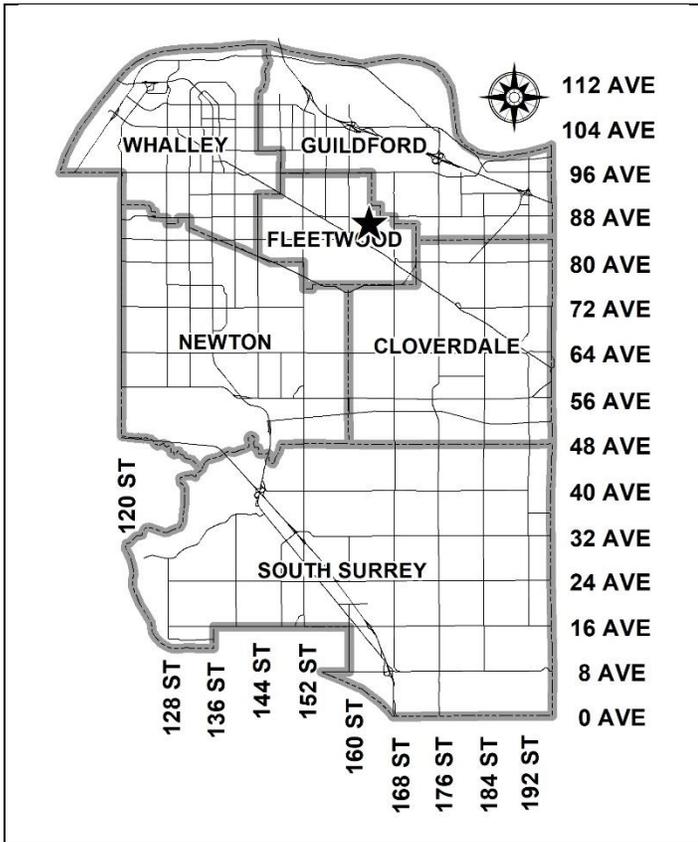


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0125-00

Planning Report Date: May 15, 2023



**PROPOSAL:**

- **Development Variance Permit**

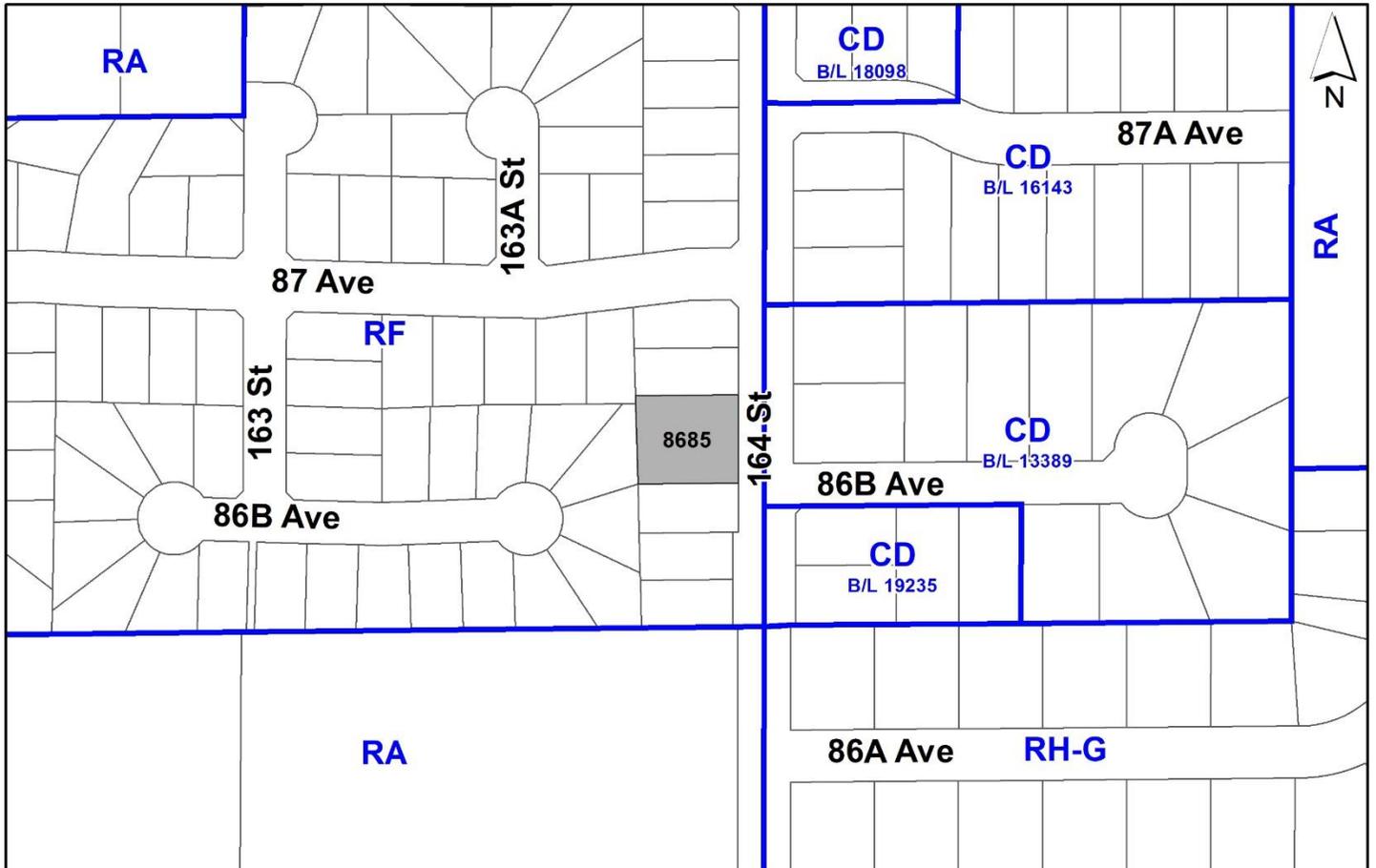
to vary the definition of finished grade in the Zoning Bylaw to accommodate construction of a new single family dwelling on the lot.

**LOCATION:** 8685 - 164 Street

**ZONING:** RF

**OCF DESIGNATION:** Urban

**NCP DESIGNATION:** Parks and Natural Areas (Fleetwood Plan)



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the definition of *finished grade* in the Zoning Bylaw 12000 to permit the use of an updated revised lot grading plan (Appendix I), rather than the revised lot grading plan that was approved by Council on July 25, 2022 (Appendix II), for the purpose of establishing the finished grade on the subject lot.

## RATIONALE OF RECOMMENDATION

- On July 25, 2022, Council approved Development Variance Permit Application No. 7922-0185-00, allowing the applicant to use a revised lot grading plan (Appendix II) to establish the finished grade on the lot for the purposes of house construction, rather than the lot grading plan approved by the City at the time of subdivision under Development Application No. 7988-0220-00 (Appendix III) when the lot was initially created.
- Upon subsequent review of the approved revised lot grading plan under Development Application No. 7922-0185-00 (Appendix II), staff recommended that the applicant consider relocating the proposed service connections to reduce infrastructure costs. The applicant is also proposing additional fill on the property to potentially accommodate an in-ground basement. These changes have been incorporated into an updated revised lot grading plan (Appendix I).
- The relocation of the proposed service connections in front of the proposed single family dwelling could potentially avoid upgrading of the existing storm sewer at time of subdivision. The applicant has intentions to subdivide the property in the future. The updated revised lot grading plan (Appendix I) under Development Application No. 7923-0125-00 could potentially be used for the site at that time.
- The applicant is seeking to construct their new house in advance of subdivision and is therefore requesting the subject variance to permit the use of the updated revised lot grading plan for the lot (Appendix I), in order to potentially achieve an in-ground basement.
- The applicant's building permit can only be issued based on the approved lot grading plan attached to Development Application No. 7922-0185-00 (Appendix II). Since the revised lot grading plan was submitted after Council approval, Development Application No. 7923-0125-00 is necessary for Council to approve the updated revised lot grading plan (Appendix I).
- The proposed lot grading plan will not change the drainage pattern of the property and is not anticipated to result in interface impacts on neighbouring properties.
- The variance will allow the applicant to commence building construction prior to subdivision.
- Staff support the variance.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0125-00 (Appendix V) 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 permit the use of the proposed lot grading plan in Schedule A, attached to the Development Variance Permit, for the purpose of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was initially created.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban/Parks & Natural Areas	RF
North:	Single Family Dwellings	Urban/Parks & Natural Areas	RF
East (Across 164 Street):	Single Family Dwellings	Suburban/Urban Residential	CD (Bylaw No. 13389)
South:	Single Family Dwellings	Urban/Parks & Natural Areas	RF
West:	Single Family Dwellings	Urban/Parks & Natural Areas	RF

### Context & Background

- The subject site is a 1,330 square metre property located at 8685 164 Street in Fleetwood. It is designated "Urban" in the Official Community Plan (OCP) and designated as "Parks and Natural Areas" in the Fleetwood Plan, which was endorsed by Council (Corporate Report No. R049: 2022) on March 7, 2022. It is currently zoned "Single Family Residential Zone (RF)".
- The subject property was created as a lot through subdivision under Development Application No. 7988-0220-00 (Appendix IV - Lot 38, Plan 81939). A lot grading plan was approved for this lot at the time of subdivision approval (Appendix III). *Note: Appendix III indicates the subject lot as Lot 84 instead of Lot 38.*
- The owners of the subject site applied for a building permit to build a new single family dwelling with a basement on the south side of the property. A revised lot grading plan (Appendix II) was submitted by CitiWest Consulting Ltd. proposing a minimum building elevation (MBE) of 55.85 metres, lower than the 56.24 metres approved in the original lot grading plan (Appendix III) submitted under Development Application No. 7988-0220-00. The revised proposed lot grading plan (Appendix II) was approved by Council on July 25, 2022.
- Upon subsequent review of the approved revised lot grading plan under Development Application No. 7922-0185-00 (Appendix II), staff recommended that the applicant consider

relocating the proposed service connections to reduce infrastructure costs. The applicant is also proposing additional fill on the property to potentially accommodate an in-ground basement. These changes have been incorporated into an updated revised lot grading plan (Appendix I).

- The proposed MBE of the updated revised lot grading plan under Development Application No. 7923-0125-00 is 56.30 metres (Appendix I). Additional fill is proposed to meet the existing grade at the top of the retaining walls along the south and west property lines.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is seeking to vary the definition of finished grade in the Zoning Bylaw to permit the use of an updated revised lot grading plan (Appendix I) prior to subdivision, rather than the approved revised lot grading plan (Appendix II) supported by Council on July 25, 2022 for the purpose of establishing the finished grade on the subject lot.
- Varying the definition of finished grade would potentially allow the applicant to achieve a basement on the south side of the property as well as potentially avoid upgrading the storm sewer at time of subdivision, subject to staff review.
- In accordance with the provisions of the Zoning Bylaw, an in-ground basement must have at least one-half of its volume below the finished grade (in order to be excluded from floor area calculations).
- Finished grade as defined in the Zoning Bylaw means:
  - (a) 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; or
  - (b) where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, 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 placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.
- In order to achieve a 50% in-ground basement, the applicant is proposing to fill 0.6 metres at the south side of the proposed single family dwelling and 1.5 metres at the north side (Appendix I). The proposed fill will then grade down and meet the existing grades of the property. The rear of the proposed single family dwelling will drain into the northwest corner of the property through a lawn basin that will drain onto 164 Street.
- The subject property has future potential to be subdivided from one to two lots under the RF Zone. Should a subdivision application be received, the applicant could potentially use the updated revised lot grading plan (Appendix I), subject to staff review.



**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Updated Revised Lot Grading Plan
- Appendix II. Revised Lot Grading Plan approved by Council on July 25, 2022
- Appendix III. Original Approved Lot Grading Plan under Development Application No. 7988-0220-00
- Appendix IV. Subdivision Plan 81939
- Appendix V. Development Variance Permit No. 7923-0125-00 with Schedule A

*approved by Ron Gill*

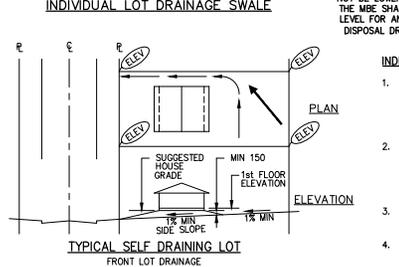
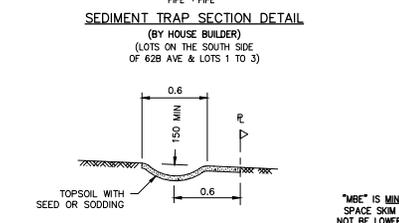
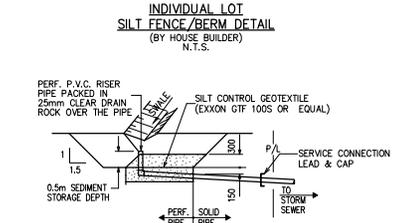
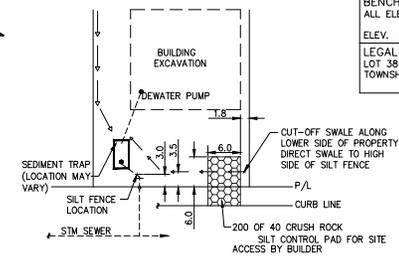
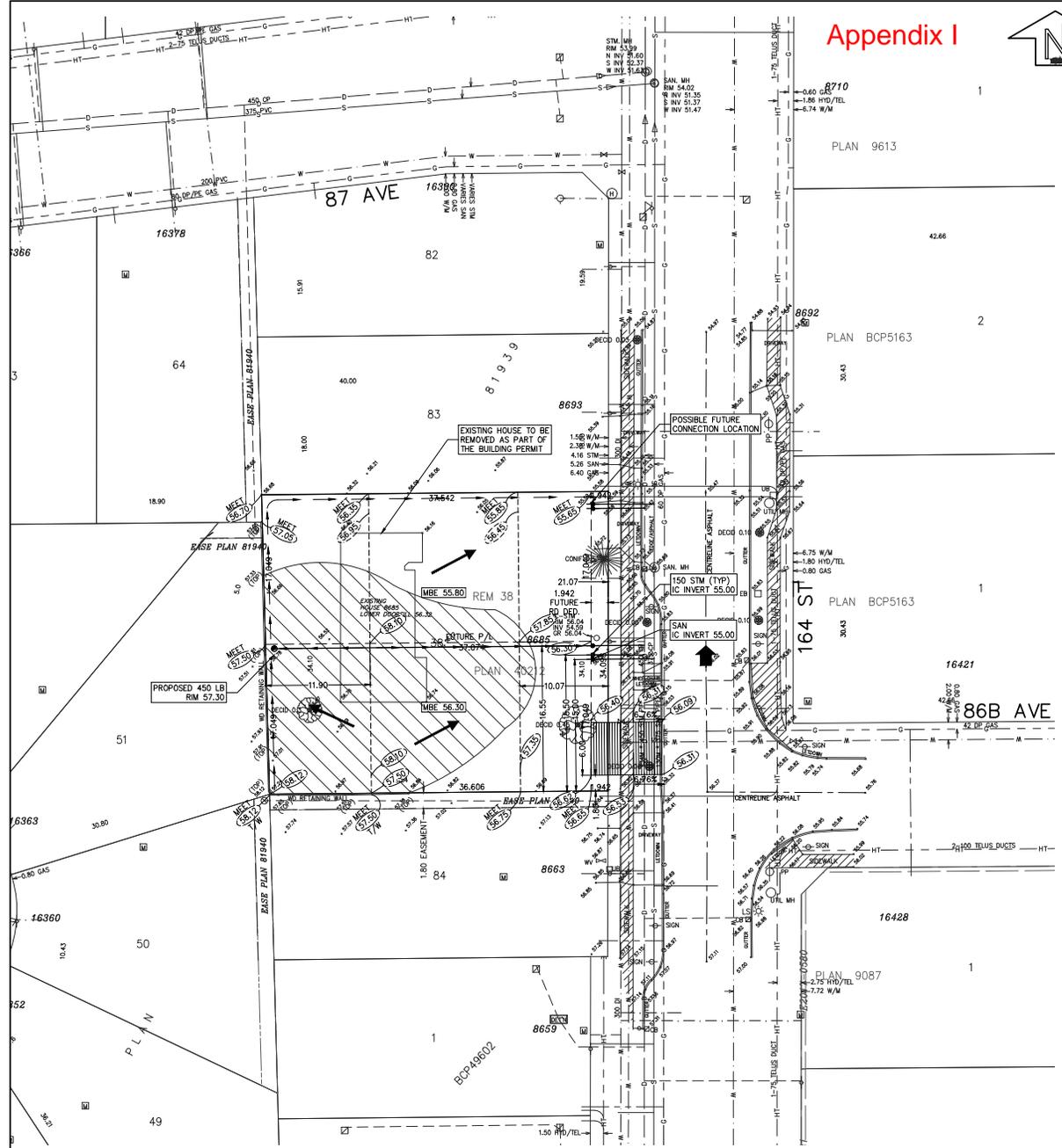
Don Luymes  
General Manager  
Planning and Development

DQ/ar

# Appendix I



**BENCHMARK & CONTROL**  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 92H0842  
 ELEV. 49.729m  
**LEGAL DESCRIPTION OF PROPERTY**  
 LOT 38 EXCEPT; PART SUBDIVIDED BY PLAN 81939 SECTION 25  
 TOWNSHIP 2 NMD PLAN 40212



- LEGEND**
- MAJOR 100 YR. OVERLAND FLOOD ROUTE
  - MAJOR 100 YR. FLOW ROUTE BELOW SURFACE
  - MAJOR 100 YR. FLOW ROUTE IN PIPE
  - EXIST GROUND ELEVATION
  - PROPOSED GROUND ELEVATION
  - FUTURE GROUND ELEVATION
  - DIRECTION OF FLOW
  - MINIMUM BUILDING ELEVATION
  - EXIST SWALE
  - BUILDERS SWALE
  - CONTRACTORS SWALE
  - CONTOURS (ORIGINAL GROUND)
  - EXIST DITCH
  - PROP DITCH
  - MEET EXIST GROUND
  - PROPOSED CATCHBASIN
  - PROPOSED LAWNBASIN (4500 LB)
  - FILLS GREATER THAN 0.50m
  - CUTS GREATER THAN 0.50m
  - SANITARY SERVICE CONNECTION
  - STORM SERVICE CONNECTION
  - WATER SERVICE CONNECTION
  - GRAVEL SILT PAD
  - TREES TO BE RETAINED

**"MBE" IS MINIMUM BASEMENT FLOOR AND IS THE LOWEST LEVEL TO WHICH THE CRAWL SPACE SKIM COAT, BASEMENT SLAB AND/OR SLAB ON GRADE SHALL BE SET, AND SHALL NOT BE LOWER THAN THE ELEVATION SHOWN, NOTWITHSTANDING THE MBE ELEVATION SHOWN. THE MBE SHALL ALSO BE A MINIMUM OF 0.3m ABOVE THE MAXIMUM TYPICAL SURCHARGE LEVEL FOR ANY SEPTIC DISPOSAL SYSTEM OR SANITARY SEWER CONNECTION, STORM WATER DISPOSAL DRAINS, MAJOR STORM WATER FLOW PATH AND/OR STORM SEWER CONNECTION.**

**INDIVIDUAL LOT SILT CONTROL NOTES: (BY HOUSE BUILDER)**

1. THE BUILDER IS TO CONSTRUCT THE SEDIMENT TRAP AND SILT CONTROL PAD, AS SHOWN ON THE LOT GRADING PLAN DETAIL AND ENSURE THAT IT IS USED BY THE BUILDER'S TRADES AS SITE ACCESS. DURING CONSTRUCTION THE BUILDER SHALL DIRECT ALL LOT DRAINAGE TO A TEMPORARY SILTATION MINI-POND.
2. SILT CONTROL AND A CUT-OFF SWALE SHALL REMAIN IN PLACE UNTIL FINISHED LOT GRADING. FOUNDATION TILE SHALL NOT BE CONNECTED TO THE CONNECTION UNTIL ALL ON-SITE TILE IS PLACED AND BACKFILLED. IN THE INTERIM, THE TILE TRENCH TO THE STORM CONNECTION SHALL BE TEMPORARILY BLOCKED BY A SILT FENCE/BERM.
3. FILTER FABRIC FOR CONSTRUCTION OF THE SILT FENCE IS TO BE 'CONTROL PLUS' SILT FENCE OR EQUIVALENT.
4. THE BUILDER SHALL INSTALL THE SILT FENCE/BERM AND CUT-OFF SWALE PRIOR TO UNCAPPING THE STORM CONNECTION AND EXCAVATING BUILDING FOOTPRINTS.
5. THE BUILDER SHALL ENSURE THAT NO SILT LADEN WATER SHALL BE PUMPED OUT OR DISCHARGED INTO THE STORM SEWER SYSTEM. THE BUILDER MAY BE REQUIRED TO INSTALL ADDITIONAL FACILITIES, AS NECESSARY TO CONTROL THE DISCHARGE OF SILT LADEN WATER.
6. FOUNDATION EXCAVATIONS WILL BE REMOVED DIRECTLY FROM THE SITE OR ALTERNATIVELY IF THE MATERIAL IS STOCKPILED FOR BACKFILLING THE EXCAVATIONS, THEN THE MOUNDS WILL BE COVERED WITH PLASTIC TO PROTECT AGAINST RAIN. THIS ALSO APPLIES TO TOPSOIL STOCKPILED FOR LANDSCAPING PURPOSES.
7. ROAD & MINI-POND MAINTENANCE
- a. THE BUILDER MUST MAKE EVERY POSSIBLE EFFORT TO MINIMIZE THE AMOUNT OF SOIL TRANSPORTED FROM THE BUILDING SITE, ONTO THE ROADWAY. THIS IS PARTICULARLY IMPORTANT WHEN HEAVY MACHINERY, DUMP TRUCKS AND CONCRETE TRUCKS ARE ACCESSING THE SITE. THE PAVED ROAD SURFACE MUST BE CLEANED OF ACCUMULATIONS OF SOIL BY THE BUILDER NO LATER THAN EVERY THREE WORKING DAYS.
- b. NO SOIL, SAND OR OTHER MATERIAL WITH A HIGH SEDIMENT CONTENT SHALL BE DEPOSITED OR PILED OUTSIDE OF THE PROPERTY BOUNDARIES, PARTICULARLY ON THE PAVED ROAD SURFACE. NO MATERIAL OF ANY TYPE IS TO BE DEPOSITED IN SUCH A WAY THAT IT INTERFERES WITH THE FLOW OF WATER ALONG THE CURBS OR INTO CATCH BASINS.
- c. THE BUILDER SHALL BE RESPONSIBLE FOR MAINTENANCE, MONITORING, MODIFYING AS NECESSARY AS DIRECTED BY THE ENGINEER OR OWNER, REMOVAL, AND RESTORATION OF SEDIMENT TRAP AND ALL OTHER SILTATION CONTROL FACILITIES ON THE LOTS.

**NOTES**

1. ROUGH LOT GRADING BY CONTRACTOR.
2. FINISHED LOT GRADING BY HOUSE BUILDER.
3. ALL ROOF LEADERS ARE TO DISCHARGE ONTO SPLASHPADS UNLESS OTHERWISE NOTED.
4. DEVELOPERS ENGINEER TO CERTIFY THAT THE ROUGH LOT GRADING IS IN CONFORMANCE WITH THE APPROVED LOT GRADING PLAN PRIOR TO THE ISSUING OF BUILDING PERMITS.
5. BUILDER SHALL ENSURE THROUGH A PERSONAL FIELD INSPECTION THAT DRIVEWAYS ARE A MIN. OF 1.0 CLEAR OF STREETLIGHTS, HYDRANTS, ELECTRICAL KIOSKS AND ANY OTHER OBSTRUCTIONS.
6. BUILDER TO EXPOSE AND CONFIRM THE AS-CONSTRUCTED INVERT AND LOCATION OF ALL SERVICE CONNECTIONS PRIOR TO ANY BUILDING EXCAVATION.

**NOTE:**  
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

No.	Date	Revision	Dr	Ch
4	2022/10/11	DRIVEWAY ADDED	TWD	RJ
3	2022/09/20	CONNECTION INFO ADDED	WM	RJ
2	2022/09/15	GRADE AMENDED	LC	RJ
1	2022/07/04	REVISED PER CITY COMMENTS	LC	RJ
No.	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com  
 EGBC Permit to Practice #1001824

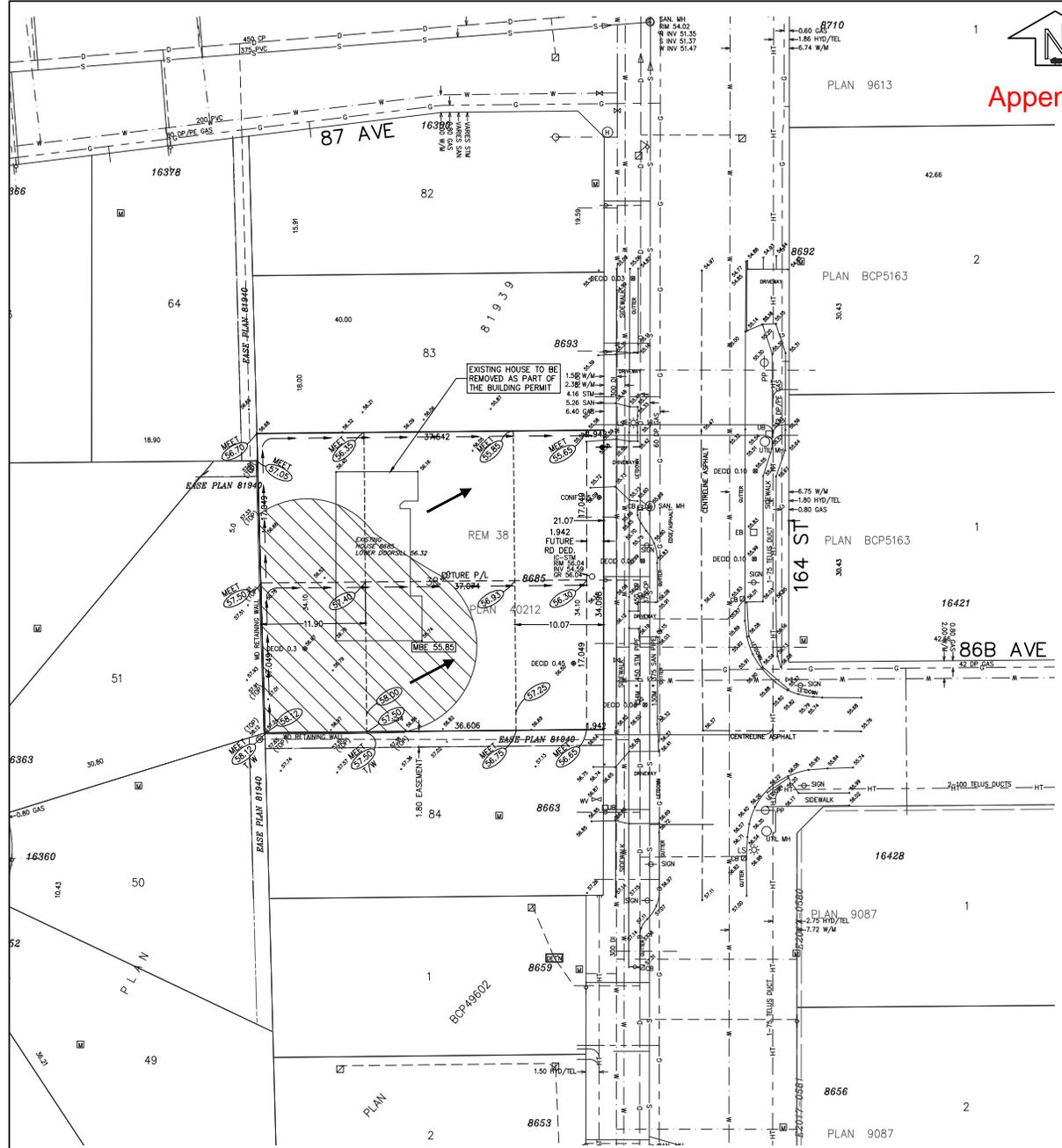


**RANJIT ATHWAL**  
 8685 - 164 STREET, SURREY, BC VAN 1C9 PH: 604-728-7265  
**PRELIMINARY LOT GRADING PLAN**  
 SITE LOCATED AT 8685 - 164 STREET, SURREY, BC

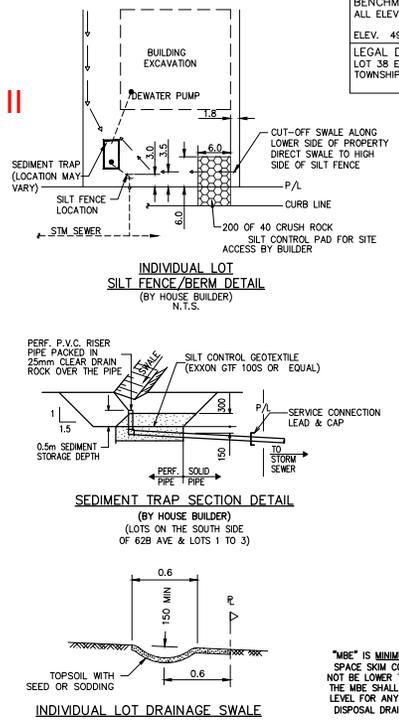
Scale: 1:250	Mun. Proj. No. 7922-0185-00	Dwg. No.
Drawn: TWD	Mun. Dwg. No.	<b>B</b>
Designed: RJ	Job No. 22-4513	Of
P.W. P.U.	Date MAY /22	Revision 4
Approved:	Date MAY /22	Revision 4

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Appendix II



**BENCHMARK & CONTROL**  
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 ELEV. 49.729m

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 LOT 38 EXCEPT; PART SUBDIVIDED BY PLAN 81939 SECTION 25  
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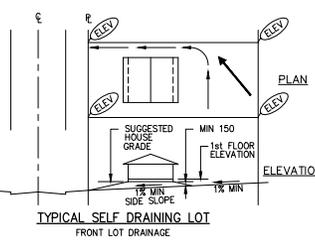
**LEGEND**

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**NOTES**

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**NOTE:**  
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

No.	Date	Revised	PER CITY COMMENTS	LC	JK
1	2022/07/04				

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com  
 EGBC Permit to Practice #1001824

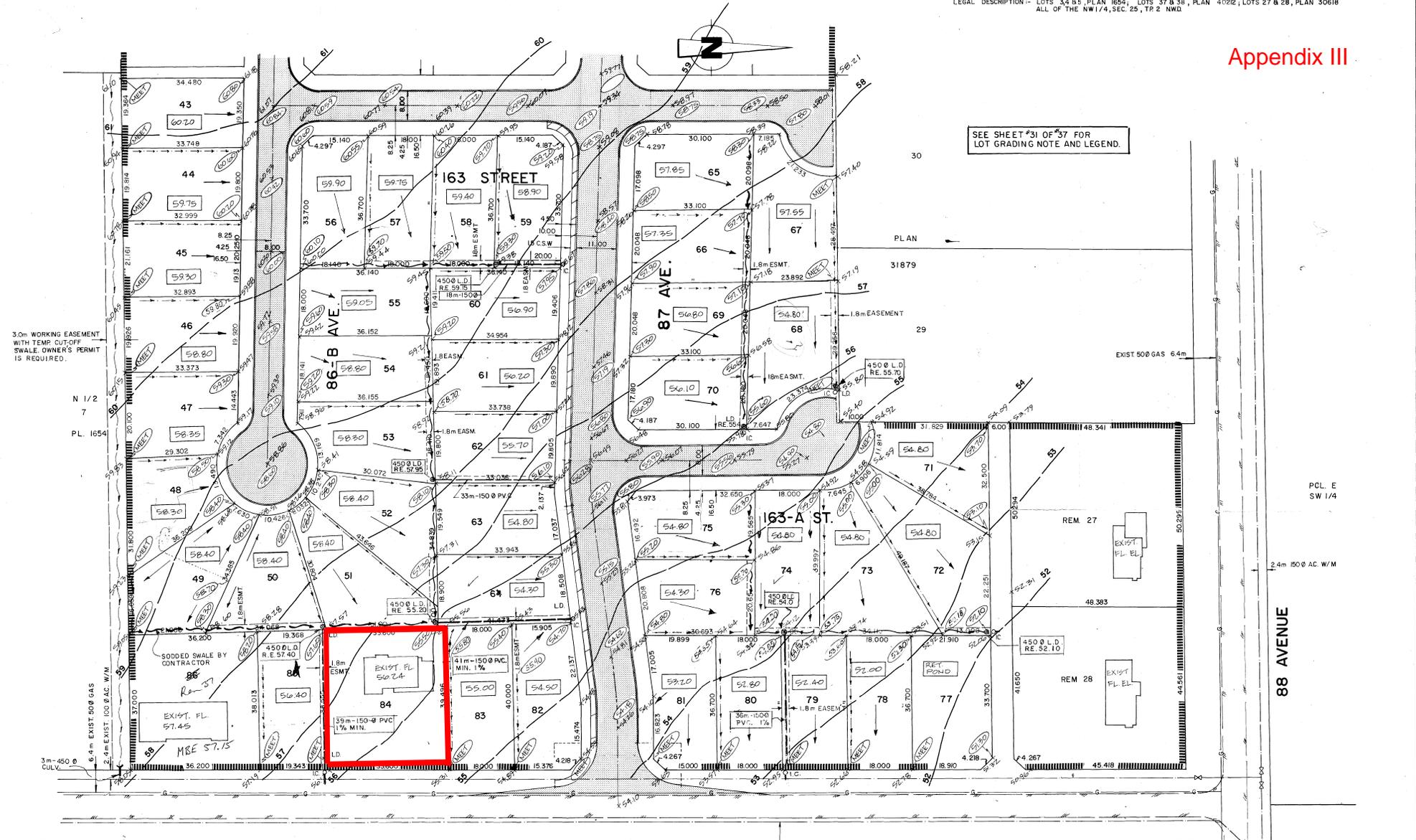


**RANJIT ATHWAL**  
 8685 - 164 STREET, SURREY, BC VAN 1C9 PH: 604-728-7265

**PRELIMINARY LOT GRADING PLAN**  
 SITE LOCATED AT 8685 - 164 STREET, SURREY, BC

Scale:	1:250	Mun. Proj. No.	7922-0185-00	Dwg. No.	B
Drawn:	TWD	Mun. Dwg. No.			
Designed:	RJ	Job No.	22-4513	Of	
P.W. P.U.		Date	MAY /22	Revision	1
Approved:					

Appendix III



3.0m WORKING EASEMENT WITH TEMP. CUT-OFF SWALE. OWNER'S PERMIT IS REQUIRED.

SEE SHEET #31 OF #37 FOR LOT GRADING NOTE AND LEGEND.

N 1/2 7 PL. 1654

6.4m EXIST 500 GAS  
2.4m EXIST 100 Ø AC. W/M  
3m-450 Ø CULV.

PCL. E SW 1/4

2.4m 150 Ø AD. W/M

88 AVENUE

S 1/2 E N 1/2 E  
E.P. 9087

PLAN

164 STREET

9613

1	AS REQ'D BY MUNICIPALITY	10-29-88	1.5
2	AS REQ'D BY MUNICIPALITY	3 MAY 89	1.5

**RANNALA & ASSOC. ENG. (1979) LTD.**  
SURVEYORS • ENGINEERS  
14980-104 A.S.T. TELEPHONE 584-8633

**TRINTEC DEVELOPMENT LTD.**  
15063-808 AVE. SURREY BC. V3S 7B7 TEL. 591-7424

GRADING PLAN

DISTRICT OF SURREY

DESIGNED BY	IS	SCALE	1:500
DRAWN BY	OP	DATE	9 JAN. 89
CHECKED BY		DRAW NO.	88101
APPROVED BY		SHEET NO.	32 37 R-2

**SUBDIVISION PLAN OF LOTS 3, 4 AND 5, PLAN I654; PARTS OF LOTS 27 AND 28, PLAN 30618 AND LOTS 37 AND 38, PLAN 40212; ALL OF SECTION 25, TOWNSHIP 2, NEW WESTMINSTER DISTRICT**  
**INTEGRATED SURVEY AREA N91, SURREY**  
**B.C.G.S. 92G.017**

14.326.M3

Appendix IV

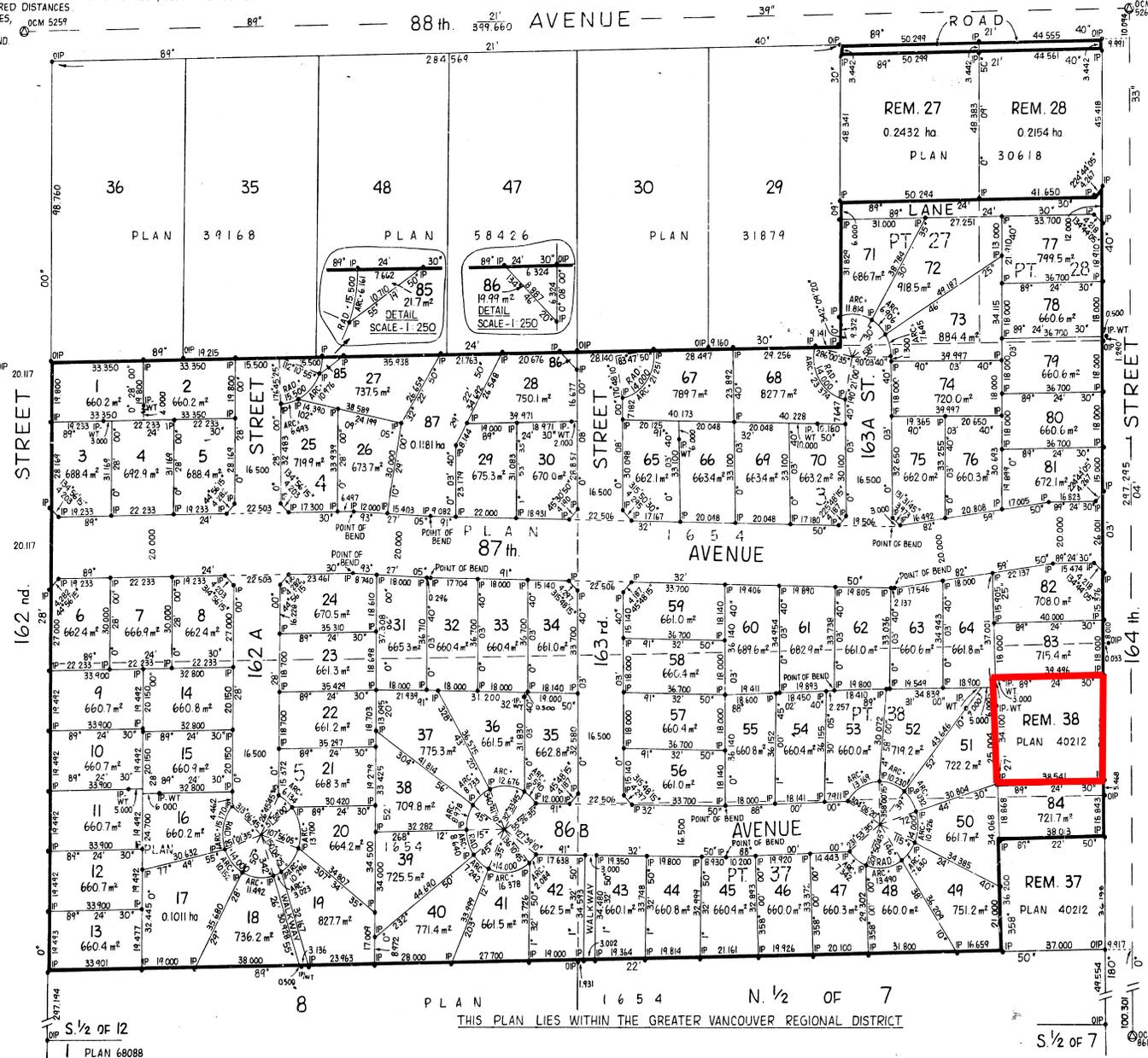
PLAN 81939

DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS 20 DAY OF June 1989

*E.J. Kavan*  
 REGISTRAR  
 Refs AC14888- AC14974

SCALE - 1:750 ALL DISTANCES ARE IN METRES.

**LEGEND**  
 GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 5259, 5260 AND 86H259  
 THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES  
 PRIOR TO COMPUTATION OF LIT-M CO-ORDINATES,  
 MULTIPLY BY COMBINED FACTOR OF 0.99570  
 OCM DENOTES OLD CONTROL MONUMENT FOUND  
 • OIP OLD IRON POST FOUND  
 • IP STANDARD IRON POST SET  
 • WT WITNESS



THE REGISTERED OWNERS DESIGNATED HEREON DECLARE THAT THEY HAVE ENTERED INTO A COVENANT IN FAVOUR OF THE MUNICIPALITY OF SURREY UNDER SECTION 215 OF THE LAND TITLE ACT

**TRINTEC DEVELOPMENTS LTD**  
*Mike David Lamont*  
 AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY  
 DATED AT Vancouver, B.C., MAY 19, 1989

THE ROYAL BANK OF CANADA  
 by its *Attorneys*  
*C. H. MacPherson*  
 Receiver Manager  
 WITNESS TO BOTH SIGNATURES  
 Secretary  
 OCCUPATION  
 1058 West Georgia, Vancouver, B.C.  
 ADDRESS

ISAAC OSMAN & ASSOCIATES  
 B.C. LAND SURVEYORS  
 20609 LOGAN AVENUE  
 LANGLEY, B.C. V3A 7R3  
 phone 533-2411  
 FILE I1586 (TRINTEC)

*Paulina Cedik*  
 WITNESS  
 ADDRESS

*John Balanuk*  
 WITNESS  
*Viola Valentine Balanuk*  
 OCCUPATION  
 ADDRESS

*James Leonard MacPherson*  
 WITNESS  
*Leona Betty MacPherson*  
 OCCUPATION  
 ADDRESS

*Herbert John Kandt*  
 WITNESS  
*Toini Maria Kandt*  
 OCCUPATION  
 ADDRESS

**TRINTEC DEVELOPMENTS LTD**  
*Mike David Lamont*  
 AUTHORIZED SIGNATORY  
*Mike David Lamont*  
 AUTHORIZED SIGNATORY

APPROVED UNDER THE LAND TITLE ACT  
 THIS 20th DAY OF June 1989

*Myla*  
 APPROVING OFFICER  
 MUNICIPALITY OF SURREY

I, A M OSMAN, A BRITISH COLUMBIA LAND SURVEYOR OF LANGLEY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 31st DAY OF MARCH, 1989

*Myra* B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

S 1/2 OF 7

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0125-00

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: 005-030-315

Lot 38 Except: Part Subdivided By Plan 81939; Section 25 Township 2 New Westminster  
District Plan 40212

8685 - 164 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Part 1 "Definitions", the definition of *finished grade* is varied to permit the use of the proposed lot grading plan in Schedule A, which is attached hereto and forms part of this Development Variance Permit, for the purposes of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was initially created.
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.
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, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

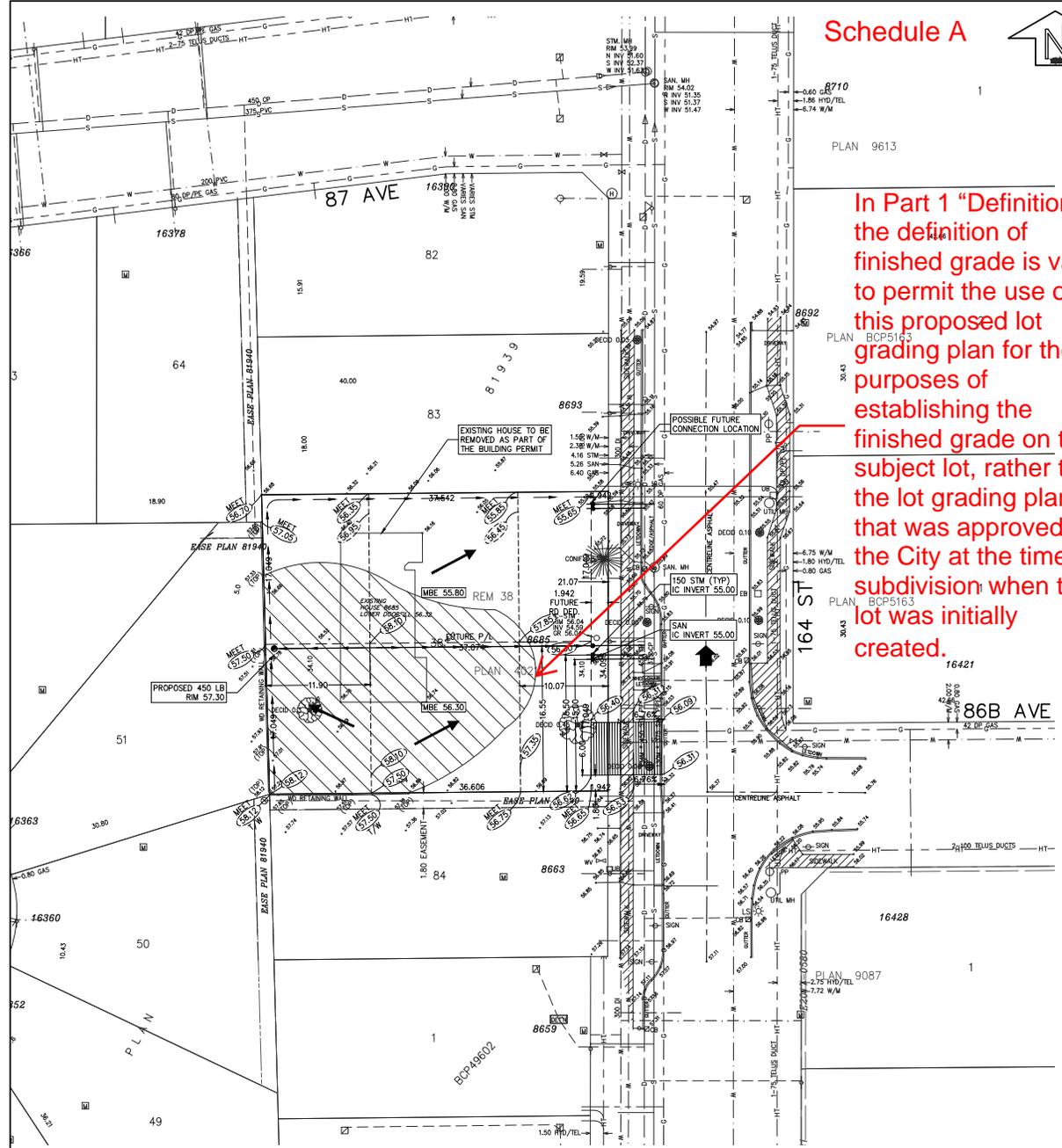
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Mayor – Brenda Locke

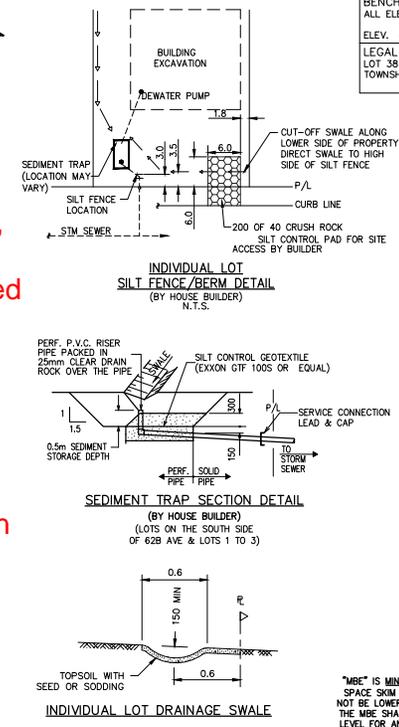
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City Clerk – Jennifer Ficocelli

Schedule A



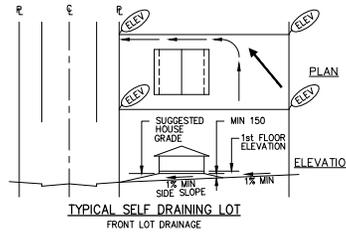
In Part 1 "Definitions", the definition of finished grade is varied to permit the use of this proposed lot grading plan for the purposes of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was initially created.



BENCHMARK & CONTROL  
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 92H0842  
ELEV. 49.729m  
LEGAL DESCRIPTION OF PROPERTY  
LOT 38 EXCEPT: PART SUBDIVIDED BY PLAN 81939 SECTION 25  
TOWNSHIP 2 NMD PLAN 40212

- LEGEND**
- MAJOR 100 YR. OVERLAND FLOOD ROUTE
  - MAJOR 100 YR. FLOW ROUTE BELOW SURFACE
  - MAJOR 100 YR. FLOW ROUTE IN PIPE
  - EXIST GROUND ELEVATION
  - PROPOSED GROUND ELEVATION
  - FUTURE GROUND ELEVATION
  - DIRECTION OF FLOW
  - MINIMUM BUILDING ELEVATION
  - EXIST SWALE
  - BUILDERS SWALE
  - CONTRACTORS SWALE
  - CONTOURS (ORIGINAL GROUND)
  - EXIST DITCH
  - PROP DITCH
  - MEET EXIST GROUND
  - PROPOSED CATCHBASIN
  - PROPOSED LAWNBASIN (4500 LB)
  - FILLS GREATER THAN 0.50m
  - CUTS GREATER THAN 0.50m
  - SANITARY SERVICE CONNECTION
  - STORM SERVICE CONNECTION
  - WATER SERVICE CONNECTION
  - GRAVEL SILT PAD
  - TREES TO BE RETAINED

"MBE" IS MINIMUM BASEMENT FLOOR AND IS THE LOWEST LEVEL TO WHICH THE CRAWL SPACE SKIM COAT, BASEMENT SLAB AND/OR SLAB ON GRADE SHALL BE SET, AND SHALL NOT BE LOWER THAN THE ELEVATION SHOWN, NOTWITHSTANDING THE MBE ELEVATION SHOWN. THE MBE SHALL ALSO BE A MINIMUM OF 0.3m ABOVE THE MAXIMUM TYPICAL SURCHARGE LEVEL FOR ANY SEPTIC DISPOSAL SYSTEM OR SANITARY SEWER CONNECTION, STORM WATER DISPOSAL DRAINS, MAJOR STORM WATER FLOW PATH AND/OR STORM SEWER CONNECTION.



NOTES

1. ROUGH LOT GRADING BY CONTRACTOR.
2. FINISHED LOT GRADING BY HOUSE BUILDER.
3. ALL ROOF LEADERS ARE TO DISCHARGE ONTO SPLASHPADS UNLESS OTHERWISE NOTED.
4. DEVELOPERS ENGINEER TO CERTIFY THAT THE ROUGH LOT GRADING IS IN CONFORMANCE WITH THE APPROVED LOT GRADING PLAN PRIOR TO THE ISSUING OF BUILDING PERMITS.
5. BUILDER SHALL ENSURE THROUGH A PERSONAL FIELD INSPECTION THAT DRIVEWAYS ARE A MIN. OF 1.0 CLEAR OF STREETLIGHTS, HYDRANTS, ELECTRICAL KIOSKS AND ANY OTHER OBSTRUCTIONS.
6. BUILDER TO EXPOSE AND CONFIRM THE AS-CONSTRUCTED INVERT AND LOCATION OF ALL SERVICE CONNECTIONS PRIOR TO ANY BUILDING EXCAVATION.
7. ROAD & MIN-POUND MAINTENANCE
8. THE BUILDER MUST MAKE EVERY POSSIBLE EFFORT TO MINIMIZE THE AMOUNT OF SOIL TRANSPORTED FROM THE BUILDING SITE, ONTO THE ROADWAY. THIS IS PARTICULARLY IMPORTANT WHEN HEAVY MACHINERY, DUMP TRUCKS AND CONCRETE TRUCKS ARE ACCESSING THE SITE. THE PAVED ROAD SURFACE MUST BE CLEANED OF ACCUMULATIONS OF SOIL BY THE BUILDER NO LATER THAN EVERY THREE WORKING DAYS.
9. NO SOIL, SAND OR OTHER MATERIAL WITH A HIGH SEDIMENT CONTENT SHALL BE DEPOSITED OR PILED OUTSIDE OF THE PROPERTY BOUNDARIES, PARTICULARLY ON THE PAVED ROAD SURFACE. NO MATERIAL OF ANY TYPE IS TO BE DEPOSITED IN SUCH A WAY THAT IT INTERFERES WITH THE FLOW OF WATER ALONG THE CURBS OR INTO CATCH BASINS.
10. THE BUILDER SHALL BE RESPONSIBLE FOR MAINTENANCE, MONITORING, MODIFYING AS NECESSARY AS DIRECTED BY THE ENGINEER OR OWNER, REMOVAL, AND RESTORATION OF SEDIMENT TRAP AND ALL OTHER SILTATION CONTROL FACILITIES ON THE LOTS.

NOTE:  
PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

No.	Date	Revision	Dr	Ch
4	2022/10/11	DRIVEWAY ADDED	TWD	RJ
3	2022/09/20	CONNECTION INFO ADDED	WM	RJ
2	2022/09/15	GRADE AMENDED	LC	RJ
1	2022/07/04	REVISED PER CITY COMMENTS	LC	RJ
No.	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
TELEPHONE 604-591-2213 FAX 604-591-5518  
E-MAIL: office@citiwest.com  
EGBC Permit to Practice #1001824



RANJIT ATHWAL  
8685 - 164 STREET, SURREY, BC VAN 1C9 PH: 604-728-7265

**PRELIMINARY LOT GRADING PLAN**  
SITE LOCATED AT 8685 - 164 STREET, SURREY, BC

Scale: 1:250	Mun. Proj. No. 7922-0185-00	Dwg. No.
Drawn: TWD	Mun. Dwg. No.	<b>B</b>
Designed: RJ	Job No. 22-4513	Of
P.W. P.U.	Date MAY /22	Revision 4
Approved:	Date	Revision

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