

NO: R008

COUNCIL DATE: January 20, 2025

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **December 20, 2024**

FROM: **Trevor Welsh, Director, Building Division**  
**Kyle May, Building Inspector**  
**Harprit Grewal, Building Inspector**

FILE: **2021 035007**

SUBJECT: **Filing a Notice on Title, 9397 - 132 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 9397 - 132 Street, Surrey, BC, and legally described as:

PID: 004-272-021

Lot 535 Section 32 Township 2 New Westminster District Plan 50930

(the "Property"),

which notice shall, in substance, indicate 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**

On or around February 8, 1978, the City issued a building permit for the construction of a single-family dwelling with an unfinished carport at the Property. On August 22, 1978, the City issued the Final Occupancy Certificate for building at the Property. In or around October 2011, Gurvinder Kaur (“Ms. Kaur”) purchased the Property. In or around June 2022, Manvir Singh Bharmi (“Mr. Bharmi”) was added as a registered owner to the title of the Property. The Property currently has two registered owners, Ms. Kaur and Mr. Bharmi (the “Owners”).

Unpermitted construction came to the City’s attention in May 2021. Since then, the City has made numerous attendances at the Property and have confirmed that the Owners have performed the following unpermitted work at the Property:

1. conversion of the carport into a dwelling unit;
2. construction of a two-storey addition, containing two dwelling units, to the south side of the Property (the “First Addition”); and
3. construction of a second two-storey addition, containing four dwelling units, to the north side of the Property, which is attached to the First Addition (the “Second Addition”).

(Collectively, the “Unpermitted Construction”)

A detailed chronology of the Property and the City’s enforcement efforts is attached as Appendix “1”.

The City has not issued a building permit for the Unpermitted Construction at any time.

At this time, there is no realistic path for the Owners to obtain a building permit to retain the Unpermitted Construction 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.

Staff have issued Ms. Kaur nine Bylaw Contravention Notices totaling \$4,500 and ten Site Visit Notice amounting to \$2,154, all related to the Unpermitted Construction. The combined total of fines and fees is \$6,654. The Bylaw Contravention Notices were not disputed but remain unpaid, with an outstanding balance of \$4,500. Nine of the ten Site Visit Notices have been paid, leaving a remaining balance of \$288.

## **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 Unpermitted Construction.

The Unpermitted Construction 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 Unpermitted Construction.

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 Unpermitted Construction 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

Kyle May  
Building Inspector

Harprit Grewal  
Building Inspector

Appendix "I": Chronology of Property and Unpermitted Construction

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

## APPENDIX “I”

### CHRONOLOGY OF PROPERTY AND UNPERMITTED CONSTRUCTION

The following is a detailed summary of facts relating to the Unpermitted Construction at the Property.

Attached as Schedule “A” are COSMOS images from April 2009, depicting the Property circled in red, prior to the Unpermitted Construction that is the subject of this report.

Attached as Schedule “B” are COSMOS images from April 2022 and April 2023, depicting the Property circled in red, following the Unpermitted Construction that is the subject of this report.

The Property was previously zoned as RF- Single Family Residential Gross Density Zone. In or around July 2024, the Property became zoned as a R3, Urban Residential Zone. Attached as Schedule “C” is a copy of the Zoning Map with the Property outlined in red.

On or around February 8, 1978, the City issued a building permit for the construction of a single-family dwelling with an unfinished carport at the Property. Attached as Schedule “D” is a copy of the building permit application/issued permit dated February 8, 1978.

On August 22, 1978, the City issued the Final Occupancy Certificate for building at the Property. Attached as Schedule “E” is a copy of the Final Occupancy Certificate issued by the City dated August 22, 1978.

On or about October 26, 2011, Ms. Kaur purchased the Property and is currently a registered owner of the Property. Attached as Schedule “F” is a copy of the title search for the Property indicating the ownership at that time.

After the Property was purchased by Ms. Kaur, the First Addition, a two-storey addition on the south rear side of the main house, and a detached structure at the rear of the Property (the “Detached Structure”) was constructed. Attached as Schedule “G” are COSMOS images from May 2016 and March 2016, depicting the First Addition and the Detached Structure. The Property is circled in red.

Ms. Kaur did not apply for or obtain a building permit from the City prior to constructing the First Addition and the Detached Structure.

On May 28, 2021, Building Inspector, Harprit Grewal (“Mr. Grewal”) attended the Property and observed the construction of the Second Addition, a large two-storey addition, at the rear of the Property. Mr. Grewal posted a Stop Work Order on the Property as the construction work was being done without a valid building permit issued by the City. Mr. Grewal took photographs of his observations, which are attached as Schedule “H”. The photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the Stop Work Order posted by Mr. Grewal on May 28, 2021;
- Photograph 2 depicts the front of the house with the Stop Work Order posted to the right of the door;
- Photographs 3 and 4 depict the exterior of the ongoing construction of the Second Addition;
- Photographs 5 and 6 depict the interior of the ongoing construction of the Second Addition; and
- Photograph 7 depicts the Second Addition, where it is attached to the First Addition.

On June 17, 2021, Bylaw Enforcement Officer, Andrew Nolan (“Officer Nolan”), attended the Property and observed ongoing construction on the roof of the Second Addition.

On May 17, 2022, a Compliance Order was sent by the Building Division to Ms. Kaur. A copy of the Compliance Order is attached as Schedule “I”.

On May 31, 2022, Building Inspector, Doug Gardiner (“Mr. Gardiner”) and Officer Nolan attended the Property. Mr. Gardiner and Officer Nolan observed that there was no Stop Work Order posted on the Property. Mr. Gardiner re-posted the Stop Work Order. Mr. Gardiner and Officer Nolan also noted that the Second Addition measured approximately 40’ by 40’, and that the carport had been enclosed and converted into a living space. Mr. Gardiner and Officer Nolan took photographs of their observations on May 31, 2022, which are attached as Schedule “J”. The photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the front of the house with a view of the carport enclosed and the absence of a Stop Work Order (taken by Officer Nolan);
- Photograph 2 depicts the Stop Work Order dated May 31, 2022, which was posted by Mr. Gardiner (taken by Mr. Gardiner);
- Photograph 3 depicts the Stop Work Order dated May 31, 2022, posted to the front of the carport, which had been converted into a living space (taken by Mr. Gardiner);
- Photograph 4 depicts the front of the house showing the red paper marks of the previous Stop Work Order that had been removed and the Site Visit Notice on the front door (taken by Mr. Gardiner);
- Photograph 5 depicts the north side of the Second Addition featuring an exterior door and windows on each level (taken by Mr. Gardiner);
- Photograph 6 depicts a view of the alcove area where the First Addition joins the Second Addition, with part of the structure having siding installed (taken by Mr. Gardiner);
- Photograph 7 depicts the rear of the Second Addition with siding and windows (taken by Mr. Gardiner); and

- Photograph 8 depicts the south side of the main house, and the connection between the First Addition and Second Addition.

On that same day, Officer Nolan hand delivered the Compliance Order to Ms. Kaur at 13537 81 Avenue, which is another property owned by Ms. Kaur and Mr. Bharmi. Attached as Schedule “K” is a copy of the State of Title Certificate for the property located at 13537 81 Avenue showing Ms. Kaur and Mr. Bharmi as the registered owners.

On or about June 24, 2022, Mr. Bharmi was added to the title of the Property. Attached as Schedule “L” is a copy of the State of Title Certificate for the Property indicating the new ownership as of June 24, 2022.

On July 10, 2022, Officer Nolan attended the Property and posted a copy of the Compliance Order on the front door.

On September 8, 2022, Bylaw Enforcement Officer, Patricia Coleman (“Officer Coleman”), attended the property located at 13537 81 Avenue and posted a Compliance Order addressed to Mr. Bharmi at the front of the house of this property. A woman opened the door and communication attempts indicated that she did not speak English. Officer Coleman pointed to the Compliance Order to ensure that the woman was aware of its presence. Attached as Schedule “M” is a copy of the Compliance Order addressed to Mr. Bharmi. Attached as Schedule “N” are photographs that Officer Coleman took on September 8, 2022.

On September 23, 2022, Mr. Gardiner attended the Property for a follow-up inspection. Upon arrival, Mr. Gardiner observed that a new window and door opening had been constructed in the exterior wall of the Second Addition. Mr. Gardiner also observed unregulated plumbing and electrical work in the Second Addition.

On October 3, 2022, Officer Coleman attended the Property and posted a copy of a Demand Inspection letter to the front of the door of the house as well as to the doors of possible additional dwelling units. The Demand Inspection letter advised of a scheduled inspection, which was to occur on October 13, 2022. Attached as Schedule “O” are copies of the Demand Inspection letter dated October 3, 2022. Officer Coleman also observed construction material at the Property. Attached as Schedule “P” are the photographs that Officer Coleman took on October 3, 2022. The photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the Demand Inspection letter posted to the front of the house at the Property; and
- Photographs 2 and 3 depict the Demand Inspection letter posted on the doors of possible additional dwelling units.

The same day, Officer Coleman attended the property located at 13537 81 Avenue to hand deliver copies of the Demand Inspection letter to the Owners. The Owners were not present; however, Officer Coleman was able to provide the Demand Inspection letters to an elderly woman.



The inspection of the Property, initially scheduled for October 13, 2022, was rescheduled to October 28, 2022. On October 28, 2022, Officer Coleman and Mr. Gardiner attended the Property for the scheduled inspection; however, access was not provided as the Owners did not attend. Officer Coleman and Mr. Gardiner observed that the Second Addition occupied a significant portion of the yard. The Second Addition featured doors on both the upper and lower levels. The lower level of the Second Addition was incomplete, with exposed studs visible. Mr. Gardiner took photographs of his observations on October 28, 2022, which are attached as Schedule “Q”.

On March 11, 2023, Bylaw Enforcement Officers, Erica Bates (“Officer Bates”) and Ashima Mani (“Officer Mani”), attended the Property. The Officers observed three vehicles parked in the driveway. Although the gate to the rear of the Property was locked, the Officers could hear the sound of drilling and electrical tools coming from the rear. Officer Bates observed a male working at the rear of the Property. Upon knocking on the locked gate, the male worker fled the scene after seeing the Officers. Officer Bates spoke with one of the tenants, at which point Mr. Bharmi opened the locked gate. When questioned about the construction work being conducted on the Property despite an active Stop Work Order, Mr. Bharmi did not provide a response. Mr. Bharmi then escorted the Officers to the rear of the Property, where they observed the Second Addition. Excavation pits were visible near the entrance to one of the doors on the lower level of the Second Addition. The Officers also noted various construction materials and a power drill on-site. Mr. Bharmi was observed wearing knee pads with visible mud on them but denied conducting any construction work. Officer Mani communicated to Mr. Bharmi in Punjabi that they had heard the sounds of electric power tools and noted the state of the yard, which supported their belief that construction work was taking place in violation of the Stop Work Order. Mr. Bharmi claimed he was merely ‘cleaning’ the area. The Officers advised Mr. Bharmi that no further work should take place on the Property. Officer Bates took photographs of her observations on March 11, 2023, which are attached as Schedule “R”. The photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts two cars in the driveway with a partial view of the third car along with a view of the locked gate;
- Photographs 2 and 3 depict excavation pits in front of an entrance to a door on the lower level of the Second Addition; and
- Photograph 4 depicts Mr. Bharmi wearing knee pads with mud.

On October 30, 2024, Officer Bates and Building Inspector, Kyle May (“Mr. May”) attended the Property for an inspection. Officer Bates and Mr. May observed a total of eight dwelling units, including the main house. Each dwelling unit was occupied by tenants.

- The carport had been converted into a one-bedroom dwelling unit, accessed through an external door. This studio-style, self-contained dwelling unit featured a combined living and kitchen area with a mattress on the floor, as well as a bathroom (“Dwelling Unit #1”).
- The second dwelling unit was located on the lower level within the First Addition. Access to this unit was through the alcove area situated between the main house, the First Addition and the Second Addition. This was a self-contained dwelling unit, featuring four bedrooms, each equipped with an external lock. Additionally, this unit included a kitchen/living area

and a bathroom. It operated as a four-bedroom dwelling unit, with each bedroom occupied by tenants (“Dwelling Unit #2”).

- The third dwelling unit was situated on the upper level within the First Addition. It was accessible through a staircase located in the alcove area. This was also a studio-style, self-contained dwelling unit, which included a kitchen/living area and a bathroom (“Dwelling Unit #3”).
- The fourth dwelling unit was located on the lower level of the north side of the Second Addition. This was a self-contained dwelling unit with two bedrooms, a kitchen/living area, a bathroom and a boiler/electrical room (“Dwelling Unit #4”).
- The fifth dwelling unit was located on the upper level of the Second Addition. It was accessible through a staircase on the outer north wall of the Second Addition. This was a self-contained dwelling unit with two bedrooms, a kitchen/living area and a bathroom (“Dwelling Unit #5”).
- The sixth dwelling unit was located on the lower level on the south side of the Second Addition. This was a self-contained dwelling unit with one bedroom, a kitchen/living area and a bathroom (“Dwelling Unit #6”).
- The seventh dwelling unit was located on the upper level of the south side of the Second Addition and was accessible by a staircase. This was a self-contained dwelling unit with one bedroom, a kitchen/living area and a bathroom (“Dwelling Unit #7”).
- The eighth dwelling unit was the main house, which was accessible through the front door of the house. Upon entry, there was a set of stairs that led to the upper level of the main house. The main house included a kitchen, five bedrooms and two bathrooms. Each bedroom had an external lock. The main house was occupied by five tenants, each residing in a separate bedroom (the “Principal Dwelling”).

Officer Bates took photographs of her observations on October 30, 2024, which are attached as Schedule “S”. The photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the entry door into Dwelling Unit #1;
- Photograph 2 depicts the kitchen with cabinets, a stove, hood fan and sink in Dwelling Unit #1;
- Photograph 3 depicts the living area with a mattress in Dwelling Unit #1;
- Photograph 4 depicts the exterior north side of the Second Addition;
- Photograph 5 depicts the alcove area between the Principal Dwelling and where the First Addition and the Second Addition connect. The lower exterior door provides access to Dwelling Unit #2, while the upper exterior door, accessed through a set of stairs, leads to Dwelling Unit #3;

- Photograph 6 depicts the hallway with a fridge present in Dwelling Unit #2;
- Photographs 7 and 8 depict the living and kitchen area with cabinets, a stove, hood fan and sink in Dwelling Unit #2;
- Photographs 9, 10, 11 and 12 depict the four bedrooms in Dwelling Unit #2;
- Photograph 13 depicts the bathroom in Dwelling Unit #2;
- Photograph 14 depicts the exterior door of Dwelling Unit #3;
- Photograph 15 depicts the living area with mattresses on the floor and a view of the kitchen area with a fridge in Dwelling Unit #3;
- Photograph 16 depicts the kitchen area with cabinets, a stovetop, hood fan, sink and a fridge in Dwelling Unit #3;
- Photograph 17 depicts the bathroom in Dwelling Unit #3;
- Photograph 18 depicts the lower level of the north side of the Second Addition, which provides access to Dwelling Unit #4;
- Photograph 19 depicts the living and kitchen area with cabinets, a stove, hood fan, sink and fridge in Dwelling Unit #4;
- Photographs 20 and 21 depict the two bedrooms in Dwelling Unit #4;
- Photograph 22 depicts the bathroom in Dwelling Unit #4;
- Photographs 23 and 24 depict the boiler/electrical room in Dwelling Unit #4;
- Photograph 25 depicts a view of the north side of the Second Addition with the exterior doors that lead to Dwelling Unit #4 and Dwelling Unit #5;
- Photograph 26 depicts the staircase that leads to the upper level of the Second Addition with the exterior door that provides access to Dwelling Unit #5;
- Photograph 27 depicts the living and kitchen area in Dwelling Unit #5;
- Photograph 28 depicts the kitchen area with cabinets, a stove, hood fan, fridge, and sink in Dwelling Unit #5;
- Photograph 29 depicts the doors that lead to the two bedrooms and a bathroom in Dwelling unit #5;
- Photograph 30 depicts the bathroom in Dwelling Unit #5;

- Photographs 31 and 32 depict the two bedrooms in Dwelling Unit #5;
- Photograph 33 depicts the rear of the Second Addition;
- Photograph 34 depicts the south side of the Second Addition with a view of the exterior door covered with a canopy that provides access to Dwelling Unit #6;
- Photograph 35 depicts the living and kitchen area with cabinets, a fridge, stove, hood fan and sink in Dwelling Unit #6;
- Photograph 36 depicts the bathroom in Dwelling Unit #6;
- Photograph 37 depicts the bedroom in Dwelling Unit #6;
- Photograph 38 depicts the south side of the Second Addition with a view of a staircase that leads to Dwelling Unit #7;
- Photograph 39 depicts the exterior door of Dwelling Unit #7;
- Photograph 40 depicts the living and kitchen area with cabinets, a stove, hood fan, sink and fridge in Dwelling Unit #7;
- Photograph 41 depicts the bedroom in Dwelling Unit #7;
- Photograph 42 depicts the bathroom in Dwelling Unit #7;
- Photograph 43 depicts the front door of the Principal Dwelling;
- Photograph 44 depicts the staircase in the entry leading to the upper level in the Principal Dwelling;
- Photograph 45 depicts the kitchen in the Principal Dwelling;
- Photograph 46 depicts a hallway in the Principal Dwelling;
- Photograph 47 depicts the first bathroom in the Principal Dwelling;
- Photographs 48, 49, 50, 51, and 52 depict the five bedrooms in the Principal Dwelling; and
- Photograph 53 depicts the second bathroom in the Principal Dwelling.

On November 29, 2024, Bylaw Enforcement Officer Suneil Khakh (“Officer Khakh”) attended the property located at 13995 79A Avenue, another property owned by the Owners, to deliver a letter from the Legal Services Division to the Owners, also dated November 29, 2024 (the “Letter”). Officer Khakh successfully hand-delivered the Letter to Mr. Bharmi, who confirmed that he would also provide the Letter to Ms. Kaur. The Letter warns the Owners that staff will be scheduling a hearing

at a future Council Meeting, at which staff will recommend that Council make a resolution to file a notice in the land title office regarding the Unpermitted Construction, pursuant to Section 57 of the *Community Charter*. The Owners were provided with a deadline of December 13, 2024, to take steps to address this matter. Attached as Schedule "T" is a copy of the Letter dated November 29, 2024. Attached as Schedule "U" is a copy of the State of Title Certificate for the property located at 13995 79A Avenue, showing Ms. Kaur and Mr. Bharmi as the registered owners.

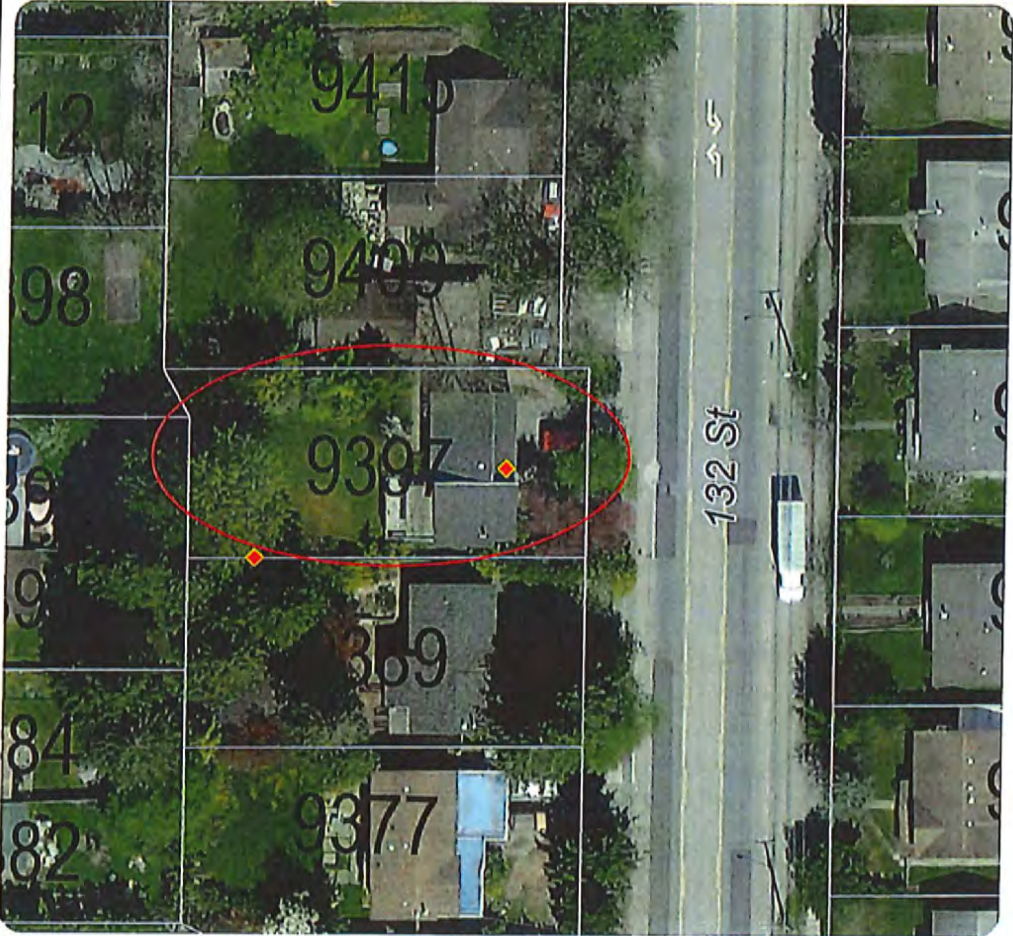
Staff have issued the Owners nine Bylaw Contravention Notices totaling \$4,500, and ten Site Visit Notices totaling \$2,154, all related to the Unpermitted Construction. The combined fines and fees amount to \$6,654. The Bylaw Contravention Notices were not disputed. The Bylaw Contravention Notices remain unpaid and are still outstanding in the amount of \$4,500. Nine out of the ten Site Visit Notices have been paid, leaving an outstanding amount of \$288.

At this time, there is no realistic path for the Owners to obtain a building permit to retain the Unpermitted Construction 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.



04/19/2009

**COSMOS** City of Surrey Mapping Online System



**Legend**  
Road Names 250\_1000  
Buildings (labels)

Aerial of 9397 132 Street - April 2009

Scale: 1:521

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 lines, 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](http://cosmos.surrey.ca)



Map created on: 2024-12-19

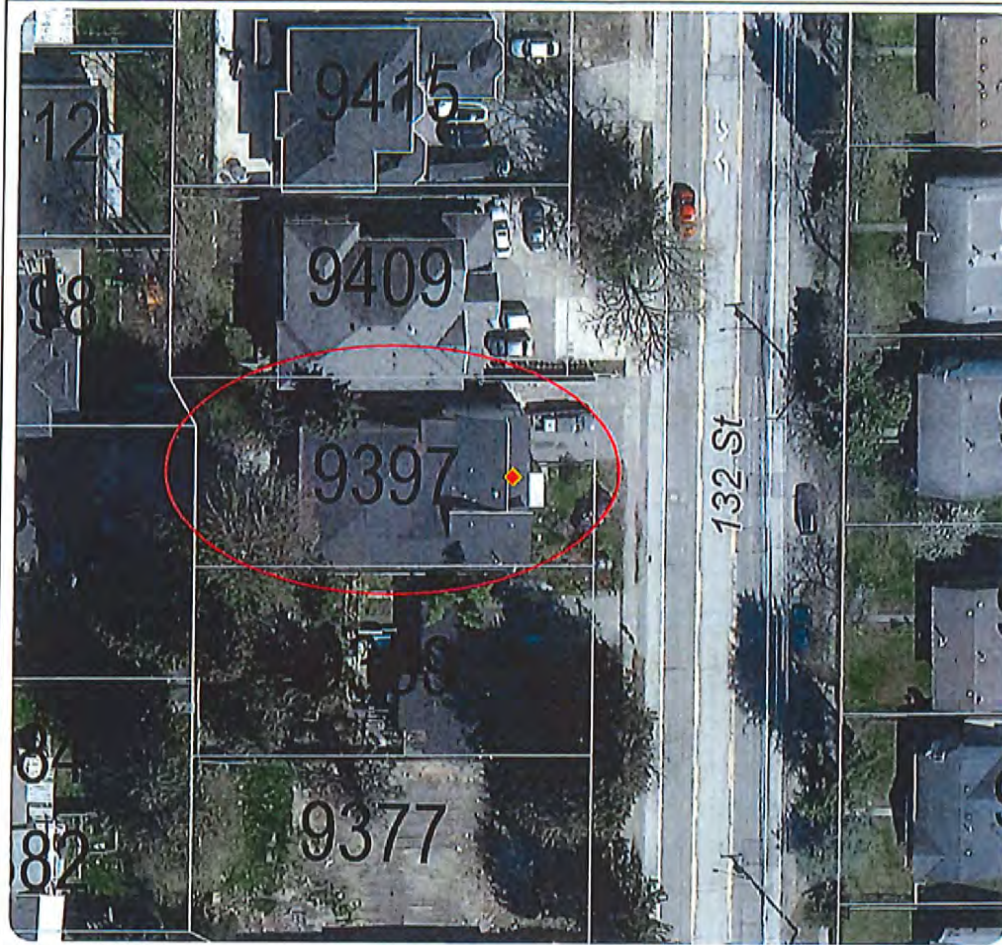


Schedule "B"  
Photograph 1

04/20/2022



**COSMOS** City of Surrey Mapping Online System

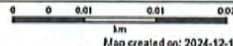


**Legend**  
Road Names250\_1000  
Buildings (labels)

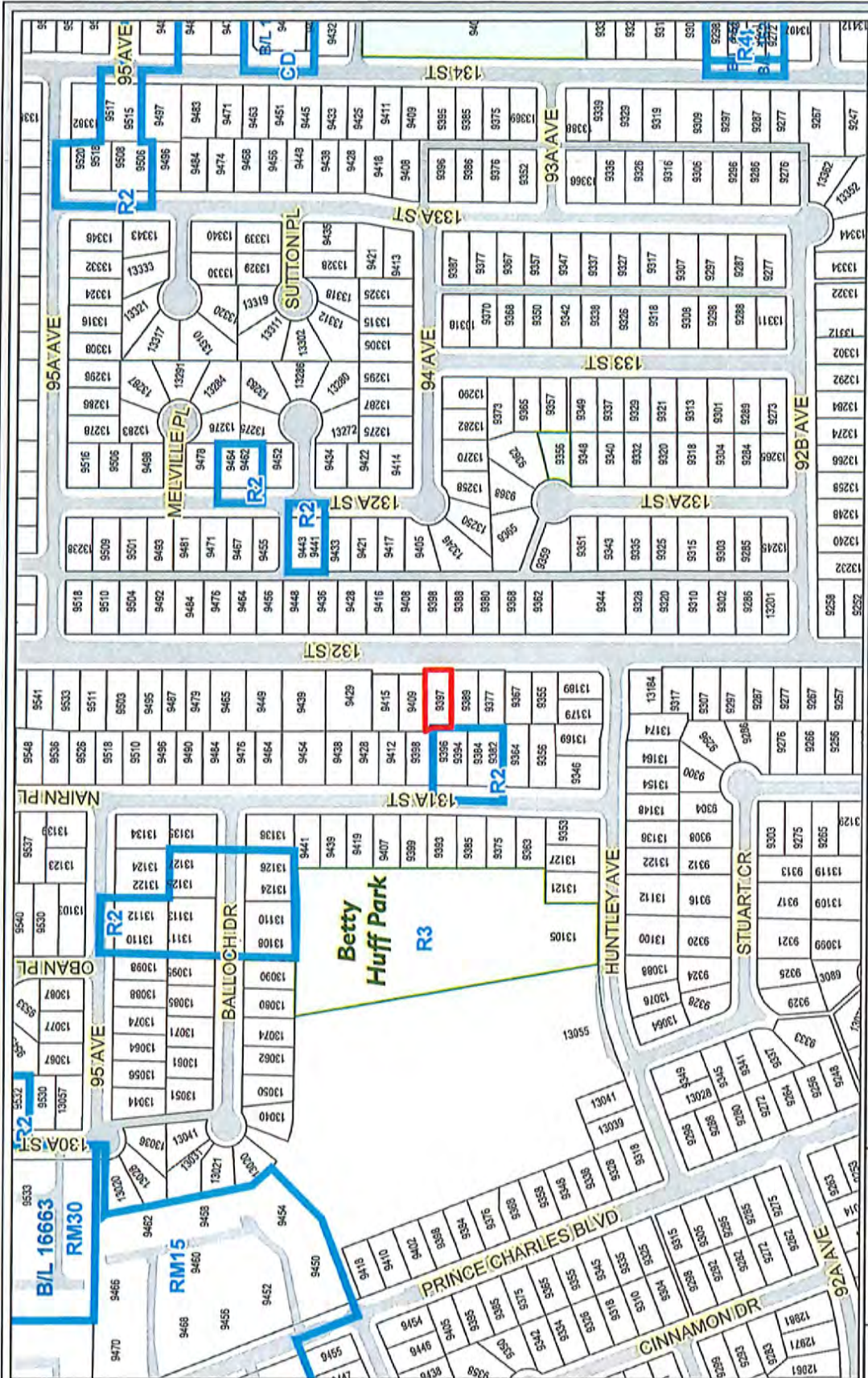
Aerial of 9397 132 Street - April 2023

Scale: 1:521

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Map created on: 2024-12-19



**Map Page**  
**031**

**SCALE: 1:2,500**

**9397 132 ST**  
**ZONING**

**BY-LAW & LICENSING SERVICES**



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



The data provided is for informational purposes only. It is not intended to be used for legal or other purposes. The City of Surrey is not responsible for any errors or omissions in this data. For more information, please contact the City Clerk.

Author: (P205934)

Date: (2024-12-16)

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PLEASE PRINT CLEARLY - APPLICATION / PERMIT

APPLICATION DATE: 7802.08. PERMIT NO.: 8149

1) TO BE FILLED OUT BY PLANNING DEPARTMENT

PROJECT ADDRESS: 9397 132 St. ZONE: LUC 170
LEGAL DESCRIPTION: Lot 535 NW 1/4 Sec. 32 TP2. Plan 50930

2) TO BE FILLED IN BY ENGINEERING DEPARTMENT

Table with columns for YES/NO, STORM SEWER, LEGAL ACCESS, EASEMENTS, BUILDING VALUE, WATER CONNECTION, WATER RATES, SEWER CONNECTION, SEWER RATES, GARBAGE RATES, BUILDING, SEWER/SEPTIC, TOTAL, RECEIPT#

3) TO BE FILLED OUT BY THE APPLICANT

OWNER: Suresh Kumar Chack Rvarty HOME PHONE: 588-4429
ADDRESS: Guenter Constr LTD PHONE: 596-0763
ADDRESS: 7470 Garfield Dr. Delta BUS. PHONE: same
DESIGNER: Lues Cr 12 PHONE: 591-2504
ADDRESS: 7278 - 130 Street. BUS. PHONE: same
INTENDED USE(S) OF BUILDINGS: Single Family [X] 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 no NUMBER BEING USED FOR

PERSON TO WHOM PERMIT IS TO BE ISSUED: G Klemschmitt
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...

4) OFFICE USE ONLY

PERMIT TO AMEND [ ] CONSTRUCT [X] ERECT [ ] ALTER [ ] REPAIR [ ] MOVE [ ] DEMOLISH [ ]

ONE [ ] TWO [ ] FAMILY DWELLINGS 24 FT. 6 IN. X 45 FT. 0 IN.
2 storey on slab lower unfinished carpet (under)

SITING OF PROPOSED BUILDING(S) YARDS: FRONT 35' E SIDE 6' 5 9' N REAR 77.75' W

LOT DIMENSIONS 57' x 137' 138' x 44' 5' 137' LOT AREA 7767 # SPECIAL SETBACKS

FIELD CARD [X] MASTER CARD [X] PERMIT APPROVED BY: KH DATE: 780201

REMARKS & SPECIAL NOTATIONS:
1) FC 55
2) DESIGN
3) Site grading to meet approval of building inspector

SINGLE FAMILY DWELLING ONLY

MAP NO. 31

The DISTRICT  
of SURREY

Municipal Hall 14245 - 56th Avenue, Surrey, B.C. Telephone 591-4220  
V3W 1J2



PERMITS & LICENSE DEPARTMENT

August 23, 1978

FILE: 9397 - 132 Street

Suresh Kumorchuck Ravary,  
c/o Guenter Construction Ltd.,  
7470 Garfield Drive,  
Delta, B.C.

Dear Sir:

FINAL OCCUPANCY CERTIFICATE

PURSUANT TO THE PROVISIONS OF SECTION 1.8., SURREY BUILDING BY-LAW,  
1973, No. 4128, THE BUILDING LOCATED AT:

ADDRESS: 9397 - 132 Street PERMIT NUMBER: 6149

LEGAL DESCRIPTION: Lot 535, NW4, Sec 32, TP2, Plan 50930

IS APPROVED FOR OCCUPANCY

DATE: August 22, 1978 INSPECTOR: Manley Wills/ [Signature]

**TITLE SEARCH PRINT**

File Reference: Planning  
 Declared Value \$ 415000

2022-05-17, 14:53:30  
 Requestor: Michelle Chand

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

|                                       |  |
|---------------------------------------|--|
| <b>Land Title District</b>            | NEW WESTMINSTER  |
| Land Title Office                     | NEW WESTMINSTER  |
| <b>Title Number</b>                   | CA2245047  |
| From Title Number                     | BV240939   |
| <b>Application Received</b>           | 2011-10-26   |
| <b>Application Entered</b>            | 2011-10-28   |
| <b>Registered Owner in Fee Simple</b> |  |
| Registered Owner/Mailing Address:     | GURVINDER KAUR, SANDWICH ARTIST<br>9397 - 132ND STREET,<br>SURREY, BC<br>V3V 5R2 |
| <b>Taxation Authority</b>             | Surrey, City of  |
| <b>Description of Land</b>            |  |
| Parcel Identifier:                    | 004-272-021  |
| Legal Description:                    | LOT 535 SECTION 32 TOWNSHIP 2 NEW WESTMINSTER DISTRICT<br>PLAN 50930             |
| <b>Legal Notations</b>                | NONE   |
| <b>Charges, Liens and Interests</b>   |  |
| Nature:                               | UNDERSURFACE RIGHTS  |
| Registration Number:                  | Z87733   |
| Remarks:                              | INTER ALIA<br>SEE 256847E  |
| Nature:                               | MORTGAGE   |
| Registration Number:                  | CA3684148  |
| Registration Date and Time:           | 2014-04-17 14:46   |
| Registered Owner:                     | COAST CAPITAL SAVINGS CREDIT UNION<br>INCORPORATION NO. FI 146                   |

**TITLE SEARCH PRINT**  
File Reference: Planning  
Declared Value \$ 415000

2022-05-17, 14:53:30  
Requestor: Michelle Chand

|                             |  |
|-----------------------------|--|
| Nature:                     | ASSIGNMENT OF RENTS  |
| Registration Number:        | CA3684149  |
| Registration Date and Time: | 2014-04-17 14:46   |
| Registered Owner:           | COAST CAPITAL SAVINGS CREDIT UNION<br>INCORPORATION NO. FI 146 |

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE



Schedule "G"  
Photograph 1

05/30/2016

**COSMOS** City of Surrey Mapping Online System

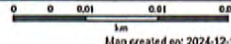


**Legend**  
Road Names250\_1000  
Buildings (labels)

Aerial of 9397 132 Street- March 2016

Scale: 1:521

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



Map created on: 2024-12-17



















the future lives here.

**VIA REGISTERED MAIL (RN 523 839 508 CA)**

17 May 2022

File: 09397-13200

GURVINDER KAUR  
9397 132ND STREET  
SURREY BC V3V 5R2

Dear Gurvinder Kaur:

**Re: 9397 132 Street – COMPLIANCE ORDER**

We write about the property located at 9397 132 Street in Surrey, British Columbia (the "Property").

A site review conducted by the City of Surrey's Building Division on 28 May 2021 indicated that a two-storey addition has been constructed at the rear of the main dwelling on the Property (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 21 June 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 21 June 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.

We 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 Harprit Grewal at [HSGrewal@surrey.ca](mailto:HSGrewal@surrey.ca).

Regards,

Harprit Grewal  
Building Official  
/arb







CITY of SURREY  
PLANNING & DEVELOPMENT DEPARTMENT  
BUILDING DIVISION

ADDRESS: 9397 132 ST

DATE: MAY 31, 2022@

# STOP WORK ORDER

ALL CONSTRUCTION ACTIVITIES SHALL CEASE IMMEDIATELY

WORK w/o PERMIT

Bylaw No. 17850 | No. 6569 BUILDING|PLUMBING OFFICIAL DG

PENALTY FOR FAILURE TO COMPLY IS PROVIDED FOR IN  
THE SURREY BUILDING BYLAW AND THE SURREY PLUMBING BYLAW

THIS CARD TO BE REMOVED ONLY BY A BUILDING OFFICIAL  
OR A PLUMBING OFFICIAL OR A DULY AUTHORIZED REPRESENTATIVE















LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4124950

File Reference: 13537 81 #006

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 191210).

I certify this to be an accurate reproduction of title number CA8727918 at 15:03 this 11th day of December, 2024.

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



|  |   |
|--|---|
| <b>Land Title District</b><br>Land Title Office                            | NEW WESTMINSTER<br>NEW WESTMINSTER  |
| <b>Title Number</b><br>From Title Number                                   | CA8727918<br>CA1946133  |
| <b>Application Received</b>  | 2021-01-25  |
| <b>Application Entered</b>   | 2021-01-27  |
| <b>Registered Owner in Fee Simple</b><br>Registered Owner/Mailing Address: | MANVIR SINGH BHARMI, CARPENTER<br>GURVINDER KAUR, HEALTH CARE WORKER<br>13537 81 AVE<br>SURREY, BC<br>V3W 3C6<br>AS JOINT TENANTS |
| <b>Taxation Authority</b>  | Surrey, City of   |

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4124950

**Description of Land**

Parcel Identifier: 009-890-637  
Legal Description:  
LOT 7 SECTION 29 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 13851

**Legal Notations** NONE

**Charges, Liens and Interests**

Nature: MORTGAGE  
Registration Number: CA8727919  
Registration Date and Time: 2021-01-25 15:40  
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).*

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4124939

File Reference: 9397 132 St 006

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 963329).

I certify this to be an accurate reproduction of title number **CB31197** at 14:51 this 11th day of December, 2024.

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



|  |   |
|--|---|
| <b>Land Title District</b><br>Land Title Office                            | NEW WESTMINSTER<br>NEW WESTMINSTER  |
| <b>Title Number</b><br>From Title Number                                   | CB31197<br>CA2245047  |
| <b>Application Received</b>  | 2022-06-24  |
| <b>Application Entered</b>   | 2022-08-03  |
| <b>Registered Owner in Fee Simple</b><br>Registered Owner/Mailing Address: | GURVINDER KAUR, SANDWICH ARTIST<br>9397 132ND STREET<br>SURREY, BC<br>V3V 5R2<br>MANVIR SINGH BHARMI, SELF EMPLOYED<br>13537 81 AVENUE<br>SURREY, BC<br>V3W 3C6<br>AS JOINT TENANTS |
| <b>Taxation Authority</b>  | Surrey, City of   |

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4124939

**Description of Land**

Parcel Identifier: 004-272-021  
Legal Description:  
LOT 535 SECTION 32 TOWNSHIP 2 NEW WESTMINSTER DISTRICT  
PLAN 50930

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature: UNDERSURFACE RIGHTS  
Registration Number: Z87733  
Remarks: INTER ALIA  
SEE 256847E

Nature: MORTGAGE  
Registration Number: CB31198  
Registration Date and Time: 2022-06-24 16:48  
Registered Owner: THE BANK OF NOVA SCOTIA

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB31199  
Registration Date and Time: 2022-06-24 16:48  
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).*



the future lives here.

**VIA HAND DELIVERED**

8 September 2022

File: 09397-13200

MANVIR SINGH BHARMI  
13537 81 AVENUE  
SURREY BC V3W 3C6

Dear Manvir Singh Bharmi:

**Re: 9397 132 Street - COMPLIANCE ORDER**

We write about the property located at 9397 132 Street in Surrey, British Columbia (the "Property").

A site review conducted by the City of Surrey's Building Division on 28 May 2021 indicated that a two-storey addition has been constructed at the rear of the main dwelling on the Property (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 22 September 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 22 September 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.

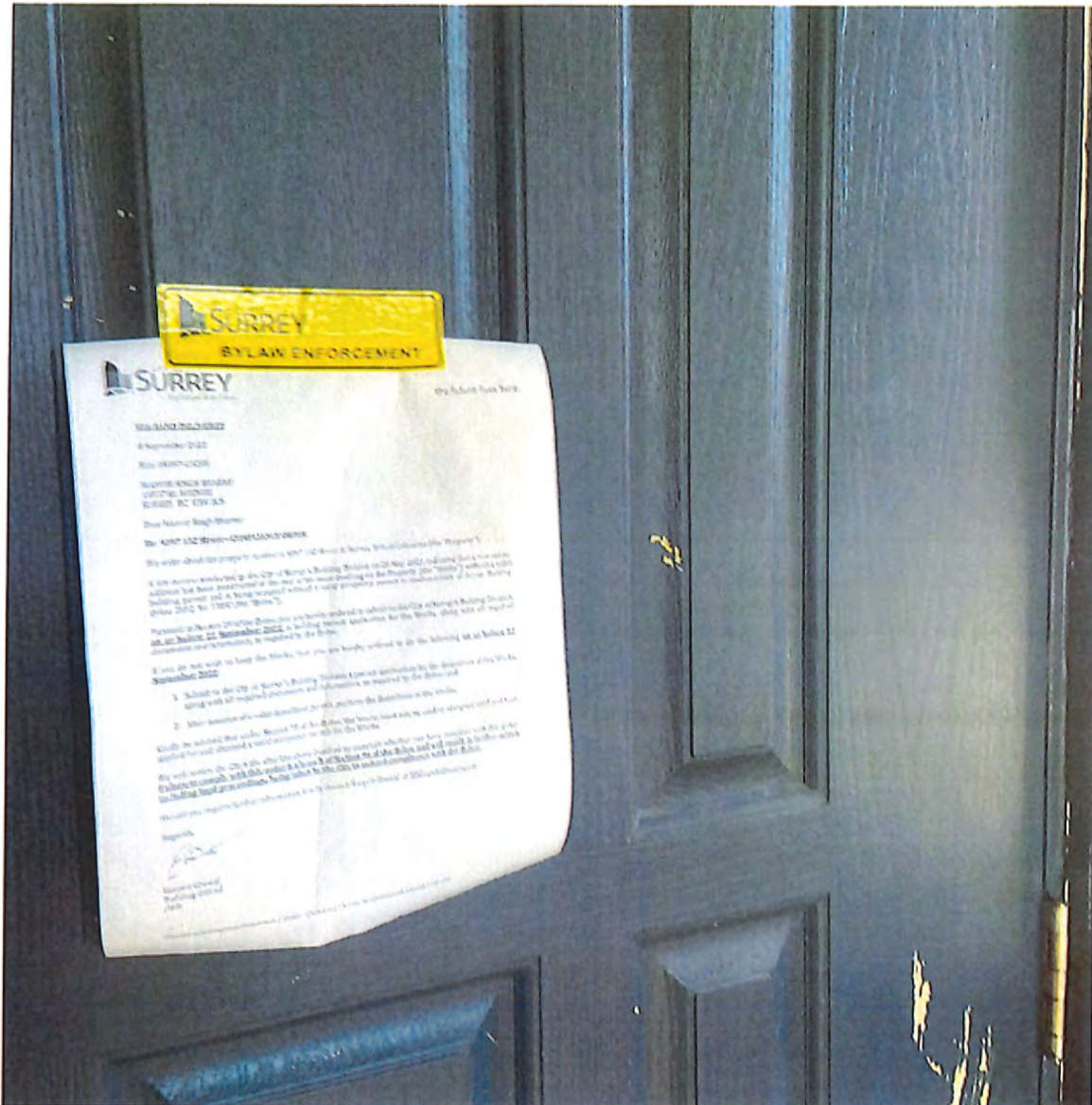
Kindly be advised that under Section 73 of the *Bylaw*, the Works must not be used or occupied until you have applied for and obtained a valid occupancy permit for the Works.

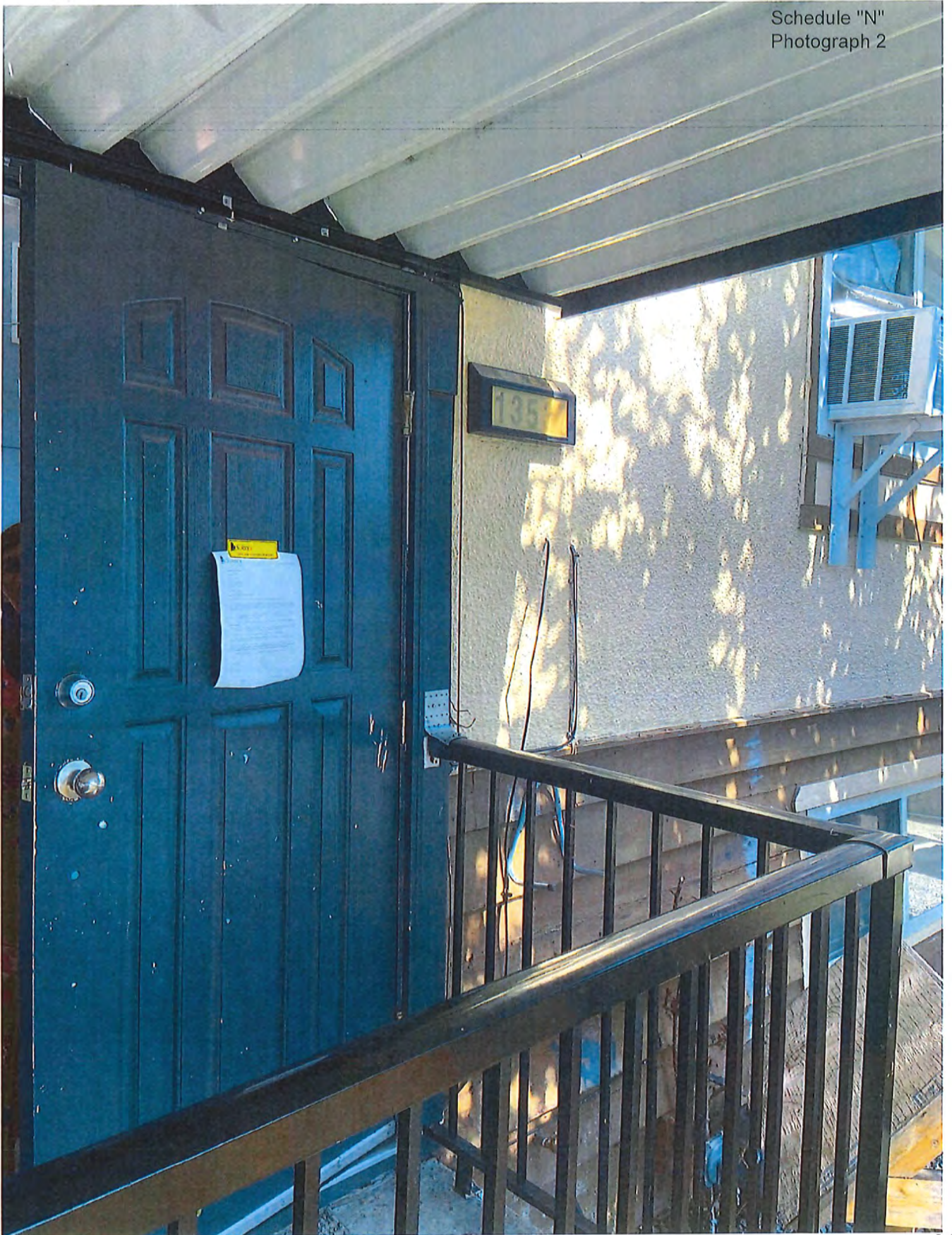
We will review the City's file after the above deadline to ascertain whether you have complied with this order. **Failure to comply with this order is a breach of Section 96 of the *Bylaw* and will result in further action, including legal proceedings, being taken by the City to enforce compliance with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

Should you require further information, kindly contact Harprit Grewal at [HSGrewal@surrey.ca](mailto:HSGrewal@surrey.ca).

Regards,

Harprit Grewal  
Building Official  
/arb







By-Law and Licensing Section

HAND DELIVERED

October 3, 2022  
Occ: ICON2022 - 000120

Manvir S Bharmi  
13537 81 Ave  
SURREY BC V3W 3C6

Dear Sir/Madam:

**Re: Inspection of 9397 132 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 October 13, 2022 at 2:00.

If the date of inspection is not convenient, please call me at 604-591-4364 to arrange another date and time. If I am on days off, please contact Officer Nolan at 604-591-4751 or [andrew.nolan@surrey.ca](mailto:andrew.nolan@surrey.ca).

Yours truly,

Tricia Coleman  
[TColeman@surrey.ca](mailto:TColeman@surrey.ca)

**\*\*Please note that this inspection requires access to all buildings and structures on the Property\*\***



HAND DELIVERED

October 3, 2022  
Occ: ICON2022 - 000120

Gurvinder Kaur  
13537 81 Ave  
SURREY BC V3W 3C6

Dear Sir/Madam:

**Re: Inspection of 9397 132 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:

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We will conduct an inspection of the Property on October 13, 2022 at 2:00.

If the date of inspection is not convenient, please call me at 604-591-4364 to arrange another date and time. If I am on days off, please contact Officer Nolan at 604-591-4751 or [andrew.nolan@surrey.ca](mailto:andrew.nolan@surrey.ca).

Yours truly,



Tricia Coleman  
[TColeman@surrey.ca](mailto:TColeman@surrey.ca)

**\*\*Please note that this inspection requires access to all buildings and structures on the Property\*\***

































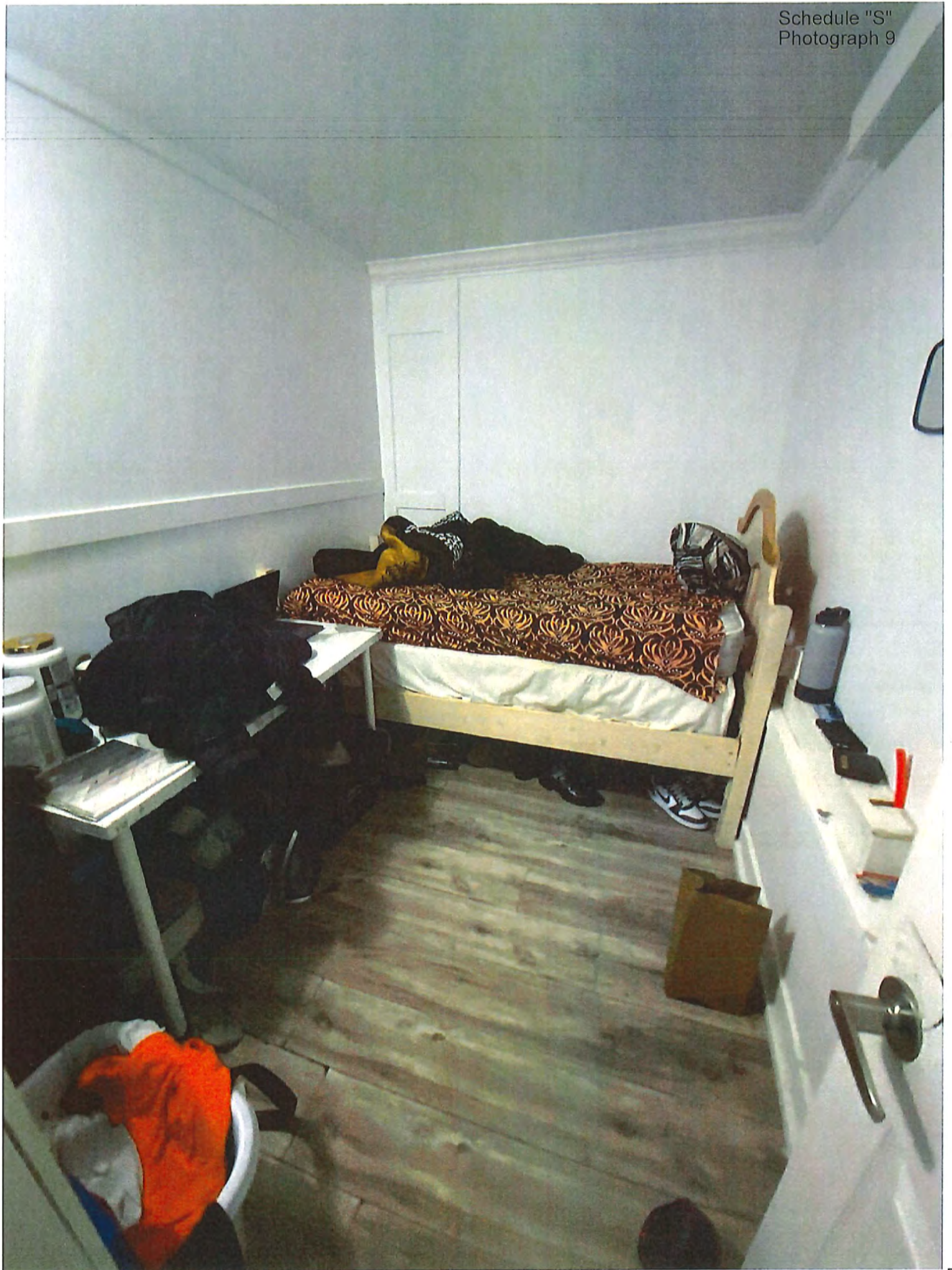


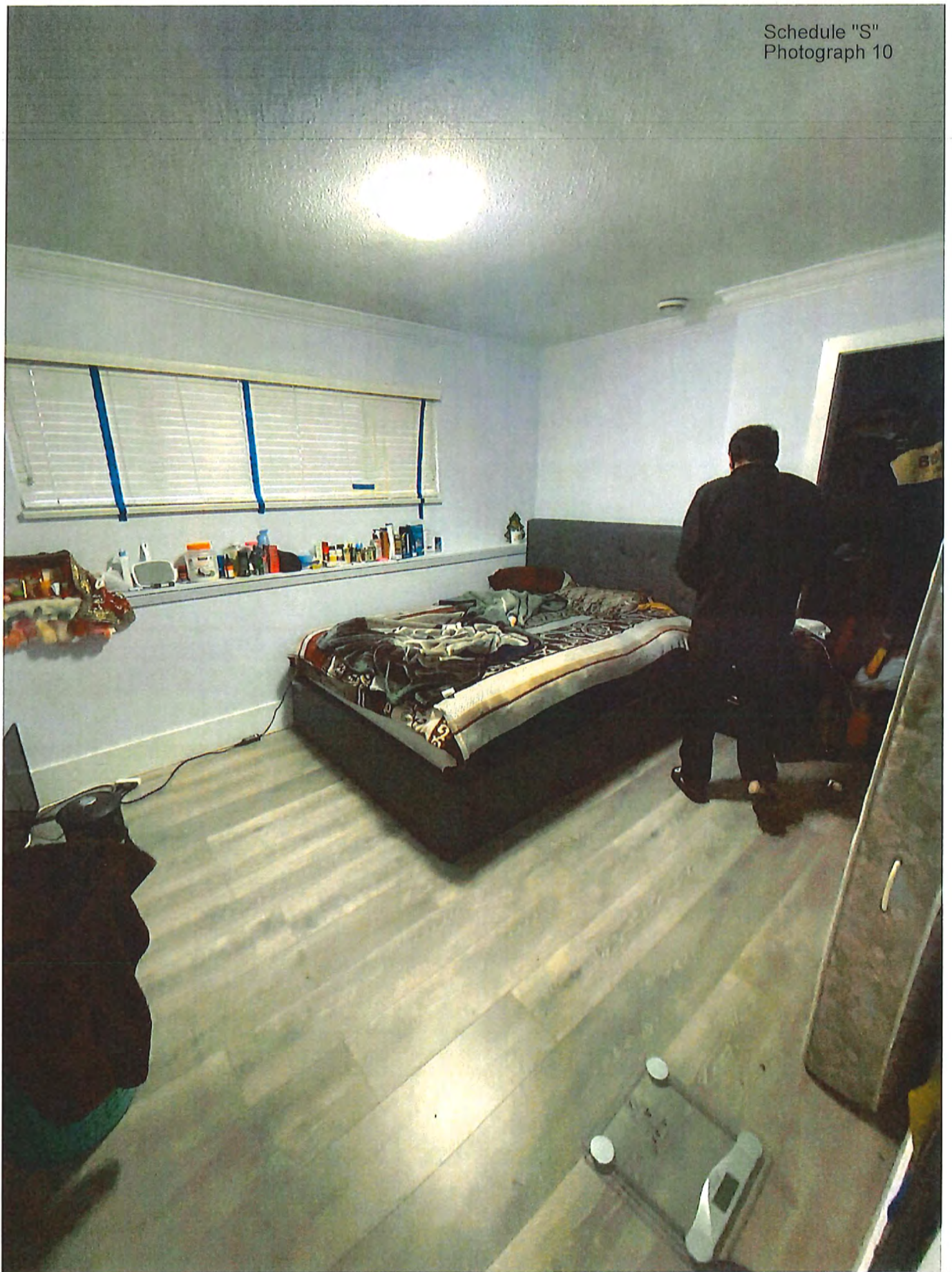
Schedule "S"  
Photograph 6



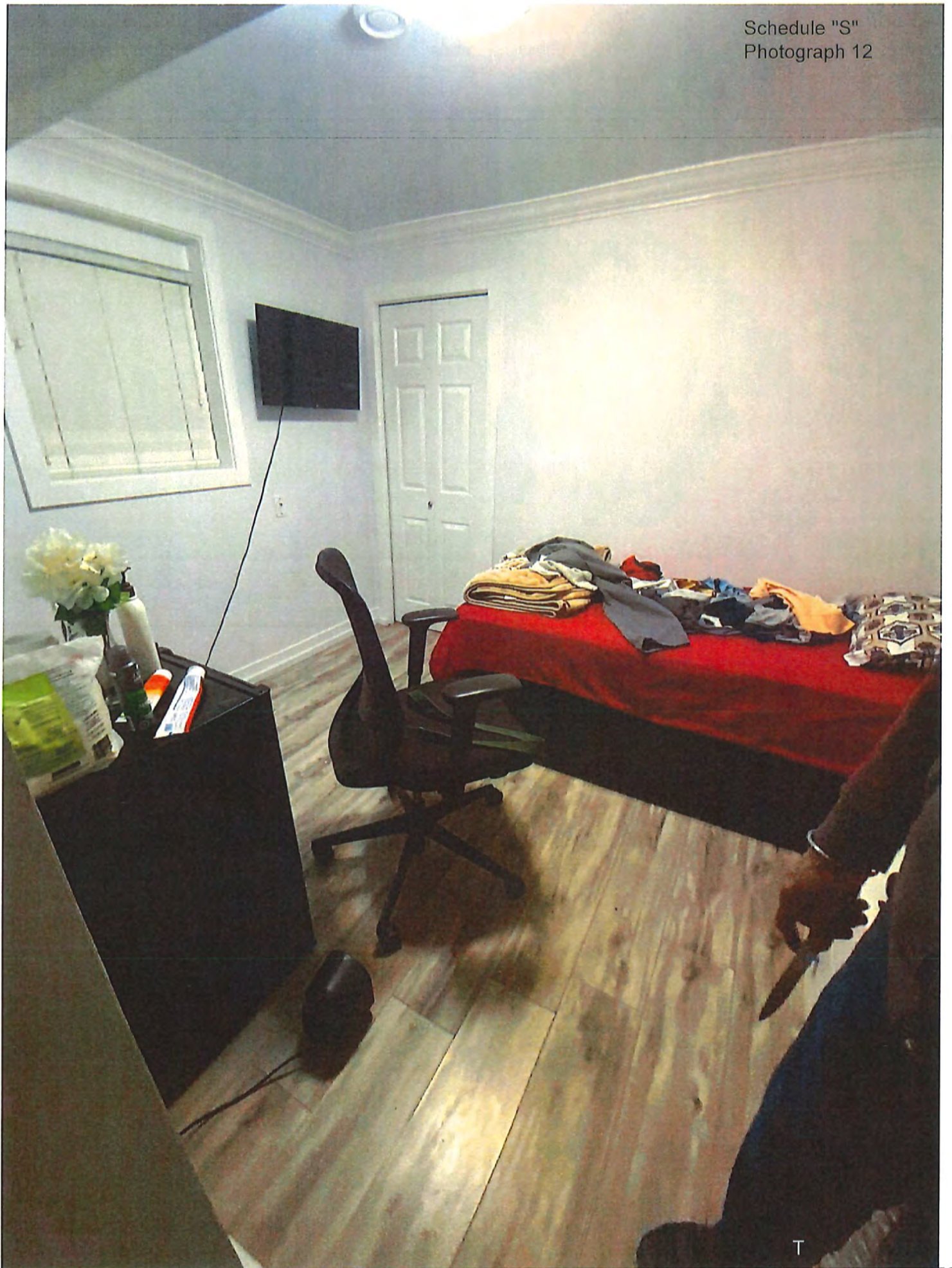












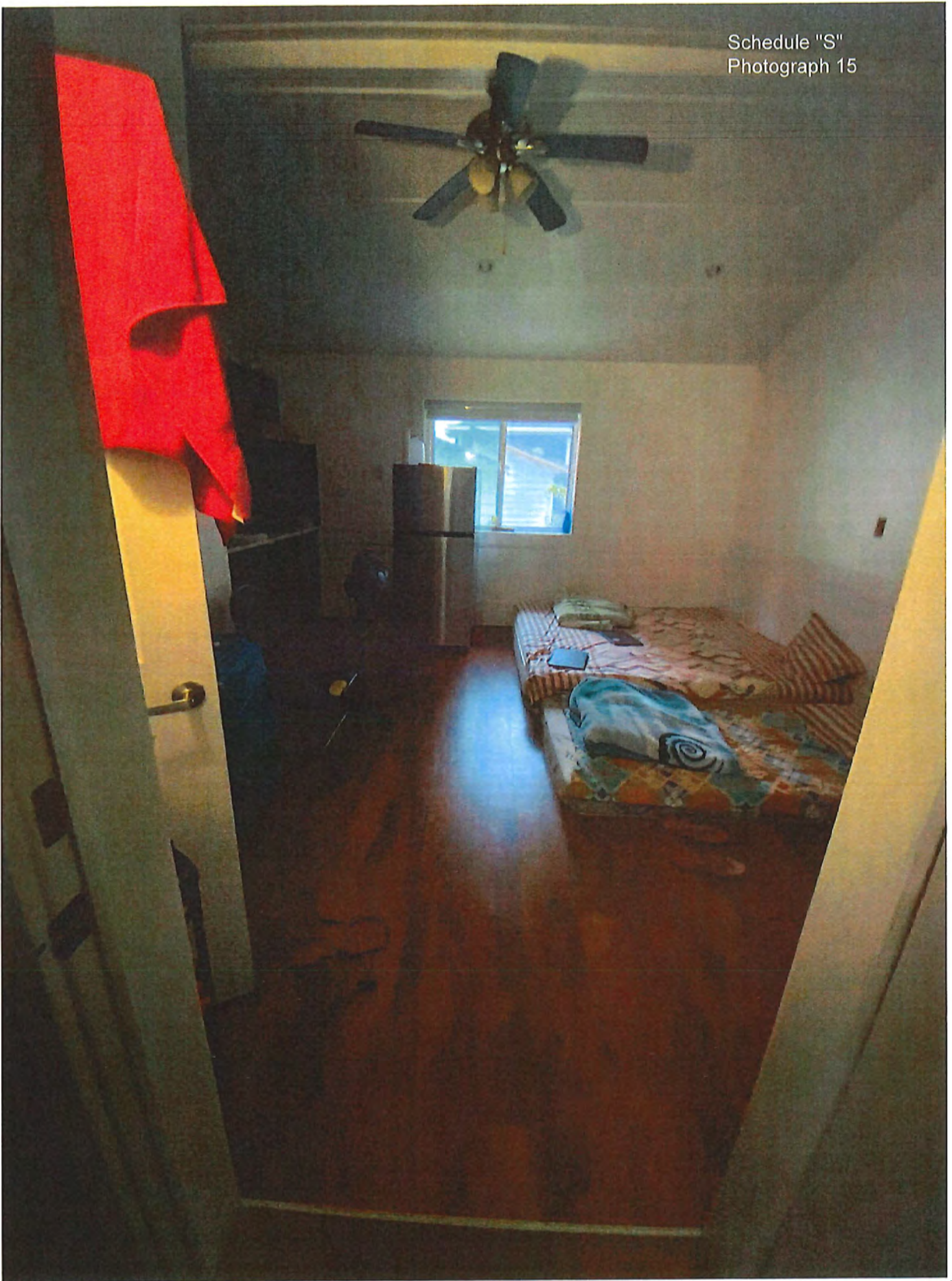
T







Schedule "S"  
Photograph 15





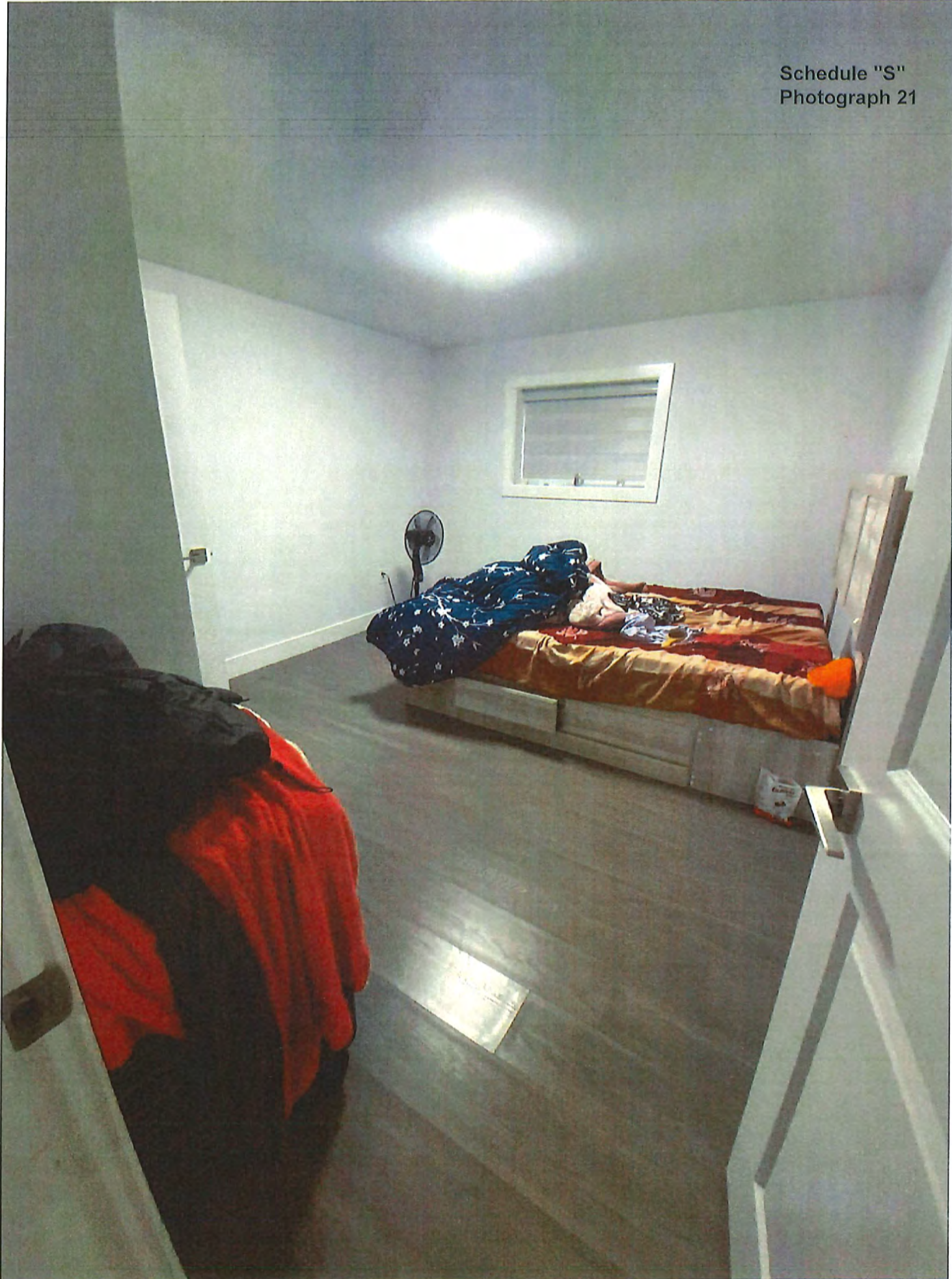






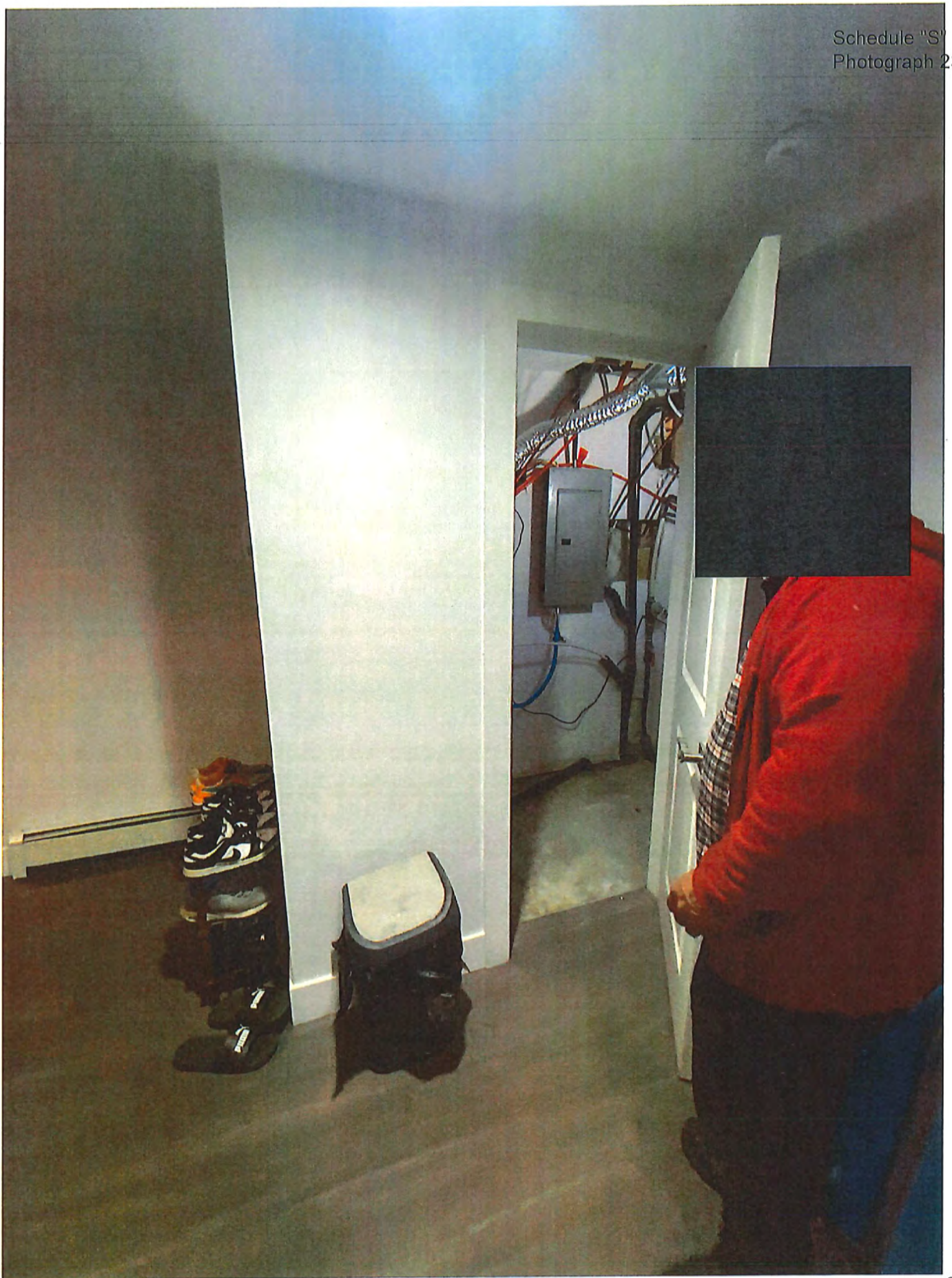


Schedule "S"  
Photograph 21

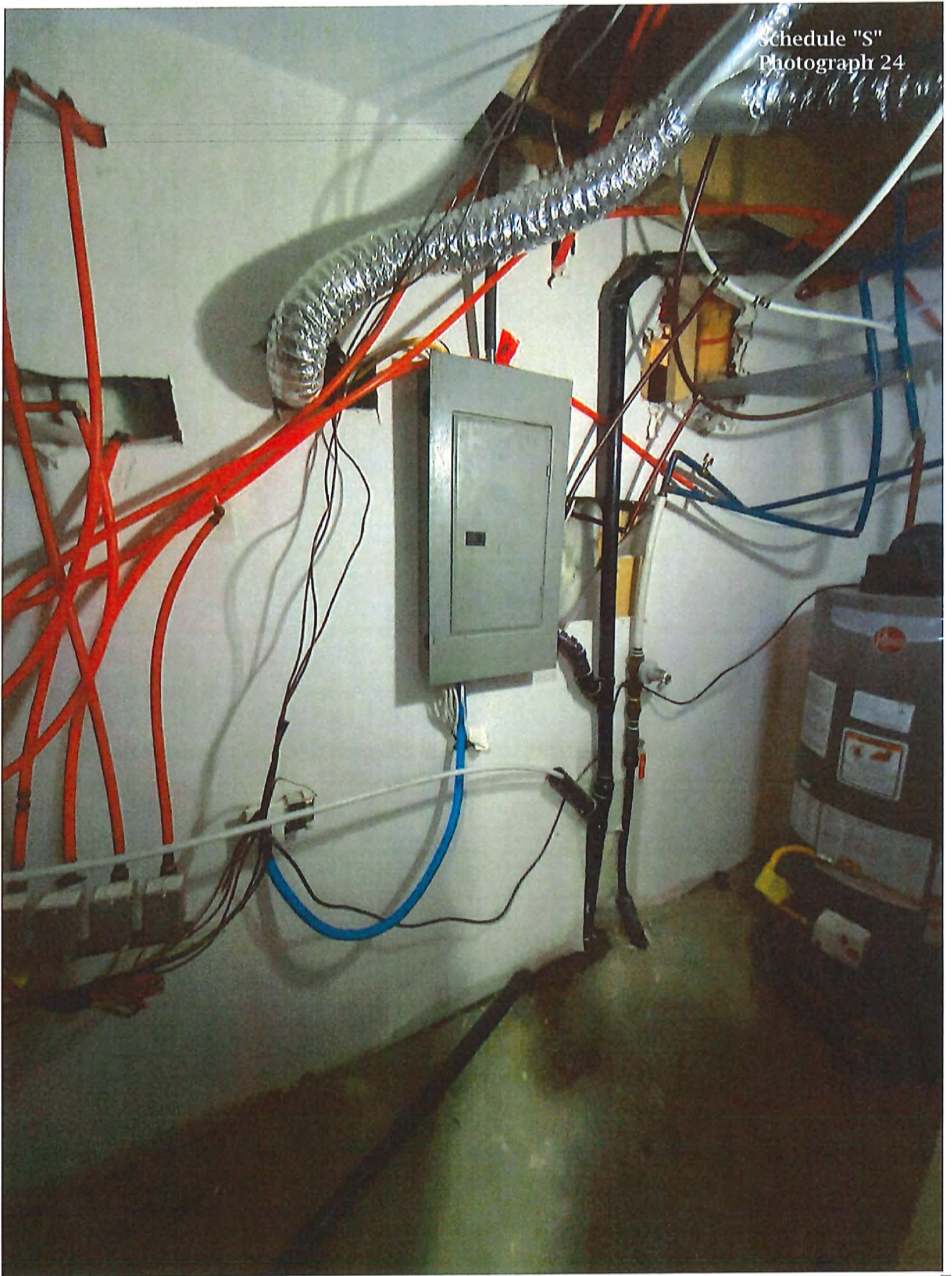




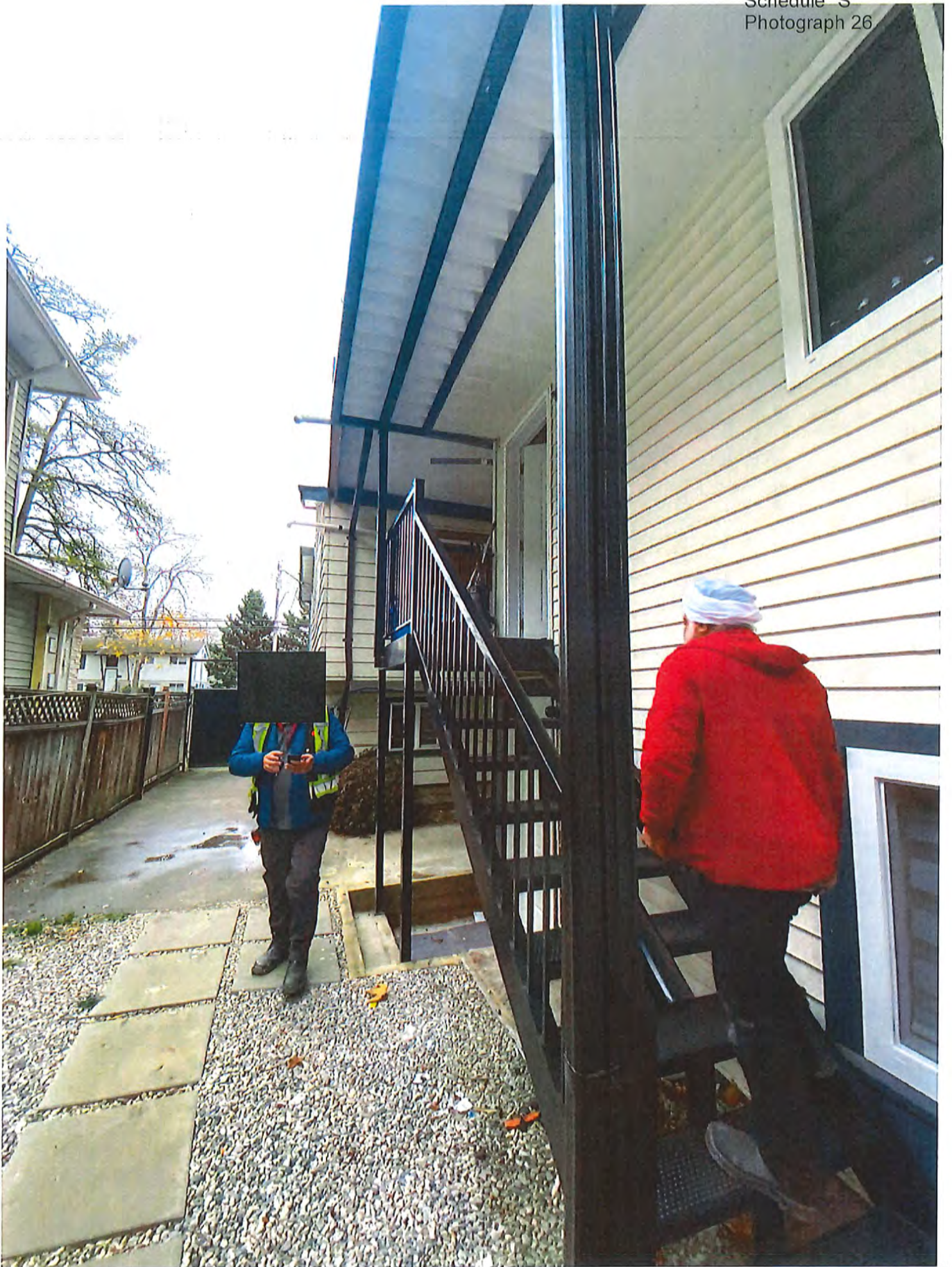




Schedule "S"  
Photograph 24











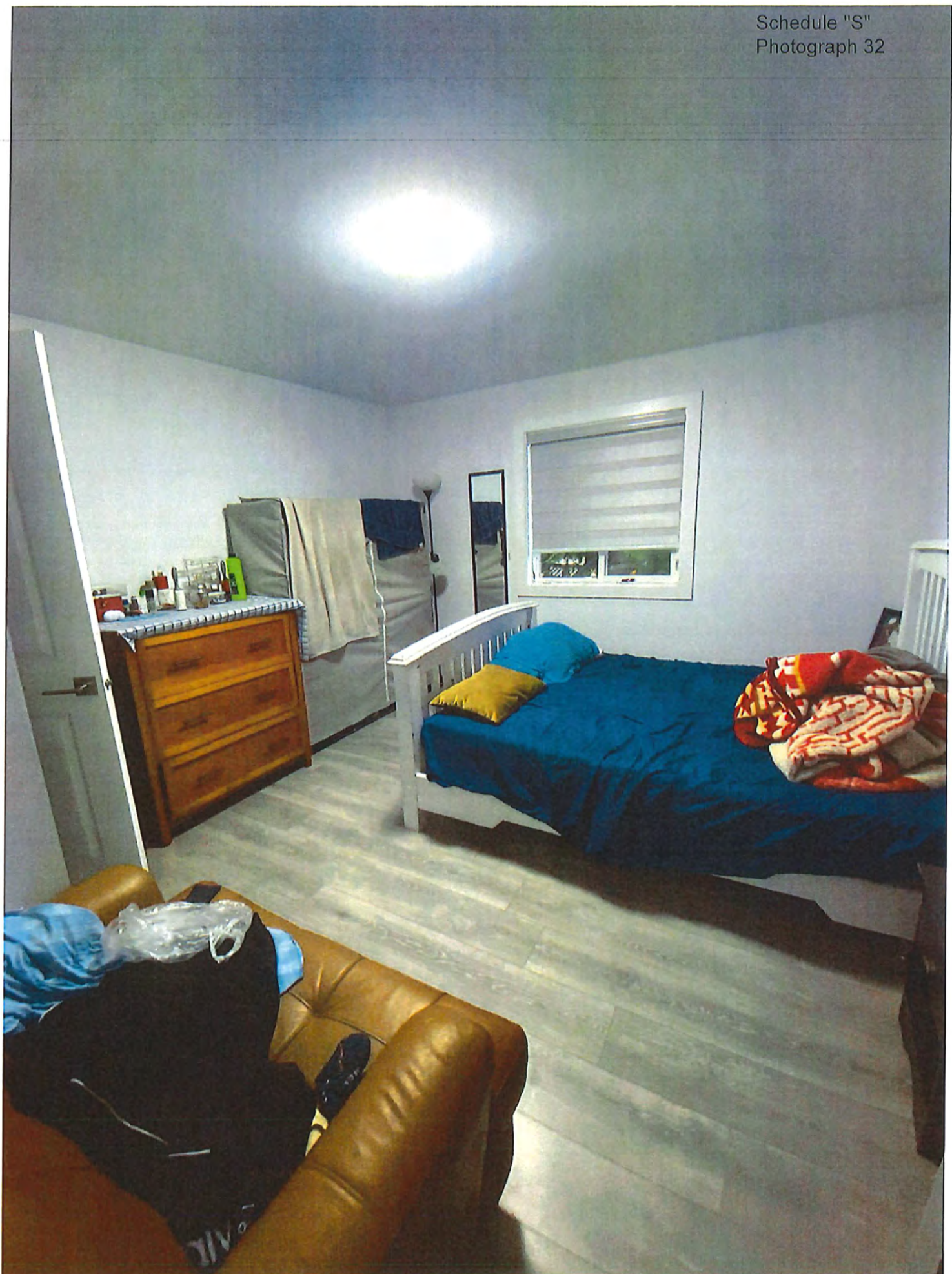




Schedule "S"  
Photograph 30

















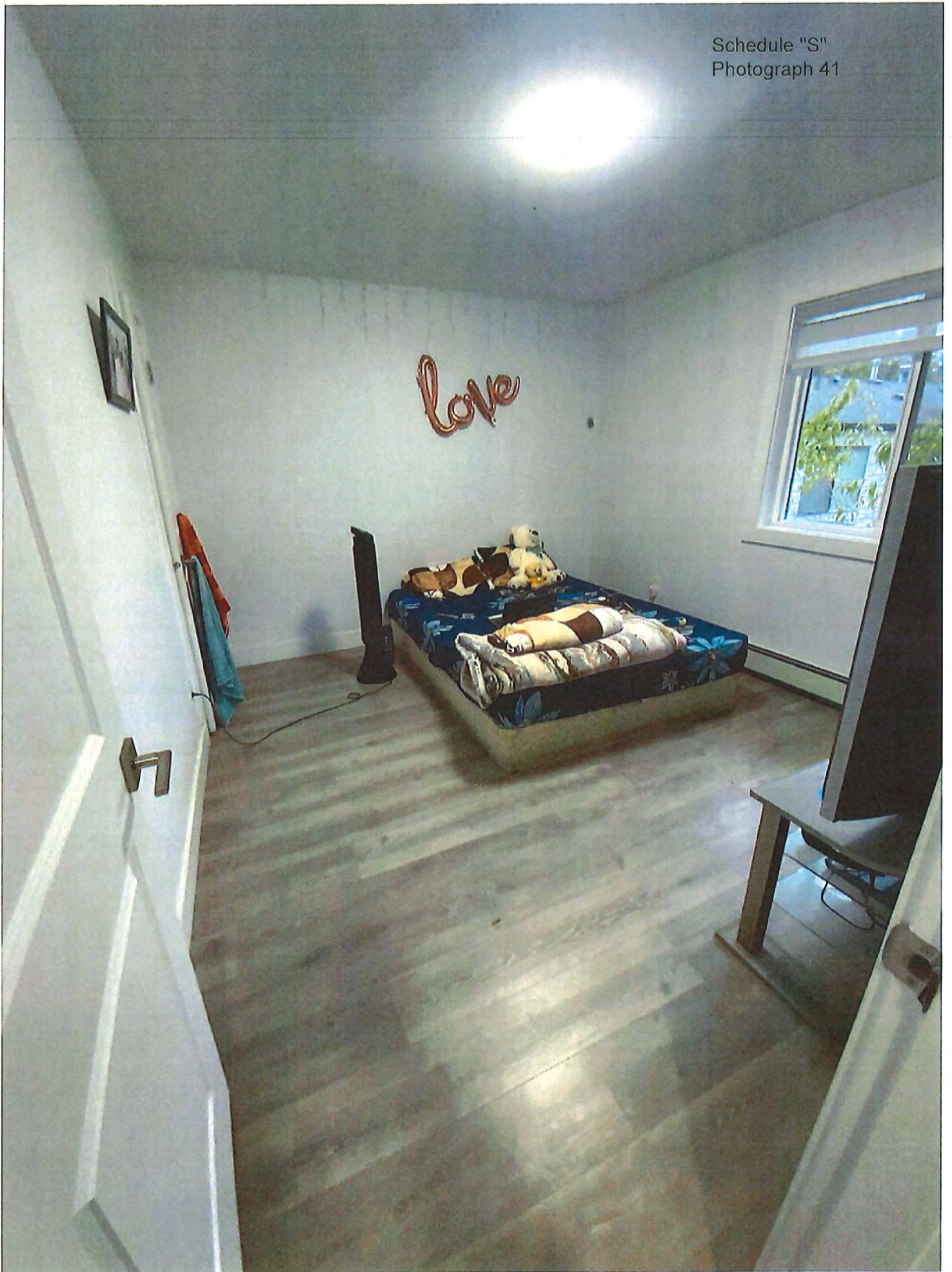






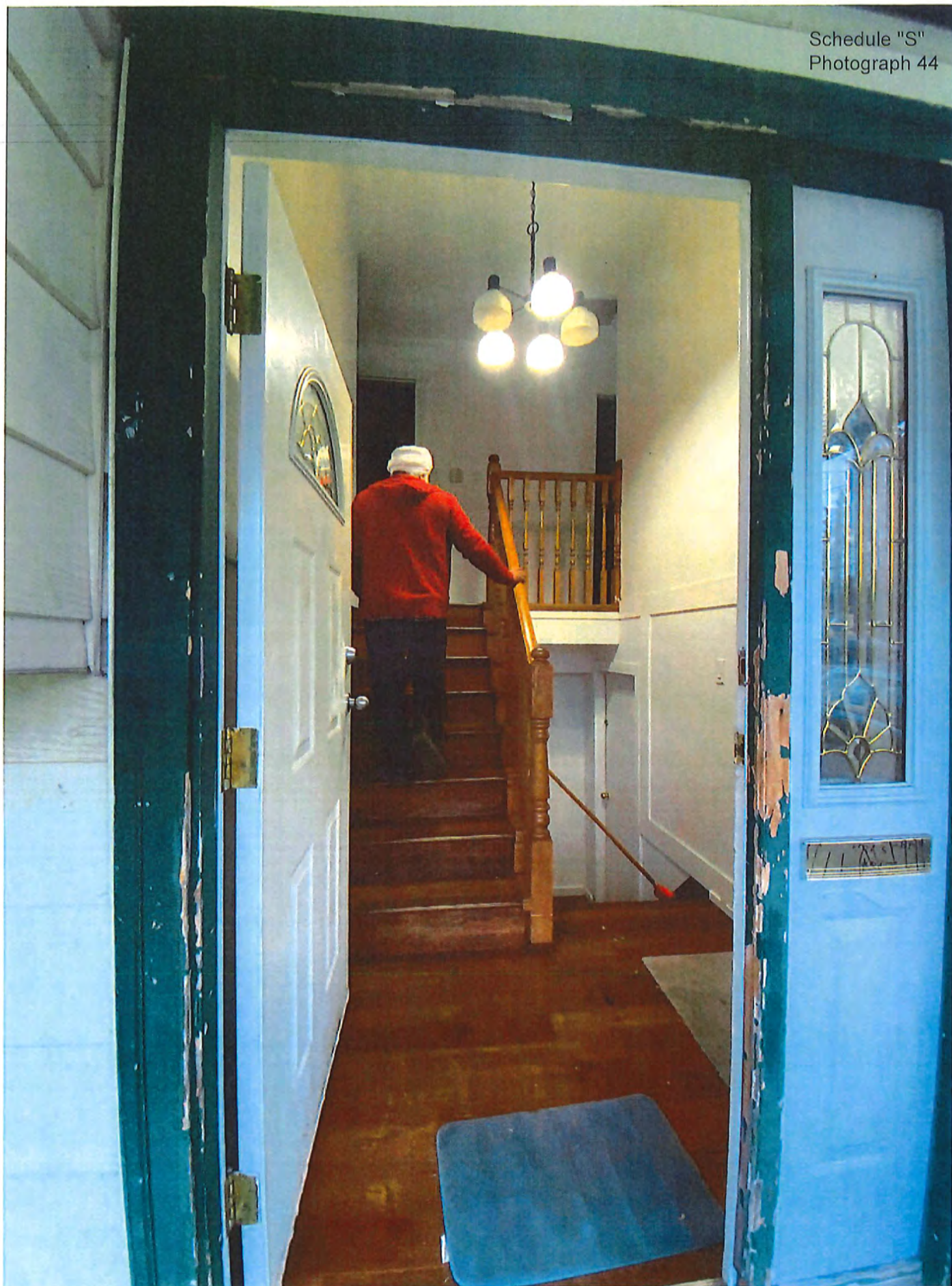


Schedule "S"  
Photograph 41



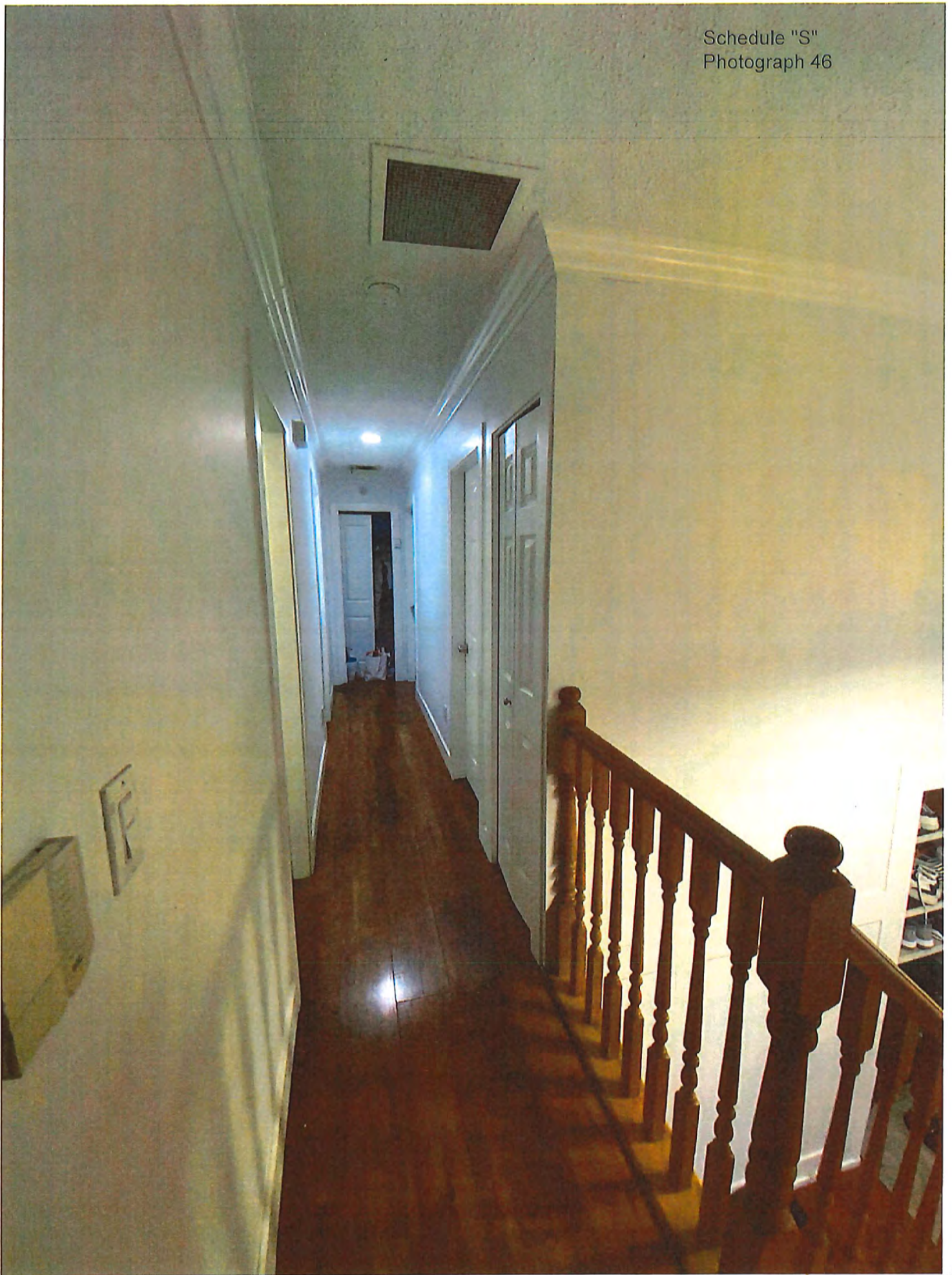


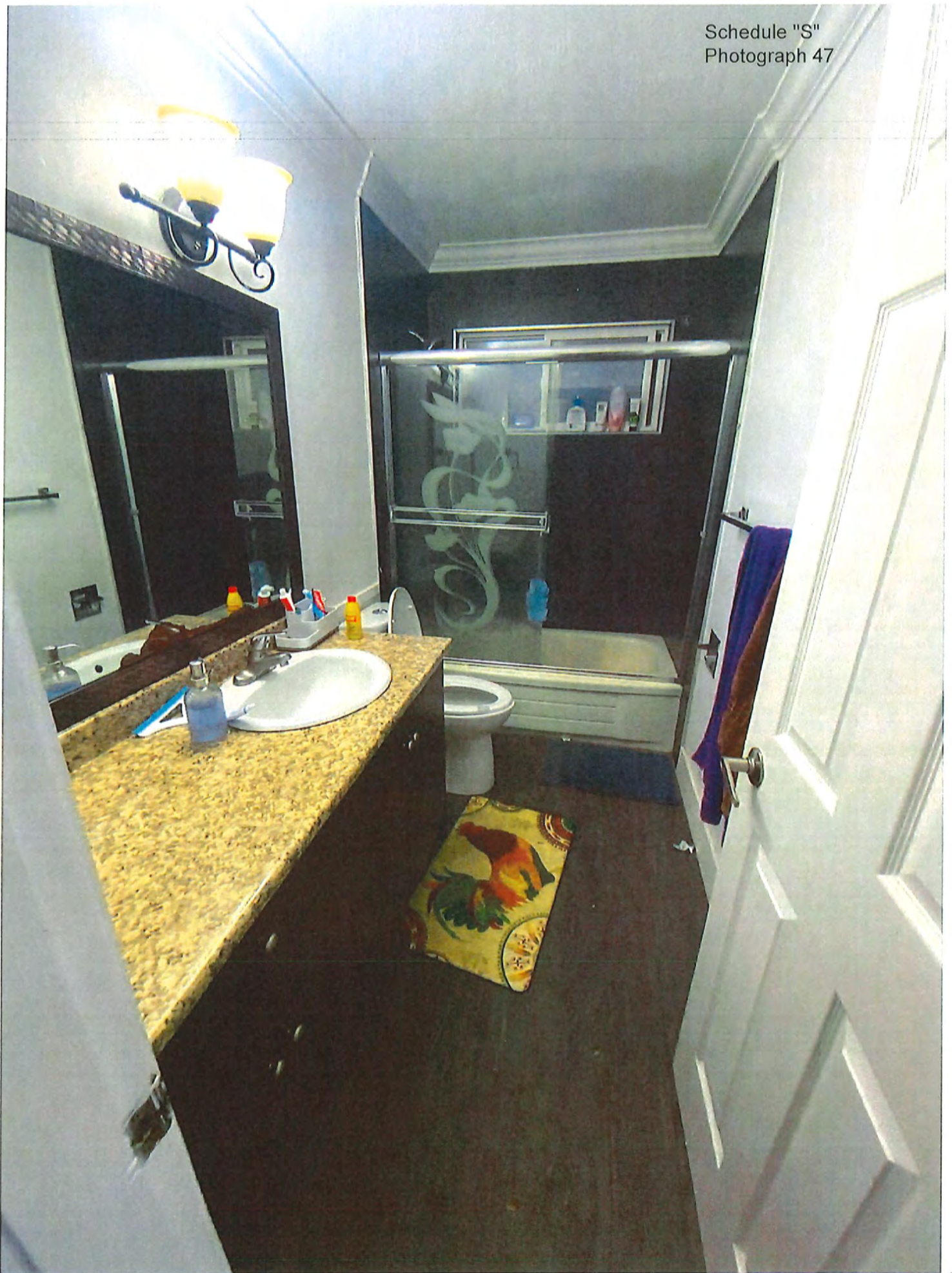










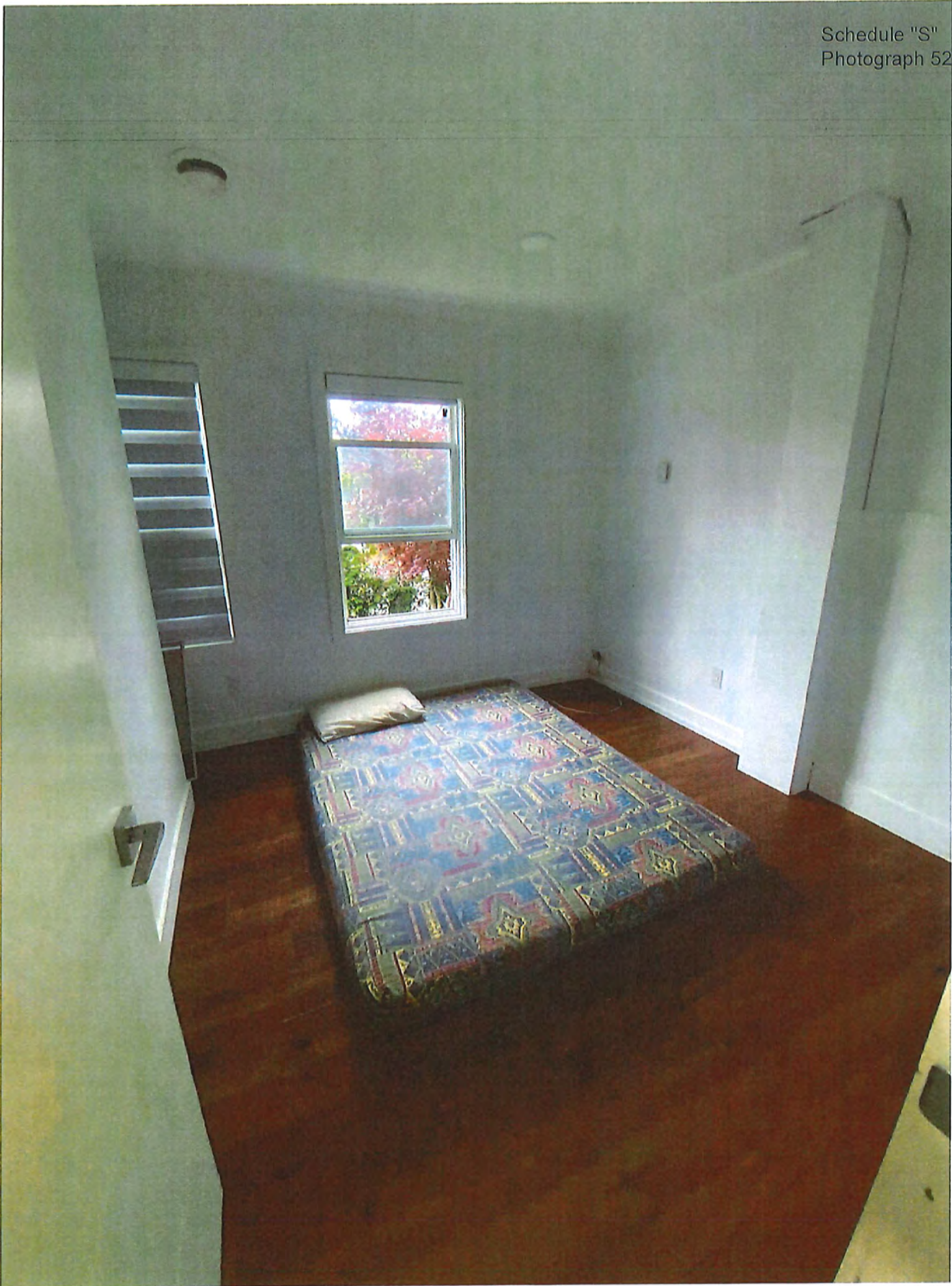


















## LEGAL SERVICES

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  
 ALISHA O'NEILL, Assistant City Solicitor

Our File: 2435-20-006  
 Direct Line: (604) 591-4159

November 29, 2024

## DELIVERED BY HAND

Gurvinder Kaur  
 13537 81 Avenue  
 Surrey, BC V3W 3C6

Manvir Singh Bharmi  
 13537 81 Avenue  
 Surrey, BC V3W 3C6

Dear Sir/Madam

**Re: Unpermitted Construction at 9397-132 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 carport that you converted into a secondary suite and the two-storey addition to the Property, including the six 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 contains more secondary suites than permitted by the Surrey Zoning By-law, 1993, No. 12000 (the "Zoning Bylaw"). The Property is zoned R3-Urban Residential 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 would be accessible by 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, information, fees, and deposits, as required by the Building Bylaw, by no later than December 13, 2024;
2. Immediately cease all unauthorized occupation of the Works; and
3. Immediately cease the use and occupation of all unpermitted secondary suites.

If you have any questions regarding the above steps, 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,



KOMAL GILL  
Assistant City Solicitor

/ldd

[https://surreybc.sharepoint.com/sites/lglitigation/council hearings section 57\(006\) kaur, gurvinder and bharni, manvir 9397 - 132 street \(2435-20-006\)/correspondence/demand letter - 29 nov 2024 - signed.docx](https://surreybc.sharepoint.com/sites/lglitigation/council%20hearings%20section%2057(006)%20kaur,%20gurvinder%20and%20bharni,%20manvir%209397%20-%20132%20street%20(2435-20-006)/correspondence/demand%20letter%20-%2029%20nov%202024%20-%20signed.docx)

DL 11/29/24 11:44 AM

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4127394

File Reference: Bharmi/Kaur

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 495947).

I certify this to be an accurate reproduction of title number **CB710376** at 11:15 this 17th day of December, 2024.

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



|  |   |
|--|---|
| <b>Land Title District</b><br>Land Title Office                            | NEW WESTMINSTER<br>NEW WESTMINSTER  |
| <b>Title Number</b><br>From Title Number                                   | CB710376<br>CA5985235   |
| <b>Application Received</b>  | 2023-06-26  |
| <b>Application Entered</b>   | 2023-07-12  |
| <b>Registered Owner in Fee Simple</b><br>Registered Owner/Mailing Address: | GURVINDER KAUR, HEALTHCARE WORKER<br>MANVIR SINGH BHARMI, CARPENTER<br>13995 79A AVE<br>SURREY, BC<br>V3W 2Z5<br>AS JOINT TENANTS |
| <b>Taxation Authority</b>  | Surrey, City of   |

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4127394

**Description of Land**

Parcel Identifier: 030-133-866  
Legal Description:  
LOT 3 SECTION 21 TOWNSHIP 2 NEW WESTMINSTER DISTRICT  
PLAN EPP61472

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature: COVENANT  
Registration Number: CA5591694  
Registration Date and Time: 2016-10-21 10:26  
Registered Owner: CITY OF SURREY  
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY  
Registration Number: CA5591696  
Registration Date and Time: 2016-10-21 10:26  
Registered Owner: CITY OF SURREY  
Remarks: PORTION ON PLAN EPP61471 CONTAINING 35.9 SQUARE METRES

Nature: COVENANT  
Registration Number: CA5591698  
Registration Date and Time: 2016-10-21 10:26  
Registered Owner: CITY OF SURREY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA5591702  
Registration Date and Time: 2016-10-21 10:26  
Registered Owner: CITY OF SURREY  
Remarks: INTER ALIA

Nature: STATUTORY BUILDING SCHEME  
Registration Number: CA5985241  
Registration Date and Time: 2017-05-10 12:07  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA5985242  
Registration Date and Time: 2017-05-10 12:07  
Registered Owner: CITY OF SURREY  
Remarks: INTER ALIA

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4127394

Nature: COVENANT  
Registration Number: CA5985244  
Registration Date and Time: 2017-05-10 12:07  
Registered Owner: CITY OF SURREY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA5985246  
Registration Date and Time: 2017-05-10 12:07  
Registered Owner: CITY OF SURREY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA5985252  
Registration Date and Time: 2017-05-10 12:07  
Registered Owner: CITY OF SURREY  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: CA5985254  
Registration Date and Time: 2017-05-10 12:07  
Registered Owner: CITY OF SURREY  
Remarks: INTER ALIA

Nature: MORTGAGE  
Registration Number: CB1131581  
Registration Date and Time: 2024-01-24 13:10  
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA

Nature: ASSIGNMENT OF RENTS  
Registration Number: CB1131582  
Registration Date and Time: 2024-01-24 13:10  
Registered Owner: COMPUTERSHARE TRUST COMPANY OF CANADA

**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).*