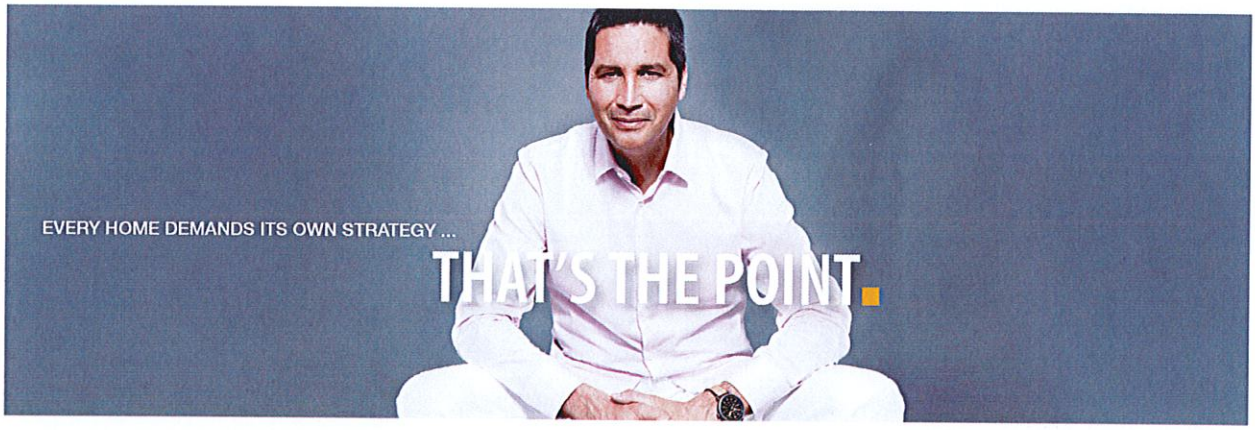
GEO TECH REPORT



ANGELL & HASMAN
ASSOCIATES

www.derekgrech.com

GEOPACIFIC
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Vancouver, B.C. Canada V6P 6P2

Ori Holubitsky
TH17 - 6063 Iona Drive
Vancouver, B.C.
V6T 0B1

October 18, 2017
File: 15379

Re: Geotechnical Recommendations Report - Proposed 2 Lot Subdivision
5771 Primrose Place, West Vancouver, B.C.

1.0 INTRODUCTION

We understand that a new residential subdivision has been proposed for the referenced site. The subdivision is to contain 2 residential lots, lot 1 to the north and lot 2 to the south. Both lots will be accessed from the proposed drive way which enters lot 1 from Primrose Place and ends near the southeast corner of lot 2. The proposed subdivision plan is attached to this report. Based on the information provided, the new houses will consist of two storey wood frame construction. We anticipate relatively light column and wall loads in the range of 250 kN and 40 kN/m, respectively. Floor slab on grade loading is anticipated to be light.

This report has been prepared based on our geological knowledge in the area as well as the information obtained during our site reconnaissance, completed on August 29, 2017. We anticipate that we would confirm ground conditions at the time of construction on site.

This report has been prepared exclusively for our client, for their use and the use of others on their design and construction team for this project and the District of West Vancouver for permitting.

2.0 SITE DESCRIPTION

The site is located east of Primrose Place in West Vancouver, B.C. The site is bounded by Primrose Place to the west and by private residences to the east, north and south. The site is currently improved with a single residence. The site is irregular in shape with a total area of 3009.1 sm. The area of the proposed lot 1 is 1,734.3 sm. and lot 2 is 1,274.8 sm. The site slopes generally from the east, down, towards the west with an elevation difference of up to 23 m.

The site grades in general ranging from 60% to 100% for the west third of the site and ranging from 15% to 40% for the remaining area of the site, with some spots steeper or flatter. There are mature trees, planting and lawn on the property and there were no indications of instability at the time of our visit.

3.0 SUBSURFACE CONDITIONS

Based on our field observations and our geological knowledge in the area, we anticipate that the subsurface materials would include up to 0.1 to 1.5 m of weathered soils over pretertiary aged bedrock, locally comprised of grano-diorite.

The static groundwater level is anticipated to be well below the existing ground surface and the anticipated construction grades.

4.0 DISCUSSION

The new houses are expected to consist of two storey wood frame construction likely over partial basement level . Based on the drawing provided showing the proposed locations and slab elevations of the two houses, the slab elevation of lot 1 house will be between 2.7 m lower than the existing grades on the southeast corner to 4.3 m higher than the existing grades on the northwest corner, while the slab elevation of lot 2 house will be between 0.5 m lower than the existing grades on the northeast corner to 2.9 m higher than the existing grades on the southwest corner. The foundations is expected to be about 0.6 m lower than the slab elevations. The proposed drive way elevations will be between 1 m lower than the existing grades to 0.7 m higher than the existing grades except for the northeast area where the proposed drive way elevations will be up to 3.3 m lower than the existing grades.

We expect that the native very hard bedrock or engineered fill over the bedrock will support the expected structural loads for the new houses on conventional strip and pad foundations.

Some retaining walls will be required to obtain level grades on portions of the lot. The retaining walls could be reinforced cast in place concrete or mechanically stabilized earth (MSE) walls.

The subsurface soils are not expected to be prone to liquefaction or other forms of ground softening under the design earthquake defined under the 2012 British Columbia Building Code.

As the soils capable of generating methane will be removed prior to building construction, a methane ventilation system is not required.

We confirm that from a geotechnical point of view, the land may be used safely for the use intended "proposed subdivision into two lots and construction of two new homes" provided the following recommendations are implemented in the design and construction of the development.

5.0 RECOMMENDATIONS

5.1 Site Preparation

Prior to construction of foundations, floor slabs and/or a new driveway, all vegetation, topsoil, existing unsuitable fill, organic materials, refuse, and loose or otherwise disturbed soils must be removed from the construction areas to expose suitable subgrade of native bedrock or dense weathered soils.

Stripping is not required in landscaped areas unless the criteria stated in the previous paragraph requires the removal of that material.

Any grade reinstatement within a 1 horizontal to 1 vertical projection from any footings may be done using engineered fill. Any new grading fills and/or ravine fill should consist of engineered fill. In the context of this report, "engineered fill" is defined as clean sand to sand and gravel containing 5 percent fines by weight, compacted in 300 mm loose lifts to a minimum of 95% of the ASTM D1557 (Modified Proctor) maximum dry density at a moisture content that is within 2% of optimum for compaction.

The building pad fill, where is required, should extend at least 2 m outside of the building footprint. Finished slopes of engineered fill should not be steeper than 2H:1V and should be protected from erosion.

The geotechnical engineer shall be contacted for the review of stripping and engineered fill placement and compaction.

5.2 Foundations and Bearing Capacity

Once the recommended site preparation including subgrade over excavation and replacement (if required) has been undertaken, the new houses can be founded on conventional strip and pad foundations.

For footings bearing on unweathered bedrock, we recommend that footings be designed based on an SLS bearing pressure of 2 MPa. For footings bearing on dense weathered soils or engineered fill, we recommend that footings be designed based on an SLS bearing pressure of 150 kPa. Ultimate Limit States (ULS) bearing pressures may be taken at 1.5 x SLS bearing pressures provided.

We expect that the settlement of footings designed as recommended should be within the normally acceptable limits of 25 mm total and up to 2 mm per metre span of differential.

Irrespective of SLS bearing pressures, footings should not be less than 450 mm in width for strip footings and not less than 600 mm in width for square or rectangular footings. Footings should also be buried a minimum of 450 mm below the surface for frost protection.

The geotechnical engineer shall be contacted for the review of all foundation subgrades.

5.3 Seismic Design of Foundations

The subgrade conditions underlying the site may be classified as Site Class C if the fill between the rock and the underside of building foundations will exceed 3m, and may be classified as Site Class B if the fill between the rock and the underside of building foundations will not exceed 3m, as defined in Table 4.1.8.4.A of the 2012 B.C. Building Code.

5.4 Slab-On-Grade Floors Preparation

In order to provide suitable support for slab-on-grade floors we recommend that any fill placed under the slab should be "engineered fill" as described in Section 5.1 above. In addition, this granular fill must be compacted to a minimum of 98 % Standard Proctor maximum dry density (ASTM D698) with water content within 2% of optimum for compaction.

Floor slab should be underlain by a minimum of 150 mm of 20 mm clear crushed gravel fill to inhibit upward migration of moisture beneath the slab. A moisture barrier should underlie the slab directly above the free draining granular material.

The crushed gravel under slab fill should be compacted to a minimum of 95% of the ASTM D1557 (Modified Proctor) maximum dry density at a moisture content that is within 2% of optimum for compaction.

The geotechnical engineer should be contacted for the review of the slab subgrade and underslab materials and compaction.

5.5 Site and Foundation Drainage

A perimeter drainage system will be required for the below grade structure to prevent the development of water pressure on the foundation walls and the basement floor slabs. The granular drainage layer under the slab-on-grade should be hydraulically connected to the perimeter drainage system. It is important that all backfill placed against below grade foundation walls be free draining in order to prevent the build up of water against the walls.

5.6 Temporary Excavations

We expect that temporary excavations would be sloped where possible since it is more economical to do so. We would expect that slopes cut to 1V to 1H can be constructed within the existing surficial weathered soils. All temporary cut slopes should be covered in poly sheeting to prevent erosion of the slope face. Temporary cut slopes in excess of 1.2 metres in height require inspection by a professional engineer in accordance with Work Safe BC guidelines. GeoPacific can provide further advise on slope cuts once the excavation is underway.

Light seepage during the wetter months should be expected due to the formation of perched water tables. We expect that inflows may be handled with conventional sumps and sump pumps.

The geotechnical engineer shall be contacted for the review of temporary excavations.

5.7 Earth Pressures on Foundation and Retaining Walls

Earth pressures against the foundation walls are dependent on factors such as, available lateral restraint along the wall, surcharge loads, backfill materials, compaction of the backfill and drainage conditions.

The foundation wall is expected to be partially yielding and fully restrained between the basement floor and backfilled with a free draining granular soil. The foundation walls will be backfilled with granular soil and compacted in place. We expect backfill to be compacted to at least 95 percent ASTM D698 (Standard Proctor) maximum dry density.

We recommend that the foundation walls be designed to resist the following lateral earth pressures:

Static: Triangular soil pressure distribution of 5H kPa, where H is equal to the total wall height in metres.

Seismic: Inverted triangular soil pressure distribution of 4H kPa, where H is equal to the total wall height in metres.

The preceding loading recommendations assume that the basement walls would be backfilled with only free draining backfill materials, ensuring a drained cavity around the perimeter of the basement. We expect that the perimeter drainage system will be connected to the synthetic drainage material and sufficiently lower the groundwater level such that hydrostatic pressures against the foundation walls are eliminated.

The geotechnical engineer should be contacted for the review of all backfill materials and procedures.

5.8 New On-Site Pavements

Following the recommended site preparation, it is our opinion that the minimum asphalt pavement structure, provided in Table 2 below, will satisfactorily support conventional automobiles and light trucks.

Table 2: Recommended Minimum Pavement Structure

Material	Thickness (mm)
Asphaltic Concrete	75
19 mm minus crushed gravel base course	150
100 mm minus, well graded, clean, sand and gravel subbase course	200

All base and subbase fills should be compacted to a minimum of 95% Modified Proctor dry density with a moisture content within 2% of optimum for compaction. *Density testing should be conducted on these materials and the results forwarded to the geotechnical engineer for review.*

5.9 Slope Stability

As mentioned above,the site grades in general ranging from 60% (31 degrees) to 100% (45 degrees) for the west third of the site and ranging from 15%(8.5 degrees) to 40%(21.8 degrees) for the remaining area of the site, with some spots steeper or flatter.

the site grades from east to west at approximately 60% (31 degrees)for the west portion and at approximately 50% (26.6 degrees)for the middle portion and the area surrounding the existing house of the east portion, with some spots steeper or flatter. There are mature trees, planting and lawn on the property and there were no indications of instability at the time of our visit.

The subgrade consists of competent grano-diorite bedrock.

In our opinion, given the existing site condition and considering the expected additional loads of the proposed development, the existing site slopes are considered stable for both static and seismic conditions and therefore meet the requirements of the BC Building Code with respect to service slope stability.

6.0 DESIGN REVIEWS AND CONSTRUCTION INSPECTIONS

The preceding sections make recommendations for the design and construction of the proposed new subdivision at 5771 primrose Place, West Vancouver, B.C. We recommend that we be retained to review certain aspects of the design and construction. It is important that these reviews are carried out to ensure that our intentions have been adequately communicated. It is also important that any contractors working on the site review this document prior to commencing their work.
It is the responsibility of the contractors working on-site to inform GeoPacific a minimum of 24 hours in advance that a field review is required. In summary, reviews are required by geotechnical engineer for the following portions of the work.

1. Stripping — Review of stripping depth.

2. Excavation	Review of temporary cut slopes and any excavation in excess of 1.2 metres in height requiring man-entry.
3. Engineered Fill	Review of fill materials and compaction.
4. Foundation	Review of foundation subgrade.
5. Slab on-grade	Review of subgrade and underslab fill materials and compaction.

7.0 CLOSURE

This report has been prepared exclusively for our client for the purpose of providing geotechnical recommendations for the design and construction of the proposed new subdivision, temporary excavations and related earthworks. The report remains the property of GeoPacific Consultants Ltd. and unauthorized use of, or duplication of, this report is prohibited.

We are pleased to assist you with this project and we trust this information is helpful and sufficient for your purposes at this time. However, please do not hesitate to call if you should require any clarification.

For:
GeoPacific Consultants Ltd.

Reviewed by:

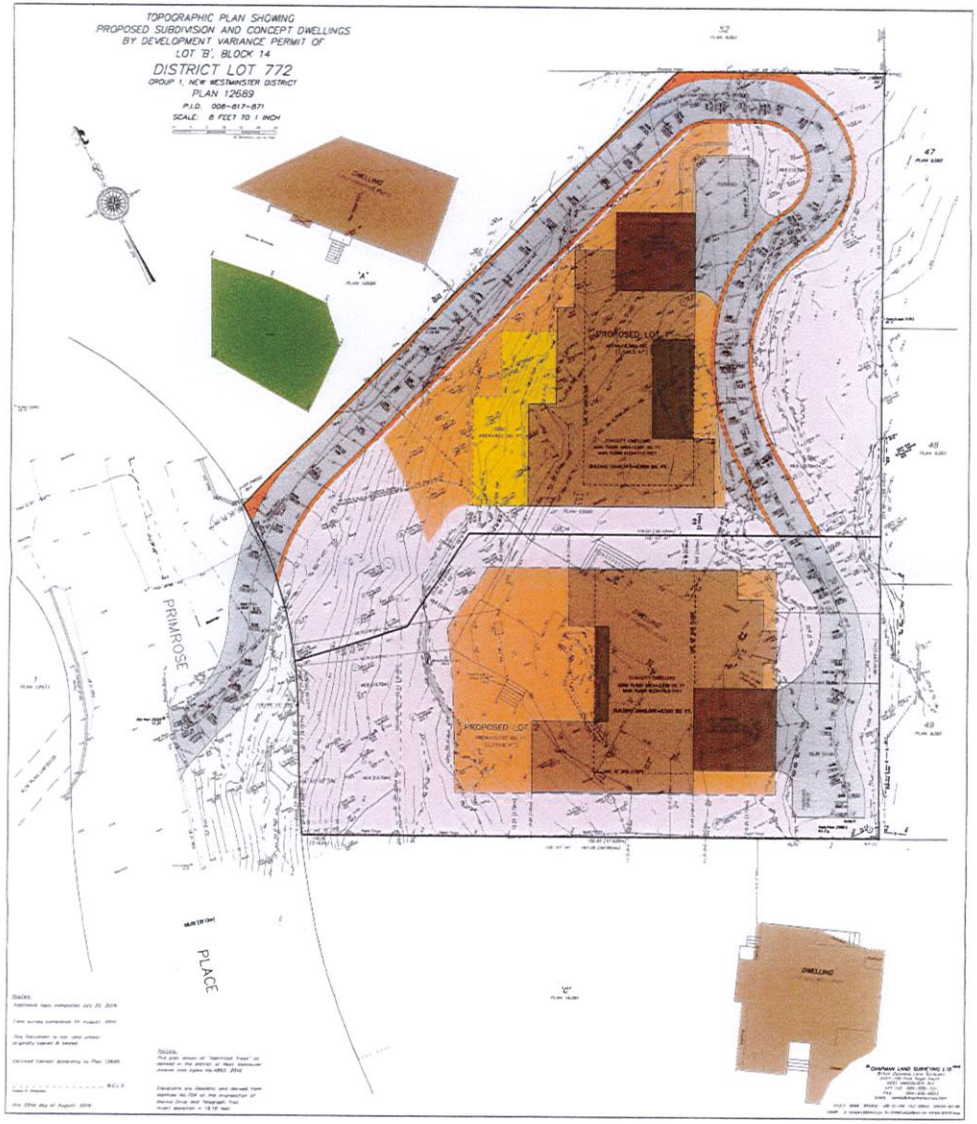
OCT 19 2017

Khidhir Jorj, M.Sc.
Project Manager

Matt Kokan, M.A.Sc., P.Eng.
Principal

Appendix - A

SUBDIVISION PLAN


TOPOGRAPHIC PLAN SHOWING
PROPOSED SUBDIVISION AND CONCEPT DWELLINGS
BY DEVELOPMENT VARIANCE PERMIT OF
LOT 'B', BLOCK 14
DISTRICT LOT 772
GROUP 1, NEW WESTMINSTER DISTRICT
PLAN 12689
P.I.D. 008-617-871
SCALE: 8 FEET TO 1 INCH
PROPOSED LOT
PROPOSED LOT
DWELLING
DWELLING
PRIMROSE
PLACE
52
47
48
49
'A'
'B'

STATEMENT OF CONDITIONS OF LETTER

ANGELL & HASMAN
ASSOCIATES

www.derekgrech.com

PLANNING, LAND DEVELOPMENT & PERMITS
THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
750 – 17th Street
West Vancouver BC V7V 3T3
PH: (604) 925-7099; F: (604) 925-6083

January-31-18

File: 1050-20-17-009
SUB:00157

Chapman Land Surveying
Attention: Bill Chapman
107 – 100 Park Royal South
West Vancouver BC V7T 1A2

Dear Mr. Chapman:

Statement of Conditions Letter for 5771 Primrose Place
Application to Subdivide property legally described as:
Lot B, Block 14, District Lot 772 Group 1 New Westminster District Plan 12689 - into 2 lots

1. **Preliminary Layout Review**

This is to advise that preliminary layout assessment of the proposed two lot subdivision for the Residential RS4 zoned property, as shown on the attached sketch dated August 24 2016, prepared by William R. Chapman, BCLS (attachment 1) is granted, subject to the conditions outlined in this letter.

Precedent Condition: The existing building on Proposed Lot 2 is to be demolished. This letter assumes that a new single-family home will be constructed on each lot. If this is not the case, then additional utility connection charges may be required.

2. **Conditions and Requirement of Final Approval**

The following conditions must be met prior to consideration of Final Approval of the proposed subdivision by the Approving Officer.

(i) <u>To proceed with the subdivision</u>:

a. Submit a letter requesting final approval of subdivision.

b. Submit a paper copy of the Application to Deposit Plan, showing all signatures, for the District Approving Officer to sign.

c. Submit the final Subdivision Plan within three (3) months from the date the survey was completed, otherwise the Approving Officer may require the surveyor to re-inspect the survey.

The subdivision plan must show the proposed lot layout showing all lot boundaries, lot areas, highways, rights-of-ways and easements. Road names must also be shown on this plan.

d. Provide a letter of undertaking from your Solicitor providing for the registration of the subdivision, any legal documents and priority consents in favour of the District of West Vancouver (if applicable) with the Land Title Office. The Letter of Undertaking must require the solicitor to provide the District with one copy of each document within ten (10) days that registration is complete. If the solicitor is unable to file all the documents as a package, they must be withdrawn from the Land Title Office and returned to the District unless the District consents to changes being made to correct defects.

e. All legal documents required by the Subdivision should be signed by all parties and submitted with the Application to Deposit Plan for District signatories to sign.

(ii) Existing Dwelling

Existing dwelling is to be demolished as a condition of subdivision. Please apply for a Demolition Permit from the Permits and Inspections Department at (604) 925-7040.

(iii) Site Profile Requirements

Provision of a completed Site Profile for the property pursuant to *Section 83(2)(a)* of the *Land Title Act* is required as part of the application for subdivision. Information for the applicant regarding the required Site Profile can be found at:

http://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/site-profiles

(iv) Subdivision and Development

A. General

Conformance and compliance with Development Permit 16-062 is required for the subdivision of the lands (including the registration of all required legal documents and payment of securities).

B. Design Drawings

i. Installation of the municipal servicing (water, sewer and storm) will be performed by District personnel. You will be responsible for all costs of these service connections.

ii. The Developer will be responsible for the engineering and inspection costs incurred by the District for this subdivision.

C. Roads

Access to the lots will be from Primrose Place and must comply with District of West Vancouver regulations. A new driveway is to be constructed that conforms to the District of West Vancouver Driveway Design Guidelines. The driveway is to be shared between both lots. An access easement is required on Lot 1 in favour of Lot 2. All driveways must meet the standard as defined in the District of West Vancouver Zoning Bylaw.

Works within the District boulevard must conform to the District of West Vancouver Boulevard Bylaw.

D. Water

All new lots are to be provided with individual water connections, as per Waterworks Regulation Bylaw 4490, 2006.

The existing lot is serviced by a 19 mm diameter water service connection to the 200 mm diameter cast iron watermain in Primrose Place. This existing water service is to be capped and abandoned. One new 38 mm diameter water service and 25 mm water meter will be required for each new lot to be created by this subdivision.

E. Sanitary Sewer

There is an existing 100 mm diameter sanitary service connection to the 200 mm diameter vitreous clay sanitary main in Primrose Place. This service is to be upgraded to a new 150 mm diameter service connection on the same alignment, with new inspection chambers for each of the lots to be created by this subdivision. An easement across proposed lot 1 will be required for the sanitary service for proposed lot 2.

F. Storm Drainage

A stormwater management plan conforming to District Stormwater Management Guidelines will be required for each lot prior to Building Permit issuance.

G. Sediment and Erosion Control

For Proposed Lots 1 and 2, the developer is to provide a sediment control plan to minimize the release of sediment from the site during demolition and house construction in accordance with current District and Provincial guidelines.

H. Street Addresses

The civic street addressing for the proposed new lot will be assigned once the subdivision is registered at the Land Title Office. Please contact Mandy Emery, Permits Clerk Supervisor at (604) 925-7040 to discuss street addressing.

(vi) Securities and Fees

(a) Pay to the District any outstanding and current years' taxes and utility charges pursuant to section 83(a) of the Local Government Act.

(b) Pursuant to *Section 83(2)(a)* of the *Land Title Act* and District Bylaw No. 4848, 2015 to be paid prior to subdivision approval .

Development Costs Charges	**$10,488.00**
Subdivision Examination Fee	**$600.00**
Site profile Fee	**$100.00**

(c) **Servicing**

A security deposit equal to 170% of the estimated construction costs is required. This includes 50% for contingencies and a 20% administration fee. All work will be completed by the District at the applicant's expense.

New water service connection with meter (2)	$31,680
Sanitary service connection with inspection chamber (2) and upgrade of existing sanitary service to 150 mm dia (1)	$48,912
Storm service connection with inspection chamber (2)	$20,952
Total Security Deposit:	**$101,544**
Engineering Review Fee (4% of cost of the servicing works)	**$2,389.27**
Legal document preparation fees - ($340 x 3)	**$1,020.00**

(v) General

Please be advised that other requirements may be imposed by the Approving Officer as a condition of approval of the subdivision plan, as a result of or in connection with the Approving Officer's consideration of the public interest, and that the issuance of this letter does not guarantee that the plan will be approved when it is submitted for approval. The Approving Officer may require further information from an applicant at any time prior to final approval, in relation to the matters addressed in this letter of other matters related to the application.

The requirements set out in this letter shall remain in effect for a period of twelve (12) months from the date of this letter, after which the application will be considered to have been abandoned if a subdivision plan has not been submitted for final approval. If additional time is needed to complete the subdivision application, a letter requesting an extension may be submitted to the Approving Officer for consideration, with the extension fee specified in District Bylaw No. 4848, 2015 ($100).

For information on the general subdivision process, please contact William Bailie, Development Services Engineer at 604-921-3494 or email wbailie@westvancouver.ca.

Yours truly,

Jim Bailey
Approving Officer/Director, Planning & Development Services

encl.

cc. Will Bailie, Development Services Engineer
Jenn Moller, Manager of Land Development
Kevin Spooner, Manager of Permits & Inspections

PROPOSED SUBDIVISION PLAN OF LOT B, BLOCK 14

DISTRICT LOT 772

GROUP 1, NEW WESTMINSTER DISTRICT

PLAN 12689

P.I.D. 008-817-871

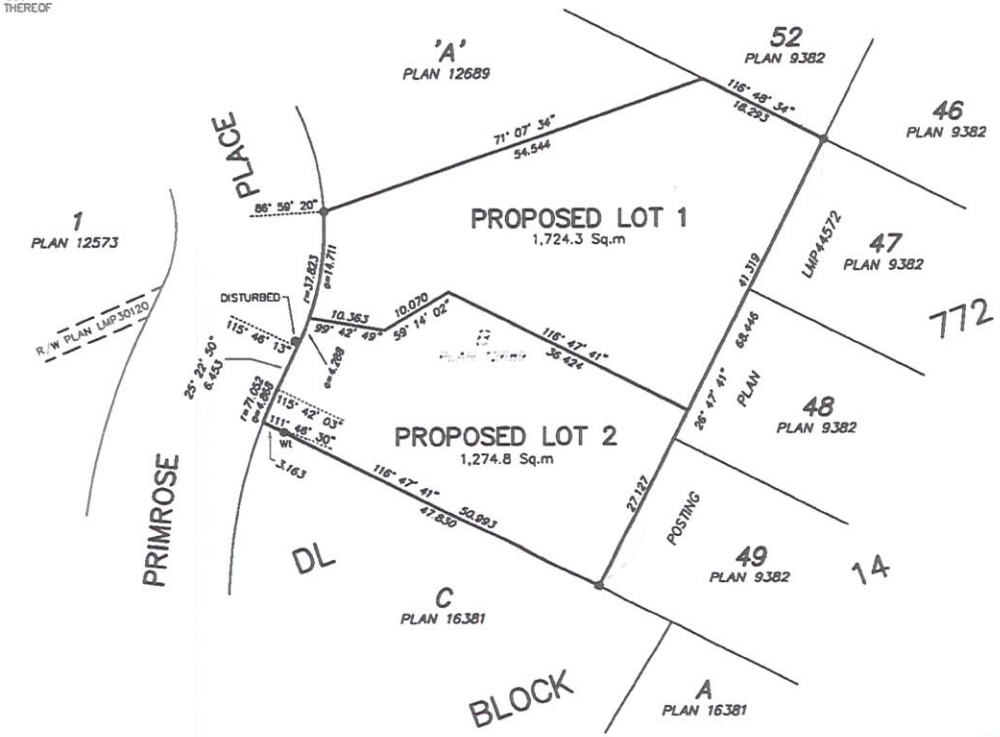
BCGS 92G.034

PURSUANT TO SECTION (61), LAND TITLE ACT.

PLAN EPP_____

-10 0 10 20 30 40

THE INTENDED PLOT SIZE OF THIS PLAN IS
560mm IN WIDTH BY 432mm IN HEIGHT
(C SIZE) WHEN PLOTTED AT A SCALE OF 1 500
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF



GLOSS

- ● DENOTES STANDARD IRON POST FOUND.
- ○ DENOTES STANDARD IRON POST SET.
- WI DENOTES WITNESS
- △ DENOTES TRAVERSE POINT

NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE DISTRICT OF WEST VANCOUVER.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE __TH DAY OF _____ 2017.
WILLIAM RAY CHAPMAN, B.C.L.S. #528

GLOSS

GRID BEARINGS ARE DERIVED FROM RTK GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10 (123° WEST LONGITUDE).

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ARE DERIVED FROM GNSS OBSERVATIONS TO SPATIAL PLEIADES REFERENCE STATION RTCM-REF 0028.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF _____ THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON A MEAN ELLIPSOIDAL ELEVATION OF _____ METRES.

DATUM: NAD 83 (CSRS), UTM ZONE 10 ESTIMATED HORIZONTAL POSITIONAL ACCURACY 0.05 METRES.			
POINT	NORTHING	EASTING	C.S.F.
_____	_____	_____	_____
_____	_____	_____	_____

DP 1010-20-16-062
SUBD 1050-20-17-009

31 May 2017
W.R. Chapman BCLS

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.

CHAPMAN LAND SURVEYING LTD.
British Columbia Land Surveyors
#107-100 Park Royal South
WEST VANCOUVER, B.C.
V7T 1A2 604-926-7311
FAX 604-926-6923

K7/L7 BOOK: 2223(5) JOB: 10-168 FILE: 2864A
COMP: Q:\Eagle\2864A\Lot B-10168\MS2864A-B-10168-PROSUB.dwg

FEE SLIP

Folder: SUB00157
PLANNING DEPT.
SUBDIVISION

Address: 5771 PRIMROSE PLACE

Description	Quantity	Amount	Description	Quantity	Amount
App Fee <= 3 Lt	0.00	5,000.00	Construct Fee	0.00	2,389.27
Doc Prep	1.00	1,020.00	Final Plan Exam	1.00	599.00
Layout Ext	1.00	100.00	Wks&ser	1.00	101,544.00
Dcc Fee	1.00	10,488.00			

Summary	Amount	Received	Outstanding
Engineering	7,389.27	5,000.00	2,389.27
Planning	1,719.00	0.00	1,719.00
Deposit	101,544.00	0.00	101,544.00
Dcc Fees	10,488.00	0.00	10,488.00
TOTAL	**$121,140.27**	**$5,000.00**	**$116,140.27**

FEE SLIP

Folder: SUB00157
PLANNING DEPT.
SUBDIVISION

Please remit with payment.

Summary	Outstanding
Fees	4,108.27
Deposits	101,544.00
Dev. Cost Charge Fees	10,488.00
TOTAL	**$116,140.27**

DEVELOPEMENT PERMIT

ANGELL & HASMAN
ASSOCIATES

www.derekgrech.com

District of West Vancouver

Development Permit No. 16-062

Current Owner: Orest Holubitsky

This Development Permit applies to:

Civic Address: 5771 Primrose Place

Legal Description: 008-817-871
Lot B Block 14 District Lot 772 Plan 12689
(the 'Lands')

---

1. This Development Permit:

   (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as a Development Permit Area to avoid hazardous conditions, ensure greater environmental compatibility of development on sloping sites, protect the natural environment on difficult terrain and minimize site disturbance and are subject to Guidelines NE6 specified in the Official Community Plan; and

   (b) varies and supplements the District's Zoning Bylaw No. 4662, 2010 as follows and on the conditions set out below; and

   (c) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

2. The following requirements and conditions shall apply to the Lands:

   2.1 Subdivision of the Lands shall take place in accordance with the attached Schedule 'A'. Notwithstanding, the Approving Officer may determine that the subdivision plan conforms to the Development Permit plan if there is a minor difference between the Development Permit plan and Subdivision Plan that does not materially affect the intent of the plans attached to this Development Permit or is a technical requirement of the subdivision.

   2.2 Zoning Bylaw No. 4662, 2010 as amended is varied in Section 204.04 (Site Width) to allow proposed Lot 1 to have a minimum site width of 19.5 metres and proposed Lot 2 to have a minimum site width of 18.4 metres.

   2.3 Prior to final approval of the subdivision, a Section 219 Covenant shall be placed on the proposed new lots at the cost of the Owners:

(i) Requiring all principal and accessory buildings to be located within the building envelopes shown in attached Schedule A except an accessory building is permitted within the rear yard of proposed Lot 1.

(ii) Requiring driveway access to the Lands to be via a common driveway to be secured by easement over proposed Lot 1 in favour of Lot 2 and to be constructed to a grade not exceeding 20% at any point on its centerline.

(iii) Rock blasting and breaking on the Lands shall be limited to:

a. $500m^3$ or as required to allow for the proposed common driveway as shown in Schedule A unless a greater quantity is deemed necessary by the Manager of Land Development, in order to comply with District standards, and

b. $250m^3$ for each lot to allow for construction of houses and garages.

(iv) No site disturbance, earthworks or construction of any building shall occur on the Lands without adhering to the recommendations of the geotechnical report attached as Schedule B.

(v) Retaining walls on either lot shall:

a. Not be located within 9.1 metres of the front property line or 1.5 metres from a rear property line.

b. Retaining walls shall be exempt from the requirements of 2.3 (v) a) in order to allow for construction of the common driveway for the Lands.

3. This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

In the event the Owner is delayed or interrupted or prevented from commencing the work specified herein by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the commencement of the work shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.

THE DISTRICT OF WEST VANCOUVER APPROVED THIS DEVELOPMENT PERMIT ON NOVEMBER 16, 2017.

Jim Bailey, Director of Planning and Development Services

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO. IT IS UNDERSTOOD THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION.

Owner: Signature | O. HOLUBITSKY Owner: Print name above | NOV. 28/2017 Date

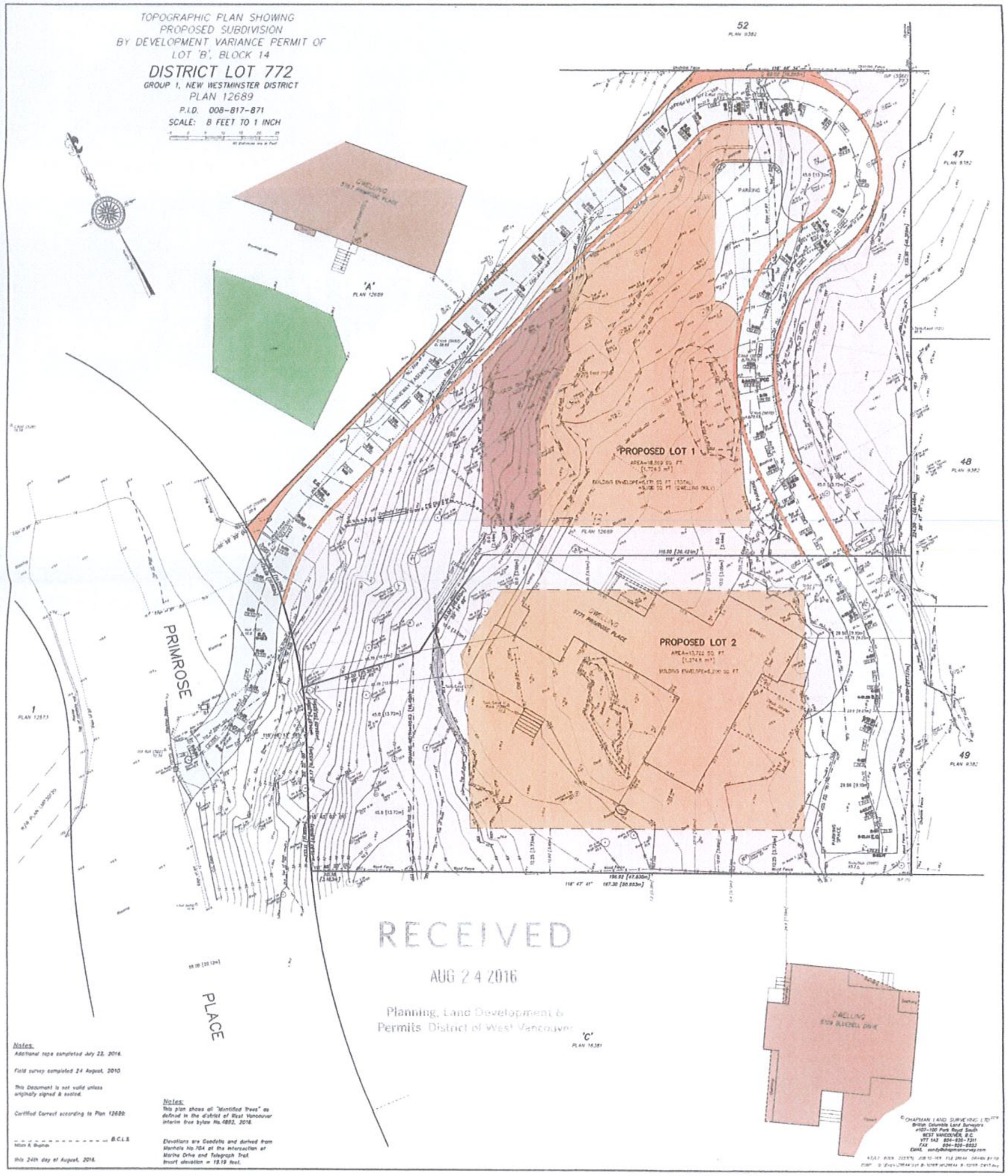
FOR THE PURPOSES OF SECTION 3, THIS PERMIT IS ISSUED ON NOVEMBER 16, 2017.

Schedules:

A - Proposed Plan of Subdivision prepared by Chapman Land Surveying Ltd, dated 24 August 2016.

B – Geotechnical Recommendations Report prepared by Geopacific dated October 18, 2017

SCHEDULE A


TOPOGRAPHIC PLAN SHOWING
PROPOSED SUBDIVISION
BY DEVELOPMENT VARIANCE PERMIT OF
LOT 'B', BLOCK 14
DISTRICT LOT 772
GROUP 1, NEW WESTMINSTER DISTRICT
PLAN 12689
P.I.D. 008-817-871
SCALE: 8 FEET TO 1 INCH
'A'
PLAN 12689
PROPOSED LOT 1
PROPOSED LOT 2
PLAN 12689
52
47
48
49
1
PLAN 12577
PRIMROSE
PLACE
'C'
RECEIVED
AUG 2 4 2016
Planning, Land Development & Permits District of West Vancouver
Notes:
Additional topo completed July 22, 2016.
Field survey completed 24 August, 2010.
This Document is not valid unless originally signed & sealed.
Certified Correct according to Plan 12689.
B.C.L.S.
this 24th day of August, 2016.
Notes:
This plan shows all "Identified Trees" as defined in the district of West Vancouver interim tree bylaw No.4892, 2016.
Elevations are Geodetic and derived from Manhole No.704 at the intersection of Marine Drive and Telegraph Trail.
Invert elevation = 19.19 feet.