



PLANNING AND DEVELOPMENT DEPT.  
**BUILDING DIVISION**

# FINAL BUILDING APPROVAL

**Date: May 25, 2023 13:24**

**Address:** 13125 14 Ave  
REVISION 1 SINGLE FAMILY DWELLING  
WITH SECONDARY SUITE -DIGITAL ONLINE  
STEP 3

**Legal Description:** LT 85 SC NW8 T1 PL61651

**Permit Number:** 21-043297-000-01

**Permit Type:** Residential C-S-Single Family (Secondary Suite)-New

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**Page 1 of 1**

A handwritten signature in black ink, appearing to read "RG".

Reece Garcea

Reece.Garcea@s

Please allow 3-4 weeks from the date of Final Building Approval to process damage deposit refunds.

**13125 - 14 Ave (01400)**  
**REVISION 1 SINGLE FAMILY DWELLING WITH**  
**SECONDARY SUITE -DIGITAL ONLINE STEP 3**

**B-21-043297-0-1**  
**AREA: SOUTH**

**CITY OF SURREY**

**BUILDING PERMIT**

**PROJECT ADDRESS:** 13125 - 14 Ave REVISION 1 SINGLE FAMILY DWELLING WITH SECONDARY SUITE -DIGITAL ONLINE  
STEP 3

**LEGAL DESCRIPTION:** LT 85 SC NW8 T1 PL61651

**ZONE:** RF

**PERMIT TYPE:** Residential C-S **BUILDING TYPE:** Single Family (Secondary Suite) **WORK PROPOSED:** New

**DECLARED VALUE OF CONSTRUCTION:** \$0

**WORK DESCRIPTION:**

REVISION # 01: Multiple changes (see clouds)  
SINGLE FAMILY DWELLING WITH SECONDARY SUITE Two storey on finished basement. TRIPLE Garage  
BC Energy Step Code: Step 3  
Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.  
MBE: 72.70m Heating: RADIANT  
MAXIMUM F.A.R. AND SITE COVERAGE ACHIEVED  
P. Eng. Geotechnical & Structural as per AS RATHOD  
Inspections required.  
RWL TO SPLASH PADS

**APPLICANT:**

**BUILDER / GENERAL CONTRACTOR:**

Dal-Kan Home Development Inc. 13125 14 Ave Surrey V4A 1G6

**OWNER:**

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<b>MAJOR ROAD:</b>	No	<b>LEGAL ACCESS FROM LANE:</b>	No
<b>SANITARY MAIN:</b>	Yes	<b>LEGAL ENCUMBRANCES:</b>	Yes
<b>SAN. CONNECTION:</b>	to be applied for	<b>WATER MAIN:</b>	Yes
<b>STORM SEWER:</b>	Yes	<b>WATER CONNECTION:</b>	existing and metered
<b>STORM CONNECTION:</b>	to be applied for	<b>ELECTRICAL:</b>	Overhead
<b>DRIVEWAY WIDTH:</b>	6		

**COMMENTS:**

ENG - Driveway permit required, driveway access is not to exceed 6 metres and must clear street lights, power poles, hydrants, hydro kiosks and any other utility structure by a minimum of 1 metre and must have a minimum 1.5 metre clearance from side property lines.. ENG - Sanitary, storm and water connections must be applied for in Eng. Dept. prior to issuance of BP. ENG - Inspection chamber must be installed at the property line for use of any existing storm connection. City Road & Right of Way Permit is required from Eng. Dept. if an inspection chamber must be installed. ENG - Builder must implement Best Management Practises in accordance with Schedule "B" of the Erosion and Sediment Control By-law. ENG - Builder is responsible for all boulevard repairs not reported and confirmed by Eng. Dept as pre-existing damage. Builder to ensure that any fence construction does not conflict with service connections at the property line. The City must have full access to the storm and sanitary inspection chambers, water shut off and water meter. If the water meter conflicts with the fence location, applicant must relocate meter pit and setter 300mm from the proposed fence and provide a dummy, accessible without entering private property. ENG - A FINAL BOULEVARD INSPECTION MUST BE COMPLETED BY THE ENGINEERING DEPARTMENT PRIOR TO ISSUANCE OF OCCUPANCY.

**ISSUED BY:** IP4

**DATE OF ISSUANCE:**

**THURSDAY DECEMBER 08, 2022**

**DEPARTMENT COPY**

**13125 - 14 Ave (01400)**  
**SINGLE FAMILY DWELLING WITH SECONDARY SUITE**

**B-21-043297-0-0**  
**AREA: SOUTH**

# CITY OF SURREY

## BUILDING PERMIT

**PROJECT ADDRESS:** 13125 - 14 Ave SINGLE FAMILY DWELLING WITH SECONDARY SUITE  
**LEGAL DESCRIPTION:** LT 85 SC NW8 T1 PL61651  
**ZONE:** RF  
**PERMIT TYPE:** Residential C-5 **BUILDING TYPE:** Single Family (Secondary Suite) **WORK PROPOSED:** New  
**DECLARED VALUE OF CONSTRUCTION:** \$800,000

**WORK DESCRIPTION:**

SINGLE FAMILY DWELLING WITH SECONDARY SUITE Two storey on finished basement. TRIPLE Garage  
BC Energy Step Code: Step 3  
Do not remove any trees protected by the Surrey Tree Preservation By-law without permits.  
MBE: 72.70m Heating: RADIANT  
MAXIMUM F.A.R. AND SITE COVERAGE ACHIEVED  
P. Eng. Geotechnical & Structural as per AS RATHOD  
Inspections required.  
RWL TO SPLASH PADS

**APPLICANT:**

**BUILDER / GENERAL CONTRACTOR:**

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**OWNER:**

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<b>MAJOR ROAD:</b>	No	<b>LEGAL ACCESS FROM LANE:</b>	No
<b>SANITARY MAIN:</b>	Yes	<b>LEGAL ENCUMBRANCES:</b>	Yes
<b>SAN. CONNECTION:</b>	to be applied for	<b>WATER MAIN:</b>	Yes
<b>STORM SEWER:</b>	Yes	<b>WATER CONNECTION:</b>	existing and metered
<b>STORM CONNECTION:</b>	to be applied for	<b>ELECTRICAL:</b>	Overhead
<b>DRIVEWAY WIDTH:</b>	6		

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**ISSUED BY:** IP4

**DATE OF ISSUANCE:**

**WEDNESDAY JUNE 22, 2022**

**DEPARTMENT COPY**