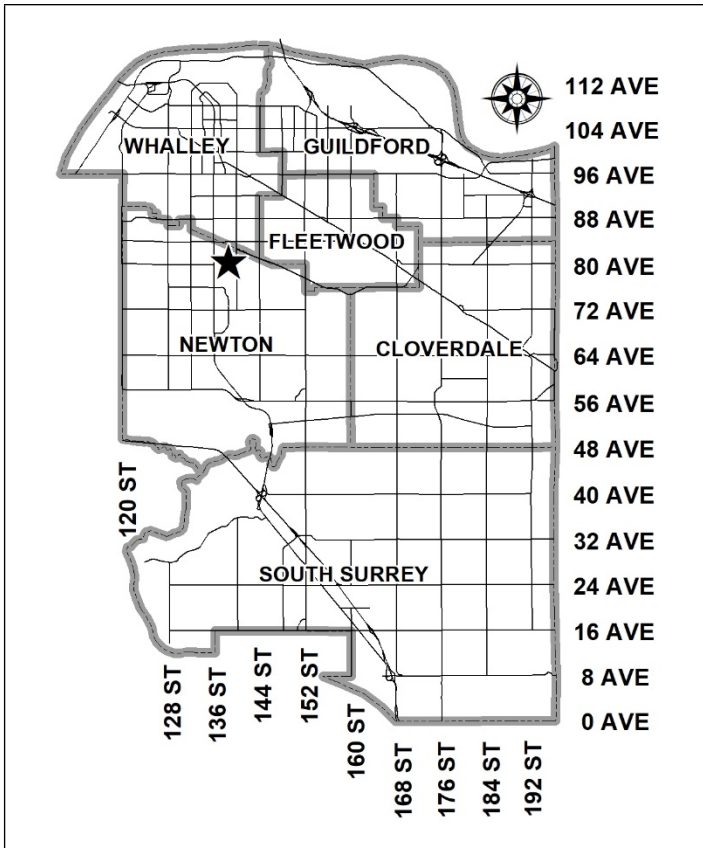


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0149-00

Planning Report Date: July 8, 2024



**PROPOSAL:**

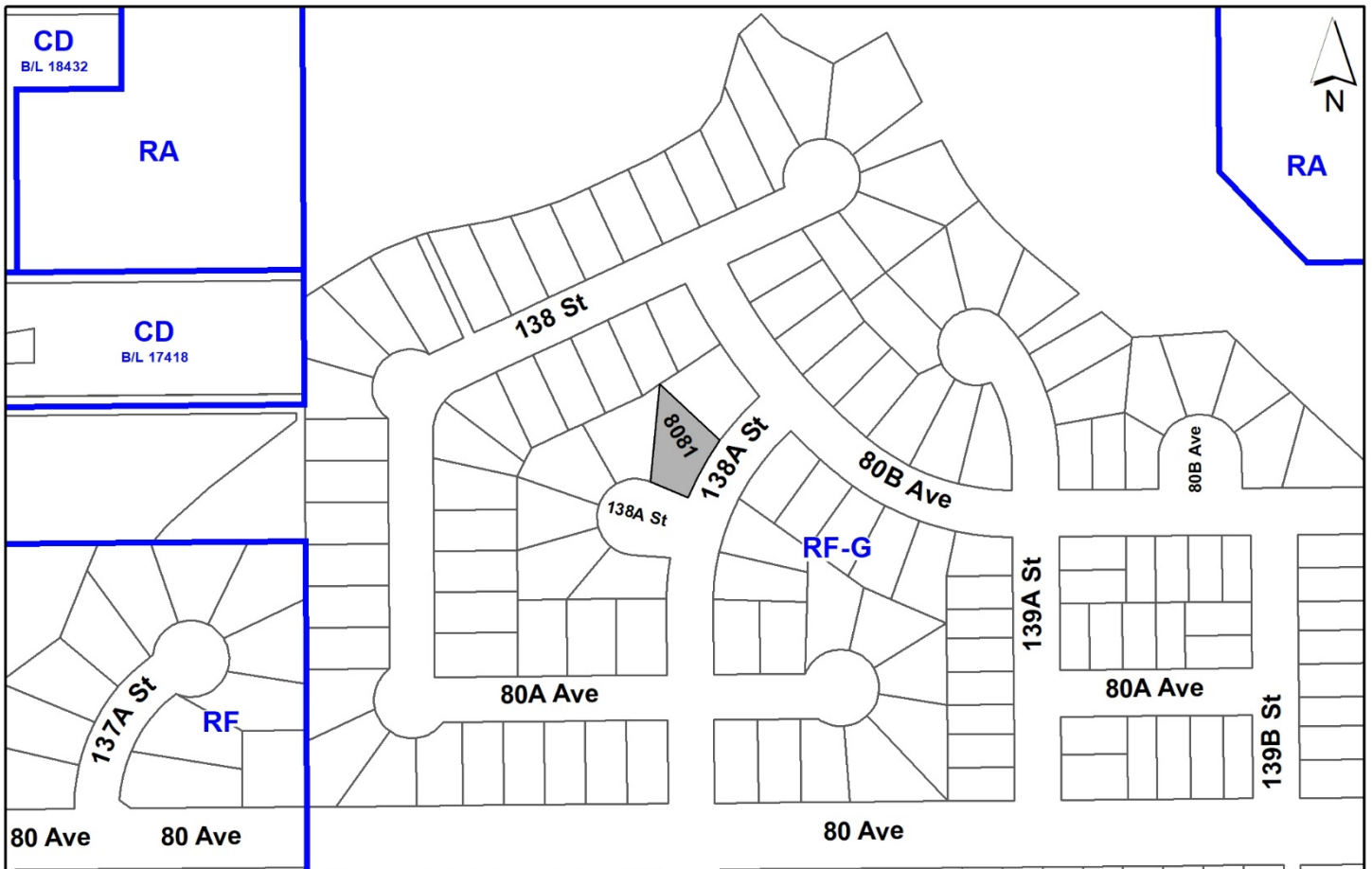
- **Development Variance Permit**

to vary the definition of finished grade in the Zoning Bylaw to accommodate construction of a new single family dwelling on the lot.

**LOCATION:** 8081 138A Street

**ZONING:** RF-G

**OCP DESIGNATION:** Urban



## RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the definition of finished grade in the Zoning Bylaw to permit the use of a revised lot grading plan, rather than the historic lot grading plan approved by the City at the time of subdivision when the lot was created.
- Proposed to reduce the minimum rear yard setback from 7.5 metres to 5.6 metres to permit a rectangular deck.

## RATIONALE OF RECOMMENDATION

- The applicant has applied for a building permit in order to build a new single family dwelling with a basement on the lot.
- Upon review, staff noted that the historic lot grading plan (Appendix II) precludes the applicant from achieving an in-ground basement for the new dwelling.
- Under the Zoning Bylaw, a single family dwelling in-ground basement must be at or below 50% below finished grade in volume.
- In cases where a lot grading plan was registered through the original subdivision, the Zoning Bylaw determines that the finished grade is measured according to the original grading plan. This is intended to ensure that individual properties develop consistently with the overall grading plan for the subdivision.
- Based on a topographic survey, the grades on the site are slightly higher than those identified under the original lot grading plan. Other parcels under the original subdivision also appear to be at a higher elevation. Use of the original lot grading plan to determine finished grade would preclude the applicant from being able to achieve an in-ground basement.
- The subject variance is proposed to permit use of a topographic survey to identify the finished grade, such that a basement may be permitted for a new single family dwelling.
- The applicant also proposes a variance to reduce the rear yard setback from 7.5 metres to 4.4 metres as measured to the rear yard deck and 6.2 metres as measured to the garage. The proposed variance is intended to address the irregular trapezoidal shape of the lot, which has a deep west lot line (35.75 metres) and shallow east lot line (24 metres).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0149-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the definition of finished grade in Part 1 Definitions of Zoning Bylaw 12000, as amended, to “the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials place on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines” based on the topographic survey dated February 15, 2022; and
  - (b) to vary the rear yard setback of the “Single Family Residential Zone (RF)” from 7.5 metres to 4.4 metres as measured to the rear yard deck and 6.2 metres as measured to the garage.

## SITE CONTEXT & BACKGROUND

| Direction                   | Existing Use           | OCP Designation | Existing Zone |
|-----------------------------|------------------------|-----------------|---------------|
| Subject Site                | Single family dwelling | Urban           | RF-G          |
| North (Abutting):           | Single family dwelling | Urban           | RF-G          |
| East (Across 138A Street):  | Single family dwelling | Urban           | RF-G          |
| South (Across 138A Street): | Single family dwelling | Urban           | RF-G          |
| West (Abutting):            | Single family dwelling | Urban           | RF-G          |

### Context & Background

- The subject site, located at municipal address 8081 138A Street, is a parcel of 596 square metres in area. The property is zoned “Single Family Residential (Gross)designated Urban under the “Official Community Plan” (OCP) and was originally subdivided in 1981.
- The lot sits on the north-side of a cul-de-sac bulb abutting 138A Street. The lot is irregular in shape, having the orientation of an obtuse trapezoid, with a deeper west lot line of 35.75 metres and shallower east lot line of 24 metres.
- The parcel and surrounding properties were previously regulated by and developed under Land Use Contract 537.

- A lot grading plan prepared by R.W. Triffo Engineering Ltd. and dated May 1980 was accepted under the original subdivision. For the subject site, the plan identified spot grades of 24.4 on the northwest corner, 25.1 on the northeast corner, 27.4 on the southwest corner, and 26.5 on the southeast corner. Interpolating these grades would result in a finished grade of 25.8.
- The owners of the subject site recently applied for a building permit to build a new single family dwelling with a basement on the property. This application included a topographic survey prepared by Dhaliwal and Associates and with a dated signature of February 15, 2022.
- The topographic survey indicates spot grades of 25.42 on the northwest corner, 25.09 on the northeast corner, 27.08 on the southwest corner and 26.75 on the southeast corner. This indicates that there are discrepancies between the current state of the site and what is shown in the historic lot grading plan.
- The applicant has prepared building plans (Appendix I) indicating that a basement is achievable using existing grades on the site per the topographic survey.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is seeking to vary the definition of finished grade in the Zoning Bylaw to permit the use of a proposed revised lot grading plan, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created, for the purposes of establishing the finished grade on the subject lot.
- Under the Zoning Bylaw, a “Basement” is defined as “that portion of a *building* between two habitable floor levels which is partially or wholly underground with at-least one-half of the volume of the said portion below the *finished grade* [...]”.
- “Finished Grade” is defined as “the rough grading elevation as identified on a *lot* grading plan, where such a plan has been approved by the *City* at the time of subdivision when the *lot* was created.”
- Under these definitions, the grading figures registered at the time of subdivision may determine whether a basement is achievable on a lot. This is notwithstanding whether the proposed finished grade under a new building permit application conforms with drainage and interface requirements, or if the elevation of a site as found under survey is inconsistent with the original grading plan for historic reasons. Currently, there is no mechanism to supplant the original grading plan without a new subdivision application.
- The applicant also seeks to vary the “Single Family Residential Gross Density Zone (RF-G)” by reducing the rear yard setback from 7.5 metres to 4.4 metres.
- This variance would permit a rectangular rear yard deck, parallel to the house. The front and rear of the building are almost parallel with the cardinal north and south directions. The property’s north lot line is at an acute angle and pinches the rear yard southwards from west to east.



## Referrals

Engineering: The Engineering Department has no comments on the project as it does not impact infrastructure.

## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

#### Lot Grading Variance

- The applicant is requesting the following variances:
  - to vary the definition of finished grade in Part 1 Definitions of Zoning Bylaw 12000, as amended, to “the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials place on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines” based on the topographic survey dated February 15, 2022; and
  - to vary the rear yard setback of the “Single Family Residential Zone (RF)” from 7.5 metres to 4.4 metres as measured to the rear yard deck and 6.2 metres as measured to the garage.
- When a lot grading plan was registered through a subdivision, there is no mechanism to permit use of a new grading plan that is otherwise acceptable in-terms of servicing and neighbourhood interface impacts.
- The proponent’s building permit plans indicate that a basement can be achieved through use of the existing finished grades on the site without import of new fill.
- The lot is irregular in-shape, with a rear lot line that pinches southwards from west to east. The proposed setback reduction is for a portion of the dwelling most impacted by this irregularity.
- Staff support the requested variances to proceed for consideration.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Original Lot Grading Plans (1980)
- Appendix III. Topographic Survey (2022)
- Appendix IV. Development Variance Permit 7924-0149-00

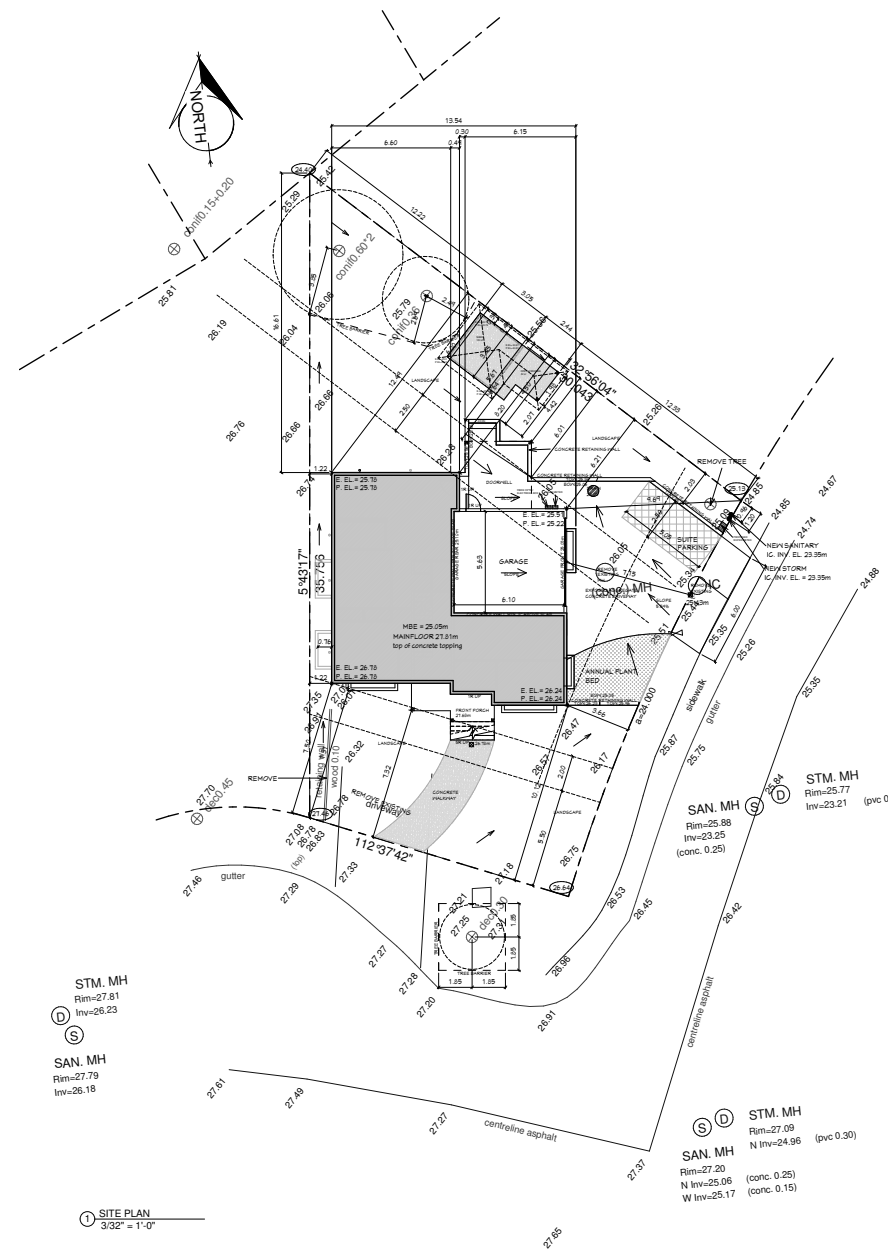
*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

JK/ar

GENERAL NOTES:

- THE DESIGNER MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE HOME PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS AND/OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION. SHOULD ANY DISCREPANCIES BE FOUND ON THESE PLANS, IT IS INCUMBENT ON YOU TO ADVISE OUR OFFICE AS SOON AS POSSIBLE. BY DOING SO WE WILL BE ABLE TO MAKE CORRECTIONS TO THE DRAWINGS AND REPLACE ANY PLANS IF NECESSARY. IN THIS WAY WE CAN BETTER SERVE YOU AND PREVENT ERRORS FROM REOCCURRING.
- ALL FOOTINGS MUST BE PLACED ON UNDISTURBED OR COMPACTED SOILS AND BELOW THE FROST LINE. FOUNDATIONS WALL HEIGHTS AND THICKNESSES AS WELL AS FOOTING SIZES MAY NEED TO BE ADJUSTED AND/OR REINFORCED DUE TO SITE CONDITIONS. ANY ENGINEERING SERVICES REQUIRED ARE THE RESPONSIBILITIES OF THE OWNER OR BUILDER.
- APPROVED SMOKE ALARMS AND PHOTO ELECTRIC TO BE INSTALLED AS PER CBC CODE.
- BUILDER TO CHECK SNOW LOADS REQUIREMENTS FOR THEIR LOCAL AREA AND MAKE ANY NECESSARY ADJUSTMENTS PRIOR TO PROCEEDINGS WITH CONSTRUCTION.
- CARBON MONOXIDE ALARMS SHALL CONFORM TO CSA 6.19, "RESIDENTIAL CARBON MONOXIDE ALARMING DEVICES".
- DAMP-PROOFING OF 6 MIL POLYETHYLENE, WITH SEAMS LAPPED AND TAPED, OVER 4" OF GRANULAR FILL SHALL BE LAID UNDER CONCRETE SLABS. A FLEXIBLE SEALANT SHALL BE PLACED WHERE THE SLAB AND FOUNDATION WALL MEET.
- DIMENSIONS TAKE PRECEDENCE TO SCALE.
- DRAINAGE AROUND FOUNDATION TO CONSISTING OF 4" DIAMETER PIPED COVERED WITH A MINIMUM OF 6" CRUSHED STONE SHALL BE PLACED AROUND THE PERIMETER OF THE BUILDING.
- ENSURE THAT WINDOWS IN BEDROOMS HAVE A MINIMUM AREA OF .35m<sup>2</sup> (3.75FT<sup>2</sup>) WITH AN UNOBSTRUCTED HEIGHT AND WIDTH OF 380mm(15"). THE WINDOW OPENING SHALL BE A MAXIMUM OF 1.5m(5') ABOVE THE FLOOR.
- EXTERIOR DIMENSIONS ARE TO THE FACE OF SHEATHING.
- EXTERIOR WALLS ARE DRAWN AT 5" STUDS AND 1/2" PLYWOOD OR OSB SHEATHING OR AS STRUCTURAL ENGINEER SPECS.
- FOUNDATION WALLS TO HAVE 1 1/2" R-12 RIGID INSULATION TO MIN. 24" BELOW GRADE. ATTIC SPACES TO HAVE MIN. R-44. ROOF JOISTS AND CANTILEVERED FLOORS MIN. R-28. EXTERIOR 2X4 WALLS MIN. R-22. INTERIOR BASEMENT 2X4 WALLS MIN. R-14 IF REQUIRED.
- LIGHTING AND ELECTRICAL LAYOUTS TO BE SPECIFIED BY THE OWNER OR BUILDER AND MUST MEET WITH 2018 CBC REQUIREMENTS.
- PLANS ARE BASED ON THE USE OF #2 OR BETTER SPF, UNLESS OTHERWISE STATED. LAMINATED BEAMS WILL REQUIRE AN ENGINEERS CERTIFICATION. THIS IS THE RESPONSIBILITY OF THE OWNER OR BUILDER.
- REFER TO ENGINEERED FLOOR JOIST AND ROOF TRUSS LAYOUT TO CONFIRM BEAM, POSTS AND PAD FOOTING LOCATION AND SIZES. ENSURE PROPER BEARING IS PROVIDED FOR ALL BEAMS.
- ROOF SPACES SHALL BE VENTED WITH ROOF, EAVER AND/OR GABLE END TYPE VENTS OR 1:300 OF THE INSULATED AREA.
- SITING OF THE HOME IS THE RESPONSIBILITY OF THE BUILDER IN CONJUNCTION WITH THE HOMEOWNER.
- THE DRAWINGS HAVE BEEN PREPARED TO CONFORM TO THE 2018 EDITION OF THE BRITISH COLUMBIA BUILDING CODE. THE BUILDER IS RESPONSIBLE FOR VERIFYING THAT ALL CONSTRUCTION CONFORMS TO THE CBC AND LOCAL BUILDING CODES AND BYLAWS. ALL CONSTRUCTION AND INSTALLATION OF MATERIALS SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICES AND MANUFACTURING INSTRUCTIONS. LOCAL BUILDING DEPARTMENTS MAY REQUIRE CERTIFICATION FROM A STRUCTURAL ENGINEER FOR PART OR ALL OF THE STRUCTURE. ANY ENGINEERING FEES ARE THE RESPONSIBILITIES OF THE OWNER OR BUILDER.
- THE INSTALLATION OF ALL PLUMBING, HVAC AND ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE APPLICABLE SECTIONS OF THE 2018 CBC.
- THE SITING OF THE HOME MUST BE IN COMPLIANCE WITH CITY BYLAWS. BEFORE COMMENCEMENT OF CONSTRUCTION, ENSURE THAT THE SITE PLAN HAS BEEN APPROVED BY THE CITY OFFICIALS.
- VANITY SIZES ARE FOR REFERENCE ONLY. REFER TO APPROVED KITCHEN LAYOUT FOR CABINET SIZES.
- CONSTRUCTION LOADS ON THE STRUCTURE CAUSED BY INTERIM STORAGE OF MATERIALS OF USE OF EQUIPMENT, SHALL BE ALLOWED TO EXCEED THE DESIGN LOADINGS.
- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO BEGINNING OF ANY CONSTRUCTION. ANY DEFICIENCY MUST BE REPORTED TO THE DESIGNER IN WRITTEN OR BY EMAIL AND SHALL BE CORRECTED BEFORE COMMENCING ANY CONSTRUCTION.
- EXTERIOR DOORS SHALL BE SOLID CORE AND WEATHERSTRIPPED. GARAGE DOORS TO DWELLING TO BE AS ABOVE AND SELF-CLOSING.
- GRADES SHOWN ON PLANS ARE ESTIMATED. FOUNDATION WALL HEIGHTS AND HOUSE SITTING MAY REQUIRE ADJUSTMENT TO SUIT SITE CONDITIONS.
- ROOF VENTING SHALL BE IN ACCORDANCE WITH 2018 CBC.
- PROVIDE BAFFLE FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
- THE FACE OF SHEATHED EXTERIOR WALLS SHALL BE FLUSH WITH FOUNDATION WALLS.
- WOOD IN CONTACT WITH CONCRETE TO BE DAMP-PROOFED WITH SILL GASKET OR OTHER APPROVED METHOD. PLATES TO BE ANCHORED TO CONCRETE FOUNDATION WITH ANCHOR BOLTS AS SPECIFIED BY STRUCTURAL ENGINEER.
- THE BUILDER OR CONTRACTOR RESPONSIBLE FOR HIRING STRUCTURAL ENGINEER OR GEOTECHNICAL ENGINEER FOR STRUCTURAL DESIGNS.
- NOTE TO BUILDER OR CONTRACTOR DOORS AND WINDOW SIZES GIVEN ON ARCHITECTURAL PLANS READ, (EXAMPLE DOOR SIZE 2068 MEANS 20" x 68" TYPICAL AND WINDOWS 3016 MEANS 30" x 16" TYPICAL).
- SOLE RESPONSIBILITY OF OWNER/BUILDER/CONTRACTOR/DEVELOPER TO PROVIDE SINGH DRAFTING AND HOME PLANS LTD. WITH STORM/ SANITARY IC INV. ELEVATION AND LOCATION.
- OWNER/BUILDER TO VERIFY STORM IC/SANITARY IC ELEVATION AND LOCATION WITH CIVIL ENGINEER.
- THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND LOCATIONS OF CITY SERVICES PRIOR TO CONSTRUCTION.
- FIRE PROTECTION SHALL CONFORM TO THE CBC 2018 EDITION.
- ALL STAIRS, HANDRAILS AND GUARDRAILS SHALL COMPLY WITH THE CBC 2018 EDITION.
- STRUCTURAL CONCRETE TO DEVELOP 20 MPa COMPRESSIVE STRENGTH WITH 28 DAYS EXCEPT CONCRETE USED FOR GARAGE AND EXTERIOR STAIRS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS.
- ALL EXTERIOR CONCRETE SLABS SHALL HAVE AN ENTRAINMENT.
- BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3/8" LENGTH OF BEARING AT END SUPPORTS.
- INDIVIDUAL MEMBERS OF A BUILT UP BEAM SHALL BE NAILED TOGETHER WITH A DOUBLE ROW OF NAILS NOT LESS THAN 3/8" IN LENGTH. SPACING NOT MORE MORE THAN 16" APART IN EACH ROW WITH THE END NAILS LOCATED 4" TO 6" FROM THE END OF EACH PIECE.
- FLOOR JOISTS SHALL HAVE BRIDGING ROWS @ 70" MAX. O.C. OR U.N.O.
- ALL LOAD BEARING INTERIOR AND EXTERIOR LINTELS SHALL BE 2 x 10 U.N.O.
- THE WIDTH OR DIAMETER OF A WOOD COLLUMN SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.
- FLOOR AREA FINISHED WITH CERAMIC TILES TO HAVE MIN. 1/4" PARTICLE BOARD APPLIED OVER SUBFLOOR.
- PROPOSED GAS LINE, HYDRO POWER POLE AND WATER METER LOCATIONS ARE AN ESTIMATE BY DESIGNER. BUILDER/OWNER TO VERIFY PRIOR TO CONSTRUCTION.



UPPER FLOOR GROSS = 1211.24 sf  
 FLOOR NET = 1218.82 sf  
 OPEN TO BELOW = 12.42 sf  
 FRONT OFF SET = 363.22 sf  
 REAR OPEN DECK = 194.80 sf

MAIN FLOOR = 1500.04 sf  
 FRONT PORCH = 74.42 sf  
 SEC SUITE = 444.81 sf  
 BASEMENT NET = 522.28 sf  
 DOORWELL = 216.50 sf

GARAGE = 366.15 sf  
 SEC SUITE = 444.81 sf  
 BASEMENT NET = 522.28 sf

DOORWELL = 216.50 sf

SAN. MH (S) (D) STM. MH  
 Rim=23.74 Rim=23.71

MANPRIT TOOR  
 8081 138a st, SURREY

ZONE: RF-6

LOT 261 SECTION 28 TOWNSHIP  
 2 PLAN NWP62521  
 NWD PART 5/4 1/4

PID: 001-337-118

LOT AREA = 596.25m<sup>2</sup> (6410 sq)

FAR:  
 ALLOWABLE F.A.R. = 2800 sf  
 PROPOSED F.A.R. = 2194 sf

SITE COVERAGE:  
 ALLOWABLE = 2800 sf  
 PROPOSED = 2035 sf

ELEVATIONS IN METERS:  
 ROOF RIDGE = 35.71  
 MEAN HEIGHT = 34.92  
 ROOFLINE = 34.05  
 UPPER FLOOR = 31.29  
 MAIN FLOOR = 27.81  
 AVERAGE GRADE = 26.44  
 GARAGE SLAB = 25.05  
 BSMT = 25.05  
 MBE = 25.05  
 BSMT IN GROUND = 50%

STM. MH  
 Rim=27.81  
 Inv=26.23

SAN. MH  
 Rim=27.79  
 Inv=26.18

SAN. MH (S) (D) STM. MH  
 Rim=25.88  
 Inv=23.25 (conc. 0.25)

STM. MH (S) (D)  
 Rim=27.09  
 N Inv=24.96 (gvc 0.30)

SAN. MH (S) (D) STM. MH  
 Rim=27.30  
 N Inv=25.06  
 W Inv=25.17 (conc. 0.15)

① SITE PLAN  
 3/32" = 1'-0"

138A STREET

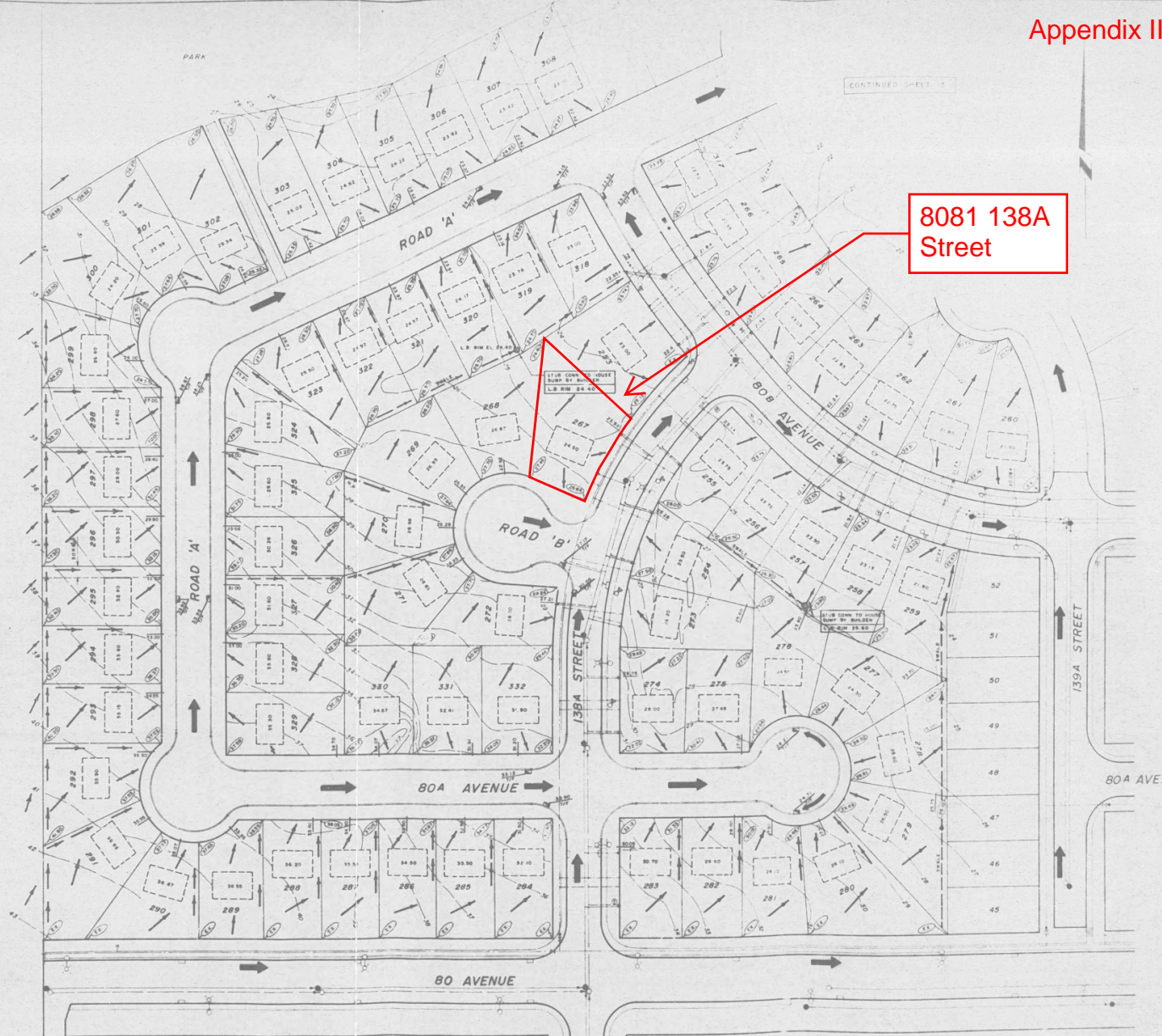
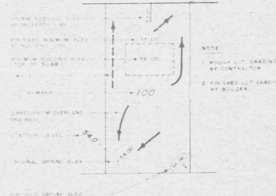
PROJECT: SITE PLAN/ PROJECT INFO

SCALE: 3/32" = 1'-0"

DATE: May 24/ 2024

BY: [Signature]

PROJECT: [Project Name]



|  |   |  |   |  |   |  |
|--|---|--|---|--|---|--|
| <p>ALL ELEVATIONS AND SPACINGS REFER TO SURVEY WORK NO. 5219. FOR INTERSECTION OF 80 AVE. &amp; 140 ST. ELEVATION: 21.754 M.</p> | <p>AS REQUIRED BY BRUYNEEL MGT. MOVING KEY TO NEW REF. MTS.</p> | <p>SCALE: 1:500<br/>                 DATE: MAY 1980<br/>                 DRAWING NO: 047</p> | <p><b>R.W. TRIFFO ENGINEERING LTD.</b><br/>                 PROFESSIONAL ENGINEERING AND PLANNING CONSULTANTS<br/>                 2500 - 6245 136 STREET, SUITE 1, R.C. VAN SICK 591-617</p> | <p><b>DAON DEVELOPMENT CORPORATION</b></p> | <p><b>LOT GRADING PLAN (S.W. PORTION)</b></p> | <p><b>A-297</b><br/>                 PHASE 4-9<br/>                 T7991-12 2</p> |
|--|---|--|---|--|---|--|





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0149-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 001-337-718  
LOT 267 SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 62527  
8081 138A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - to vary the definition of finished grade in Part 1 Definitions of Zoning Bylaw 12000, as amended, to "the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials place on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines" based on the topographic survey dated February 15, 2022; and
  - to vary the rear yard setback of the RF Zone from 7.5 metres to 4.4 metres as measured to the rear yard deck and 6.2 metres as measured to the garage.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any

of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF       , 20   .

ISSUED THIS    DAY OF       , 20   .

---

Mayor – Brenda Locke

---

City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

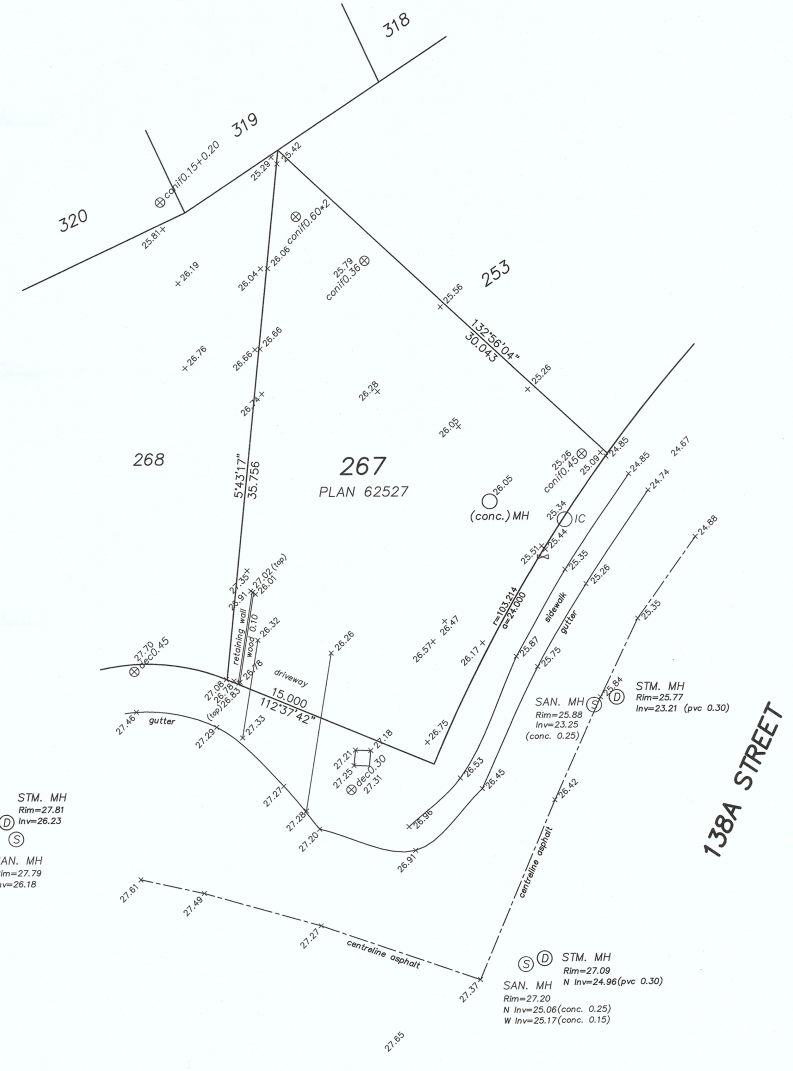


**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON LOT 267 SECTION 28 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 62527**

**Schedule A**

Current Civic Address:  
8081 138A Street  
Surrey, B.C.  
PID: 001-337-718  
SCALE : 1:250

to vary the definition of finished grade in Part 1 Definitions of Zoning Bylaw 12000, as amended, to "the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials place on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines" based on the topographic survey dated February 15, 2022



LEGEND

|         |                               |
|---------|-------------------------------|
| □       | ...denotes bc hydro           |
| IC      | ...denotes inspection chamber |
| MH      | ○ ...denotes manhole          |
| SAN. MH | ⊙ ...denotes sanitary manhole |
| STM. MH | ⊕ ...denotes storm manhole    |
| WM      | ⊗ ...denotes water meter      |
| ⊗       | ...denotes tree               |
| ⊗ X     | ...denotes spot elevation     |

SAN. MH ⊙ STM. MH  
Rim=23.74 Rim=23.71

- GENERAL NOTES:**
- All dimensions are in metres.
  - This plan is NOT to be used for location of property lines.
  - Elevations are based on City of Surrey Geodetic datum, monument 5219 elev.= 21.718m (CVD28GVRD 2018).
  - On the subject lot, only trees with a diameter of at least 0.20m are shown
  - This plan does not show non-plan charges, liens or interests.
  - property dimensions are derived from Land Title Office records

© COPYRIGHT  
DHALIWAL AND ASSOCIATES  
LAND SURVEYING INC.  
#216 12899-76th Avenue  
Surrey, B.C. V3W 1E6  
phone: (604) 501-6188  
email: info@dhaliwalssurvey.com  
File: 2201120-103  
Drawn by: GK

-This plan was prepared for design purposes and is for the exclusive use of our client. DHALIWAL AND ASSOCIATES LAND SURVEYING Inc. and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages caused by the direct or indirect use or reliance upon the Plan beyond its intended use.

REVISED:  
15th DAY OF FEBRUARY 2022.  
DATE OF SURVEY:  
25th DAY OF JANUARY 2022.

Mark J. R. Dailey  
B.C.L.S. #867



