

REPORT TO MAYOR AND COUNCIL

PRESENTED: JUNE 14, 2021 – REGULAR MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: DCC FRONTENDING AGREEMENT 1081760 BC LTD.

REPORT: 21-75
FILE: 07-23-0070

RECOMMENDATIONS:

That Council authorize staff to execute a Drainage Development Cost Charges (DCC) Frontending Agreement with 1081760 BC Ltd. in the substantial form and substance of the document presented as Attachment A, for the provision of off-site drainage infrastructure in the Brookwood-Fernridge Community Plan area.

EXECUTIVE SUMMARY:

A rezoning application was received by the Township from 1081760 BC Ltd. (the “Developer”) on July 10, 2017 to facilitate a 61 lot single family residential subdivision.

At the July 9, 2018 Meeting, Council gave first and second readings to the subject rezoning bylaw, with public hearing subsequently held and third reading granted on September 17, 2018, with a storm water detention facility identified as one of the rezoning prerequisites. The Developer has executed a Servicing Agreement with the Township to complete their obligation for the provision of the works and services necessary to support the development, including a storm water detention facility. Accordingly, final reading of the subject rezoning bylaw was granted by Council at its meeting on March 22, 2021.

The Developer now wishes to proceed with mechanisms, to the extent possible pursuant to provincial legislation and municipal bylaws, to allow for recovery of some of the costs associated costs with the provision of the community storm water detention facility, from other benefitting property owners, at no cost to the Township.

The subject proposed Drainage DCC Frontending Agreement, being presented to Council in conjunction with a concurrent Drainage Development Works Agreement Bylaw, provides the Developer with a cost recovery mechanism to offset some of the upfront costs associated with the construction of the community storm water detention facility, generally required to facilitate development in the corresponding catchment area of the Brookwood-Fernridge Community Plan.

Staff support the Developer’s proposal and recommend Council authorize execution of the subject DCC Frontending Agreement prepared pursuant to the provisions of provincial legislation and municipal bylaws, policies and past practice.

PURPOSE:

The purpose of this report is to obtain Council's approval to execute a Drainage Development Cost Charges Frontending Agreement with 1081760 BC Ltd.

BACKGROUND/HISTORY:

The Applicant rezoned 20065 and 20287 27 Avenue, 2748 – 202 Street, and 2706 and 2740 200 Street, from Suburban Residential Zone (SR-2) to Residential Zone (R-1D) for the development of a 61 lot single family residential subdivision including community storm water detention facility.

At the July 9, 2018 Meeting, Council gave first and second readings to 1081760 BC Ltd. Rezoning Bylaw 2019 No. 5402 for proposed development in the Fernridge area of the Brookwood-Fernridge Community Plan. Subsequently, a public hearing was held and third reading was granted September 17, 2018. Final reading was granted by Council at the March 22, 2021 Meeting.

One of the development prerequisites set by Council prior to consideration of final reading was the execution of a Servicing Agreement to secure the works and services, including a community storm water detention facility necessary to support the proposed development, at no cost to the Township. The developer has satisfied the development prerequisites.

A subdivision application was also received by the Township from 1081760 BC Ltd. on November 5, 2020 for a 61 lot single family residential subdivision including a community storm water detention facility. The Applicant satisfied the requirement to support the subdivision, as outlined in the Approving Officer's letter dated February 11, 2021.

The Township supports the Developer's proposal to apply for a DCC Frontending Agreement. The attached Drainage DCC Frontending Agreement provides the Developer a cost recovery mechanism to compensate them for the upfront costs associated with the construction of the community storm water detention facility required to facilitate the development of the area of Fernridge in the Brookwood-Fernridge Community Plan.

DISCUSSION/ANALYSIS:

The DCC Frontending Agreement (the "Agreement") proposed by the Developer is a cost recovery mechanism similar in concept to a DWA. The cost of the proposed infrastructure is to be allocated to new growth within a specified benefiting area with no cost to the Township. Where the proposed Agreement differs from a DWA is in the following areas:

- The recovery of the costs is limited to DCCs that will be collected from development within the benefiting area over the term of the Agreement and does not include an additional charge;
- There is no requirement for a bylaw approval process; and
- The petition process, which is a mandatory requirement for a DWA, is not required subject to provisions outlined in the Community Charter.

The proposed DCC Frontending Agreement is for drainage works associated with the community stormwater detention facility. These works are identified in the current 2018 DCC program and scheduled for construction within the next 25 years. The works have been estimated to have a total design and construction cost of approximately \$4.8M. The Agreement is intended to have a term of 15 years, over which DCCs collected from the specified benefiting area shall be forwarded to the Developer, up to a maximum cost as prescribed in the DCC Bylaw.

Applicable Policies:

Other existing Township Bylaws and Policies relevant to the attached Development Cost Charge Frontending Agreement are Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended; Latecomer Policy No. 07-353; and Neighbourhood Plan Policy No. 07-220.

Financial Implications:

There are not expected to be any financial implications to the Township as the works are financed by the Developer. The municipal processing and administration costs are borne by the Developer at a fee of \$15,000.

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A DCC Frontending Agreement
ATTACHMENT B Context Map

ATTACHMENT A

TOWNSHIP OF LANGLEY
DEVELOPMENT COST CHARGES FRONTENDING AGREEMENT

Project No. 07-23-0070 (Drainage)

THIS AGREEMENT dated for reference the _____ day of _____, 2021.

BETWEEN:

TOWNSHIP OF LANGLEY, a municipal corporation under the Local Government Act of the Province of British Columbia and having its offices at 20338 65 Avenue, Langley, British Columbia, V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

1081760 BC LTD. a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 201 – 12837 76 Avenue, Surrey, British Columbia V3W 2V3

(the "Developer")

OF THE SECOND PART

- a) **WHEREAS** real property within the specified benefiting area is identified in the column entitled "Legal Description" in Schedule "A", attached hereto.
- b) **AND WHEREAS** the real property within the Benefiting Area is illustrated in Schedule "B", attached hereto.
- c) **AND WHEREAS** a community storm water detention facility as described in Schedule "C" are required to be constructed.
- d) **AND WHEREAS** the Developer has undertaken the performance of its obligations required to be made pursuant to this Agreement.
- e) **AND WHEREAS** the Works are not currently scheduled for construction by the Township, but are contained within the Township's Engineering Servicing Plan
- f) **AND WHEREAS** the Developer has requested that the Township advance the construction of the **Drainage** Works and has agreed to facilitate such construction for the development of the Benefiting Area.
- g) **AND WHEREAS** Council has entered into a separate Development Works Agreement with the Developer for the provision of the Works in accordance with Section 570 of *the Local Government Act*, RSBC 2015, c. 1 and amendments thereto (the "Act").

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of TEN (\$10) DOLLARS of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"Act" means the *Local Government Act*, RSBC 2015, c. 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"Agreement" means this agreement and all Schedules attached hereto, which form part of the agreement;

"Benefiting Area" means the real property described in Schedule "A" of the Agreement;

"Benefitting Parcel" means the real property within the Benefiting Area as described in Schedule "B" of the Agreement;

"Capital Cost" means actual costs incurred by the Developer to construct the **Drainage Works**. Costs are estimated at \$4,774,804.39;

"Council" means the elected Council of the Township;

"Developer" means **1081760 BC LTD**;

"Development Cost Charge" and **"DCC"** means a charge imposed pursuant to the Township's Development Cost Charge Bylaw; \$2,557,161.53

"Development Cost Charge Bylaw" means the Development Cost Charge Bylaw 2012 No.4963, enacted by the Township under the *Act* as revised, re-enacted or consolidated from time to time and any successor bylaws;

"General Manager of Engineering" means the General Manager of Engineering for the Township or their designate;

"Lot" means a development unit used either for single or multi-family use;

"Subdivision and Development Servicing Bylaw" means the Township Subdivision and Development Servicing Bylaw 2019 No. 5382, enacted by the Township under the *Act* as such Bylaw is amended or replaced from time to time;

"Term" means the period of time the Agreement is in effect as specified in Section 4;

"Township" means the Corporation of the Township of Langley having its municipal office located at 20338 65 Avenue, Langley, British Columbia, V2Y 3J1; and

“Works” means Drainage Works and related appurtenances substantially as described in Schedule “C”.

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this agreement.

3. CREDIT FOR WORKS

- a) The Township agrees to credit the Developer the Drainage Development Cost Charge for each additional lot created within the Benefiting Area but shall not exceed \$2,557,161.53 without interest.
- b) In the event of the assignment or transfer of the rights of the Developer voluntarily, or by operation of law, the General Manager of Engineering shall pay any benefits accruing hereunder, after notice, to such successor of the Developer as the General Manager of Engineering, in their judgment deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon paying the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.
- c) The Township is not responsible for financing any of the costs of the Works.
- d) In consideration of the completion of the Works by the Developer to the satisfaction of the General Manager of Engineering, the Township shall pay to the Developer upon Substantial Completion, then on an annual basis, Development Cost Charges for Drainage works to the extent the Drainage component of the Development Cost Charges have been collected and are received by the Township under the Development Cost Charge Bylaw, until the total Capital Cost of the Works is paid to the Developer, without interest.
- e) Any payment made by the Township under this Agreement will be paid to the Developer at the address of the Developer set out in this Agreement or at such other address as the Developer shall provide in writing. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, the Township shall forever retain all such unclaimed funds.

4. TERM

- a) The term of this Agreement shall commence upon the execution date by the Township and shall expire no later than fifteen (15) years after that date.
- b) In the event that the Developer fails to complete the Works within twenty-four (24) months after the Agreement execution date, the Agreement shall lapse; provided, however, that the Developer may request to extend the period of this Agreement on such terms and conditions that the Township may deem reasonable. Any extension of the Agreement is at the sole discretion of the Township. This Agreement shall terminate prior to the expiry of the Term in the event the Developer has been credited with the maximum recoverable sum of \$2,557,161.53 without interest.

5. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

- a) All actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and
- b) All expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

6. TOWNSHIP'S COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee equivalent to \$7,500 for the preparation, registration and administration of this Agreement.

7. NOTICES

- a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer as follows:

1081760 BC Ltd.
201 – 12837 76 Avenue
Surrey, BC V3W 2V3

or such change of address as the Developer has, by written notification, forwarded to the Township, and to the Township as follows:

Township of Langley
20338 65 Avenue
Langley, BC V2Y 3J1

Attention: Manager of Development Engineering

or such change of address as the Township has, by written notification, forwarded to the Developer.

- b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:
 - i. if delivered, on the date of delivery; or
 - ii. if mailed, then on the fifth (5th) day after the mailing thereof.

8. BINDING ON SUCCESSORS

- a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.
- b) The Developer shall not assign or transfer its interest in this Agreement without the prior written consent of the Township, which consent shall not be unreasonably withheld.

9. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

10. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

11. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

- a) Schedule "A" – Benefiting Parcels
- b) Schedule "B" – Benefiting Area
- c) Schedule "C" – Description of the Works

IN WITNESS WHEREOF

the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE
BODY

SIGNED BY:)

))

_____))

In the presence of:)

(witness):)

Signature _____))**Name** _____))**Address** _____))**Occupation** _____))FOR THE
CORPORATION OF
THE TOWNSHIP OF
LANGLEY

SIGNED BY GENERAL MANAGER,)

ENGINEERING & COMMUNITY)

DEVELOPMENT)

For and on behalf of)

THE CORPORATION OF THE)

TOWNSHIP OF LANGLEY)

))

_____))

GENERAL MANAGER, ENGINEERING)**& COMMUNITY DEVELOPMENT**)

))

SIGNED BY TOWNSHIP)

CLERK)

For and on behalf of)

THE CORPORATION OF THE)

TOWNSHIP OF LANGLEY)

))

_____))

TOWNSHIP CLERK)

))

In the presence of:)

(as to both Township signatures))

))

_____))

Name:)

Address:)

Occupation:)

SCHEDULE "A"
BENEFITING PARCELS

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
1	031-353-622	TBD	LT 1, SEC 23, TWP 7 NWD, PL EPP108289	0.07
2	031-353-631	TBD	LT 2, SEC 23, TWP 7 NWD, PL EPP108289	0.07
3	031-353-649	TBD	LT 3, SEC 23, TWP 7 NWD, PL EPP108289	0.07
4	031-353-657	TBD	LT 4, SEC 23, TWP 7 NWD, PL EPP108289	0.07
5	031-353-681	TBD	LT 5, SEC 23, TWP 7 NWD, PL EPP108289	0.07
6	031-353-690	TBD	LT 6, SEC 23, TWP 7 NWD, PL EPP108289	0.07
7	031-353-703	TBD	LT 7, SEC 23, TWP 7 NWD, PL EPP108289	0.07
8	031-353-711	TBD	LT 8, SEC 23, TWP 7 NWD, PL EPP108289	0.07
9	031-353-720	TBD	LT 9, SEC 23, TWP 7 NWD, PL EPP108289	0.07
10	031-353-738	TBD	LT 10, SEC 23, TWP 7 NWD, PL EPP108289	0.07
11	031-353-746	TBD	LT 11, SEC 23, TWP 7 NWD, PL EPP108289	0.07
12	031-353-771	TBD	LT 12, SEC 23, TWP 7 NWD, PL EPP108289	0.07
13	031-353-789	TBD	LT 13, SEC 23, TWP 7 NWD, PL EPP108289	0.07
14	031-353-797	TBD	LT 14, SEC 23, TWP 7 NWD, PL EPP108289	0.07
15	031-353-801	TBD	LT 15, SEC 23, TWP 7 NWD, PL EPP108289	0.07

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
16	031-353-819	TBD	LT 16, SEC 23, TWP 7 NWD, PL EPP108289	0.07
17	031-353-827	TBD	LT 17, SEC 23, TWP 7 NWD, PL EPP108289	0.07
18	031-353-835	TBD	LT 18, SEC 23, TWP 7 NWD, PL EPP108289	0.07
19	031-353-843	TBD	LT 19, SEC 23, TWP 7 NWD, PL EPP108289	0.07
20	031-353-851	TBD	LT 20, SEC 23, TWP 7 NWD, PL EPP108289	0.07
21	031-353-860	TBD	LT 21, SEC 23, TWP 7 NWD, PL EPP108289	0.07
22	031-353-878	TBD	LT 22, SEC 23, TWP 7 NWD, PL EPP108289	0.07
23	031-353-886	TBD	LT 23, SEC 23, TWP 7 NWD, PL EPP108289	0.07
24	031-353-894	TBD	LT 24, SEC 23, TWP 7 NWD, PL EPP108289	0.07
25	031-353-908	TBD	LT 25, SEC 23, TWP 7 NWD, PL EPP108289	0.07
26	031-353-916	TBD	LT 26, SEC 23, TWP 7 NWD, PL EPP108289	0.07
27	031-353-924	TBD	LT 27, SEC 23, TWP 7 NWD, PL EPP108289	0.07
28	031-353-932	TBD	LT 28, SEC 23, TWP 7 NWD, PL EPP108289	0.07
29	031-353-941	TBD	LT 29, SEC 23, TWP 7 NWD, PL EPP108289	0.07
30	031-353-959	TBD	LT 30, SEC 23, TWP 7 NWD, PL EPP108289	0.07
31	031-353-967	TBD	LT 31, SEC 23, TWP 7 NWD, PL EPP108289	0.07

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
32	031-353-975	TBD	LT 32, SEC 23, TWP 7 NWD, PL EPP108289	0.07
33	031-353-983	TBD	LT 33, SEC 23, TWP 7 NWD, PL EPP108289	0.07
34	031-353-991	TBD	LT 34, SEC 23, TWP 7 NWD, PL EPP108289	0.08
35	031-354-009	TBD	LT 35, SEC 23, TWP 7 NWD, PL EPP108289	0.07
36	031-354-017	TBD	LT 36, SEC 23, TWP 7 NWD, PL EPP108289	0.07
37	031-354-025	TBD	LT 37, SEC 23, TWP 7 NWD, PL EPP108289	0.07
38	031-354-033	TBD	LT 38, SEC 23, TWP 7 NWD, PL EPP108289	0.07
39	031-354-041	TBD	LT 39, SEC 23, TWP 7 NWD, PL EPP108289	0.07
40	031-354-050	TBD	LT 40, SEC 23, TWP 7 NWD, PL EPP108289	0.07
41	031-354-068	TBD	LT 41, SEC 23, TWP 7 NWD, PL EPP108289	0.07
42	031-354-076	TBD	LT 42, SEC 23, TWP 7 NWD, PL EPP108289	0.07
43	031-354-084	TBD	LT 43, SEC 23, TWP 7 NWD, PL EPP108289	0.07
44	031-354-092	TBD	LT 44, SEC 23, TWP 7 NWD, PL EPP108289	0.07
45	031-354-106	TBD	LT 45, SEC 23, TWP 7 NWD, PL EPP108289	0.07
46	031-354-114	TBD	LT 46, SEC 23, TWP 7 NWD, PL EPP108289	0.07
47	031-354-122	TBD	LT 47, SEC 23, TWP 7 NWD, PL EPP108289	0.07

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
48	031-354-131	TBD	LT 48, SEC 23, TWP 7 NWD, PL EPP108289	0.07
49	031-354-149	TBD	LT 49, SEC 23, TWP 7 NWD, PL EPP108289	0.07
50	031-354-157	TBD	LT 50, SEC 23, TWP 7 NWD, PL EPP108289	0.07
51	031-354-165	TBD	LT 51, SEC 23, TWP 7 NWD, PL EPP108289	0.07
52	031-354-173	TBD	LT 52, SEC 23, TWP 7 NWD, PL EPP108289	0.07
53	031-354-181	TBD	LT 53, SEC 23, TWP 7 NWD, PL EPP108289	0.07
54	031-354-190	TBD	LT 54, SEC 23, TWP 7 NWD, PL EPP108289	0.07
55	031-354-203	TBD	LT 55, SEC 23, TWP 7 NWD, PL EPP108289	0.07
56	031-354-211	TBD	LT 56, SEC 23, TWP 7 NWD, PL EPP108289	0.07
57	031-354-220	TBD	LT 57, SEC 23, TWP 7 NWD, PL EPP108289	0.07
58	031-354-238	TBD	LT 58, SEC 23, TWP 7 NWD, PL EPP108289	0.07
59	031-354-246	TBD	LT 59, SEC 23, TWP 7 NWD, PL EPP108289	0.07
60	031-354-254	TBD	LT 60, SEC 23, TWP 7 NWD, PL EPP108289	0.07
61	031-354-254	TBD	LT 61, SEC 23, TWP 7 NWD, PL EPP108289	0.07
63	002-462-940	2450 204 ST	LT 42, SEC 23, TWP 7, NWD, PL NWP60211	0.83
64	002-462-958	20447 24 AVE	LT 43, SEC 23, TWP 7, NWD, PL NWP60211	0.83

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
65	002-091-071	20481 24 AVE	LT 44, SEC 23, TWP 7, NWD, PL NWP60211	0.84
66	002-462-923	2484 204 ST	LT 41, SEC 23, TWP 7, NWD, PL NWP60211	1.47
67	005-602-424	2538 204 ST	LT 25, SEC 23, TWP 7, NWD, PL NWP38846	1.01
68	008-554-765	2554 204 ST	LT 24, SEC 23, TWP 7, NWD, PL NWP38846	1.01
69	011-038-039	2572 204 ST	SEC 23, TWP 7, NWD, PL NWP3119	1.01
70	011-038-047	2596 204 ST	SEC 23, TWP 7, NWD, PL NWP3119	0.94
71	011-038-080	2628 204 ST	SEC 23, TWP 7, NWD, PL NWP3119	0.78
72	011-038-110	2650 204 ST	SEC 23, TWP 7, NWD, PL NWP3119	0.65
73	011-038-152	2682 204 ST	LT 11, SEC 23, TWP 7, NWD, PL NWP3119	0.55
74	003-380-335	2708 204 ST	SEC 23, TWP 7, NWD, PL NWP3119	0.31
75	003-527-450	2724 204 ST	LT 48, SEC 23, TWP 7, NWD, PL NWP65081	0.21
76	003-527-468	2750 204 ST	LT 49, SEC 23, TWP 7, NWD, PL NWP65081	0.08
77	007-170-009	2513 204 ST	LT 13, SEC 23, TWP 7, NWD, PL NWP35140	0.03
78	001-070-118	2535 204 ST	LT 12, SEC 23, TWP 7, NWD, PL NWP35140	0.30
79	000-822-752	2595 204 ST	LT 11, SEC 23, TWP 7, NWD, PL NWP35140	0.66
80	008-459-541	2607 204 ST	LT 27, SEC 23, TWP 7, NWD, PL NWP37689	0.57

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
81	002-170-116	2647 204 ST	LT 26, SEC 23, TWP 7, NWD, PL NWP37689	0.87
82	008-499-489	2661 204 ST	LT 29, SEC 23, TWP 7, NWD, PL NWP37953	0.83
83	008-499-471	20308 27 AVE	LT 28, SEC 23, TWP 7, NWD, PL NWP37953	0.87
84	005-682-614	20286 27 AVE	LT 25, SEC 23, TWP 7, NWD, PL NWP35623	0.53
85	007-186-991	20264 27 AVE	LT 24, SEC 23, TWP 7, NWD, PL NWP35623	0.38
86	007-186-975	20244 27 AVE	LT 23, SEC 23, TWP 7, NWD, PL NWP35623	0.23
87	007-186-959	20210 27 AVE	LT 22, SEC 23, TWP 7, NWD, PL NWP35623	0.13
88	004-111-397	20178 27 AVE	LT 21, SEC 23, TWP 7, NWD, PL NWP35623	0.30
89	007-186-924	20162 27 AVE	LT 20, SEC 23, TWP 7, NWD, PL NWP35623	0.43
90	001-490-800	20132 27 AVE	LT 19, SEC 23, TWP 7, NWD, PL NWP35623	0.56
91	007-186-916	20106 27 AVE	LT 18, SEC 23, TWP 7, NWD, PL NWP35623	0.61
92	007-186-878	20078 27 AVE	LT 17, SEC 23, TWP 7, NWD, PL NWP35623	0.46
93	007-186-835	2698 200 ST	LT 15, SEC 23, TWP 7, NWD, PL NWP35623	0.75
94	002-360-659	2741 204 ST	LT 31, SEC 23, TWP 7, NWD, PL NWP60118	0.93
95	009-293-809	2761 204 ST	LT F, SEC 23, TWP 7, NWD, PL NWP22901	0.20
96	009-293-779	20388 28 AVE	LT E, SEC 23, TWP 7, NWD, PL NWP22901	0.10

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
97	006-176-445	20308 28 AVE	LT E, SEC 23, TWP 7, NWD, PL NWP22901	1.47
98	010-249-320	20284 28 AVE	LT D, SEC 23, TWP 7, NWD, PL NWP17204	0.40
99	003-283-607	20260 28 AVE	LT C, BLK 4, SEC 23, TWP 7, NWD, PL NWP17204	0.41
100	001-795-031	20240 28 AVE	SEC 23, TWP 7, NWD, PL NWP12764	0.22
101	000-506-796	20230 28 AVE	LT B, SEC 23, TWP 7, NWD, PL NWP12764	0.30
102	009-741-046	20210 28 AVE	LT A, SEC 23, TWP 7, NWD, PL NWP12764	0.28
103	009-436-871	20186 28 AVE	LT 6, SEC 23, TWP 7, NWD, PL NWP10919	0.32
104	004-709-551	20176 28 AVE	LT 5, SEC 23, TWP 7, NWD, PL NWP10919	0.30
105	002-329-620	20160 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP10919	0.31
106	007-789-882	20156 28 AVE	LT 3, SEC 23, TWP 7, NWD, PL NWP10919	0.31
107	009-436-855	20126 28 AVE	LT 2, SEC 23, TWP 7, NWD, PL NWP10919	0.30
108	009-436-847	20108 28 AVE	LT 1, SEC 23, TWP 7, NWD, PL NWP10919	0.31
109	001-772-571	20080 28 AVE	SEC 23, TWP 7, NWD, PL NWP7891	0.88
110	011-271-736	20046 28 AVE	SEC 23, TWP 7, NWD, PL NWP7891	0.84
111	010-981-781	19980 28 AVE	LT A, SEC 22, TWP 7, NWD, PL NWP77730	0.33
112	012-021-351	19955 28 AVE	SEC 22, TWP 7, NWD, PL NWP1168	0.90

Map ID	Parcel Identifier	Civic Address	Legal Description	Net Dev. Hectares
113	012-021-300	2863 200 ST	LT 23, SEC 22, TWP 7, NWD, PL NWP1168	0.37
114	010-299-769	2812 200 ST	LT 1, SEC 23, TWP 7, NWD, PL NWP17636	0.10
115	001-673-807	2826 200 ST	LT 2, SEC 23, TWP 7, NWD, PL NWP17636	0.12
116	010-299-777	2840 200 ST	LT 3, SEC 23, TWP 7, NWD, PL NWP17636	0.52
117	002-422-751	20035 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP17636	0.13
118	010-299-785	20049 28 AVE	LT 5, SEC 23, TWP 7, NWD, PL NWP17636	0.12
119	003-112-250	20063 28 AVE	LT 6, BLK 8, SEC 23, TWP 7, NWD, PL NWP17636	0.12
120	008-532-869	20077 28 AVE	LT 8, SEC 23, TWP 7, NWD, PL NWP20038	0.12
121	008-532-885	20091 28 AVE	LT 9, SEC 23, TWP 7, NWD, PL NWP20038	0.12
122	002-406-012	20087 28 AVE	LT 10, SEC 23, TWP 7, NWD, PL NWP20038	0.26
123	009-768-572	20107 28 AVE	LT 1, SEC 23, TWP 7, NWD, PL NWP13145	0.34
124	009-768-599	20145 28 AVE	LT 2, SEC 23, TWP 7, NWD, PL NWP13145	0.34
125	009-768-611	20157 28 AVE	LT 3, SEC 23, TWP 7, NWD, PL NWP13145	0.35
126	009-768-661	20169 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP13145	0.16
127	009-768-726	20183 28 AVE	LT 4, SEC 23, TWP 7, NWD, PL NWP13145	0.16
128	004-399-510	2847 202 ST	LT 5, SEC 23, TWP 7, NWD, PL NWP13145	0.36



SCHEDULE “C”

DESCRIPTION OF THE WORKS

Drainage works consisting of a detention pond of approximately 5,632 m² in area complete with approximately 206 linear metres of 525 mm diameter storm sewer, 30 linear metres of 675 mm diameter storm sewer, 20 linear metres of 750 mm diameter storm sewer, 6 manholes, flow control chamber, headwalls, erosion protection, landscaping and fencing, having an Estimated Capital Cost of the Works of \$4,774,804.39 all in accordance with the 1081760 BC Ltd. Bylaw 2021 No. 5697, as per design drawings numbered and named as follows:

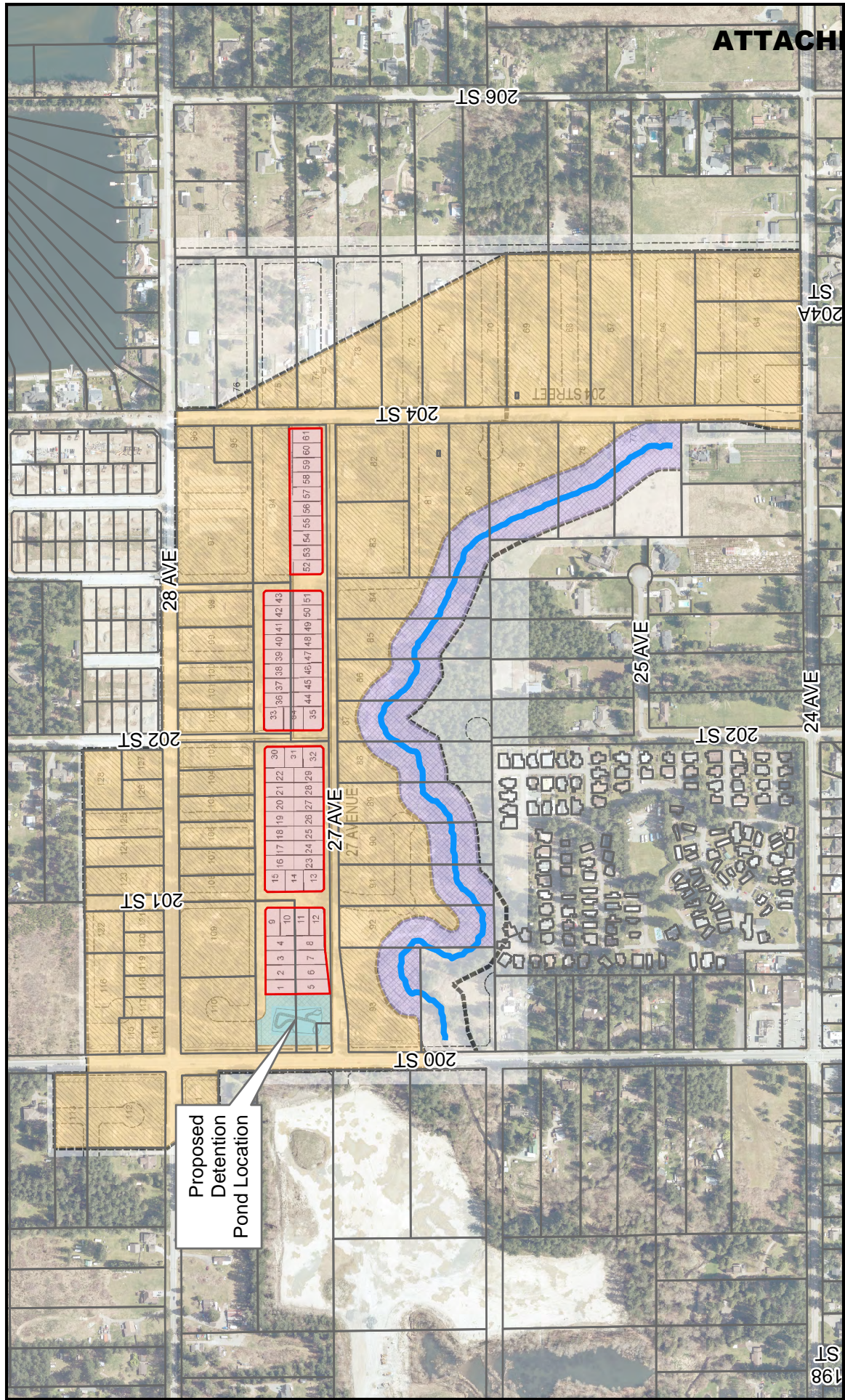
- 2111-03141-04 Sheets 1 to 50 inclusive
Prepared by McElhanney Ltd.
- 19-044 Sheets L4 and L5
Prepared by PMG Landscape Architect

Applicable DCC Project ID Number from Development Cost Charge Bylaw 2018 No. 5555 related to the works is as follows:

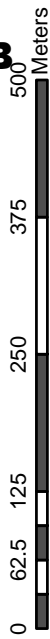
DCC Project ID Number	Description
18 D 074	Pond 2 - 200 Street and 27 Avenue

CONTEXT MAP | 07-23-0070/73 PLATINUM GROUP

DWA / DCC FA



- Front Enders Land
- Benefiting Lands
- Excluded Lands
- Pond Area
- Stream



E.6

ATTACHMENT B