

NO: R156

COUNCIL DATE: July 24, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 26, 2024**

FROM: **Trevor Welsh, Director, Building Division  
Lee MacLeod, Building Inspector**

FILE: **7916-0555-00**

SUBJECT: **Filing a Notice on Title, 7686 – 125 Street, Surrey, BC**

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## RECOMMENDATION

The Building Inspector recommends that Council:

1. Receive this report for information; and
2. Direct the City Clerk to pay any prescribed fee and file in the Land Title Office, pursuant to Section 57 of the *Community Charter*, a notice on title to the property located at 7686 - 125 Street, Surrey, BC, and legally described as:

PID: 005-486-874

Lot 268 Section 19 Township 2 New Westminster District Plan 56495

(the "Property"),

which notice shall state that:

- a. a resolution has been made under Section 57 of the *Community Charter*; and
- b. further information may be inspected at Surrey City Hall.

## INTENT

The purpose of this report is to provide information to Council regarding unpermitted construction on the Property and to recommend that Council direct the City Clerk to register a notice in the Land Title Office pursuant to Section 57 of the *Community Charter* on the basis that works were constructed on the Property without the required permits.

## BACKGROUND

### **Section 57 of the *Community Charter***

Under Section 57 of the *Community Charter*, Council may make a resolution directing staff to file a notice in the Land Title Office relating to a property where the building inspector:

- a) observes that land, building, or other structure is in contravention of a municipal bylaw, Provincial building regulation, or any other enactment that relates to the construction or safety of buildings or other structures, and the building or other structure is unsafe [Section 57(1)(a)];
- b) discovers that something was done with respect to a building or other structure that required a permit under a municipal bylaw, Provincial building regulation or other enactment, and the permit was not obtained [Section 57(1)(b)(i)]; or
- c) discovers that something was done with respect to a building or other structure that required an inspection under a municipal bylaw, Provincial building regulation or other enactment, and the inspection was not satisfactorily completed [Section 57(1)(b)(ii)].

Section 57 requires that the registered owner(s) of the property be given written notice of the building inspector's recommendation to Council.

After the owner(s) and the building inspector have been given an opportunity to be heard by Council, Council may endorse or deny the recommendations of the building inspector.

A Section 57 notice alerts anyone searching a title to a property, such as prospective purchasers, that a property may contravene bylaws or regulations relating to building safety. The notice does not disclose details about any contraventions but indicates that further information may be obtained from City Hall.

A Section 57 notice may be cancelled under the following circumstances as set out in Section 58 of the *Community Charter*:

1. The building inspector may submit a report to the City Clerk advising that the condition that gave rise to the notice has been rectified. The City Clerk must then file a cancellation notice; or
2. The owner may ask Council to pass a resolution directing the City Clerk to cancel the notice. If the resolution is passed, then the City Clerk must file a cancellation notice in the Land Title Office. If Council does not pass a resolution cancelling the notice, then the owner may apply to the Supreme Court of British Columbia and the court may determine whether the notice should be cancelled.

### **Surrey Building By-law, 2012, No. 17850 (the "Building Bylaw")**

The Building Bylaw regulates the construction, alteration, repair, or demolition of buildings and structures for the health, safety, and protection of persons and property, and to provide for the administration of the BC Building Code in the City.

Sections 8 and 21 of the Building Bylaw require that an owner must apply for and obtain a permit before performing construction work:

1. Section 8 of the Building Bylaw provides that no person shall commence or continue any construction unless the Building Official has issued a valid and enduring permit for the work.
2. Section 21(a) of the Building Bylaw further provides that every owner shall apply for and obtain a permit before carrying out any construction work.

The term “construction” under the Building Bylaw is defined as the process or activity by which any building or structure is erected, repaired, altered, renovated, added to, installed, demolished, removed or moved, or for which preparation is made by way of shoring or excavation.

### **The Property**

In or around December of 2021, Gursimranjot Dhillon (the “Owner”) purchased the Property, Ms. Dhillon remains the registered owner of the Property.

Unauthorized construction came to the City’s attention in January of 2022, when a Bylaw Enforcement Officer observed active construction at the Property without permits. Since then, the City has made numerous attendances at the Property which have confirmed that the Property contains the following unpermitted construction:

1. construction of a two-storey addition to the south side of the Property;
2. construction of a two-storey addition to the rear of the Property; and
3. construction of a small roof structure over the front door;
4. construction of a laundry room; and
5. construction of three additional dwelling units.

(collectively, the “Unauthorized Works”)

A detailed chronology of the Property and the City’s enforcement efforts is attached as Appendix “I”.

The City has not issued a building permit for the Unauthorized Works at any time. Furthermore, no building permit application has been received by the City in relation to the Unauthorized Works.

The City cannot issue a building permit for the Unauthorized Works in accordance with the Building Bylaw. The construction has progressed to a point where many essential elements are now obscured, preventing the necessary inspections by the City to confirm safety and compliance with the Building Bylaw and British Columbia Building Code. Furthermore, the Property currently contravenes the Zoning Bylaw as it contains three additional dwelling units and only a single secondary suite is permitted under the Zoning Bylaw.

The City has issued the Owner six bylaw contravention notices for a total of \$3,000.00, and seven site visit fees for a total of \$1,498.00, all related to the Unauthorized Works. The fines and fees total the sum of \$4,498.00. The bylaw contravention notices were not disputed and remain unpaid. The site visit fees have been paid except for the last site visit fee on April 9, 2024.

## DISCUSSION

The Property meets the criteria under Section 57 of the *Community Charter* that permits Council to direct the City Clerk to file a notice in the Land Title Office. Section 57(1)(b) permits the filing of a notice in the Land Title Office if a building inspector “discovers that something was done with respect to a building or other structure, or the construction of a building or other structure, that required a permit...under a bylaw” and “the permit was not obtained...”

Sections 8 and 21(a) of the Building Bylaw require that owners apply for and obtain a building permit before carrying out construction work in the nature of the Unauthorized Works.

The Unauthorized Works were constructed without a valid and subsisting building permit issued by the City under the Building Bylaw. The construction has progressed to a point where many essential elements are now obscured, preventing the necessary inspections by the City to confirm safety and compliance with the Building Bylaw and British Columbia Building Code. Accordingly, the City cannot issue a retroactive permit for the Unauthorized Works.

Section 57 of the *Community Charter* provides municipalities with an important tool for protecting the public by alerting the public and prospective purchasers about unpermitted construction. Prospective purchasers may not be aware that portions of the Property are unpermitted and lack the required inspections and approvals. The Building Inspector recommends that Council authorize the filing of a notice on title to the Property for the purposes of protecting the public. A notice on title to the Property will inform prospective purchasers about the Unauthorized Works and allow them to make an informed decision regarding a potential purchase of the Property.

Council has authority under Section 57 of the *Community Charter* to accept or reject the Building Inspector’s recommendation to file a notice on title to the Property with the Land Title Office.

### Legal Services Review

Legal Services has reviewed this report.

## CONCLUSION

This report seeks to obtain Council’s approval to direct the City Clerk to file a notice in the Land Title Office stating that a resolution has been made under Section 57 of the *Community Charter* relating to the Property and that further information may be inspected at Surrey City Hall.

Trevor Welsh  
Director, Building Division

Lee MacLeod  
Building Inspector

### Appendix “I”: Chronology of Property and Unauthorized Works

c.c. City Manager  
General Manager, Planning & Development  
General Manager, Corporate Services  
City Clerk  
City Solicitor

## APPENDIX “I”

### CHRONOLOGY OF PROPERTY AND UNAUTHORIZED WORKS

The following is a detailed summary of facts relating to the Unauthorized Works at 7686 125 Street, Surrey, BC (the “Property”).

Attached as Schedule “A” is a COSMOS image dated July 16, 2020, depicting the Property prior to the Unauthorized Works that is the subject of this report.

Attached as Schedule “B” is a COSMOS image dated April 20, 2022, depicting the Property after a substantial portion of the Unauthorized Works was completed.

Attached as Schedule “C” is a COSMOS image from April of 2023, depicting an overhead view of the Property.

The Property is zoned RF-G – Single Family Residential Gross Density Zone. Attached as Schedule “D” is a copy of the Zoning Map. A single-family dwelling in this zone may contain one secondary suite.

On August 20, 1980, a Building Permit Application was submitted to the City for the construction of a single-family dwelling at the Property. Attached as Schedule “E” is a copy of the Building Permit Application/Issued Permit dated August 20, 1980.

On June 22, 1981, the City issued the Final Occupancy Certificate for the single-family dwelling at the Property. Attached as Schedule “F” is a copy of the Final Occupancy Certificate issued by the City dated June 22, 1981.

On or about December 16, 2021, Gursimranjot Dhillon (the “Owner”) purchased the Property and is currently the registered owner of the Property. Attached as Schedule “G” is a copy of the State of Title Certificate for the Property. The State of Title Certificate indicates that the Owner was a realtor at the time she purchased the Property.

On January 23, 2022, Bylaw Enforcement Officer, Tyler Lunn (“Officer Lunn”), inspected the Property and observed a large addition being constructed to the rear of the Property. The workers onsite ran into the house upon seeing Officer Lunn. Officer Lunn took a photograph of a portion of the addition and lumber stacked on the south side of the Property, which is attached as Schedule “H”.

The Owner did not apply or obtain a building permit from the City prior to commencing construction work at the Property.

On January 25, 2022, Officer Lunn attended the Property for a follow-up inspection and observed two males working on the addition in the rear yard. The gate was locked and there was no answer at the door. Officer Lunn raised his voice at the workers to get their attention, however, the workers ignored Officer Lunn and continued working. Officer Lunn was unable to access the rear yard to issue tickets. Officer Lunn subsequently took a photograph of the side of the Property and

left. The photograph Officer Lunn took is attached as Schedule "I". The photograph depicts that substantial construction work had been completed to the addition in the rear of the Property since Officer Lunn's previous inspection.

On January 27, 2022, Bylaw Enforcement Officer, Lance Potter ("Officer Potter"), attended the Property and observed four males at the Property, two of whom were holding nail guns and actively working in and around the roof area of the south side of the Property. Officer Potter took photographs of his observations from his vehicle that depict some of the workers on the roof of the south side of the Property. The workers saw Officer Potter and fled from the scene. Officer Potter did not observe any stop work order posted on the Property. Officer Potter subsequently emailed the Building Division to inform them that he observed extensive construction without permits at the Property and that he did not see any stop work order posted in AMANDA. The photographs Officer Potter took are attached as Schedule "J".

On January 31, 2022, former Building Inspector, Dave Peters ("Mr. Peters"), attended the Property and observed a large two-storey addition to the back of the house which measured approximately 350 to 500 square feet per floor. Mr. Peters also observed a small roof structure being added over the front door of the Property. Mr. Peters posted a stop work order on the Property as the construction work was being done without a valid building permit issued by the City. Attached as Schedule "K" is a copy of Mr. Peter's Non-Permit Building Inspection slip dated January 31, 2022.

On February 6, 2022, Officer Potter attended the Property and observed active construction on site by multiple workers. Officer Potter observed the workers working on framing the addition in the rear of the Property. Officer Potter approached the group. The workers refused to answer questions and asked Officer Potter who had called. The group of workers then ran into the addition in the rear of the house and attempted to close the door, however, the door did not fit the frame. Officer Potter attempted to open the door, but it was being held closed by the group inside. The workers refused to answer any questions and demands to come back out. Officer Potter remained parked in front of the Property to complete other file work and observed one of the workers peeking over the roofline of the house to observe him. Officer Potter made eye contact with the worker who then quickly went back into the house after slipping on the roof.

On March 5, 2022, Officer Lunn attended the Property and observed active construction taking place. Officer Lunn observed a male wearing a yellow shirt on the roof conducting roofing work. Officer Lunn also observed a concrete pump truck parked on the lawn of the Property. Officer Lunn spoke to an individual at the Property who advised Officer Lunn that he had just poured concrete in the backyard of the Property, however, the individual later changed his story and advised that he was simply providing a quote to a customer. Officer Lunn noted that the individual had wet concrete on his shirt and rubber boots. Officer Lunn took a photograph of the south side of the Property, which is attached as Schedule "L".

On April 14, 2022, a Compliance Order was sent by the Building Division to the Owner. A copy of the Compliance Order is attached as Schedule "M".

On June 29, 2022, Bylaw Enforcement Officer, Tricia Coleman ("Officer Coleman") attended the Property and observed a large extension to the Property with four possible suite entrances. Officer Coleman took photographs of her observations, which are attached as Schedule "N". Officer

Coleman also posted a copy of the Compliance Order dated April 14, 2022, to the front door of the Property.

On July 13, 2022, Building Inspector, Lee MacLeod (“Mr. MacLeod”), attended the Property for a follow-up inspection. Mr. MacLeod took photographs of the front of the Property, which are attached as Schedule “O”.

On August 2, 2022, Bylaw Enforcement Officer, Andrew Nolan (“Officer Nolan”), attended the Property for a follow-up inspection. Officer Nolan observed there was no stop work order posted on the Property. Officer Nolan spoke to a South Asian female who advised that she may have the stop work order in the house. Officer Nolan asked her to put it back up and advised her that it must remain visible. The female advised Officer Nolan that her family was working on a building permit application. Officer Nolan took photographs of the front door area of the house depicting no stop work order posted, which are attached as Schedule “P”.

On August 4, 2022, Building Inspector, Kishore Shangari (“Mr. Shangari”), attended the Property and observed that there was no stop work order posted on the Property. Mr. Shangari reposted a stop work order on the Property. Mr. Shangari took a photograph of the stop work order he posted and the front of the Property, which are attached as Schedule “Q”.

On August 5, 2022, Officer Nolan attended the Property and observed that a stop work order posted to the front door of the Property had been largely removed. Officer Nolan observed a red stop work order and site visit fee notices placed on the wall next to the front door. Officer Nolan took photographs of his observations on August 5, 2022, which are attached as Schedule “R”.

On August 22, 2022, Officer Coleman attended the Property and did not observe any stop work order posted on the Property. Officer Coleman took a photograph of the front of the Property. Attached as Schedule “S” is a copy of the photograph Coleman took on August 22, 2022.

On September 28, 2022, Mr. MacLeod attended the Property for a follow-up inspection. Mr. MacLeod did not observe any stop work order posted on the Property. Mr. MacLeod took a photograph of the front of the Property depicting no stop work order posted. Mr. MacLeod also took photographs of the Property after posting a stop work order. Mr. MacLeod’s photographs are attached as Schedule “T”.

On October 10, 2022, Officer Coleman generated a demand inspection letter for October 24, 2022. Officer Coleman then attended the Property and was met by the Owner. The Owner informed Officer Coleman that she had looked into plans with engineers, but the engineers were all too busy. Officer Coleman encouraged the Owner in her efforts to retain an engineer and explained the need for an inspection of the Property. Officer Coleman provided the demand inspection letter to the Owner.

On or about October 17, 2022, Officer Coleman received an email from the Owner advising that she is heading out of town the following week and that she would like to reschedule to a date in December. Officer Coleman then requested an inspection prior to the Owner’s departure; however, she was unable to obtain an earlier proposed inspection date before December.

Officer Coleman prepared a further demand inspection letter with an inspection date of November 9, 2022, and emailed it to the Owner and posted a copy of the letter to the front door and the locked side gate on October 26, 2022.

On October 24, 2022, Building Inspector, Jagdeep Gill (“Mr. Gill”), attended at the Property for an inspection. Mr. Gill observed there was a stop work order posted to the wall beside the front door on the Property. Mr. Gill took a photograph of his observations on October 24, 2022, which is attached as Schedule “U”.

On November 9, 2022, Officer Nolan and Building Inspector, Kyle May (“Mr. May”) attended the Property for a scheduled inspection and were met by the Owner, who provided access to the exterior and interior of the Property to view possible dwelling units.

Officer Nolan and Mr. May observed an approximately 14’ x 36’ two-storey addition/structural modification to the south side of the house and an approximately 21’ x 17’ two-storey addition at the rear of the house.

Officer Nolan and Mr. May observed a self-contained 1-bedroom dwelling unit with a bathroom and kitchen area in the upper level of the addition in the rear of the house (“Unit #1”). It did not appear to be used as a rental at the time. The Owner advised that it was used by a family member for prayer. The kitchen area did not have a stove but had a counter, sink, and cupboards with a location for a stove.

Officer Nolan and Mr. May observed a second self-contained dwelling unit in the upper level of the addition in the rear of the house (“Unit #2”). Unit #2 appeared to be used as a gym at the time. The kitchen area did not have a stove, but had a counter, sink, and cupboards with a location for a stove.

Officer Nolan and Mr. May observed a third self-contained dwelling unit in the southeast portion of the lower level of the house; it was separated from the main house by a door with a deadbolt labeled “DO NOT OPEN” and contained a kitchen area (“Unit #3”).

Attached are the photographs taken by Officer Nolan and Mr. May on November 9, 2022, which are attached as Schedule “V”. The photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the front of the house (taken by Officer Nolan);
- Photograph 2 depicts the kitchen area of Unit #1 (taken by Officer Nolan);
- Photograph 3 depicts the living room area and bathroom of Unit #2 (taken by Officer Nolan);
- Photograph 4 depicts the kitchen area of Unit #2 (taken by Officer Nolan);
- Photographs 5 and 6 depict a portion of the additions (taken by Officer Nolan); and



- Photograph 7 depicts the living room and kitchen area of the main dwelling unit (taken by Mr. May).

On February 20, 2024, Officer Nolan attended the Property and rang the video doorbell. A female voice answered and advised that nobody was home and that she was the sister of the Owner. Officer Nolan advised that the letter would be placed in the mailbox to the left of the front door and that it had a deadline and was important. The letter was a demand inspection letter. Officer Nolan placed the letter in the mailbox next to the front door. Officer Nolan did not observe any stop work order posted on the Property. Attached as Schedule "W" is a copy of the demand inspection letter dated February 20, 2024.

On February 25, 2024, Officer Nolan reviewed an email from the Owner dated February 22, 2024. The Owner advised that she wanted to speak to Officer Nolan in response to the letter delivered to the Property.

On March 8, 2024, the Owner emailed Officer Nolan to advise that she had "started the process of getting the house permitted". The Owner further advised that she had retained an engineering firm to assist.

On March 12, 2024, Officer Nolan and Mr. MacLeod attended the Property and met with the Owner for an inspection. Officer Nolan and Mr. MacLeod observed three (3) additional dwelling units in addition the main dwelling unit. Officer Nolan and Mr. MacLeod observed the following:

- A door on the lower level of the house, facing east, opened onto a room containing a washer and dryer;
- Unit #1 was accessible through an upper-level exterior door facing east. The door to the Unit #1 was accessible by the exterior stairs in the rear of the Property. It contained a 1-bedroom dwelling unit that contained a bathroom, kitchen, living area, and bedroom. No stove was installed at the time of inspection, but the cupboards had been installed with venting, a sink, and countertops. The unit was only accessible through the exterior door. It did not appear to be tenanted. The Owner advised Officer Nolan that it was used by family for prayer. Prayer type music was heard playing from a speaker;
- Unit #2 was accessible through an upper-level exterior door facing south. The door to Unit #2 was accessible by the exterior stairs in the rear of the Property. Unit #2 contained a small dwelling unit that contained a bathroom, kitchen, room, and living area. No stove was installed at the time of inspection; however, the cupboards had been installed with venting, a sink, and countertops. The unit was only accessible through the exterior door. It did not appear to be tenanted. The Owner advised Officer Nolan that it was used by family. Officer Nolan observed weightlifting equipment in the room; and
- Unit #3 was accessible through an exterior door under the stairs in the rear of the Property facing south. It contained a bedroom, bathroom, kitchen area, office area, and living area. The unit was also accessible through a door in the main dwelling unit that had a deadbolt that locked on both sides and was labeled with the words "DO NOT OPEN" on both sides of the door. The Owner advised that it was used by family members.

Officer Nolan advised the Owner to follow up with the engineer she claimed she had hired to assist with applying for the necessary building permits. The Owner advised Officer Nolan that she had experienced personal issues over the past year and that it had delayed efforts to deal with the matter.

Officer Nolan took photographs of his observations during his inspection on March 12, 2024. Attached as Schedule "X" are copies of the photographs taken by Officer Nolan, which depict the following:

- Photograph 1 depicts the laundry room in the back of the Property;
- Photograph 2 depicts the kitchen and living area of the main dwelling;
- Photograph 3 depicts a lock on a door separating Unit #3 from the main dwelling, which is labeled with the word "DO NOT OPEN";
- Photograph 4 depicts the view from inside of Unit #3 towards the main dwelling's living room with the door labeled "DO NOT OPEN" opened;
- Photograph 5 depicts the living room area and portions of the bedroom, bathroom, and kitchen of Unit #3;
- Photograph 6 depicts the kitchen area of Unit #2;
- Photograph 7 depicts the bathroom of Unit #2;
- Photograph 8 depicts a room in Unit #2 with gym equipment;
- Photograph 9 depicts the kitchen and living room area of Unit #1; and
- Photograph 10 depicts the bathroom and bedroom area of Unit #1.

On April 5, 2024, Officer Nolan and Mr. MacLeod attended at the Property for a joint inspection of the main dwelling. Officer Nolan and Mr. MacLeod were met by a friend of the Owner, who provided access to the Property through the front door to the main dwelling.

In the main dwelling Officer Nolan observed a full bathroom complete with sink, toilet, and shower. Officer Nolan also observed a kitchen and living room area, which was separated from the rest of the lower floor by a locked door located on a wall in the east side. The door had a label on it that said "DO NOT OPEN". This locked door led to Unit #3.

The stairway from the main dwelling led up from the kitchen and living room area to the second floor. On the second floor there was a bedroom with three beds. To the west there was a bathroom with sink, toilet, and full bathtub with shower. There was also a second bedroom containing one bed with an ensuite bathroom complete with sink, toilet, and shower.

Officer Nolan did not observe any stop work order displayed anywhere on the Property.

Officer Nolan took photographs of his observations during the inspection, which are attached as Schedule “Y”; the photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the hall area of the main dwelling;
- Photograph 2 depicts the first bathroom in the main dwelling;
- Photograph 3 depicts the kitchen area of the main dwelling;
- Photograph 4 depicts the living room area of the main dwelling;
- Photograph 5 depicts the door labeled “DO NOT OPEN” in the living room area of the main dwelling;
- Photograph 6 depicts a closeup of the door labeled “DO NOT OPEN”;
- Photograph 7 depicts a bedroom with three beds and a small window in the main dwelling;
- Photograph 8 depicts the second bathroom in the main dwelling;
- Photograph 9 depicts the second bedroom in the main dwelling; and
- Photograph 10 depicts the third bathroom, which is an ensuite bathroom to the second bedroom.

On April 23, 2024, Officer Nolan attended at the Property to deliver a letter from the Legal Services Division to the Owner dated April 22, 2024 (the “Letter”). Officer Nolan knocked on the door; however, there was no answer. Officer Nolan spoke to a female over the doorbell camera who identified herself as the Owner. The Owner advised Officer Nolan that she was out of the country and would not be back until the end of May. She advised there was nobody checking mail at the Property but she was able to check emails. Officer Nolan observed a South Asian male come and go from the side of the house, indicating that at least one of the dwelling units was occupied. Officer Nolan left a copy of the letter in the mailbox at the front of the house and suggested to the Owner that she have someone collect it. The Owner advised Officer Nolan that an engineer was still working on applying for a building permit, but no application had been made yet.

On April 24, 2024, Officer Nolan emailed the Letter to the Owner. The Letter warns the Owner that staff will be scheduling a hearing at a future Council Meeting, in which staff will recommend that Council make a resolution to file a notice in the land title office regarding the unpermitted works, pursuant to Section 57 of the *Community Charter*. The Owner was provided with a deadline of May 22, 2024, to take steps to address this matter. A copy of the Letter and email from Officer Nolan to the Owner is attached as Schedule “Z”.

The City issued the Owner six bylaw contravention notices for a total of \$3,000.00, and seven site visit fees for a total of \$1,498.00. The fines and fees total the sum of \$4,498.00. The bylaw

contravention notices were not disputed and remain unpaid. The site visit fees have been paid except for the last site visit fee on April 9, 2024.

At this time, the City cannot issue a building permit for the Unauthorized Works in accordance with the Building Bylaw. The construction has progressed to a point where many essential elements are now obscured, preventing the necessary inspections by the City to confirm safety and compliance with the Building Bylaw and British Columbia Building Code. In addition, the Property currently contravenes the Zoning Bylaw by containing more dwelling units than are permitted.

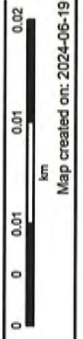




**Legend**  
Road Names250\_1000  
Buildings (labels)



Scale: 1:521



Map created on: 2024-06-19

Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



I HEREBY CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND CORRECT COPY OF A ZONING MAP, REFERRED TO AS SCHEDULE "A" OF SURREY ZONING BY-LAW, 1993, NO. 12000 UPON WHICH OUTLINED IN RED IS THE PROPERTY MORE PARTICULARLY KNOWN AND DESCRIBED AS CITY OF SURREY, PARCEL IDENTIFIER: 005-486-874, LOT 268, SECTION 19, TOWNSHIP 2 WEST NEW WESTMINSTER DISTRICT PLAN 56495, BEARING CIVIC NUMBER 7686 – 125 STREET, SURREY, BRITISH COLUMBIA, ZONED RF-G SINGLE FAMILY RESIDENTIAL GROSS DENSITY ZONE.

DATED AT THE CITY OF SURREY, PROVINCE OF BRITISH COLUMBIA,  
THIS 4TH DAY OF JUNE, 2024.

A handwritten signature in black ink, appearing to read "J Ficoelli", is written above a horizontal line.

JENNIFER FICOELLI  
CITY CLERK AND DIRECTOR  
LEGISLATIVE SERVICES



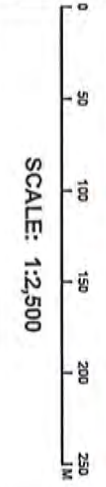


- Legend**
- Subject Property
  - LUC Boundary
  - Zoning Boundary
  - Parks
  - Parcels
  - ~ Creek
  - ~ River



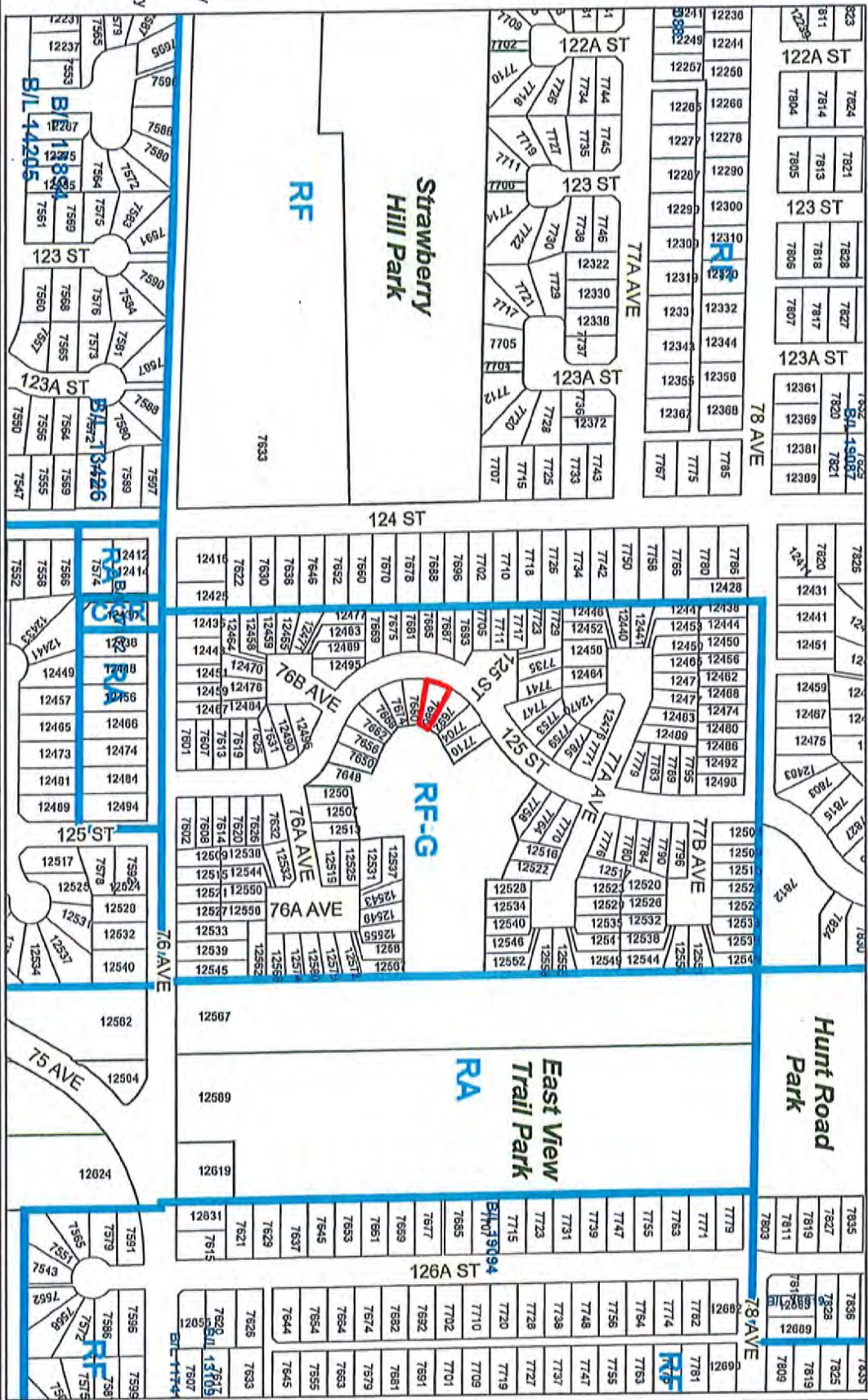
BY-LAW &  
LICENSING  
SERVICES

**7686 125 ST  
ZONING**



Map Page  
**050**

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PLEASE PRINT CLEARLY - APPLICATION / PERMIT

APPLICATION DATE: August 20/80 PERMIT NO.: 20989

1) TO BE FILLED OUT BY PLANNING DEPARTMENT

PROJECT ADDRESS: 7646-155 St ZONE: CCC 351  
 LEGAL DESCRIPTION: Lot 268, N.E. 1/4, Sec. 19, Tp. 2, Plan 56495 NWD  
(LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY THE APPLICANT)

2) TO BE FILLED IN BY ENGINEERING DEPARTMENT

	YES	NO		AMOUNT	OFFICE USE
STORM SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WATER CONNECTION (9-5970)	<u>NIL</u>	BUILDING <u>161.00</u>
LEGAL ACCESS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WATER RATES (8-9631)	<u>6.00</u>	SEWER/SEPTIC <u>17.00</u>
EASEMENTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEWER CONNECTION (5-7328)	<u>NIL</u>	TOTAL <u>192.25</u>
BUILDING VALUE <u>40,000.00</u>			SEWER RATES (8-4630)	<u>2.50</u>	RECEIPT # <u>69099</u>
			GARBAGE RATES (6-1524)	<u>4.75</u>	

3) TO BE FILLED OUT BY THE APPLICANT

OWNER: Community Builders Ltd. HOME PHONE: \_\_\_\_\_  
 ADDRESS: 200 - 6400 Roberts Street, Burnaby, B.C. BUS. PHONE: 294-1731  
 BUILDER: As Above PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ BUS. PHONE: \_\_\_\_\_  
 DESIGNER: Roger Kemble PHONE: \_\_\_\_\_  
 ADDRESS: 2045 White Avenue, Vancouver, B.C. BUS. PHONE: 733-3033  
 INTENDED USE(S) OF BUILDINGS. Single Family  Double Family  Garage  Other

IF OTHER, PLEASE DESCRIBE \_\_\_\_\_ HAS/IS BUILDING BEEN/BEING STRATA-TITLED? yes/no

OTHER EXISTING BUILDINGS ON SAME LOT Yes/No \_\_\_\_\_ NUMBER \_\_\_\_\_ BEING USED FOR \_\_\_\_\_

PERSON TO WHOM PERMIT IS TO BE ISSUED: Owner

IN CONSIDERATION OF THE GRANTING OF THE PERMISSION APPLIED FOR, I HEREBY AGREE TO INDEMNIFY AND KEEP HARMLESS THE DISTRICT OF SURREY AGAINST ALL CLAIMS, LIABILITIES, JUDGMENTS, COSTS AND EXPENSES OF WHATSOEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID DISTRICT IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS PERMIT, AND I AGREE TO PAY THE COST OF REPAIRING ANY DAMAGE TO THE SIDEWALK AND/OR CURB BY REASON OF THE BUILDING OPERATIONS IN RESPECT OF WHICH THIS PERMIT IS APPLIED FOR, AND I FURTHER AGREE TO CONFORM TO ALL REQUIREMENTS OF THE BUILDING BY-LAW AND ALL OTHER STATUTES AND BY-LAWS IN FORCE IN THE DISTRICT OF SURREY, AND I FURTHER ACKNOWLEDGE THAT THE MUNICIPALITY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREON.

Capacity of Applicant: Supervisor Signature of Applicant: [Signature]

4) OFFICE USE ONLY

PERMIT TO AMEND  CONSTRUCT  ERECT  ALTER  REPAIR  MOVE  DEMOLISH

ONE TWO FAMILY DWELLING 30 FT. 0 IN. X 51 FT. 0 IN.

TWO STOREY OIL SLAB  
ONE STOREY OIL SLAB

4m CARPORT @ FRONT

SETTING OF PROPOSED BUILDING(S) YARDS: FRONT NW CORNER REAR SE 10.67

LOT DIMENSIONS 12.25 x 31.13 x 7.27 x 29.75 LOT AREA \_\_\_\_\_ SPECIAL SETBACKS \_\_\_\_\_

FIELD CARD  MASTER CARD  PERMIT APPROVED BY: [Signature] DATE: 20/08/80

REMARKS & SPECIAL NOTATIONS

Lot grading plan attached  
x attached drawing

ETCS BUILDING  
 FIELD CHECK 8010 23 MP  
 FORMS 8011 80 VB  
 DRAIN TILE 8011 20 VB  
 STORM OUTFALL  
 FRAMING 81 02 04 VR  
 INSULATION  
 CHIMNEY  
 FIREPLACE  
 HEATING  
 REMARKS:

PLUMBING  
 PERMIT NO. P 26201 DATE ISSUED Jan 5/81  
 CONTRACTOR H. Wood

	BSMT.	1ST FLR	2ND FLR	3RD FLR.
H.W. TANK		1		
W.C.		1	1	
BASINS		1	1	
BATHS			1	
SHOWERS				
SINKS		1		
L. TUBS				
AUTO W.		1		
SW. POOLS				
DRAINS		1		
URINALS				
SUMPS				
OTHER				

TOTAL FIXTURES 9 \$46.00  
 ROUGH PLBG. APPROVED  
 WATER CONNECTED  
 REMARKS:

OCCUPANCY APPROVAL  
 FINAL APPROVAL 81 06 18 VB

ELECTRICAL  
 TEMP. POLE PERMIT NO. E DATE  
 APP. NO. DATE

PERMIT NO. E 42625 DATE Dec 1/80  
 SERVICE APP. NO. 31622A DATE 1/9/81  
 FINAL ON INSPECTOR WC DATE 6/2/81  
 Fin. also by Nemitz 3/27/81

PERMIT NO. E DATE  
 SERVICE APP. NO. DATE  
 FINAL INSPECTOR DATE

PERMIT NO. E DATE  
 SERVICE APP. NO. DATE  
 FINAL INSPECTOR DATE

FINAL APPROVAL MAY 29/81 MH  
 SEWER SEPTIC DATE ISSUED Oct 6/80  
 SEWER PERMIT NO. S 26625 SEWER DIAM. 4" INS.  
 SEPTIC PERMIT NO. S TANK CAP. GALS  
 TANK: CONC  CEDAR  FIBREGLASS

REMARKS:  
 HEATING DATE ISSUED  
 OIL/PROPANE PERMIT NO. H  
 INSTALLED BY NO. OF APPLIANCES  
 TYPE  
 TANK CAP. TANK LOCATION

OCCUPANCY APPROVAL  
 FINAL APPROVAL 6.2.81

REMARKS  
 APPROVED

The DISTRICT  
MUNICIPAL HALL, 14245 - 56th AVENUE, SURREY, B.C. V3W 1J2 of SURREY TELEPHONE 59

PERMITS AND LICENSE DEPARTMENT



June 22, 1981

File: 7686 - 125 Street

Community Builders Limited  
200 6400 Roberts Street  
Burnaby, B.C.

Dear Sir:

Re: Final Occupancy Certificate  
7686 - 125 Street  
Permit #20989  
Lt 268, NE 1/4, Sec 19, TP 2, PL 56495, NWD

Pursuant to the provisions of Section 1.8., Surrey Building By-law, 1973, No. 4128, the building located at the above referenced premises is now approved for occupancy.

Yours truly,

*J. Hickling*

for D. Magnusson, P. Eng.,  
Chief Inspector

VB/mm/P60

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4012733

File Reference: 7686 125 St.

CITY OF SURREY  
 13450 - 104 AVENUE  
 SURREY BC V3T 1V8

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 406397).

I certify this to be an accurate reproduction of title number CA9590057 at 14:33 this 31st day of May, 2024.

  
 \_\_\_\_\_  
 REGISTRAR OF LAND TITLES



<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CA9590057 BA471821
<b>Application Received</b>	2021-12-16
<b>Application Entered</b>	2021-12-20
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	GURSIMRANJOT KAUR DHILLON, REALTOR 7686 125 STREET SURREY, BC V3W 7W4
<b>Taxation Authority</b>	Surrey, City of
<b>Description of Land</b> Parcel Identifier: Legal Description:	005-486-874 LOT 268 SECTION 19 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 56495

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4012733

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature: MORTGAGE  
Registration Number: CB171377  
Registration Date and Time: 2022-08-22 18:38  
Registered Owner: THE BANK OF NOVA SCOTIA

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB171378  
Registration Date and Time: 2022-08-22 18:38  
Registered Owner: THE BANK OF NOVA SCOTIA

**Duplicate Indefeasible Title**

NONE OUTSTANDING

**Transfers**

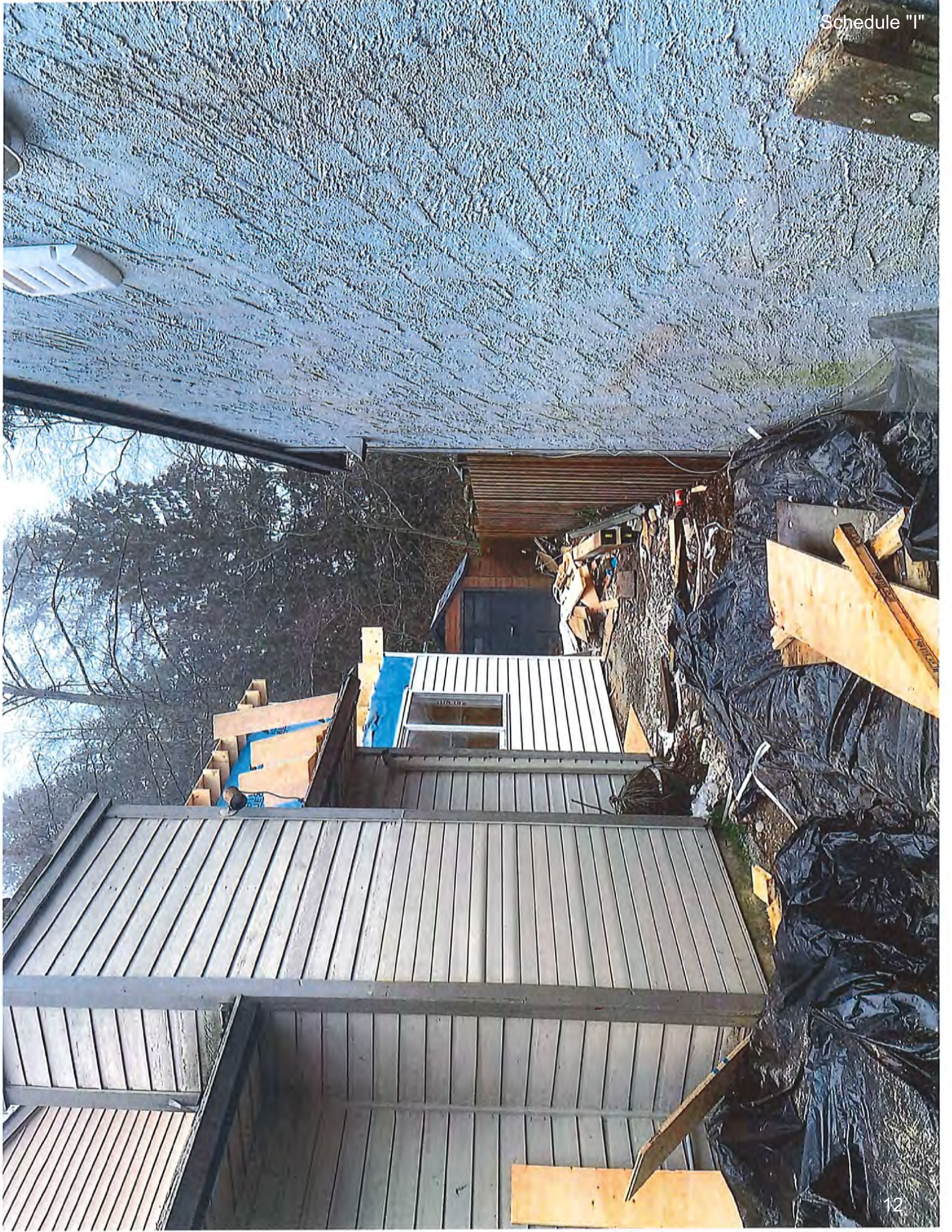
NONE

**Pending Applications**

NONE

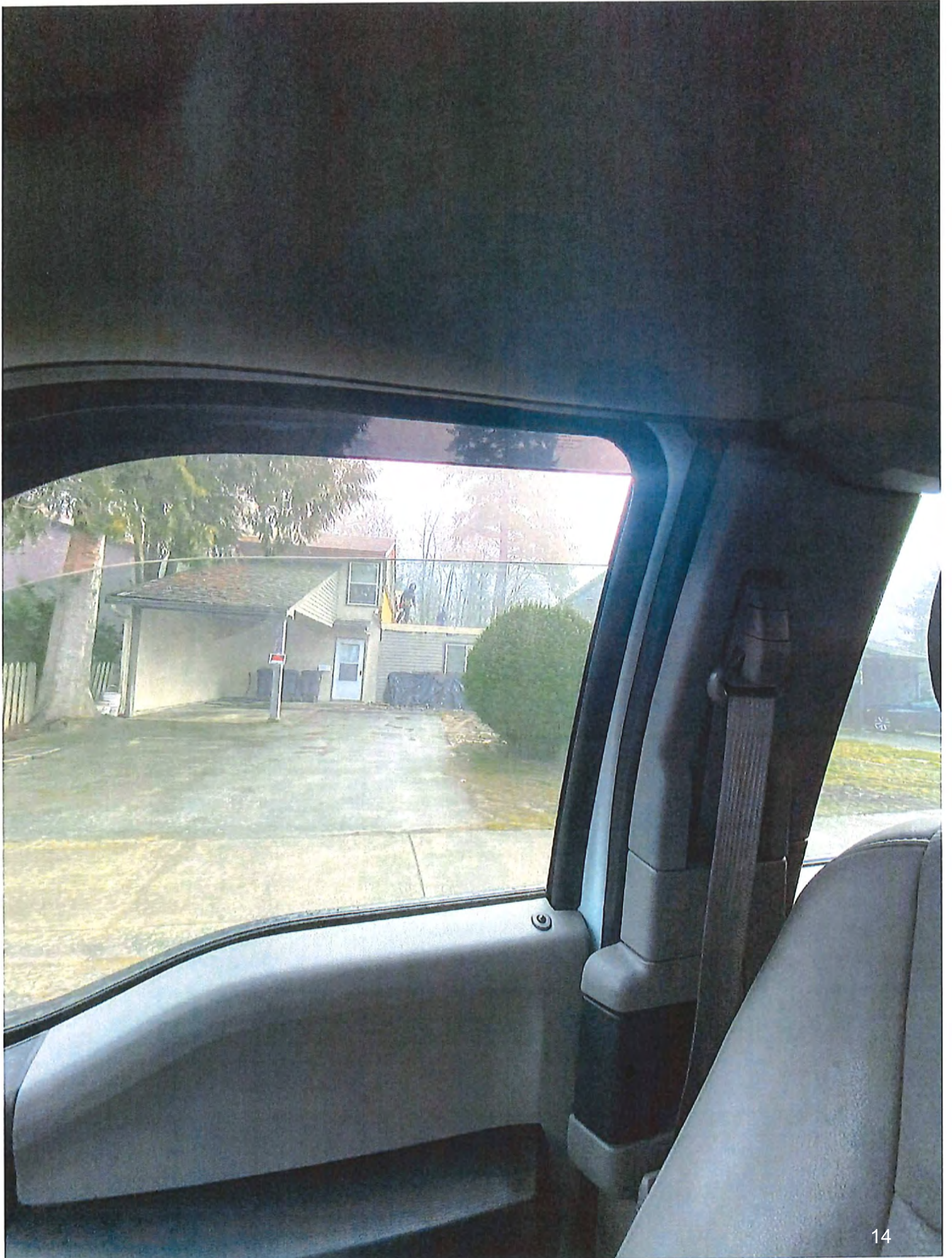
*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*



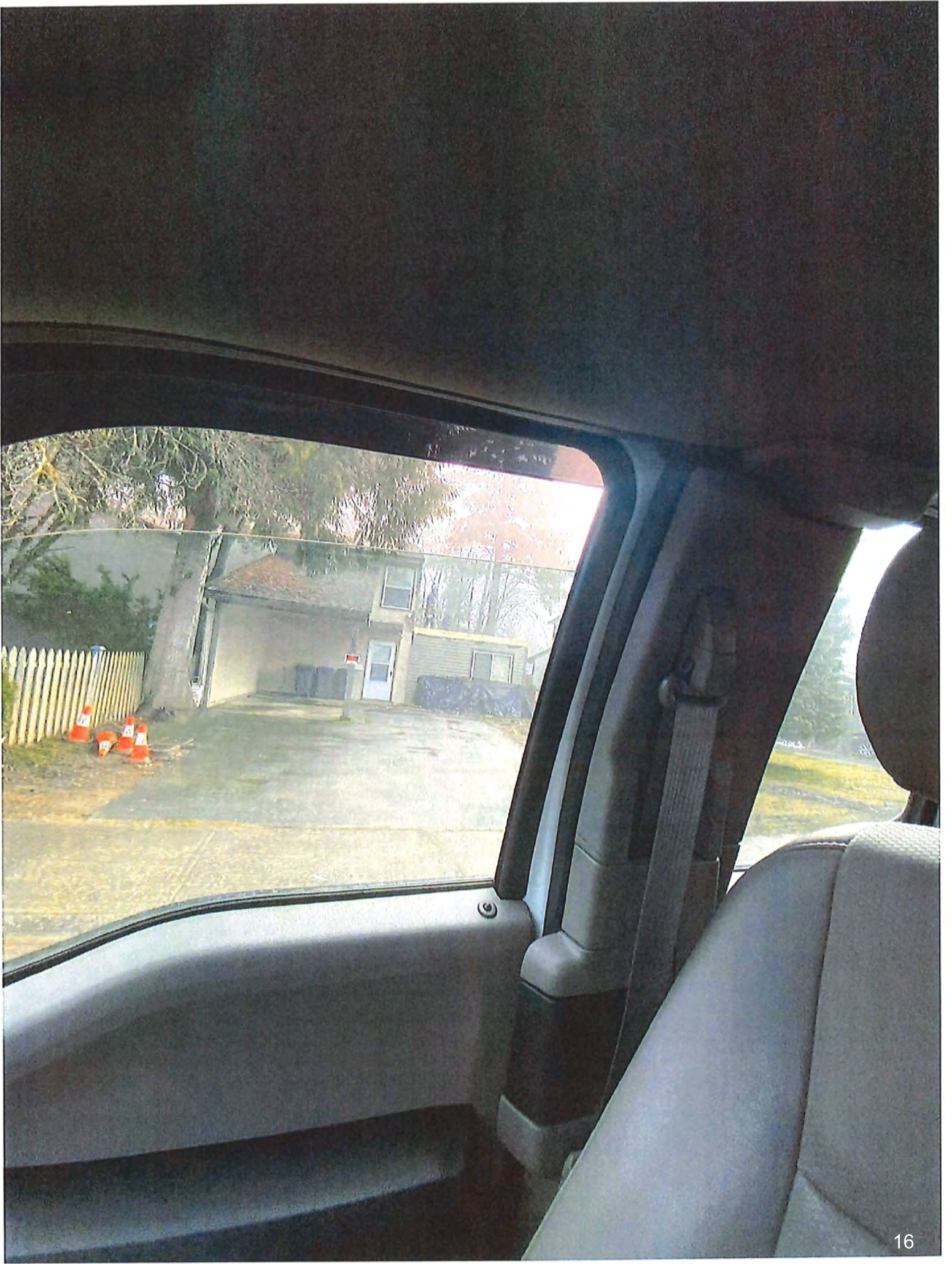












<b>Non-Permit Building Inspection</b>	<b>Date: Jan 31, 2022</b>
<b>Result: Stop Work Posted</b>	<b>9:45</b>

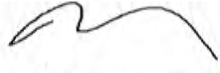
Address 7686 125 St  
 Permit Number 22-003456-000-00

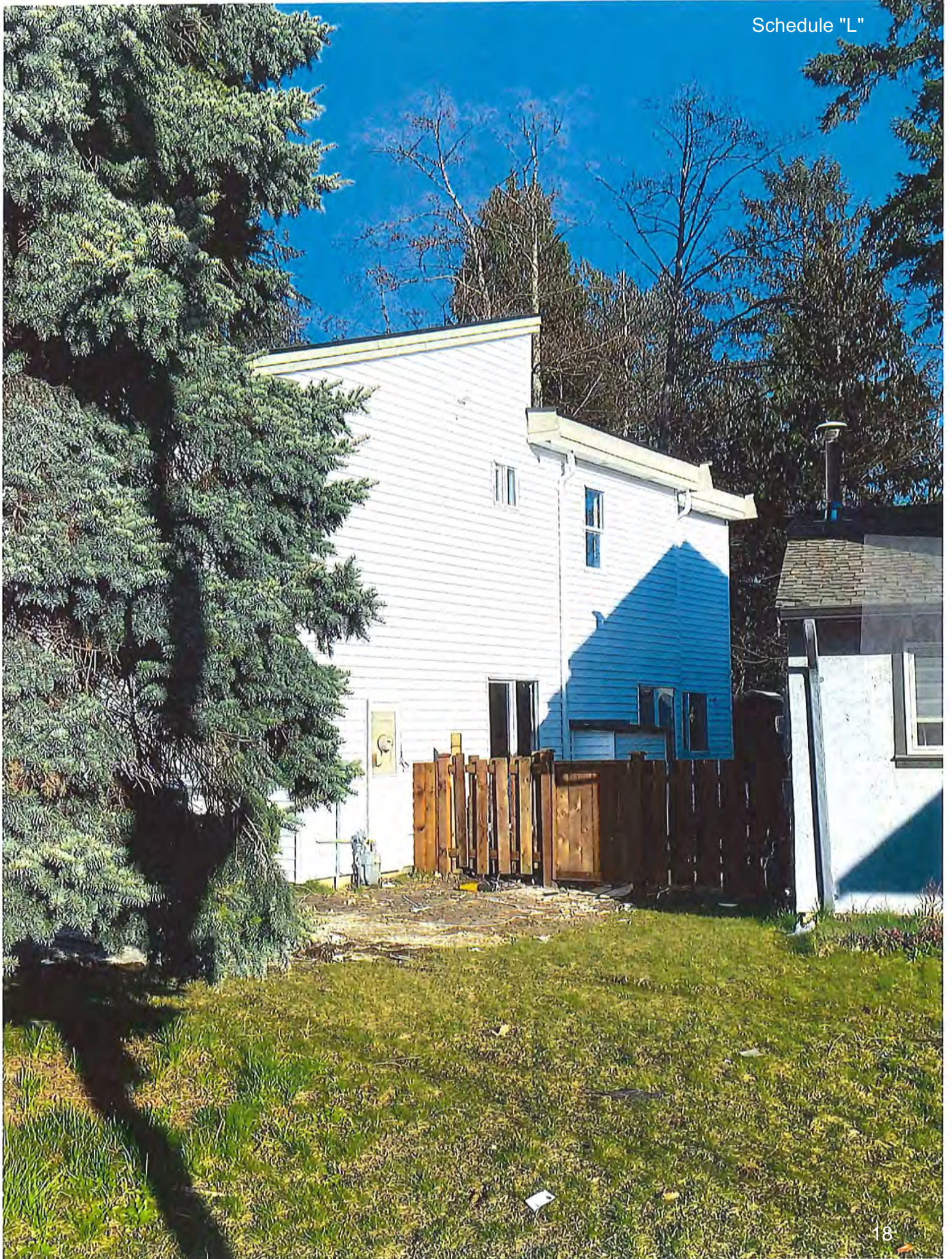
- 1 January 31, 2022. Large two story addition to back of house. Entire house is being resided so hard to tell where new begins but addition is about 350-500 sq ft per floor. Small roof structure being added over front door as well.

**Comment:**

**News Bulletin:**

Please schedule a re-inspection if your project has not received FINAL APPROVAL.

<b>Page 1 of 1</b>	
	Dave Peters DXPeters@surrey.ca



VIA REGISTERED MAIL (RN 626 875 802 CA)	
---	--

April 14, 2022

File: 07686-12500

Gursimranjot Kaur Dhillon  
7686 - 125 Street  
Surrey, B.C.  
V3W 7W4

Dear Gursimranjot Kaur Dhillon:

**Re: 7686 – 125 Street – COMPLIANCE ORDER**

We write about the property located at 7686 – 125 Street in Surrey, British Columbia (the "Property").

A site review conducted by the City of Surrey's Building Division on January 31, 2022 found a large two storey addition had been added at the back of the house and a small roof structure being added over the front door (the "Works") without a valid Building Permit and is being occupied without a valid Occupancy Permit in contravention of *Surrey Building Bylaw, 2012, No. 17850* (the "Bylaw").

Pursuant to Section 19 of the Bylaw, you are hereby ordered to submit to the City of Surrey's Building Division, **on or before May 19, 2022**, a Building Permit application for the Works, along with all required documents and information, as required by the Bylaw.

If you do not wish to keep the Works, then you are hereby ordered to do the following **on or before May 19, 2022**:

1. Submit to the City of Surrey's Building Division a permit application for the demolition of the Works, along with all required documents and information, as required by the Bylaw; and
2. After issuance of a valid Demolition Permit, perform the demolition of the Works.

Kindly be advised that under Section 73 of the Bylaw, the Works must not be used or occupied until you have applied for and obtained a valid Occupancy Permit for the Works.

Staff will review the City's file after the above deadline to ascertain whether you have complied with this order. **Failure to comply with this order is a breach of Section 96 of the Bylaw and will result in further action, including legal proceedings, being taken by the City to enforce compliance with the Bylaw.**

Should you require further information, kindly contact Dave Peters at [DXPeters@surrey.ca](mailto:DXPeters@surrey.ca).

Yours truly,



for Dave Peters  
Building Official

/cc





Five will be mailed for  
beginning stop work order.



## IMPORTANT NOTICE

A Stop Work Notice has been posted at the property because of illegal or unpermitted building.

As a result of an inspection of 7000 110 St on June 29/18

A site visit fee of \$214 will be charged. An invoice will be mailed to the property owner with instructions for payment.

If you have required payment for this notice and are unable to do so within 10 days you are subject to the provisions of the Building Act, 2002, which may result in the issuance of a Stop Work Order to the property to which the notice is issued in writing.

Particular to the Surrey Building Code, 2012, Sec. 1.7(100)

Section 100: The notice of a stop work order has been posted, and every effort will be made to ensure that the work is stopped immediately. The work shall be stopped for the amount of time within the Building Official's office, or within the property's residence, business or to other premises, pending the issuance of the notice. If the work is not stopped within the time specified in the notice, the Building Official has the authority to issue a Stop Work Order to the property to which the notice is issued in writing. The stop work notice is the law.

Section 101: If a stop work order is issued in accordance with Section 100, Section 101 will be applied.

Section 102: Section 102: Where a stop work order is issued in accordance with the Building Act, 2002, the Building Official, or the Building Official's designee, may issue a Stop Work Order to the property to which the notice is issued in writing. The stop work notice is the law. If the work is not stopped within the time specified in the notice, the Building Official has the authority to issue a Stop Work Order to the property to which the notice is issued in writing. The stop work notice is the law.

Any person charged or convicted under this Act, or who is charged or convicted under the Building Act, 2002, is liable for the costs of the notice.

APR 14 2018

April 14, 2018

210 - 7000-110 St

Richmond, BC

V6V 1K4

Dear Mr. [Name]

Re: Stop Work Order - EXEMPTION ORDER

The above stop work order is issued in accordance with the Building Act, 2002.

As you are required by the City of Surrey Building Department to obtain a permit for the work, you are required to obtain a permit for the work. If you do not obtain a permit for the work, you are required to obtain a permit for the work.

Permitted to Section 101 of the Building Act, 2002, you are required to obtain a permit for the work. If you do not obtain a permit for the work, you are required to obtain a permit for the work.

If you do not obtain a permit for the work, you are required to obtain a permit for the work.

1. Subject to the City of Surrey Building Department's permit application fee for the work, you are required to obtain a permit for the work. If you do not obtain a permit for the work, you are required to obtain a permit for the work.

2. Also subject to the City of Surrey Building Department's permit application fee for the work, you are required to obtain a permit for the work. If you do not obtain a permit for the work, you are required to obtain a permit for the work.

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51. If you do not obtain a permit for the work, you are required to obtain a permit for the work.

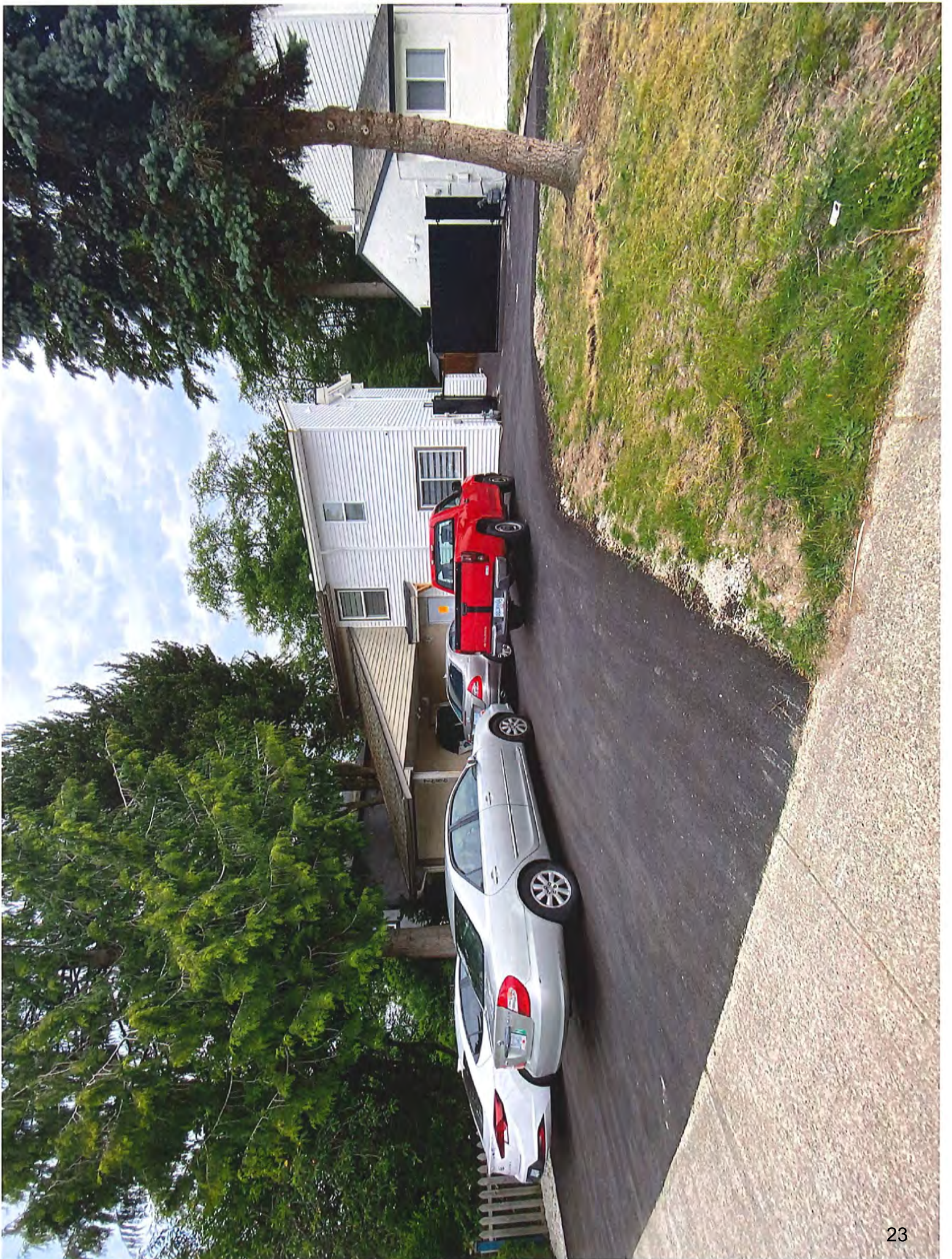
52. If you do not obtain a permit for the work, you are required to obtain a permit for the work.

53. If you do not obtain a permit for the work, you are required to obtain a permit for the work.

54. If you do not obtain a permit for the work, you are required to obtain a permit for the work.

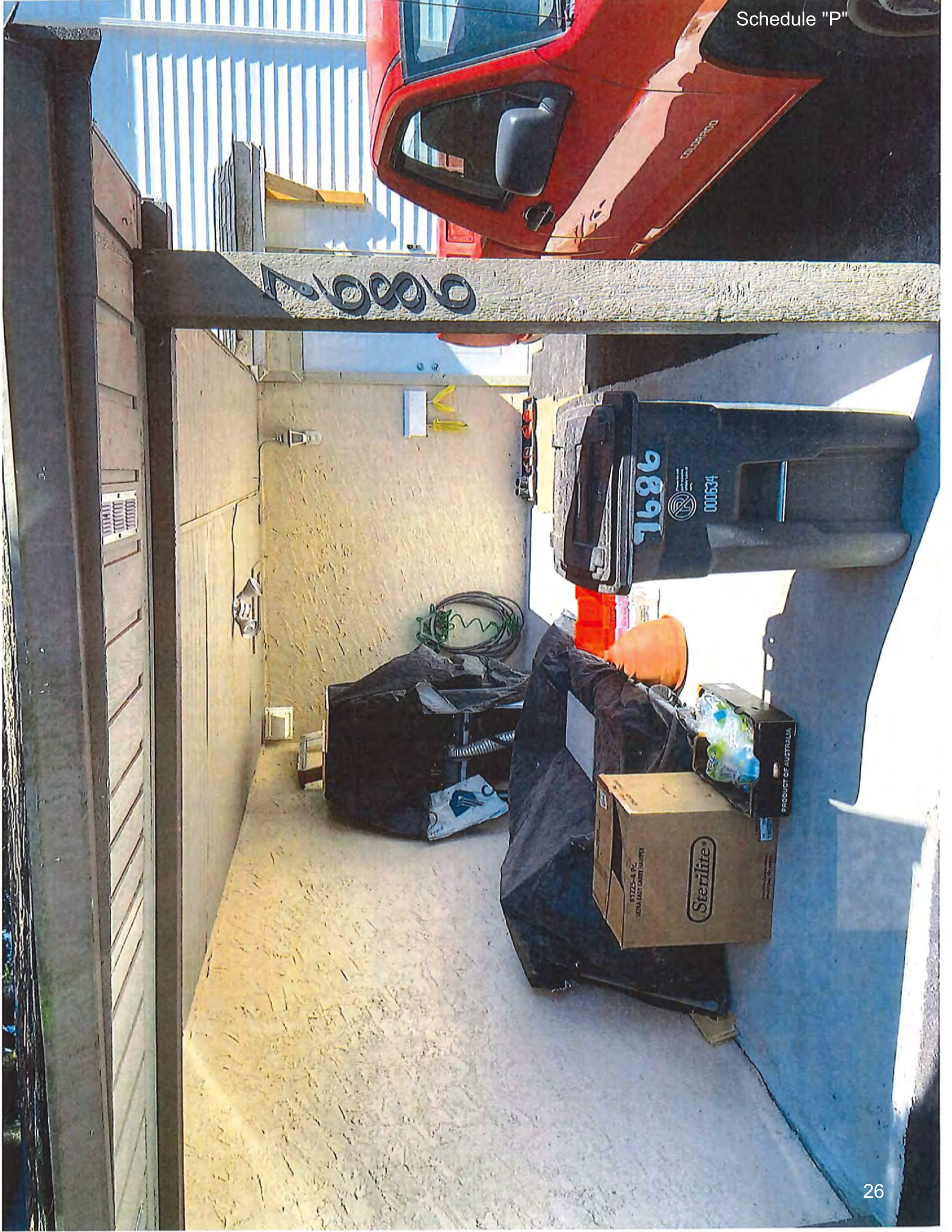
55. If you do not obtain a permit for the work, you are required to obtain a permit for the work.

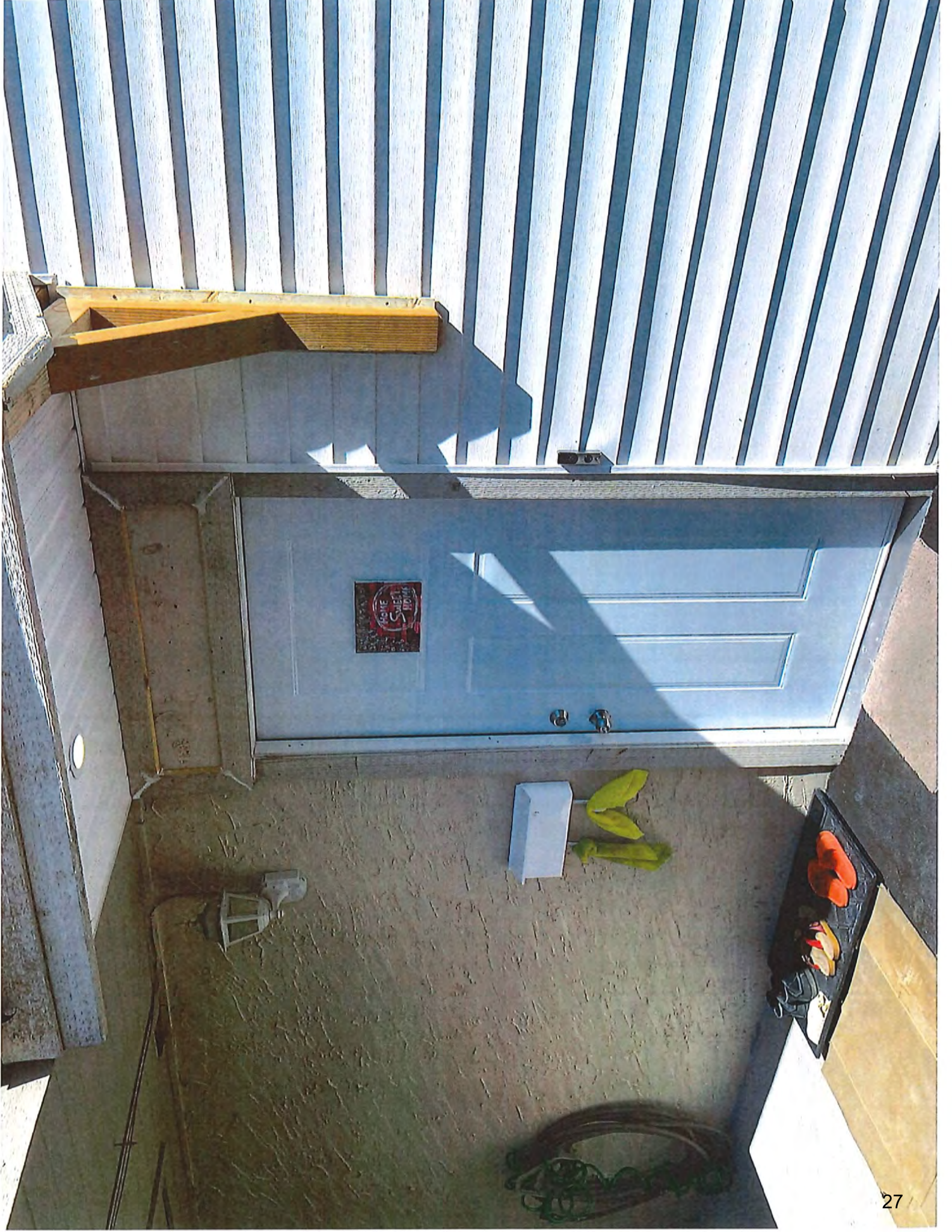


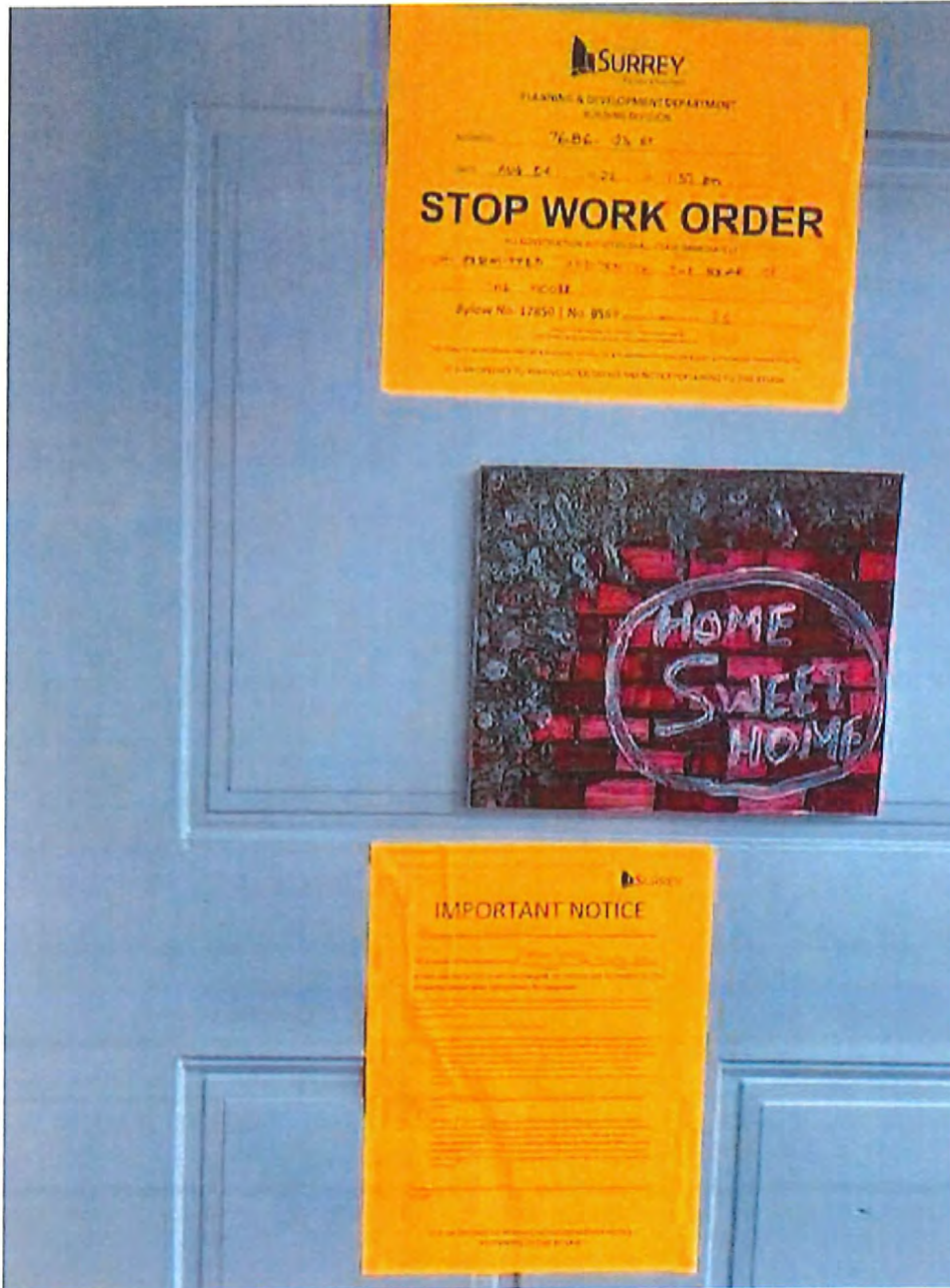






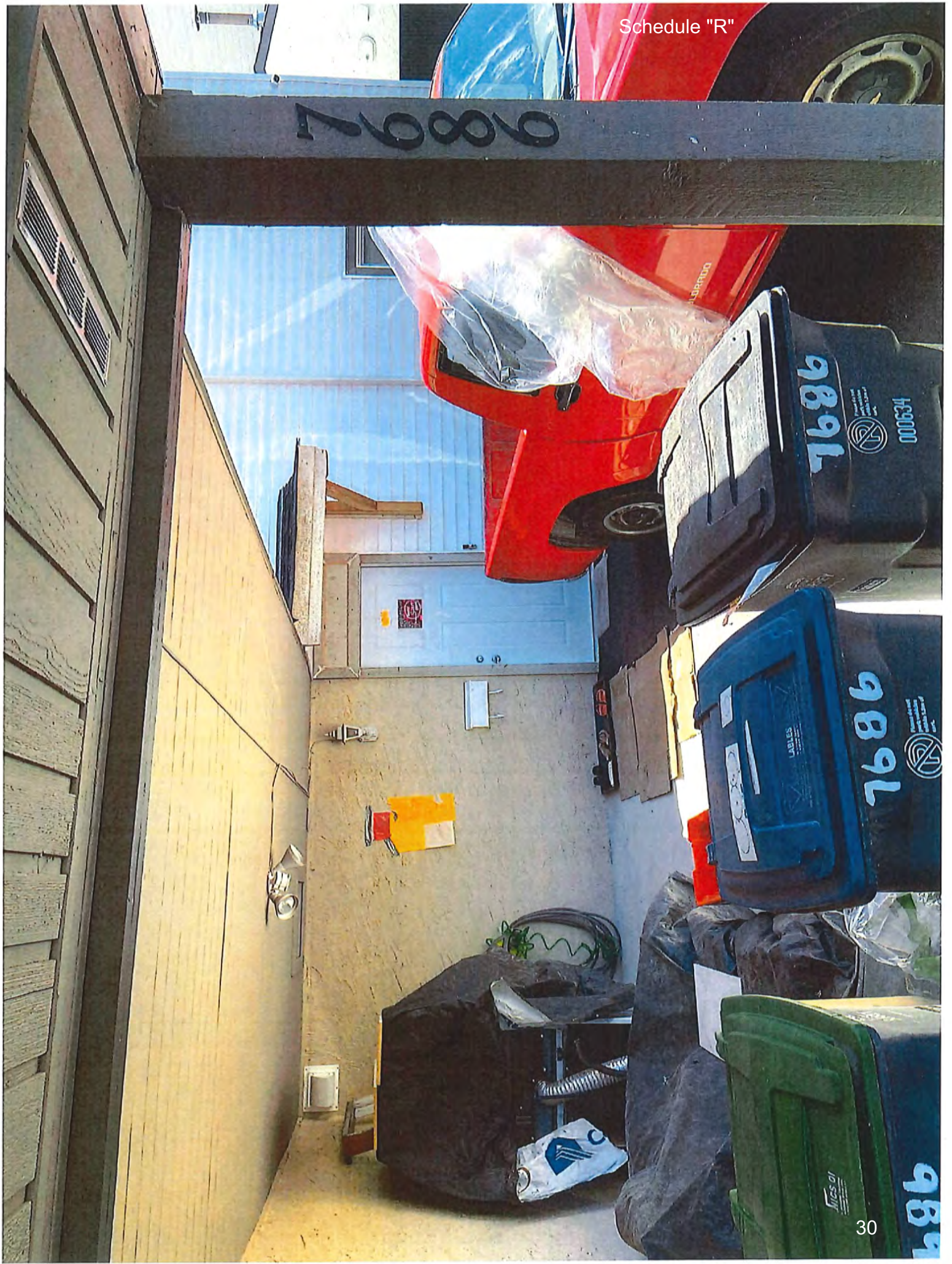












7686









**SURREY**  
PLANNING & DEVELOPMENT DEPARTMENT  
BUILDING DIVISION

7686 125 ST  
SEPT 23 2011 1:30 pm

**STOP WORK ORDER**

Bylaw No. 17852 | No. 6569 *Lu Haddock*

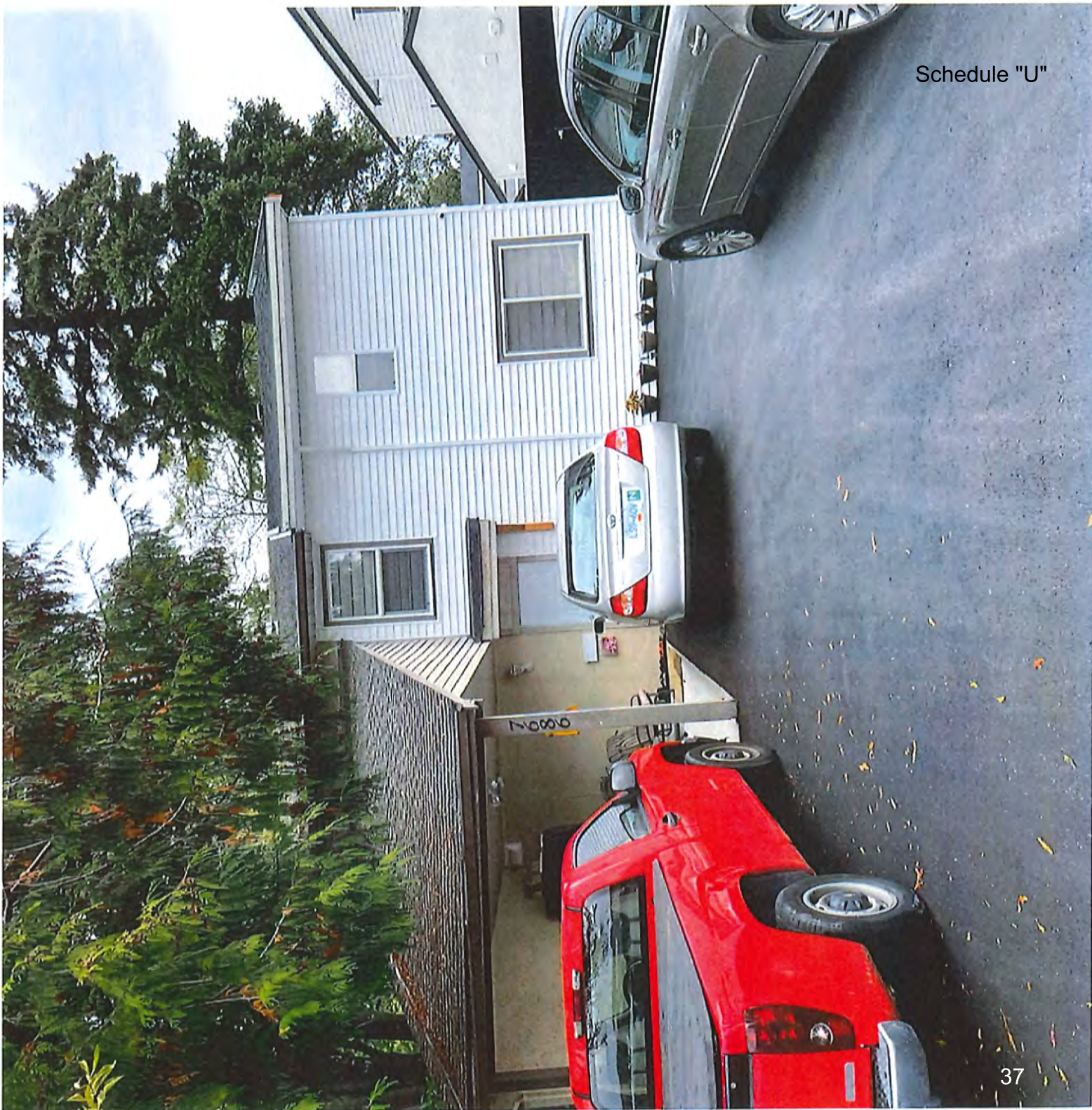
**IMPORTANT NOTICE**

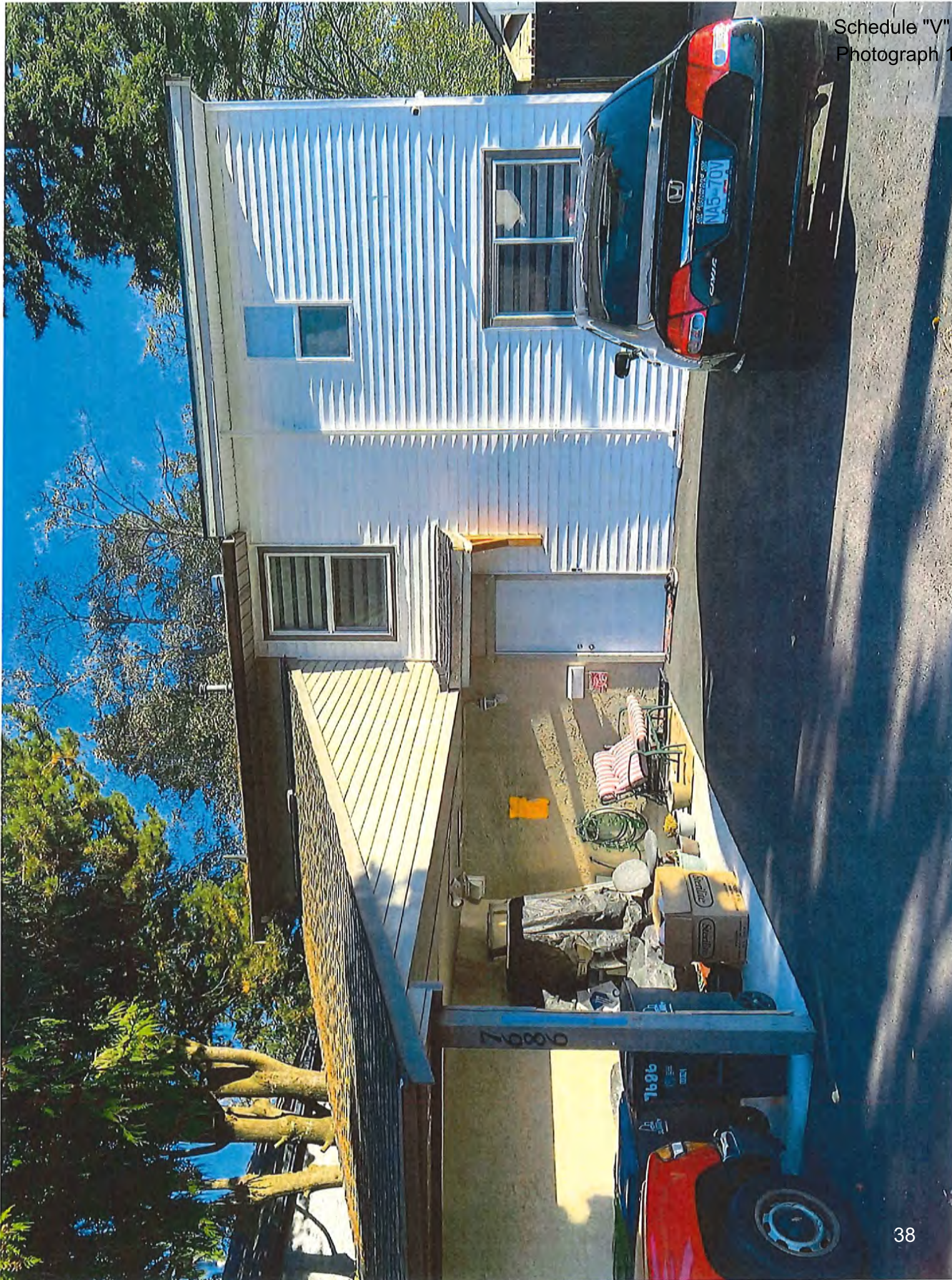
7686 125 ST SEPT 23 2011





Schedule "U"





Photograph 2

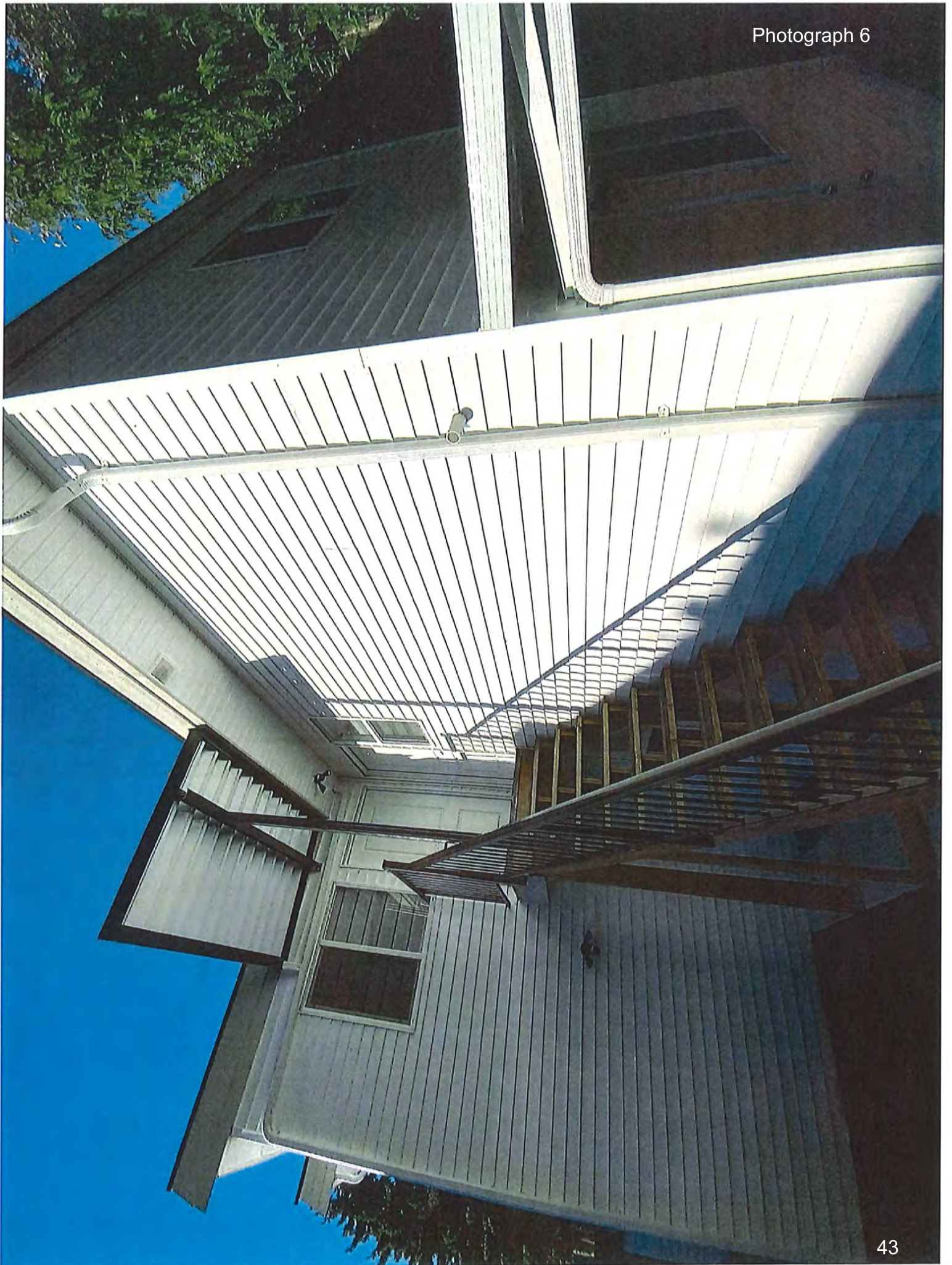




Photograph 4













By-Law and Licensing Section

HAND DELIVERED

February 20, 2024  
Occ: ICON2022 - 000276

Gursimranjot K Dhillon  
7686 125 St  
SURREY BC V3W 7W4

Dear Sir/Madam:

**Re: Inspection of 7686 125 ST, Surrey (the "Property")**

We advise you that an inspection of the Property is required to determine whether the Property is in compliance with the City of Surrey's regulatory by-laws.

City By-law Enforcement Officers and City Inspectors are authorized by Section 16 of the Community Charter to perform inspections of the Property.

Section 16 (6) states:

Without limiting the matters to which this section applies, a municipality may enter on property for any of the following purposes:

- (a) to inspect and determine whether all regulations, prohibitions and requirements are being met in relation to any matter for which the council, a municipal officer or employee or a person authorized by the council has exercised authority under this or another Act to regulate, prohibit or impose requirements.

We will conduct an inspection of the Property on February 28, 2024 at 1:00 pm.

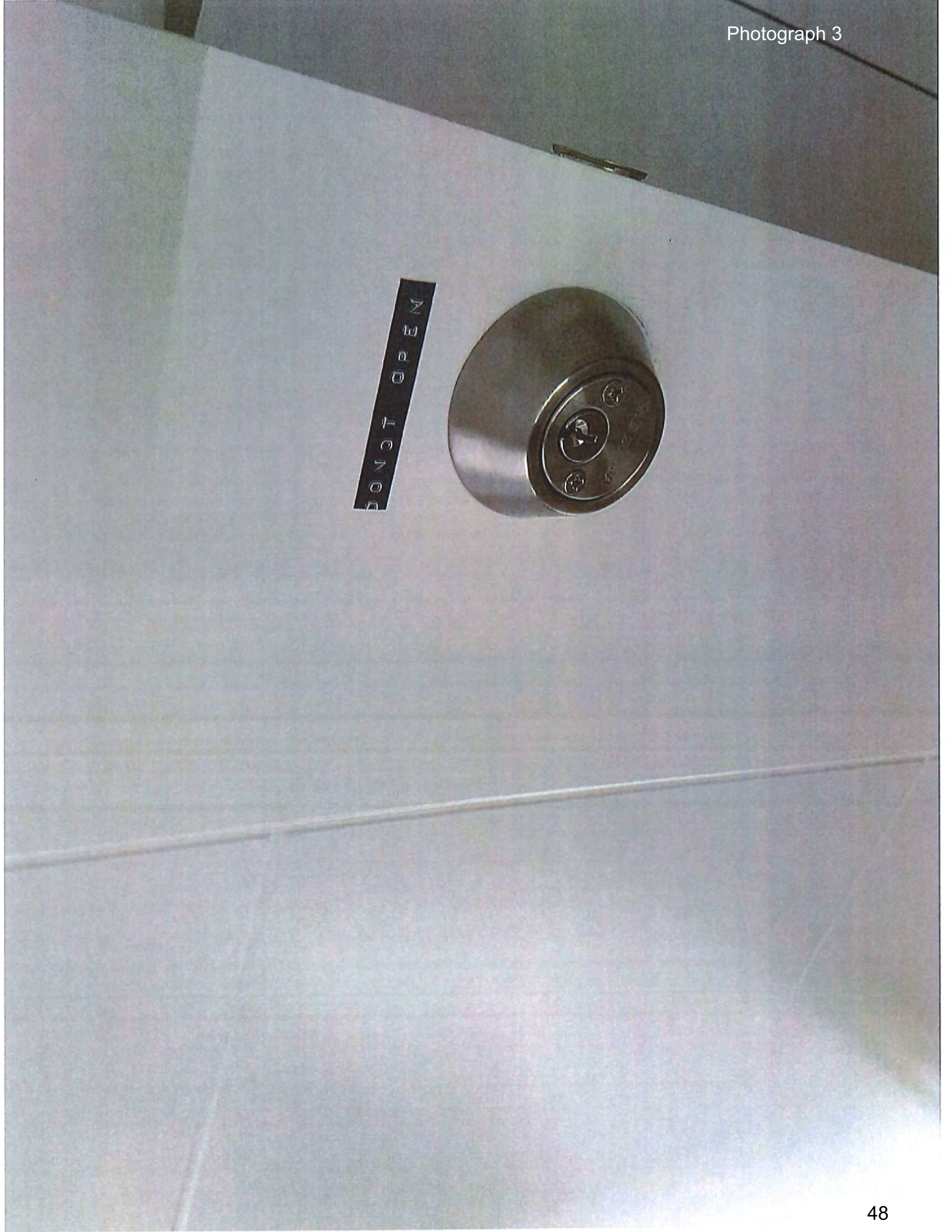
If the date of inspection is not convenient, please call me at 604-591-4751 to arrange another date and time.

Yours truly,

Andrew Nolan  
By-law Enforcement Officer  
604.591.4751









Photograph 5



Photograph 6









Photograph 9





Schedule "Y"  
Photograph 1

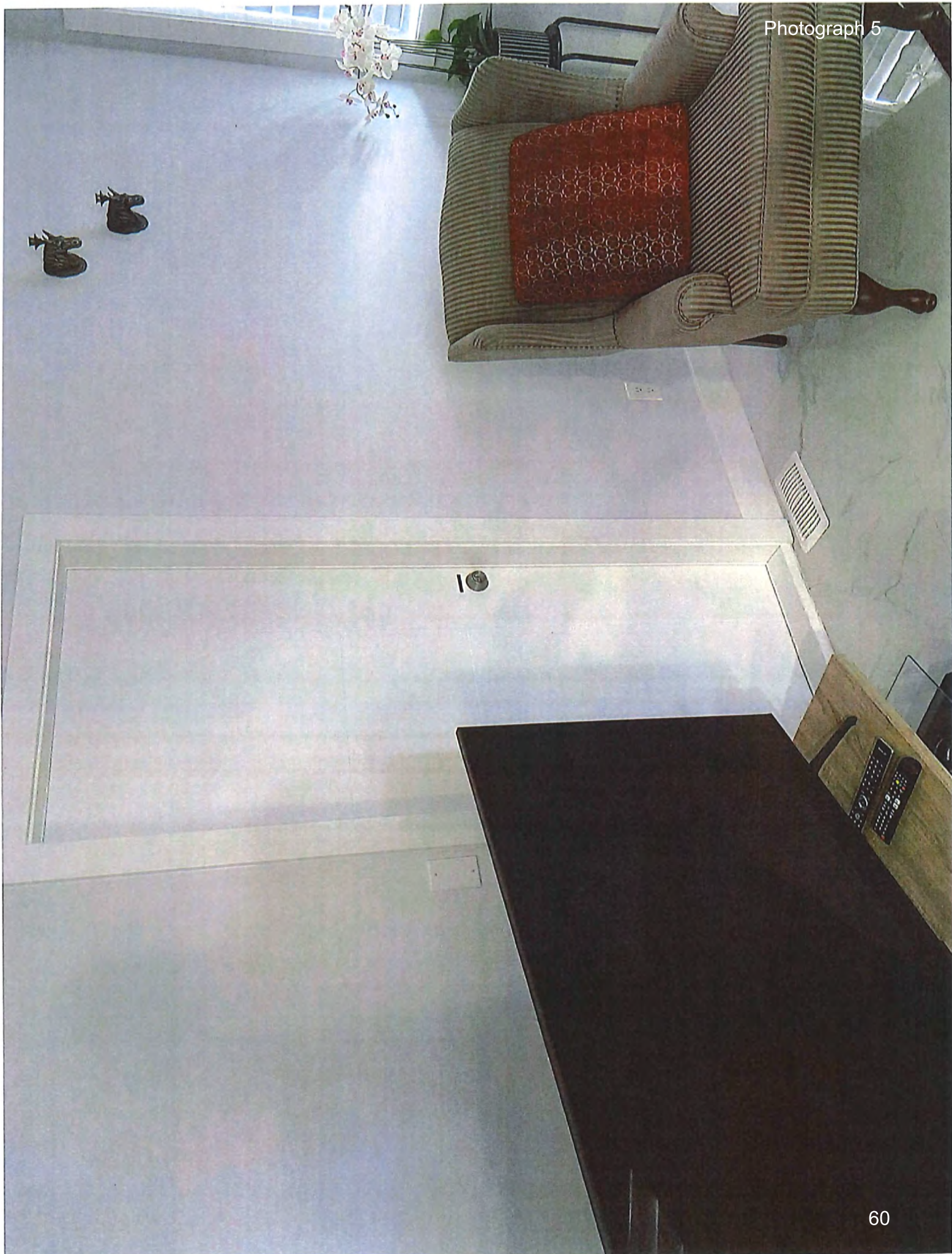






Photograph 4







Photograph 6



Photograph 7



Photograph 8



Photograph 9





**From:** Nolan, Andrew  
**Sent:** April 24, 2024 4:54 PM  
**To:** gursimranjot dhillon  
**Subject:** RE: Inspection of 7686 125 ST, Surrey (the "Property")  
**Attachments:** Unpermitted Construction at 7686 125 Street Surrey BC.pdf

Schedule "Z"

Good afternoon,

As mentioned on our doorbell camera conversation on April 23, 2024, please see the attached letter.

There is a deadline on the letter. Please review it. If you have any questions, there is contact information on the letter.

Regards,

Andrew Nolan - Bylaw Supervisor



**CITY OF SURREY**

Bylaw Enforcement & Licensing Services  
6651 148 Street, V3S 3C7  
C 778-846-1046 [www.surrey.ca](http://www.surrey.ca)



Connect, Share and Engage with your City

Surrey is situated on the traditional, ancestral, and unceded territories of the Salish Peoples, including the ǵíçəý (Katzie), ǵʷɑ:ńłəń (Kwantlen), and Semiahma (Semiahmoo) land-based nations.

**IMPORTANT NOTICE:**

This email and any attachments are confidential, may be legally privileged, and/or subject to the Freedom of Information and Protection of Privacy Act, and are for the use of the intended recipient only. Access, disclosure, copying, distribution, or reliance on any of it by anyone else is prohibited and may be a criminal offence. Please delete if received or obtained in error and email confirmation to the sender.



**LEGAL SERVICES**

PHILIP C.M. HUYNH, City Solicitor  
MAUREEN ST. CYR, Assistant City Solicitor  
KELLY RAYTER, Assistant City Solicitor  
BENJIE LEE, Assistant City Solicitor  
HUGH CAMPBELL, Assistant City Solicitor  
ALLAN WU, Assistant City Solicitor  
GUILLERMO FLORES, Assistant City Solicitor  
WASSAN AUJLA, Assistant City Solicitor  
KOMAL GILL, Assistant City Solicitor

Our File: 2430-40/24#1  
Direct Line: (236) 598-3080

April 22, 2024

DELIVERED BY HAND

Gursimranjot K. Dhillon  
7686 125<sup>th</sup> Street  
Surrey, BC V3W 7W4z

Dear Sir/Madame:

**Re: Unpermitted Construction, at 7686 – 125 Street, Surrey, BC (the "Property")**

I am a lawyer with the City of Surrey (the "City") and am writing on behalf of the City concerning bylaw violations at the Property noted above.

The additions to the Property, including the three secondary suites that you have constructed (the "Works") are not permitted as they have been constructed without a valid building permit. Additionally, the Works are currently being occupied without an occupancy permit. Both the unpermitted construction and the unpermitted occupancy violate the Surrey Building Bylaw, 2012, No. 17850 (the "Building Bylaw").

Furthermore, the house on the Property currently contains more secondary suites than permitted by the Surrey Zoning By-law, 1993, No. 12000 (the "Zoning Bylaw"). The Property is zoned RF-G, Single Family Residential Gross Density Zone. This zoning only permits one secondary suite.

Please be advised that staff will be scheduling a hearing at a future Council Meeting, in which staff will recommend that Council make a resolution to file a notice in the land title office regarding the Works, pursuant to Section 57 of the *Community Charter* to notify third parties of the unpermitted works. The notice will be accessible to the public, including lenders and potential purchasers of the Property. You will be invited to the hearing to make submissions.

If you wish to avoid the hearing before Council, you are required to take the following steps:

1. submit a permit application to the City's Building Division for the demolition of the Works, along with all required documents and information as required by the Building Bylaw, by no later than May 22, 2024;
2. immediately cease all unauthorized occupation of the Works; and
3. immediately cease the use and occupation of all unpermitted secondary suites.

You may contact the City's Building Division at:

Trevor Welsh, Director, Building Division  
Tel. 604.591.4541  
Email: trevor.welsh@surrey.ca

Once the above steps have been taken, you will also be expected to demolish the Works in a timely manner in accordance with any permits issued by the City. If the City is satisfied that you are making substantial and good faith efforts towards compliance with the City's bylaws, including demolition of the Works, the City may defer the above noted Council hearing to allow you time to voluntarily comply.

We strongly urge you to obtain independent legal representation regarding this matter. We do not protect your interests and do not in any way act on your behalf or in your interests.

Yours truly,



GUILLERMO FLORES  
Assistant City Solicitor  
GF/BL

[https://surreybc.sharepoint.com/sites/lglitigation/injunctions/under review - dhillon - injunction or s. 57 - 7686 - 125 street/correspondence/revised - section 57 demand letter.docx](https://surreybc.sharepoint.com/sites/lglitigation/injunctions/under%20review%20-%20dhillon%20-%20injunction%20or%20s.%2057%20-%207686%20-%20125%20street/correspondence/revised%20-%20section%2057%20demand%20letter.docx)  
SC 4/22/24 11:40 AM