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LAND TITLE ACT  
FORM C

(Section 219.81)  
Province of British Columbia

GENERAL INSTRUMENT-PART 1

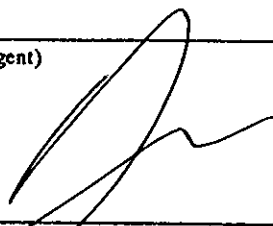
(This area for Land Title Office use)

**SURVEY DEPT.**  
24

LAND TITLE OFFICE  
WESTMINSTER  
VANCOUVER

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

Lidstone, Young, Anderson, Barristers and Solicitors  
1616 - 808 Nelson Street, Vancouver, B.C., V6Z 2H2 (604)  
Attention: David Loukidelis  
Telephone: 689-7400  
File No.: 9-662

  
David Loukidelis  
Applicant's Solicitor

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: (PID) (LEGAL DESCRIPTIONS)

11/07/95 H0080d CHARGE 100.00

No PID Strata Lot 30, Block K, District Lot 4750, Strata Plan LMS 2202

3. NATURE OF INTEREST:

Description	Document Reference (page and paragraph)	Person Entitled to Interest
Section 215 Covenant	Entire Instrument	Transferee
Priority Agreement granting section 215 covenant priority over mortgage BJ144994	Page 12 Paras. 1(a) and 2	Transferee
Priority Agreement granting section 215 covenant priority over mortgage BJ144995	Page 12 Paras. 1(b) and 2	Transferee

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

- (a) File Standard Charge Terms
  - (b) Express Charge Terms
  - (c) Release
- D.F. No. Annexed as Part 2  
There is no Part 2 of this Instrument

A selection of (a) include any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S):\*

TAINA DEVELOPMENTS (BRIO) LTD., (Incorporation No. 379966)(as to covenant) and WEN-CHENG WAYNE PAI and VICTOR INTERNATIONAL HOLDINGS LTD.(Incorporation No. 364515)(as to priority over mortgage BJ144994) and MULTIMETRO MORTGAGE CORP. (Incorporation No. 485718)(as to priority over mortgage BJ144995)

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

RESORT MUNICIPALITY OF WHISTLER, a municipal corporation pursuant to the *Resort Municipality of Whistler Act*, S.B.C. 1975, c. 57 and having an office 4325 Blackcomb Way, Whistler, B.C., V0N 1B4

LAND TITLE ACT  
FORM C  
(Section 219.81)  
Province of British Columbia  
GENERAL INSTRUMENT-PART 1

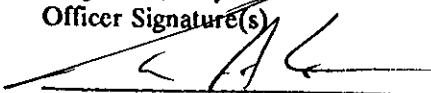
7. ADDITIONAL OR MODIFIED TERMS:  
N/A

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

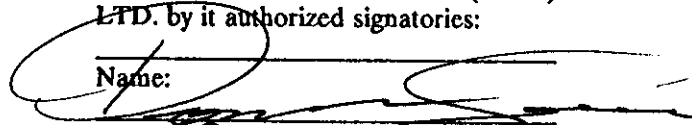
Party(ies) Signature(s)

  
Name: THOMAS G. ANDISON  
BARRISTER & SOLICITOR  
110-1285 WEST PENDER ST.  
VANCOUVER, B.C. V6E 4B1  
(as to both signatures) 0-1411

Y M D  
95 / 11 / 31

TAINA DEVELOPMENTS (BRIO)  
LTD. by its authorized signatories:

Name:

  
Name: Donnie Soure

RESORT MUNICIPALITY OF  
WHISTLER by its authorized signatories:

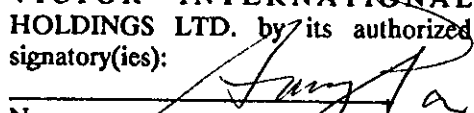
Mayor: Ted Nebbeling

Clerk: Brenda Sims

  
WEN-CHENG WAYNE PAI  
BY HIS LAWFUL ATTORNEY

WEI MING-CHUNG PAI DF#BH445165  
VICTOR INTERNATIONAL  
HOLDINGS LTD. by its authorized  
signatory(ies):

Name:

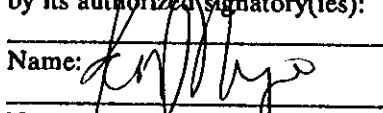
  
WEI MING-CHUNG PAI

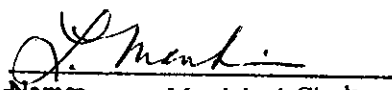
Name:

MULTIMETRO MORTGAGE CORP.  
by its authorized signatory(ies):

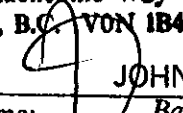
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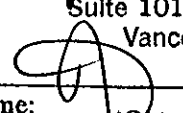
Name:

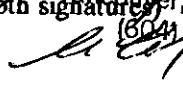
  
Ken Megale

  
Name: LINDA MANHEIM, Deputy Municipal Clerk  
A Commissioner for taking Affidavits  
for the Province of British Columbia  
Resort Municipality signatory  
4325 Blackcomb Way  
Whistler, B.C. V0N 1B4

95 / 11 / 31

  
Name: JOHN STEWART DAVIS  
Barrister & Solicitor  
Suite 1010-1030 West Georgia St  
Vancouver, B.C. V6E 2Y3  
(604) 688-9337 95 / 10 / 31

  
Name: JOHN STEWART DAVIS  
Barrister & Solicitor  
Suite 1010-1030 West Georgia St  
Vancouver, B.C. V6E 2Y3  
(as to both signatures) (604) 688-9337

  
Name: ALLAN J. COOMBE 95 / 10 / 31  
Barrister and Solicitor  
1600 - 1075 W. Georgia Street  
Vancouver, B.C. V6E 3C9  
(604) 443-3652  
(as to both signatures)

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. 1979, c. 116, 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.

If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

If space insufficient, continue executions on additional page(s) in Form D.

**TERMS OF INSTRUMENT - PART 2**  
**(Section 215 *Land Title Act*, R.S.B.C. 1979, c. 219)**

**(Lot Specific Development Covenant)**

THIS RESTRICTIVE COVENANT dated for reference November 1, 1995, is

BETWEEN:

TAINA DEVELOPMENTS (BRIO) LTD., a company incorporated under the laws of British Columbia having an address at Suite 106 - 1008 Beach Avenue, Vancouver, British Columbia, V6E 1T7 (Incorporation No. 379966)

(the "Covenantor")

AND:

RESORT MUNICIPALITY OF WHISTLER, a municipal corporation pursuant to the *Resort Municipality of Whistler Act*, S.B.C. 1975, c. 57 and having an office 4325 Blackcomb Way, Whistler, B.C., V0N 1B4

(the "Resort Municipality")

WHEREAS:

A. The Covenantor is the registered owner of the strata lot in the Resort Municipality of Whistler legally described in section 1 of Schedule A and being created by the Strata Plan described in item 2 of Part 1 of the *Land Title Act* Form C to which this Agreement is attached ("Lot");

B. The Covenantor accepts that there are geotechnical risks associated with use, development and occupation of the Lot; and

C. The Covenantor at the request of the Resort Municipality has agreed to grant this Restrictive Covenant to define and refine the restrictions and requirements charging the Lot.

NOW THEREFORE THIS AGREEMENT WITNESSES THAT in consideration of the sum of TEN DOLLARS (\$10.00) now paid by the Resort Municipality to the Covenantor (the receipt and sufficiency whereof is hereby by the Covenantor

acknowledged), the Covenantor does pursuant to s. 215 of the *Land Title Act* covenant with the Resort Municipality as follows:

1. **General Restriction**

The Lot shall not be developed or built upon except in accordance with this Restrictive Covenant.

2. **Definitions**

In this Restrictive Covenant:

- 2.1 "Building Official" means the building official appointed by the Council of the Resort Municipality and his or her designate;
- 2.2 "Finished Grade" means the finished ground elevation determined at any given point on the Lot;
- 2.3 "Geotechnical Engineer" means a professional engineer registered and in good standing as a member under the *Engineers and Geoscientists Act*, R.S.B.C. 1979, c. 109, and who has experience in geotechnical engineering;
- 2.4 "Gross Floor Area" has the meaning given in Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 1983, as amended from time to time; hereof;
- 2.5 "Natural Grade" means the ground elevation on the Lot as shown on the topographic plan prepared by Web Engineering Ltd. and certified correct on October 25, 1995, a reduced copy of which is attached hereto as Schedule B, except for changes to the ground elevation carried out during construction of site services as shown on the as-constructed drawings for the site services prepared by Web Engineering Ltd.;
- 2.6 "Rear Parcel Line" means the rear parcel line of the Lot as defined and determined by Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 1983, as amended to the date hereof; and
- 2.7 "Side Parcel Line" means the side parcel line of the Lot as defined and determined by the Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 1983, as amended to the date hereof.

### **3. Building Restrictions**

#### **Type of Building**

- 3.1** The Covenantor shall not construct or place on the Lot any kind of building other than that specified in section 2 of Schedule A.

#### **Floor Area Limits**

- 3.2** The Gross Floor Area that may be built on the Lot shall not exceed the maximum Gross Floor Area set out in section 3 of Schedule A.

#### **Geotechnical Certification**

- 3.3** No building, structure or improvement of any kind may be built or placed on the Lot until the Covenantor has first provided to the Building Official a written report certified by a Geotechnical Engineer that the Lot may be used and built upon safely in the manner intended. The written report must consider site conditions with respect to:
- (a)** the siting, structural design and maintenance of buildings and other works;
  - (b)** final site grading and the placement and removal of soil or fill;
  - (c)** other conditions respecting the safe construction on the Lot and impact on adjacent lands; and
  - (d)** matters that affect or are necessary for preparation by others of plans and specifications of foundations for buildings, structures or improvements on the Lot.

#### **Siting Parameters**

- 3.4** All buildings and structures built or placed on the Lot must be sited as shown and delineated within the building envelope marked by dotted black lines on the sketch plan attached as Schedule C.

#### **Maximum Height**

- 3.5** All buildings and structures built or placed on the Lot must be built in accordance with the maximum height set out in section 5 of Schedule A.

**Maximum Grade Change**

**3.6 If section 6 of Schedule A specifies a maximum grade change of 3.0 metres:**

- (a) no building, structure or improvement of any kind may be built or placed on the Lot and no building permit issued until the Covenantor has first provided to the Building Official a plan of the Natural Grade on the Lot prepared by a Professional Engineer or British Columbia Land Surveyor; and**
- (b) no building, structure or improvement of any kind constructed or placed on the Lot may be occupied or used and no occupancy permit issued until the Covenantor has first provided to the Building Official written certification prepared by a Professional Engineer or a British Columbia Land Surveyor that the Finished Grade has not increased more than 3.0 metres above the Natural Grade.**

**Wastewater System**

**3.7 If section 7 of Schedule A specifies that the Lot requires an individual wastewater pumpstation:**

- (a) no building, structure or improvement of any kind may be built or placed on the Lot and no building permit may be issued until the Covenantor has first provided to the Building Official plans and specifications of a wastewater pumpstation prepared by a Professional Engineer and in accordance with Schedule D; and**
- (b) no building constructed or placed on the Lot may be occupied or used unless the works described in section 3.7(a) have been completed and are operable.**

**Sprinkler System**

**3.8 If section 8 of Schedule A specifies that the Lot requires a sprinkler system:**

- (a) no building, structure or improvement of any kind may be built or placed on the Lot and no building permit issued until the Covenantor has first provided to the Building Official a letter of commitment to provide plans of a sprinkler system prepared by a Professional Engineer and a letter of commitment for field review by a Professional Engineer prior to framing inspection; and**

- (b) no building constructed or placed on the Lot may be occupied or used unless the works described in section 3.8(a) have been completed and are operable.

Despite the rest of this section, this section does not apply to a building, structure or improvement that has a Gross Floor Area of 325 square metres or less, as determined from the plans approved as part of the building permit therefor.

#### Tree Preservation Covenant

- 3.9 The Covenantor covenants and agrees that the covenants and agreements with respect to the cutting of trees set out in the section 215 covenant granted by the Covenantor in favour of the Resort Municipality dated for reference November 1, 1995 and deposited for registration in the New Westminster/Vancouver Land Title Office on the same date as, and before, this Agreement, apply to the Lot with respect to that part of the Lot shown shaded on the sketch plan that forms Schedule C.

#### 4. No Exemption From Jurisdiction

Nothing in this Restrictive Covenant shall exempt the Covenantor or the Lands from any statutory requirement or imposition or from the ordinary jurisdiction of the Council of the Resort Municipality, its bylaws, permits, regulations and orders. The construction of any works or services required to be constructed and provided by this Restrictive Covenant shall not confer directly or indirectly any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or any other fee or charge of whatever nature, except as statutorily required.

#### 5. Security

Where security is required by this Restrictive Covenant or may by this Restrictive Covenant be provided, it shall be provided by letter of credit. Any letter of credit provided shall be a clean, unconditional and irrevocable letter of credit in favour of the Resort Municipality drawn on a Canadian chartered bank in the Resort Municipality or the City of Vancouver or on such other financial institution in the Resort Municipality of Whistler or the City of Vancouver satisfactory to the Building Official. Such letter of credit shall be maintained as good and valid security by the Covenantor at all times as required by this Restrictive Covenant, and in the event that the Covenantor fails or omits to renew any letter of credit and deliver such renewal to the Resort Municipality within 14 days prior to the expiry of any letter of credit then held by the Resort Municipality, the Resort Municipality may draw down on the then current letter of credit without notice or restriction, and hold the monies in lieu thereof. In addition and without limitation, if and whenever the Covenantor defaults

or is in default of any of its obligations in this Restrictive Covenant, the Resort Municipality may without notice draw down in whole or in part on the Letter of Credit and expend such monies to fulfil and complete the obligations of the Covenantor. No interest is payable in respect of any letter of credit, or on any monies held in lieu thereof, under this section.

#### 6. Licence

Whenever pursuant to this Restrictive Covenant the Resort Municipality or the Building Official is entitled to exercise a discretion in respect of approval or satisfaction, or whenever the Resort Municipality has drawn down money on any security and is entitled to expend the same to fulfil and complete any obligations of the Covenantor, the Resort Municipality, its officers, employees, agents and contractors may enter on to any part of the Lands with or without vehicles and machinery, at such times, for such periods and to the extent reasonably required, to inspect, as in the reasonable opinion of the Building Official is necessary and convenient to the giving of any approval, or expression of satisfaction, or may enter to carry out such operations and work for the curing of any default for which security has been posted, and the Covenantor hereby grants an irrevocable licence for all such purposes to the Resort Municipality coupled with the grant of Restrictive Covenant herein.

#### 7. Miscellaneous

##### No Derogation

- 7.1 Nothing contained or implied herein shall impair, limit or affect the Resort Municipality's rights and powers in the exercise of its functions pursuant to the *Municipal Act*, the *Resort Municipality of Whistler Act* or any other enactment, including the Resort Municipality's bylaws and policies, and all such powers and rights may be fully exercised in relation to the Lands as if this Restrictive Covenant had not been granted by the Covenantor.

##### Priority

- 7.2 The Covenantor shall after execution hereof by it do or cause to be done all acts reasonably necessary to grant priority to this Restrictive Covenant over all charges and encumbrances which may have been registered against title to the Lands in the Land Title Office save and except those as have been approved by the Building Official or which have been granted to the Resort Municipality.

##### Further Acts

- 7.3 The Covenantor shall do and cause to be done all things and shall execute and cause to be executed all plans, documents and other instruments which



may be necessary to give proper effect to the intention of this Restrictive Covenant.

#### Indemnity

- 7.4 The Covenantor covenants to and does hereby indemnify and save harmless the Resort Municipality, its officers, employees, contractors and agents at all times from all loss, damages, actions, suits, claims, demands, costs, expenses, fines and liabilities of any nature whatsoever by whomsoever brought, made or suffered for which the Resort Municipality shall or may become liable, incur or suffer by reason of any injury to person (including death) or loss or damage to property or economic loss:
- (a) arising directly or indirectly from a breach or non-performance of this Restrictive Covenant by the Covenantor, its officers, employees, agents, contractors, licensees, invitees and others of the Covenantor;
  - (b) arising directly or indirectly from the proper exercise by the Covenantor of any rights to use and develop the Lands pursuant to this Restrictive Covenant or in the fulfilling of its obligations pursuant to this Restrictive Covenant;
  - (c) arising directly or indirectly from any intentional act, or from any omission, default or negligence of the Covenantor, its officers, employees, agents, contractors, or invitees in the use and development of the Lands.

#### Performance at Cost of Covenantor

- 7.5 Unless otherwise expressly provided in this Restrictive Covenant, wherever the Covenantor requests that something be done, or is obliged or required to do or cause to be done any act, matter or thing, such act, matter or thing shall be done by the Covenantor at its sole expense.

#### Entire Agreement

- 7.6 This Restrictive Covenant is the entire agreement between the parties and the Resort Municipality has made no representations, warranties, guarantees, promises, covenants or agreements to or with the Covenantor other than those expressed in writing in this Restrictive Covenant.

**Amendment**

- 7.7 No amendment to this Restrictive Covenant is valid unless in writing and executed by the parties.

**Interpretation**

- 7.8 (a) Wherever the singular or masculine is used throughout this Restrictive Covenant, the same shall be construed as meaning the plural or the feminine or the body corporate or politic where the context or the parties hereto so require.
- (b) Every reference to a party is deemed to include heirs, executors, administrators, successors, assigns, officers and employees of such parties wherever the context so requires or allows.
- (c) Reference in this Restrictive Covenant to a particular numbered or lettered section, or lettered schedule, is a reference to the corresponding numbered or lettered section, or lettered schedule, of this Restrictive Covenant.
- (d) The headings in this Restrictive Covenant are inserted for reference and convenience only and must not be used to construe or interpret the provisions hereof.
- (e) In the event of a conflict between any provision of this Restrictive Covenant and the General Development Covenant relating to the development, building upon or use of a Lot, this Restrictive Covenant shall govern.

**Severance**

- 7.9 All provisions of this Restrictive Covenant are to be construed as covenants and should any article, or lesser portion of this Restrictive Covenant be held invalid or unenforceable by a court of competent jurisdiction, the said portion shall be severed and the invalidity or unenforceability of such article or portion shall not affect the validity of the remainder which shall remain binding on the Covenantor and shall charge the Lands and be enforceable to the fullest extent of the law.

**Time**

- 7.10 Time is of the essence of this Restrictive Covenant.

**8. Interest in Land and Enurement**

8.1 This Restrictive Covenant shall charge the Lot pursuant to s. 215 of the *Land Title Act*, R.S.B.C. 1979, c. 219, and the burden of all the covenants herein shall run with the land and charge the Lot and every part into which the Lot may be divided, subdivided or consolidated by any means at any time.

8.2 This Restrictive Covenant shall enure to the benefit of and be binding upon the parties hereto.

**9. Schedules**

9.1 The following schedules form part of this Restrictive Covenant.

- Schedule A - Lot Specifications and Requirements
- Schedule B - Topographical Map Showing Natural Grade
- Schedule C - Sketch Plan of Building Envelope.
- Schedule D - Wastewater Pumpstation Specifications

**10. Execution**

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

**Consent and Priority Agreement****GIVEN THAT:**

A. Taina Developments (Brio) Ltd., (Incorporation No. 379966) ("Owner") is the owner of the parcel of land located in the Resort Municipality of Whistler that is legally described in Item 2 of Part 1 of the Form C to which this Agreement is attached and which forms part of this Agreement ("Lot"),

B. The Owner granted WEN-CHENG WAYNE PAI and VICTOR INTERNATIONAL HOLDINGS LTD. (Incorporation No. 364515) (collectively, "First Chargeholder") a mortgage which is registered against title to the Lot in the New Westminster/Vancouver Land Title Office under number BJ144994 ("First Charge");

C. The Owner granted to MULTIMETRO MORTGAGE CORP. (Incorporation No. 485718) ("Second Chargeholder") a mortgage which is registered against title to the Lot in the New Westminster/Vancouver Land Title Office under number BJ144995 ("Second Charge");

D. By the agreement dated for reference November 1, 1995, to which this Agreement is attached and which forms part of this Agreement, the Owner grants to the RESORT MUNICIPALITY OF WHISTLER ("Subsequent Chargeholder") a covenant under section 215 of the *Land Title Act* ("Subsequent Charge"), and

E. Section 202 of the *Land Title Act* permits a chargeholder to grant priority over a charge to the Subsequent Chargeholder,

1. This Agreement is evidence that in consideration of the sum of Two Dollars (\$2.00) paid by the Subsequent Chargeholder to each of the First Chargeholder and the Second Chargeholder, the receipt and sufficiency of which are hereby acknowledged, the

(a) First Chargeholder grants to the Subsequent Chargeholder priority over the First Charge and the First Chargeholder covenants and agrees to subordinate and postpone all its right, title and interest in and to the Lot with the intent and with the effect that the interests of the Subsequent Chargeholder in and under the Subsequent Charge are the same as if the Subsequent Charge had been executed, delivered and registered against title to the Lot before registration of the First Charge; and

(b) Second Chargeholder grants to the Subsequent Chargeholder priority over the Second Charge and the Second Chargeholder covenants and agrees to subordinate and postpone all its right, title and interest in and to the Lot with the intent and with the effect that the interests of the Subsequent Chargeholder in and under the Subsequent Charge are the same as if the Subsequent Charge had been executed, delivered and registered against title to the Lot before registration of the Second Charge.

2. As evidence of their agreement to be bound by the above terms, as a contract and as a deed executed and delivered under seal, the parties described in this Agreement as the First Chargeholder and the Second Chargeholder each have executed the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

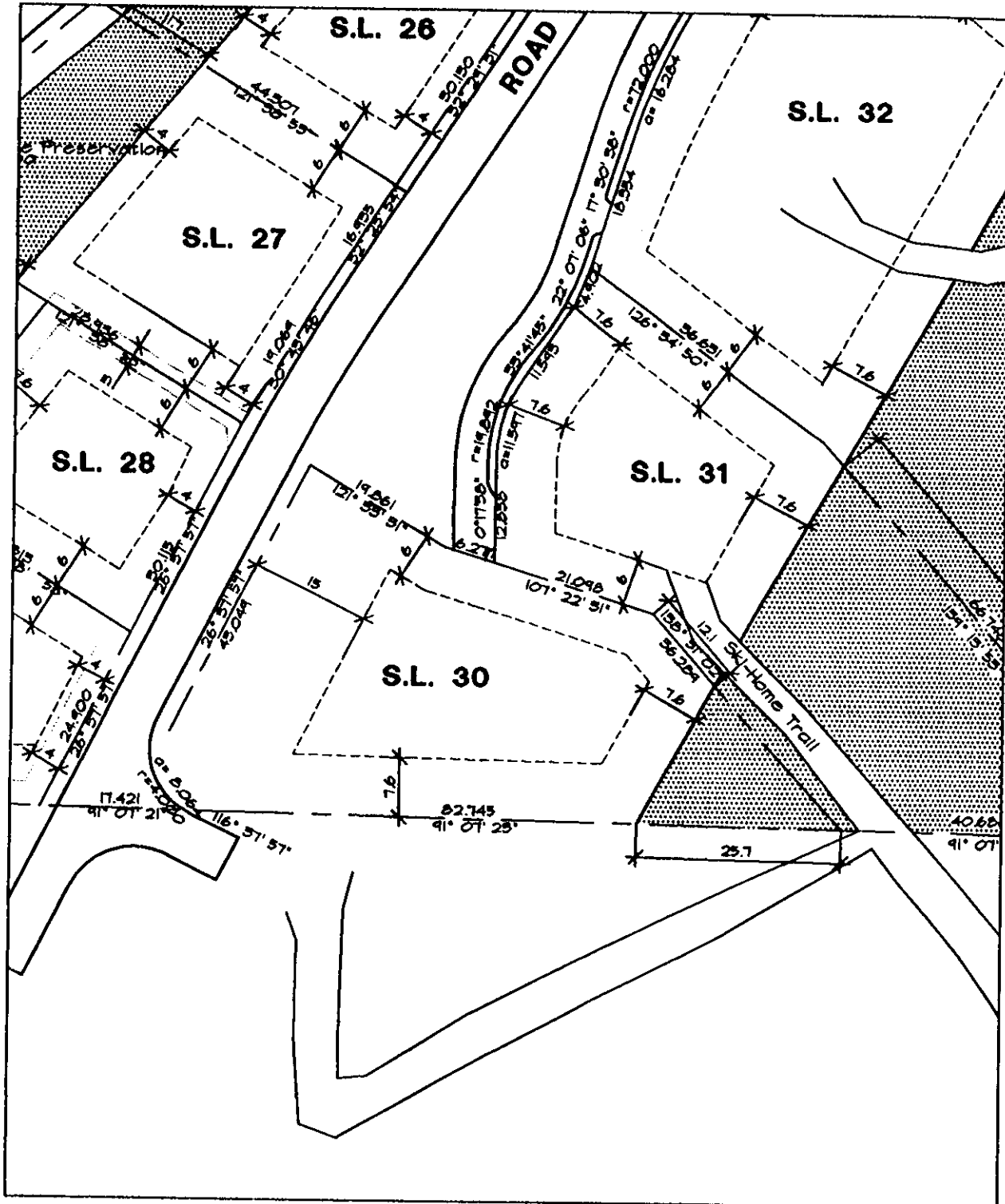
**SCHEDULE A****Lot Specifications and Requirements**

- 1. Strata Lot Description**  
Strata Lot 30
- 2. Type of Building**  
Single Family (but not duplex)
- 3. Gross Floor Area for Lot**  
465 square metres
- 4. Frontage for Lot**  
N/A
- 5. Maximum Height**  
7.6 metres
- 6. Maximum Grade Change**  
3.0 metres
- 7. Waste Water Pump Station**  
N/A
- 8. Sprinkler System**  
Required

Schedule B



**SCHEDULE C**  
**Sketch Plan of Building Envelopes**  
**Strata Lot #30**



Scale: 1:750

File: 95-910

**Sunridge Plateau**  
**SCHEDULE D**  
**WASTEWATER PUMP STANDARDS**

**1.0 General Requirements**

Each pump station for Sunridge Plateau single family lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 25 and 26 shall consist of the following:

- A wet well sump located outside of the residence at a site suitable for gravity drainage from the main building sewer into the station.
- Two equal size (duplex) submersible wastewater grinder pumps located with the wet well. Each pump shall have a capacity greater than or equal to the design peak sewage flow.
- An electrical junction box located on a post adjacent to the wet well or on the exterior wall of the residence if within six (6) metres of the wet well. The purpose of the junction box is to provide a location for connection of the power and control cables and to allow the conduit to the control panel to be sealed with approved seals, to prevent gas from entering the residence or control panel.
- A pump control panel, including the pump motor starters and controls, to be located inside the residence.

**2.0 Design Criteria**

- All equipment shall be designed in accordance with:
  - The B.C. Building Code
  - The B.C. Plumbing Code
  - The Canadian Electrical Code
  - Any additional requirements by the local building, plumbing and electrical inspectors.
- The pump station wet well shall be designed so that all equipment and piping may be removed from above without entering the wet well.



**SUNRIDGE PLATEAU  
WASTE WATER PUMP STANDARDS - SCHEDULE D**

File: 95-910

- Design peak sewage flow: 8.7 litres per minute. (Design flow based on a 6 bedroom house in accordance with current Health Act requirements and incorporating a peaking factor of 5.)
- Design total discharge head to be based on the following discharge elevations:

Lot No.	Location	Discharge Elevation (m)
13	Manhole San. A-9 on Road "A"	708.0
14	Sanitary Main on Road "B"	712.70
15	Sanitary Main on Road "B"	716.10
16, 17, 18, 19, 20	Manhole San. B-5 on Road "B"	723.69
22	Manhole San. B-8 on Road "B"	737.89
25	Manhole San. B-9 on Road "B"	740.53
26	Cleanout Road "B"	739.30

- Minus the elevation of the base of the pumping unit at its installed location.
- Plus the calculated friction head loss (in metres) in the forcemain piping using the Hazen Williams formula and C value of 110.

### 3.0 Pumping Units

Submersible grinder type pumping units meeting the following requirements.

- Cast iron casing and recessed impeller.
- Minimum 32mm NPT discharge.
- 416 stainless steel pump and motor shaft.
- 440 stainless steel grinder and shredding ring.
- 230 volt, single phase, capacitor start motor (required HP to be determined from design criteria).

**SUNRIDGE PLATEAU  
WASTE WATER PUMP STANDARDS - SCHEDULE D**

File: 95-910

- Power cable of sufficient length to extend from the pumping units to the junction box plus minimum of 2 metres spare length.
- Galvanized steel lifting chains for removal of the pumps and discharge piping.

#### **4.0 Wet Well Sump**

Minimum 900mm diameter fibreglass wet well with removable, insulated fibreglass cover. The depth of the wet well shall be based on:

- The top of the wet well projecting 0.3 to 0.5 metres above grade.
- The incoming sewer elevation at a minimum 1.0 metres below final grade.
- Sump depth of 0.6 metres below the invert of the incoming sewer.

The wet well shall be factory assembled and be delivered complete:

- Minimum 100mm  $\phi$  incoming sewer connection (from residence) at 1.0 metres below grade (subject to confirmation during detailed design).
- Minimum 50mm  $\phi$  discharge connection to forcemain.
- Minimum 75mm  $\phi$  vent connection.
- 75mm  $\phi$  electrical conduit connection or as required by the electrical inspector.
- All hardware for the wet well shall be stainless steel.

Discharge piping and fittings shall be provided as follows:

- 32mm  $\phi$  Sch. 40 galvanized steel discharge piping yoked to a common 50mm discharge pipe.
- 32mm  $\phi$  bronze flapper type check valve.

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- 32mm  $\phi$  isolating bronze ball valves.
- Bronze unions to allow simpler removal of pumps.

### **5.0 Pump Control Panel**

Provide duplex control panel in a CEMA 1 enclosure for indoor mounting. The door of the pump control panel shall include the following items:

- *HAND-OFF-AUTO* selector switch for each pump.
- Amber *RUNNING* light for each pump.
- Alarm light and buzzer for the following conditions:
  - MOTOR OVERLOAD (1 per pump)
  - SEAL LEAKAGE
  - WET WELL HI LEVEL
- Alarm reset push button.
- Overload reset button.

Each panel shall control relays, timer, alternator, etc. as required to complete the control logic and terminal blocks to terminate all control leads leaving the pump control panel.

### **6.0 Installation**

All installation work shall be completed in accordance with the B.C. Plumbing Code and the Canadian Electrical Code.

The station shall be installed on the sewage discharge from the residence in accordance with the manufacturer's instructions. The wet well shall be vented away from any vents or openings.

The station power and control wiring shall be terminated at an exterior junction box within 6 metres of the station. The conduit entry to the junction box from the pump control panel shall be sealed with EYS seals.

*End*

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Pumping units shall be connected and tested on fresh water prior to commissioning. Tests shall include:

- Pumping capacity.
- Amperage draw during operation.
- Observation for leakage and vibration.
- Correct operation on manual and automatic control including alternation of units when in automatic.

Control float levels shall be set in accordance with the manufacturer's instructions to ensure pump cycling is within the manufacturer's recommended limits.