmation from each agency or individual that their concerns have been satisfied prior to the submission of plans for final approval. Please find attached copies of the responses received to-date from some of

the above-noted agencies and individuals. Note that the Chief Building Inspector requires the removal of the unapproved temporary building on proposed Lot A.

6. Development Cost Charges (D.C.C.'s) for proposed Lots A and B will not be levied at the time of subdivision. Such charges will be calculated and collected with the issuance of future Building Permits on the lands.
7. The subdivision plan shall be in general conformance with attached Figure 1.
8. Be advised that the attached Figure 1 is a conceptual plan and as such may not conform to the requirements of the Zoning Bylaw #5000 as amended, and Subdivision and Development Servicing Bylaw #3843 as amended. The final plan of subdivision must conform to the minimum lot width and lot area requirements of said bylaws.
9. Any existing buildings, structures, parking areas, driveways, uses, service connections and service lines on the subject lands shall be shown on a plan prepared by a B.C.L.S., and all buildings and structures must be sited and used in conformance with the City's Zoning Bylaw.
10. A Restrictive Covenant under Section 219 of the *Land Title Act* is to be registered on the title of both new lots prohibiting access to and from 27<sup>th</sup> Avenue except for emergency vehicles. Such emergency vehicle access shall be gated.
11. There are two methods by which the subdivision plan may be approved:
  - a) The first method is to construct the subdivision in accordance with the Approved Engineering Plans, enter into a Maintenance Agreement and pay all of the applicable taxes, fees and Development Cost Charges. Once this is completed, the subdivision plan and related documents can be signed by the Approving Officer and City officials; or
  - b) The second method is to enter into a Subdivision Development Agreement with the City and pay the applicable taxes, fees and Development Cost Charges. This method allows for the subdivision plan and related documents to be signed and registered prior to the completion of the subdivision construction works.
12. A Letter of Undertaking from a Solicitor must be submitted guaranteeing that the Solicitor will undertake as follows:
  - a) To present the subdivision plans and any other required documents to the Land Title Office for concurrent registration;
  - b) To see that all items are registered in priority to all financial encumbrances;
  - c) Should the subdivision plan, or other supporting documentation, require authorization from other than the Approving Officer, the solicitor is requested to provide written details regarding the required authorization, such that authorities, other than the Approving Officer, who is aware of the requirement for such

authorizations; can understand the particulars and necessity of the documentation needing authorization;

- d) If the subdivision plan or any of the above listed documents are not accepted by the Land Title Office, or accepted but subsequently rejected, to apply for withdrawal from the registration process and upon withdrawal, to return all plans and documents to the City; and
- e) As soon as available, to provide the City with copies of the officially registered documents and plans bearing registration numbers and applicable state of Title Certificates or title searches pertaining to all the lots within the subdivision. Building Permits cannot be issued until after the City is in receipt of all items described in this paragraph.

- 13. Any alterations to this Preliminary Layout Approval must be confirmed in writing by the Approving Officer.
- 14. The Preliminary Layout Approval is **VALID FOR ONE (1) YEAR**. Final approval of the subdivision must occur during this period. Please note that any changes in legislation following issuance of this approval may result in amendments to the terms and conditions contained therein.

Yours truly,



Dale M. Rintoul  
Approving Officer

DMR:lh  
Attchs.

- c.c. R. Dickinson, Manager of Engineering Services (email)
- J. Carlisle, Fire Chief (email LT)
- R. Miles, Planning Assistant (copy)
- E. Stranks, Engineering Technician (email)
- K. Juniper, Engineering Technician (copy)
- Sheila Bridge, Municipal Technician – Subdivision Control (email)
- Greater Vernon Services – Water, Attn: A. Cotsworth (email AC & JB)
- Telus, service.address@telus.com
- B.C. Hydro, Attn: Joan Muir (email)
- Terasen Gas, Attn: Cristina Vieira (email)
- Shaw Cable TV, Attn: Abdon Aguirre (email)
- Monashee Surveying & Geomatics
- File Copy

SKETCH PLAN OF PROPOSED SUBDIVISION OF  
 LOT 1 DISTRICT LOT 66 OSOYOOS DIVISION  
 YALE DISTRICT PLAN 22617



SCALE: 1:750

LEGEND

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
 CIVIC ADDRESS: 4401 25TH AVE, VERNON, BC

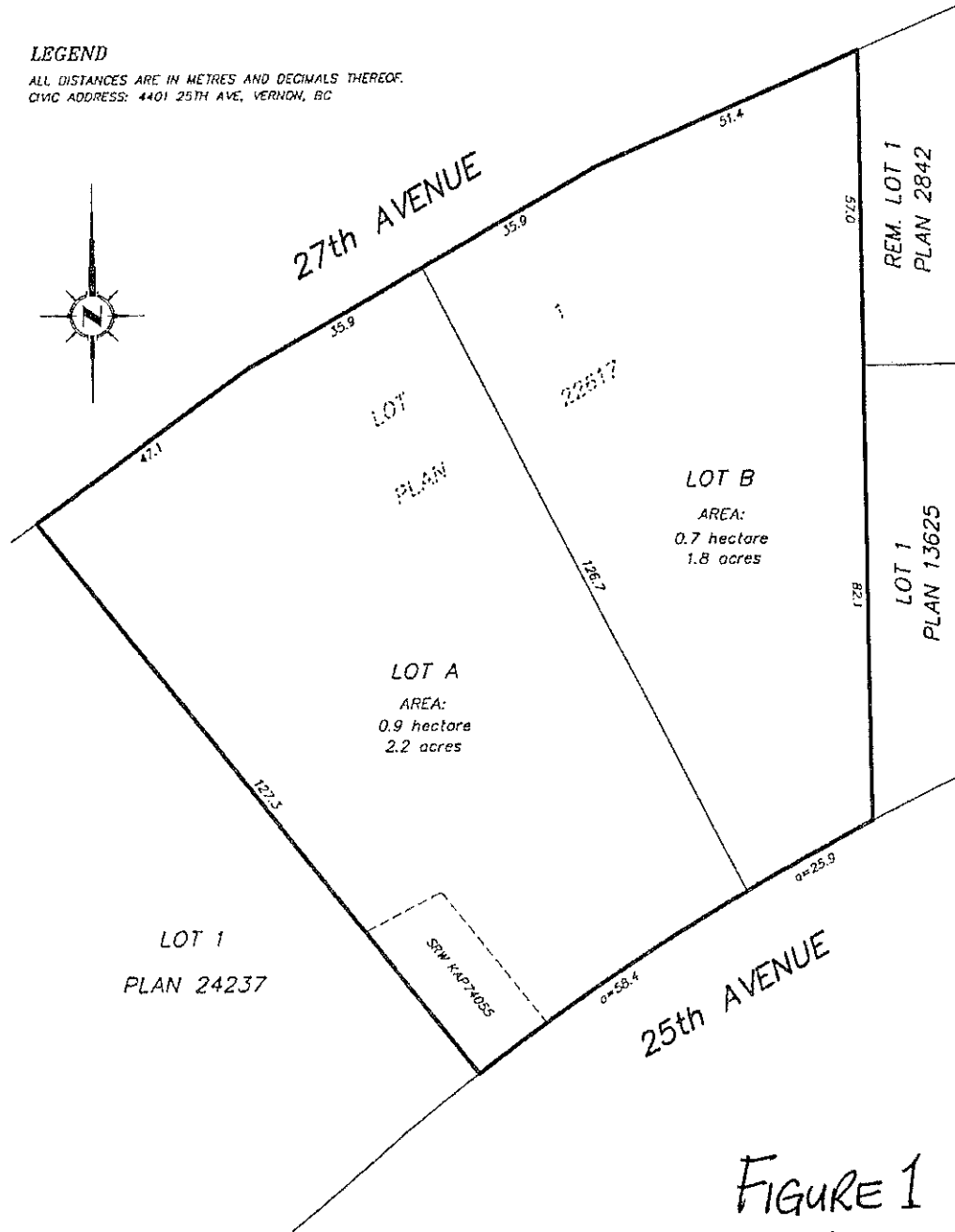
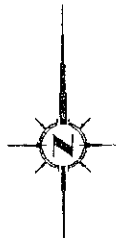


FIGURE 1  
*JMR*



3011A 28th Street Vernon, B.C. V1T 2G4 Tel. (250) 545 6900 Fax (250) 545 6912

DATE: 30 JULY 2009 / BC  
 DRAWING: 5245 PROP SUB.DWG

Figure 5

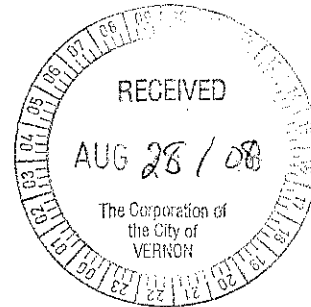


16705 Fraser Highway  
Surrey, B.C. V4N 0E8  
Tel: (604) 576-7000  
Fax: (604) 592-7658  
www.terasen.com



August 21, 2008

File: TGI 3535



**The Corporation of the City of Vernon**  
3400-30<sup>th</sup> Street  
Vernon, BC  
V1T 5E6

**Attn: Rob Miles**

**Re: Application for a Proposed Subdivision of 4401 25<sup>th</sup> Avenue  
File # SUB00352**

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Further to your property referral referencing the above noted matter, please be advised that Terasen Gas' facilities will not be adversely impacted by this proposal. Terasen Gas, therefore, has no objection to the proposal at the above noted location.

If we can be of further assistance to you, please contact Ben Proskiw, Terasen Gas Install Centre, 250-868-4512.

Sincerely,

Isabella Li  
Property Services  
604-576-7254  
1-800-773-7001, ext 7254  
Isabella.li@terasengas.com



# REGIONAL DISTRICT OF NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG  
DISTRICT OF COLDSTREAM  
CITY OF ENDERBY

VILLAGE OF LUMBY  
TOWNSHIP OF SPALLUMCHEEN  
CITY OF VERNON

ELECTORAL AREAS:

"B" – SWAN LAKE  
"C" – B.X. DISTRICT  
"D" – LUMBY (RURAL)

"E" – CHERRYVILLE  
"F" – ENDERBY (RURAL)

OFFICE OF: GREATER VERNON WATER

OUR FILE No.: 08-0712-VER-GVW  
MUNICIPAL FILE No.: SUB00352

August 22, 2008

Brad Chapman  
PO Box 183  
Vernon, BC  
V1T 6M2 l.b.chapman@telus.net

Dear Mr. Chapman:

**Re: Conditions of Water Service for Subdivision Application to subdivide the property into two (2) industrial lots at 4401 25th Avenue (Lot 1, DL 66, O.D.Y.D., Plan 22617) in Vernon**

We have received a referral of your application from the City of Vernon. You are advised that all relevant Regional District of North Okanagan (RDNO) Greater Vernon Water (GVW) bylaws and regulations apply to all subdivisions or developments requiring water service in the Greater Vernon area. Please review the following documents available on the Greater Vernon Services website at [www.greatervernon.ca/water](http://www.greatervernon.ca/water) or you may contact our office to request copies:

- Greater Vernon Services Water System Standards
- Greater Vernon Services Land Development Regulations
- Greater Vernon Services Water Utility Rates Imposition Bylaw
- Greater Vernon Water Utility Water Development Cost Charges Bylaw
- GVWU Cross Connection Control Regulation Bylaw

An application fee of \$310.00 is payable prior to assessment of your application. This fee may be paid at the City of Vernon or at either RDNO – Aberdeen or Downtown offices. Please inform GVW of any payments made at the City of Vernon or RDNO Aberdeen office to ensure your file is updated. Cheques paid at the Greater Vernon Services (RDNO Downtown) office should be made payable to the Regional District of North Okanagan. Once the application fee has been received, a review of your file will be initiated by GVW staff. To expedite the assessment process, you may wish to arrange a meeting with a GVW Technologist. You may call Janice Buick at 550-3682 to set up the appointment. You are reminded that the municipality will require a letter from GVW confirming that all water requirements have been met prior to subdivision approval being granted.

Sincerely,

John Bartell  
Engineering Technologist  
Greater Vernon Water

/jbu

Cc: 465808 BC Ltd (copy)  
Liz Hanley-City of Vernon (email)  
Rob Miles-City of Vernon (email)  
Dale Rintoul-City of Vernon (email)  
File Copy

ABERDEEN OFFICE  
9848 Aberdeen Road  
Coldstream, BC V1B 2K9  
Phone: 250-550-3700  
Fax: 250-550-3701  
Web: [www.rdno.ca](http://www.rdno.ca)  
E-Mail: [info@rdno.ca](mailto:info@rdno.ca)

DOWNTOWN OFFICE  
3rd Floor, 3105 - 33rd Street  
Vernon, BC V1P 9P7  
Phone: 250-550-3702  
Fax: 250-550-3703  
Web: [www.rdno.ca](http://www.rdno.ca)  
E-Mail: [gvs-info@rdno.ca](mailto:gvs-info@rdno.ca)

ARENAS  
3445 – 43rd Avenue  
Vernon, BC V1T 8P5  
Phone: 250-542-5623  
Fax: 250-542-5708  
Web: [www.rdno.ca](http://www.rdno.ca)  
E-Mail: [arenas@rdno.ca](mailto:arenas@rdno.ca)

VISITOR INFORMATION CENTRE  
701 Highway No. 97 South  
Vernon, BC V1B 3W4  
Phone: 250-542-1415  
Fax: 250-275-0114  
Web: [www.tourismvernon.ca](http://www.tourismvernon.ca)  
E-Mail: [info@vernontourism.com](mailto:info@vernontourism.com)