

February, 2013
BUILDING DIVISION

A GUIDE TO APPLYING FOR A BUILDING PERMIT FOR RESIDENTIAL BUILDINGS LOCATED IN THE CRESCENT BEACH FLOODPLAIN

This bulletin is for general guidance only. It does not replace by-laws or other legal documents

Building Permit Application Requirements for Residential Buildings Located In the Crescent Beach Floodplain

The purpose of this brochure is to explain to owners and contractors some of the requirements particular to building permit applications for properties located in the Crescent Beach floodplain.

Refer to the attached City of Surrey map highlighting the boundaries of Crescent Beach floodplain area.

This bulletin is a guide only. It should be used in conjunction with, and not as a substitute for the Surrey Building Bylaw, Surrey Zoning Bylaw, Surrey Tree Bylaw, current editions of the B.C. Building Code, Canadian Electrical Code (with B.C. amendments) and B.C. Plumbing Code.

With your cooperation in submitting complete applications, we will be able to provide better and faster service. If the requirements set out in this brochure are not met, the application may be rejected. Please note that additional information such as survey plan, floor plans of existing house, etc., may be required to confirm compliance with the Surrey Zoning Bylaw and the B.C. Building Code.

Specific Building Permit Requirements for Crescent Beach

Flood Construction Level

A geotechnical engineer (P.Eng.) is required for all construction within a floodplain in the City of Surrey.

Applications made for properties located in the Crescent Beach floodplain should meet the Provincial Flood Construction Level (FCL) of 3.30 meters G.S.C., measured to the top of slab or underside of floor system (joists).

Non-habitable buildings, however, such as garages and sheds, can be built below the FCL.

If an applicant's proposal does not meet the required FCL, the applicant may choose to apply for a Development Variance Permit (DVP). The DVP will be brought before Council requesting approval for a relaxation of the flood proofing requirements.

In the past, there have been DVP's granted that allow for a reduction of the FCL to an elevation of 300 mm above the centreline of the midpoint of the fronting road. Granting of the DVP is conditional on the applicant committing to registering a restrictive covenant on the property.

Any inquires concerning the DVP process should be made through the Planning Division. For more information, please contact the Planning Division at (604)591-4448.

Foundation Drain Tile

For most properties located in Crescent Beach, connection to the City storm sewer is not feasible.

Most streets in this area are without any storm sewer mains and in some areas where these mains do exist, they tend to be quite shallow. Therefore, it is imperative that the storm drainage issue be addressed at the building permit application stage rather than later.

If a slab on grade or crawl space skim coat is proposed at an elevation that is higher than the surrounding grade elevation and good soil conditions do exist, then the City will be able to accept a proposal from a professional geotechnical engineer recommending the omission of drain tile.

A sealed letter from the geotechnical engineer and Schedule B is required to review a proposal for the omission of the drain tile.

Trees

Crescent Beach is identified as an environmentally sensitive area (ESA). All trees in ESA areas are protected by the Tree Preservation By-law.

For more information, please contact Trees and Landscaping Department at 604-591-4675.

Archaeological Considerations

The Crescent Beach area is an archaeological site monitored by the Provincial Archaeological Branch in Victoria. When a building permit application is made, the Archaeological Branch is advised of the application. The Provincial Archaeological Branch will inform the owner whether or not the proposed building/demolition site is in an archaeologically sensitive area. If it falls within such an area, the Provincial Archaeological Branch will provide the applicant with instructions on how to proceed with construction.

For more information, please contact the Provincial Archaeological Branch, Ministry of Tourism, Sports and the Arts, Victoria.

For a list of additional information and general building permit application requirements, please refer to brochures on:

- Applying for a Building Permit for a New Single Family Dwelling; and
- Applying for a Building Permit for an Addition.

If you have any questions or concerns please contact the City of Surrey Building Information Line at (604) 591- 4366.

