
Administrative Memorandum

Regular Board Meeting

Date June 12, 2019
Topic Regent Road Elementary (Site 218) Bylaws #297, #298, #299, #300 and #301
Submitted by: D. Greg Frank, Secretary-Treasurer

Background:

Regent Road Elementary (Site 218), located at 18671, 18707 and 18717 - 74 Avenue, is a new 655 student capacity school being developed in the Clayton area, north of Salish Secondary.

In order to move forward with planning and permitting processes, the City of Surrey requires five (5) Restrictive Covenants to be placed on the Regent Road Elementary site. It should be noted that some of the Restrictive Covenants are required on a temporary basis due to the limited servicing infrastructure available to the site at this time.

In order to move forward with the Restrictive Covenants, the Board is required to approve a Bylaw for each Restrictive Covenant in favour of the City of Surrey as follows:

1. Bylaw #297, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Interim Onsite Detention

The City of Surrey requires a Restrictive Covenant for an interim onsite storm detention system until such time as the City's future storm drainage system in the area is complete. The Restrictive Covenant: (Land Title Act S.219) in favour of the City of Surrey is required to construct, install and maintain an interim onsite storm detention system to control the release of storm water from the property prior to entering the existing storm drainage system (an existing ditch), which will be accessed through an above ground pipe to be placed through a neighboring property.

2. Bylaw #298, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Sustainable Drainage

The Restrictive Covenant: (Land Title Act S.219) is required to construct, install and maintain a storm drainage system with sustainable drainage measures, topsoil and related requirements, to mitigate the release of storm water from the property prior to entering the future permanent storm drainage system.

3. Bylaw #299, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Water Quality Inlet Chamber

The Restrictive Covenant: (Land Title Act S.219) is required to construct, install and maintain a water quality inlet chamber on the school site. The purpose of the water quality inlet chamber is to collect all drainage water from the paved areas of the school site prior to discharging the drainage water into the storm drainage system. The School District will operate, maintain and replace when necessary at no cost to the City.

4. Bylaw #300, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Sanitary Pump Connection

The City of Surrey requires a Restrictive Covenant for this temporary sanitary sewage system and commitment by the District to connect to the permanent gravity system when available.

The Restrictive Covenant: (Land Title Act S.219) is required to temporarily dispose of sanitary sewage generated by the school. The School District will construct, install and maintain the temporary sanitary pump, connection and private force main at no cost to the City. The District will connect to the permanent gravity sanitary sewer system once it is constructed and fully operational.

5. Bylaw #301, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Connect to 187 Street Area

The City of Surrey requires a Restrictive Covenant for a future connection of the school site to 187 Street. The Restrictive Covenant: (Land Title Act S.219), in favour of the City of Surrey, is required to accommodate a future connection of the school site to 187 Street once the new road is constructed and fully operational and will replace the planned temporary connection to 74 Avenue.

The five (5) Restrictive Covenants as described above, will have no adverse effect on the use of the site for educational purposes by the School District; or the District's ability to dispose of the site in the future.

In order to move forward with these Restrictive Covenants, the Board is required to approve Bylaws #297, #298, #299, #300, and #301. A pro forma of each of these Bylaws is attached, along with drawings showing the location for each of these works.

It is recommended:

1. *THAT the following five (5) Bylaws be given three (3) readings at this meeting (vote must be unanimous):*
 - *Bylaw #297, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Interim Onsite Detention;*
 - *Bylaw #298, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Sustainable Drainage;*
 - *Bylaw #299, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Water Quality Inlet Chamber;*
 - *Bylaw #300, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Sanitary Pump Connection; and*
 - *Bylaw #301, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Connect to 187 Street Area.*
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2. *THAT the following five (5) Bylaws be approved as read a first time:*

- *Bylaw #297, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Interim Onsite Detention;*
- *Bylaw #298, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Sustainable Drainage;*
- *Bylaw #299, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Water Quality Inlet Chamber;*
- *Bylaw #300, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Sanitary Pump Connection; and*
- *Bylaw #301, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Connect to 187 Street Area.*

3. *THAT the following five (5) Bylaws be approved as read a second time:*

- *Bylaw #297, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Interim Onsite Detention;*
- *Bylaw #298, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Sustainable Drainage;*
- *Bylaw #299, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Water Quality Inlet Chamber;*
- *Bylaw #300, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Sanitary Pump Connection; and*
- *Bylaw #301, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Connect to 187 Street Area.*

4. *THAT the following five (5) Bylaws be approved as read a third time and finally adopted:*

- *Bylaw #297, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Interim Onsite Detention;*
- *Bylaw #298, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Sustainable Drainage;*
- *Bylaw #299, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Water Quality Inlet Chamber;*
- *Bylaw #300, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Sanitary Pump Connection; and*
- *Bylaw #301, Re: Regent Road Elementary (Site 218) Restrictive Covenant – Connect to 187 Street Area; and*

THAT the Board's signing officers execute the Restrictive Covenant: (Land Title Act S.219) agreement for each Bylaw.
