

NO: R054

COUNCIL DATE: March 31, 2025

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 31, 2025**

FROM: **Trevor Welsh, Director, Building Division** FILE: **2021 041283**
Kyle May, Building Inspector

SUBJECT: **Filing a Notice on Title, 6718 140A Street, Surrey, BC**

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 6718 140A Street, Surrey, BC, and legally described as:

PID: 001-752-049
Lot 129 Section 16 Township 2 New Westminster District Plan 53614

(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, a building, or a structure contravenes 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 structure is unsafe as a result [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 owners and the building inspector have been given an opportunity to be heard by Council, Council may endorse or reject 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

In or around September 2012, Manjit Kaur Thind and Rupinderjit Judge (the “Owners”) purchased the Property. They remain the registered owners of the Property as tenants in common.

Unpermitted construction came to the City’s attention in July 2021, when Building Inspector, Kyle May observed construction had occurred at the Property without permits. Since then, the City has made numerous attendances at the Property which have confirmed that the Property contains a large two-storey addition that has been illegally constructed at the rear of the Property (the “Unpermitted Works”).

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

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

The City issued the Owners six (6) bylaw contravention notices for a total of \$2,850.00. The City also issued five (5) site visit fees for a total of \$1,070.00. The site visit fees, and bylaw contravention notices have been paid in full.

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 Works.

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

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 Works 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

Appendix “I”: Chronology of Property and Unpermitted Works

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

APPENDIX “I”

CHRONOLOGY OF PROPERTY AND UNPERMITTED WORKS

The following is a detailed summary of facts relating to the Unpermitted Works at 6718 140A Street, Surrey, BC (the “Property”).

Attached as Schedule “A” is a COSMOS image dated May 23, 2020, depicting the Property.

Attached as Schedule “B” is a COSMOS image dated April 20, 2022, depicting the Property.

The Property is Zoned R4. Attached as Schedule “C” is a copy of the Zoning Map.

On December 21, 1977, the City of Surrey (the “City”) issued a building permit for the construction of a single-family dwelling at the Property. Attached as Schedule “D” is a copy of the building permit issued for the Property on December 21, 1977.

On September 6, 1978, the Property received final building approval from the City. Attached as Schedule “E” is a copy of the Final Occupancy Certificate for the Property dated September 6, 1978.

In or around September 2012, Manjit Kaur Thind and Rupinderjit Judge (the “Owners”) purchased the Property. Attached as Schedule “F” is a copy of the State of Title Certificate and title search for the Property.

On July 13, 2021, Building Inspector, Kyle May (“Mr. May”) attended the Property for an inspection in the course of his duties in response to a complaint about unpermitted construction. Upon attending the Property Mr. May observed a large two-storey addition (the “Addition”) that was being constructed in the rear of the Property without a building permit. Mr. May posted a stop work order on the front of the Property.

Mr. May took photographs of his observations on July 13, 2021, which are attached as Schedule “G”. The photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the stop work order posted by Mr. May;
- Photograph 2 depicts the stop work order posted beside the front door of the Property;
- Photograph 3 depicts a portion of the Addition under construction at the Property; and
- Photograph 4 depicts a portion of the Addition under construction at the Property.

On or about June 1, 2022, Mr. May sent a compliance order to the Owners by regular and registered mail (the “Compliance Order”). Attached as Schedule “H” is a copy of the Compliance Order.

Attached as Schedule "I" is a copy of the delivery progress report from Canada Post for the Compliance Order, which shows it was delivered on June 19, 2022.

There was no response to the Compliance Order.

On or about June 6, 2022, Building Inspector, Devon Bolton ("Mr. Bolton") attended the Property for an inspection with Bylaw Enforcement Officer, Tricia Coleman ("Officer Coleman"). Upon attending the Property, Mr. Bolton observed there was no stop work order posted on the Property. Mr. Bolton posted a stop work order on the front door of the Property. Officer Coleman and Mr. Bolton spoke to an individual who identified himself as Rupinderjit Judge's spouse; Officer Coleman provided the individual with a copy of the Compliance Order.

Mr. Bolton took photographs of his observations on June 6, 2022, which are attached as Schedule "J". The photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts a portion of the Addition that is undergoing construction;
- Photograph 2 depicts the stop work posted to the front door of the Property on June 6, 2022;
- Photograph 3 depicts a portion of the Addition undergoing construction; and
- Photograph 4 depicts a pipe at the front of the Property.

On July 8, 2022, Officer Coleman attended the Property for a follow up inspection. Officer Coleman knocked on the front door of the Property, but there was no answer at the door. Officer Coleman did not observe any stop work order posted on the Property. Officer Coleman took photographs of her observations, which are attached as Schedule "K". The photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the front of the Property;
- Photographs 2 and 3 depict portions of the Property;
- Photograph 4 depicts the rear of the Property;
- Photograph 5 depicts the backyard area of the Property including an accessory building under construction; and
- Photograph 6 depicts a portion of the rear of the Property.

On July 19, 2022, Mr. Bolton attended the Property and observed there was no stop work order posted on the Property; Mr. Bolton then posted a stop work order on one of the front windows of the Property. Mr. Bolton took a photograph of the stop work order he posted, which is attached as Schedule "L".

On November 4, 2022, Officer Coleman attended the Property for a follow-up inspection. Officer Coleman did not observe any stop work order posted on the Property. Officer Coleman also observed a pipe at the front of the property that was venting steam; the pipe was not present during Officer Coleman's previous inspection. Officer Coleman took photographs of her observations, which are attached as Schedule "M". The photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the front of the Property;
- Photograph 2 depicts a pipe that Officer Coleman observed venting steam;
- Photograph 3 depicts boxes of tiles and hardwood flooring at the front of the Property;
- Photograph 4 depicts a portion of the front of the Property; and
- Photographs 5 and 6 depict portions of the rear yard of the Property.

On November 8, 2022, Bylaw Enforcement Officer, Andrew Nolan ("Officer Nolan"), received a call from an individual who advised he was assisting the Property owners. Officer Nolan informed the individual of the compliance and enforcement procedures for unpermitted construction; the individual confirmed that someone would be available to show the Property on November 18, 2022 for an inspection.

On November 18, 2022, Mr. Bolton and Officer Coleman attended the Property for a follow-up inspection. Mr. Bolton did not observe a stop work order posted on the Property; Mr. Bolton subsequently posted a stop work order on the Property. Mr. Bolton and Officer Coleman were met by an individual who identified himself as the spouse of Rupinderjit Judge and the brother of Manjit Thind; another individual was also present.

Mr. Bolton's observations are as follows:

- there were changes to the venting pipe at the front of the Property from his previous inspection;
- the addition at the rear of the Property measured 44' x 4' and the upper rear addition measured 44' x 15-20';
- the main entrance of the home led to a small utility room and laundry room, and there was also a bedroom on the ground floor that was separated from the rear of the house. The spouse of Rupinderjit Judge informed Mr. Bolton that his sister's family lives in a dwelling unit in the Property and claimed that the suite had already been installed prior to their purchase of the Property. The individual was unable to provide access to the suite and he stated he did not have a key to the unit; and
- In the upper floor of the home the main living area and kitchen area had been expanded into the rear yard.

Mr. Bolton took photographs of his observations on November 18, 2022, which are attached as Schedule "N". The photographs at Schedule "N" have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the kitchen in the main dwelling;
- Photograph 2 depicts the stop work order posted by Mr. Bolton on November 18, 2022; and
- Photograph 3 depicts a portion of the Addition.

Officer Coleman took photographs of her observations on November 18, 2022, which are attached as Schedule "O"; the photographs have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the front door area of the Property;
- Photograph 2 depicts the hallway upon entry of the front door;
- Photograph 3 depicts a hot water tank in the utility room on the main floor of the home;
- Photograph 4 depicts a laundry room on the main floor of the home;
- Photograph 5 depicts a bedroom in the upper level of the home;
- Photograph 6 depicts an ensuite bathroom in the upper level of the home;
- Photograph 7 depicts a living room and kitchen area in the upper level of the home;
- Photograph 8 depicts a portion of the upper floor of the home;
- Photograph 9 depicts a portion of the rear of the Addition;
- Photograph 10 depicts a portion of the rear Addition with two doors visible; and
- Photograph 11 depicts the rear of the property and a portion of the Addition.

On October 16, 2024, Bylaw Enforcement Officer, Erica Bates ("Officer Bates") and Building Inspector, Lee MacLeod ("Mr. MacLeod") attended the Property for an inspection. Officer Bates and Mr. MacLeod were met by the spouse of Rupinderjit Judge who provided access to the Property.

During the inspection on October 16, 2024, Officer Bates and Mr. MacLeod observed the following:

- upon entry of the front door a there was a hall with a door immediately to the left that led into a bedroom containing a bed and personal effects;

- there was a storage/boiler area on the right-hand side that extended under the stairs;
- the stairs from the ground level led to upper level of the home, which included the existing home as well as a portion of the Addition. The Addition in the upper level of the home contained a bedroom, a bathroom, a living room area, and a kitchen. The existing upper-level portion of the home contained two bedrooms and a bathroom and some portions of the living area;
- there was a door in the northeast corner of the kitchen that led to a sheer drop from the upper level into the garden;
- in the southeast corner of the home an external door led into a self-contained dwelling unit with a bedroom, a kitchen, a living room area, and a bathroom (“Dwelling Unit #1); and
- in the northeast corner of the home in the Addition an external door led into a dwelling unit (“Dwelling Unit #2”), which contained a bedroom, a bathroom without a shower, a living room area, and a kitchen with sink, fridge, cabinets, sink, but no stove.

Officer Bates took photographs of her observations on October 16, 2024, which are attached as Schedule “P”. The photographs at Schedule “P” have been numbered for ease of reference and depict the following:

- Photograph 1 depicts the front of the Property;
- Photograph 2 depicts the hall upon entering the front door of the Property;
- Photograph 3 depicts a bedroom in the main dwelling unit on the ground floor;
- Photograph 4 depicts the front door with the stairs leading to the second floor;
- Photographs 5 depicts the interior of the Property upon reaching the top of the stairs;
- Photographs 6 and 7 depict the living room and kitchen located within the upper level of the Addition;
- Photograph 8 depicts the kitchen in the upper level of the Addition;
- Photograph 9 depicts the door of the upper-level kitchen in the Addition opened leading to a sheer drop in the garden below;
- Photograph 10 depicts a partial view of the door leading into a bedroom located in the upper level of the Addition;
- Photograph 11 depicts a bedroom in the upper level of the Addition;

- Photograph 12 depicts an ensuite bathroom in the upper level of the Addition;
- Photographs 13, 14, and 15 depict bedrooms in the upper floor of the main dwelling;
- Photographs 16 and 17 depict the bathrooms in the main dwelling;
- Photographs 18, 19, 20, and 21 depict the main dwelling;
- Photograph 22 depicts a portion of the south side of the Property with a door visible leading into Dwelling Unit #1;
- Photograph 23 depicts the living room area and kitchen of Dwelling Unit #1;
- Photograph 24 depicts the bathroom in Dwelling Unit #1;
- Photograph 25 depicts the bedroom of Dwelling Unit #1;
- Photograph 26 depicts the rear of the Property;
- Photograph 27 depicts the backyard area of the Property and a shed under construction;
- Photograph 28 depicts a portion of the rear of the Property with two doors visible;
- Photograph 29 depicts the inside of Dwelling Unit #2;
- Photograph 30 depicts the kitchen area of Dwelling Unit #2;
- Photograph 31 depicts the living room area of Dwelling Unit #2;
- Photograph 32 depicts the bedroom area of Dwelling Unit #2; and
- Photographs 33 and 34 depicts the bathroom area of Dwelling Unit #2.

Attached as Schedule “Q” are images of the Property that have been marked up to show the approximate extent of the Addition and location of the dwelling units.

The City issued the Owners six bylaw contravention notices for a total of \$2,850.00. The City also issued five site visit fees for a total of \$1,070.00. The site visit fees and bylaw contravention notices have been paid in full.

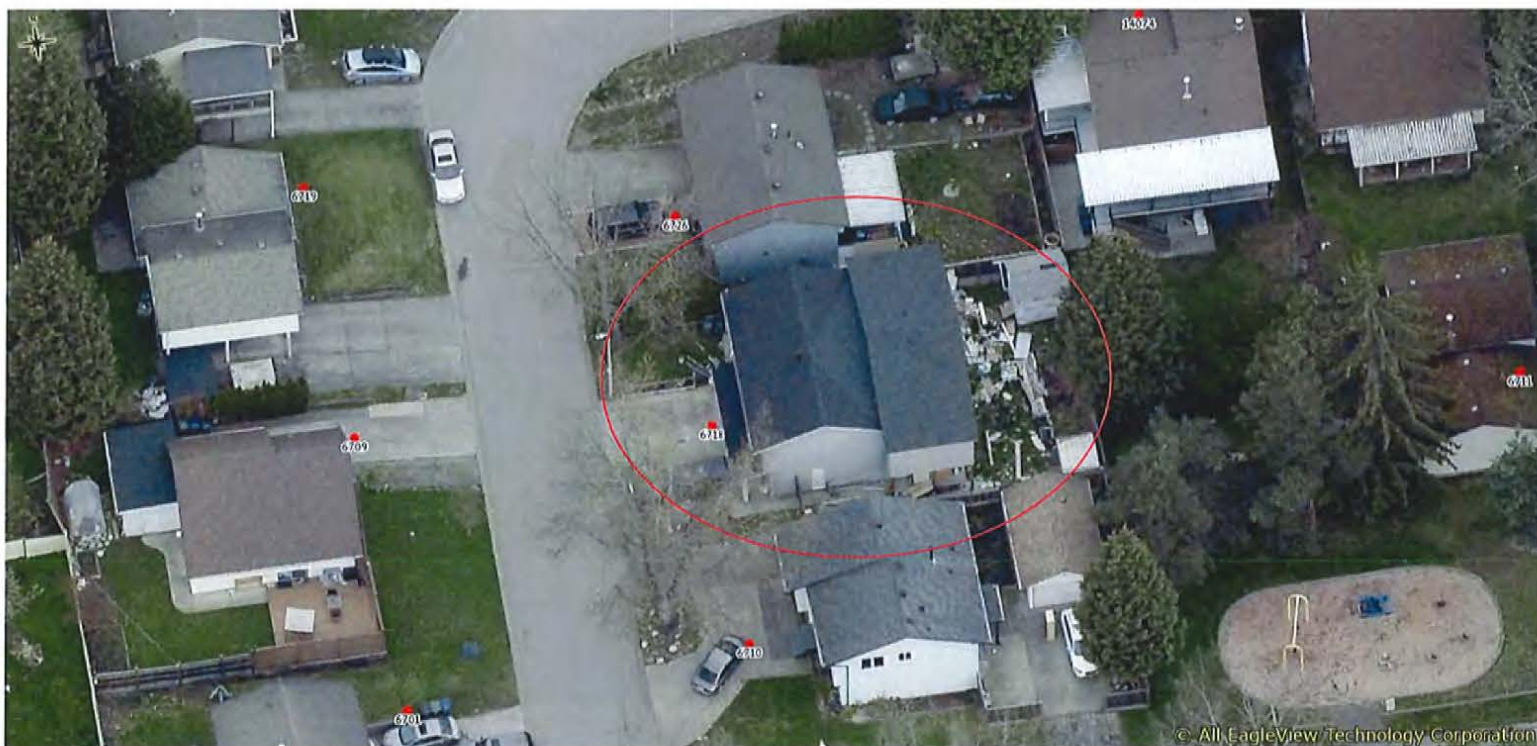
At this time, Staff do not see a realistic path for the Respondents to obtain a building permit for the unpermitted works in accordance with the Building Bylaw. The construction has progressed to a point where many essential elements are now obscured, preventing the necessary inspection by the City to confirm safety and compliance with the Building Bylaw and British Columbia Building Code.

Schedule A

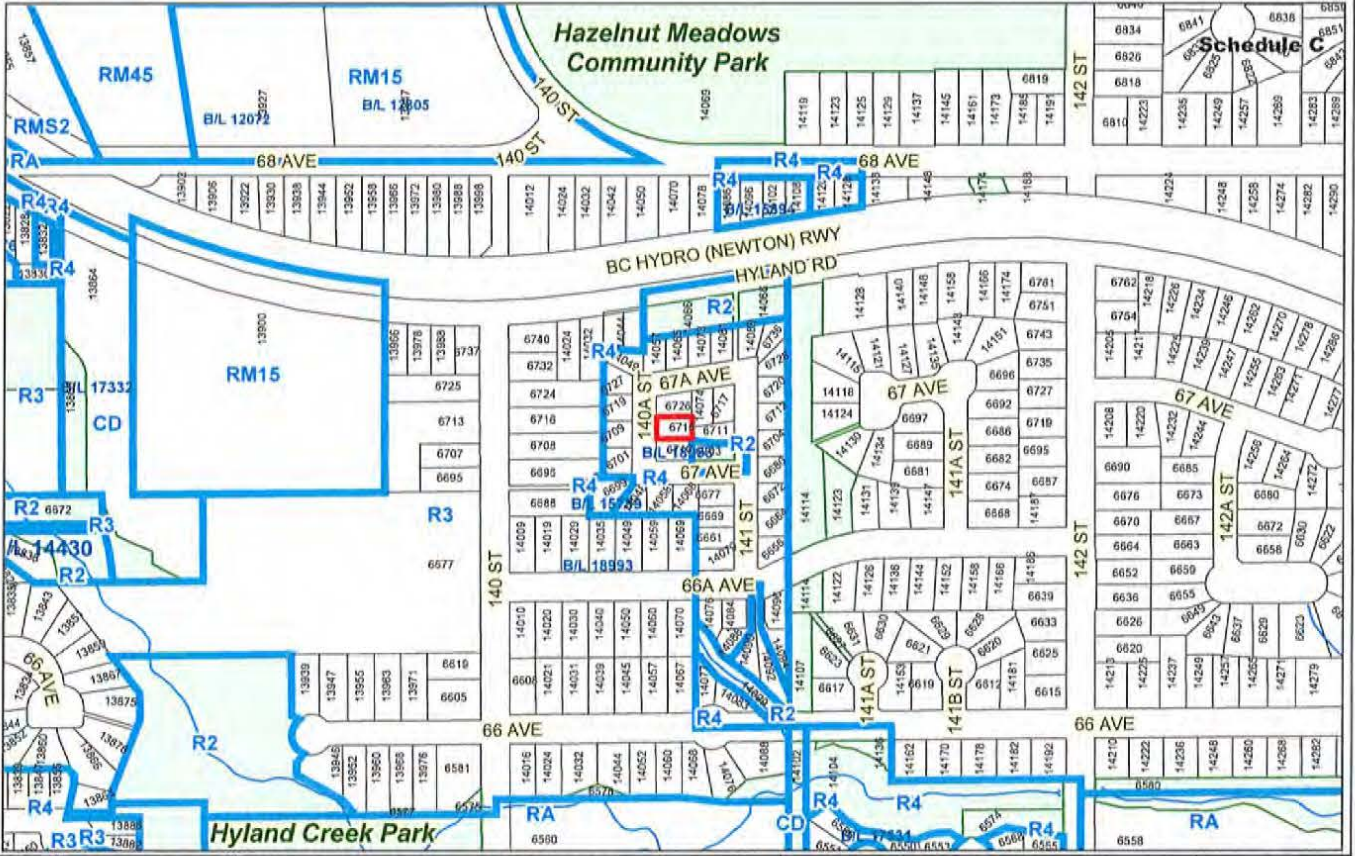


05/23/2020

Schedule B



04/20/2022

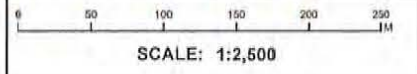


- Legend**
- Subject Property
 - LUC Boundary
 - Zoning Boundary
 - Parks
 - Parcels
 - Creek
 - River



BY-LAW &
LICENSING
SERVICES

6718 140A STREET ZONING



Map Page
062

The data provided is compiled from various sources and is not guaranteed to be 100% accurate or sufficient for legal purposes. The information is provided for information and advisory purposes only. Customers, local businesses and residents are encouraged to confirm all Land Title Office, Air and Noise and other information of BC Site, Title and BC Maps information, please contact the city directly.



PLEASE PRINT CLEARLY - APPLICATION / PERMIT

14/7/77 D.F.

APPLICATION DATE: 1/17/77 PERMIT NO.: 7617

1) TO BE FILLED OUT BY PLANNING DEPARTMENT

PROJECT ADDRESS: 6713 - 140A St. ZONE: LUC 333

LEGAL DESCRIPTION: Lot #129, S.E. Quarter, Section 16, Township 2, N.W.D. Plan #53614

2) TO BE FILLED IN BY ENGINEERING DEPARTMENT

OFFICE USE

YES	NO				
		STORM SEWER	WATER CONNECTION (9-5970)	NIL	BUILDING 105.00
✓		LEGAL ACCESS	WATER RATES (8-9631)	4330	SEWER/SEPTIC 17.00
	✓	EASEMENTS	SEWER CONNECTION (5-7328)	NIL	TOTAL \$ 217.79
		BUILDING VALUE # 25,464.00	SEWER RATES (8-4630)	23.33	RECEIPT # 50725
			GARBAGE RATES (6-1524)	29.16	

3) TO BE FILLED OUT BY THE APPLICANT

OWNER: TRI POWER INDUSTRIES HOME PHONE: 298 4284
 ADDRESS: 13068 - 56th Avenue, Surrey, B. C. BUS. PHONE: 596 9054
 BUILDER: TRI POWER INDUSTRIES PHONE: 596 1049
 DESIGNER: TRI POWER INDUSTRIES PHONE:
 INTENDED USE(S) OF BUILDINGS: Single Family 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: TRI POWER INDUSTRIES

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 WHATEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID DISTRICT IN CONNECTION WITH, AND INCIDENTAL TO, THE GRANTING OF THIS PERMIT, AND I AGREE TO PAY THE COST OF REPAIRING ANY DAMAGE TO THE SIDEWALK AND/OR CURB BY REASON OF THE BUILDING OPERATIONS IN RESPECT OF WHICH THIS PERMIT IS APPLIED FOR, AND I FURTHER AGREE TO CONFORM TO ALL REQUIREMENTS OF THE BUILDING BY-LAW AND ALL OTHER STATUTES AND BY-LAWS IN FORCE IN THE DISTRICT OF SURREY, AND I FURTHER ACKNOWLEDGE THAT THE MUNICIPALITY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Capacity of Applicant: Construction Manager Signature of Applicant: [Signature]

4) OFFICE USE ONLY

APPLICATION TAKEN BY: H.V. DATE: 6.12.77

PERMIT TO AMEND CONSTRUCT ALTER REPAIR DEMOLISH MOVE STRATA

ONE TWO FAMILY DWELLING 29 FT. 0 IN. X 36 FT. 0 IN. =
 TWO STOREY SLAB ON GRADE, LOWER LEVEL UNSET
 ENTRY & 1 BLDG. (CARIAGE WORK) (3 BEDS)

SITING OF PROPOSED BUILDING(S): YARDS: FRONT 15' W SIDE 7' N, 7' S REAR 42' E

LOT DIMENSIONS 50' x 80' LOT AREA 4000 SF SPECIAL SETBACKS

PERMIT APPROVED BY: [Signature] DATE: 21.12.77

REMARKS & SPECIAL NOTATIONS

Front elevation, materials & paving. Per Plan.

SINGLE FAMILY DWELLING ONLY

MAP NO. 62

MASTER CARD

Xenos Rodriguez wmc

BUILDING

FIELD CHECK _____
FORMS 1-2-78 WMC
DRAIN TILE May 31/78 NB
STORM OUTFALL May 26/78 B. W. W. W.
FRAMING July 7/78 WMC
INSULATION July 10/78 WMC
CHIMNEY _____
FIREPLACE _____
HEATING _____
REMARKS: _____

PERMIT NO. P. 13197 PLUMBING
DATE ISSUED May 22/78
CONTRACTOR Rite Plbg

	BSMT.	1ST FLR	2ND FLR	3RD FLR.
H.W. TANK	1			
W.C.	1	1		
BASINS	1	1		
BATHS		1		
SHOWERS				
SINKS		1		
L. TUBS	1			
AUTO W	1			
SW POOLS				
DRAINS	1	F.D.		
URINALS				
SUMPS				
OTHER				

TOTAL FIXTURES 10
ROUGH PLBG APPROVED O.K. May 30/78 R.W.
WATER CONNECTED O.K. May 30/78 R.W.
REMARKS: _____

OCCUPANCY APPROVAL TEMP July 28/78
FINAL APPROVAL PER O.S. WMC

ELECTRICAL

TEMP. POLE PERMIT NO. E _____ DATE _____
APP. NO. _____ DATE _____
PERMIT NO. E 30231 DATE APR 12/78
SERVICE APP. NO. 24493A DATE July 7/78
FINAL OK INSPECTOR PD DATE July 26/78

PERMIT NO. E _____ DATE _____
SERVICE APP. NO. _____ DATE _____
FINAL _____ INSPECTOR _____ DATE _____

PERMIT NO. E _____ DATE _____
SERVICE APP. NO. _____ DATE _____
FINAL _____ INSPECTOR _____ DATE _____

FINAL APPROVAL O.K. July 25/78 M.H.
SEWER/SEPTIC _____ DATE ISSUED Dec 27/77
SEWER PERMIT NO. S 19596 SEWER DIAM. 4 INS.
SEPTIC PERMIT NO. S _____ TANK CAP. _____ GALS.
TANK: CONC CEDAR FIBREGLASS

REMARKS: _____

FINAL APPROVAL O.K. May 2/78 R.W.
HEATING _____ DATE ISSUED _____
OIL/PROPANE PERMIT NO. H _____
INSTALLED BY _____ NO. OF APPLIANCES _____
TYPE _____
TANK CAP. _____ TANK LOCATION _____

OCCUPANCY APPROVAL _____
FINAL APPROVAL OK PD July 26/78

REMARKS: _____
APPROVED _____

The DISTRICT
of SURREY

Municipal Hall 14245 - 56th Avenue, Surrey, B.C. V3W 1J2 Telephone 791-422



PERMITS & LICENSE DEPARTMENT

September 6, 1978

FILE: 6718 - 140 A Street

Tri Power Industries,
13068 - 56 Avenue,
Surrey, 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: 6718 - 140 A Street PERMIT NUMBER: 7617

LEGAL DESCRIPTION: Lot 129, SE1, Sec 16, TP2, Plan 53614

IS APPROVED FOR OCCUPANCY

DATE: September 5, 1978 INSPECTOR: William McLean *W.M.*

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR4137132

File Reference: Thind 6718 140

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 974017).

I certify this to be an accurate reproduction of title number **BB3056529** at 12:45 this 8th day of January, 2025.



 REGISTRAR OF LAND TITLES



Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BB3056529 CA2791546
Application Received	2019-03-08
Application Entered	2019-03-13
Registered Owner in Fee Simple Registered Owner/Mailing Address:	MANJIT KAUR THIND, MACHINE HELPER 6718 - 140A STREET SURREY, BC V3W 6W9 AS TO AN UNDIVIDED 99/100 INTEREST
Registered Owner/Mailing Address:	RUPINDERJIT JUDGE, PRODUCTION WORKER 6718 - 140A STREET SURREY, BC V3W 6W9 AS TO AN UNDIVIDED 1/100 INTEREST

LAND TITLE OFFICE
STATE OF TITLE CERTIFICATE

Certificate Number: STSR4137132

Taxation Authority	Surrey, City of
Description of Land	
Parcel Identifier:	001-752-049
Legal Description:	LOT 129 SECTION 16 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 53614
Legal Notations	NONE
Charges, Liens and Interests	
Nature:	MORTGAGE
Registration Number:	CA2791547
Registration Date and Time:	2012-09-27 11:01
Registered Owner:	COMMUNITY SAVINGS CREDIT UNION
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).

TITLE SEARCH PRINT

File Reference: 6718 140A Thind

Declared Value \$415000

2025-01-10, 10:34:15

Requestor: Laureen Dubois

****CURRENT AND CANCELLED INFORMATION SHOWN****

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	CA2791546
From Title Number	BN251921
Application Received	2012-09-27
Application Entered	2012-10-05
Title Cancelled	2019-03-13
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	MANJIT KAUR THIND, MACHINE HELPER 6718 - 140A STREET SURREY, BC V3W 6W9 AS TO AN UNDIVIDED 99/100 INTEREST
Registered Owner/Mailing Address:	RUPINDERJIT KAUR, PRODUCTION WORKER 6718 - 140A STREET SURREY, BC V3W 6W9 AS TO AN UNDIVIDED 1/100 INTEREST
Taxation Authority	Surrey, City of
Description of Land	
Parcel Identifier:	001-752-049
Legal Description:	LOT 129 SECTION 16 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 53614
Legal Notations	NONE

TITLE SEARCH PRINT

File Reference: 6718 140A Thind
Declared Value \$415000

2025-01-10, 10:34:15
Requestor: Laureen Dubois

Charges, Liens and Interests

Nature: LAND USE CONTRACT
Registration Number: N114175
Registration Date and Time: 1977-11-01 10:30
Registered Owner: DISTRICT OF SURREY
Remarks: INTER ALIA
MUNICIPAL ACT SECTION 702A
TERMINATES JANUARY 16, 2018, SEE CA5793702

Cancelled By: CA6575382
Cancelled Date: 2018-01-18

Nature: MORTGAGE
Registration Number: BN251922
Registration Date and Time: 1999-09-17 13:18
Registered Owner: CANADA TRUSTCO MORTGAGE COMPANY
INCORPORATION NO. A24065

Cancelled By: CA2885415
Cancelled Date: 2012-11-26

Nature: MORTGAGE
Registration Number: CA2791547
Registration Date and Time: 2012-09-27 11:01
Registered Owner: COMMUNITY SAVINGS CREDIT UNION

Duplicate Infeasible Title NONE OUTSTANDING

Transfers
Registration Date: 2019-03-13
Description: ALL BB3056529

Corrections NONE



CITY of SURREY
PLANNING & DEVELOPMENT DEPARTMENT
BUILDING DIVISION

Address

6718 140 A ST.

Date

JULY 13 2021 @ 12:40 PM.

STOP WORK ORDER

ALL CONSTRUCTION ACTIVITIES SHALL CEASE IMMEDIATELY

WORK WITH PERMIT - LARGE
ADDITION @ REAR

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

K.M.

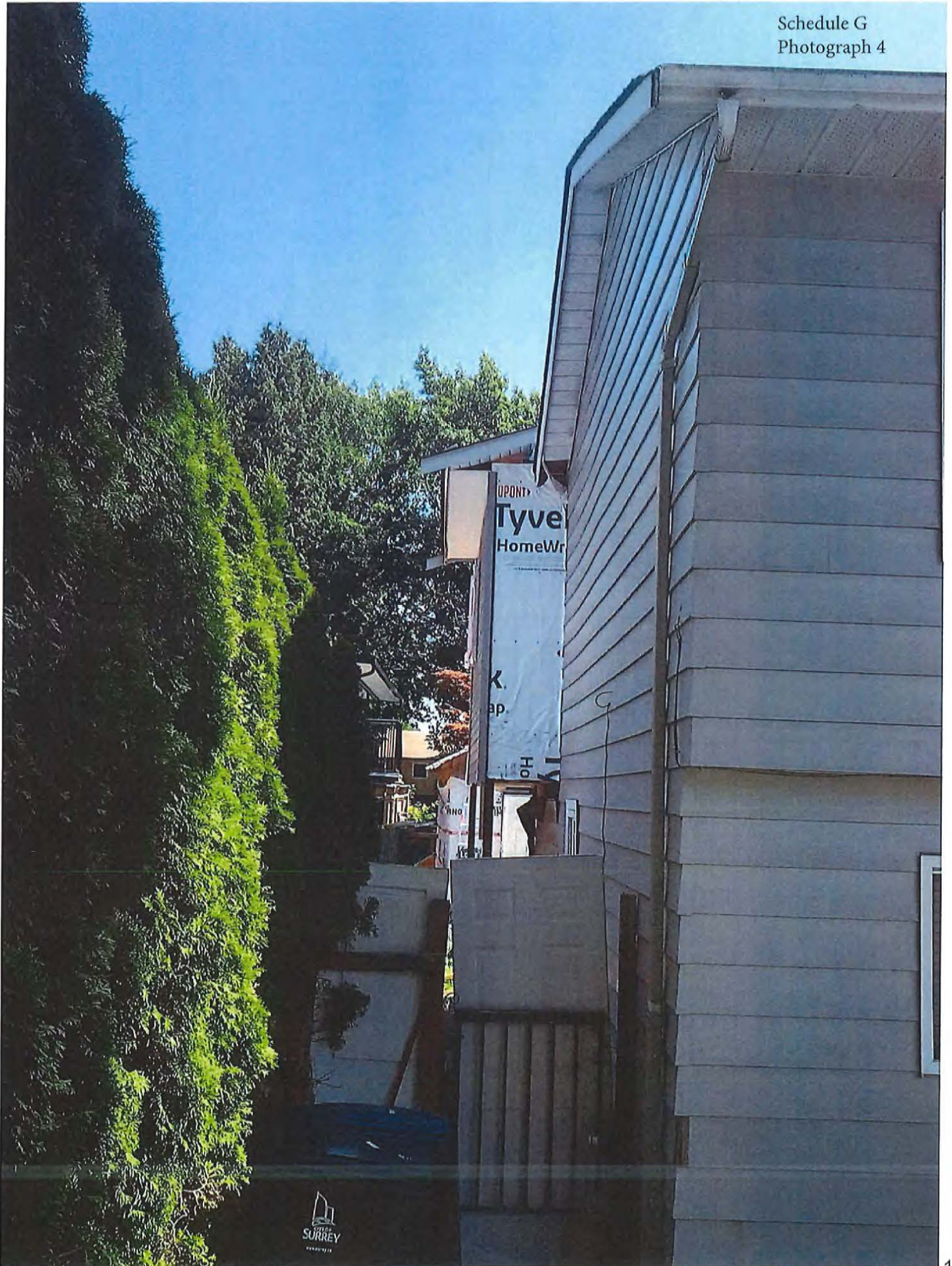
PENALTY FOR FAILURE TO COMPLY IS PROVIDED FOR IN
THE SURREY BUILDING BYLAW AND THE SURREY PLUMBING BYLAW

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



Schedule G
Photograph 3





Schedule H

VIA REGISTERED MAIL (RN 523 839 613 CA)

1 June 2022

File: 06718-14050

MANJIT KAUR THIND
RUPINDERJIT JUDGE
6718 140A STREET
SURREY BC V3W 6W9

Dear Manjit Kaur Thind and Rupinderjit Judge:

Re: 6718 140A Street – COMPLIANCE ORDER

We write about the property located at 6718 140A Street in Surrey, British Columbia (the "Property").

A site review conducted by the City of Surrey's Building Division on 13 July 2021 indicated that a large two storey addition has been constructed to the rear of the 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 7 July 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 7 July 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.

Staff 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 Kyle May at KMay@surrey.ca.

Yours truly,



for

Kyle May
Building Official
/arb



Tracking number

RN523839613CA

Delivered

Shipping service: Registered Mail

Delivery progress

Date	Time	Location	Progress	Post office
June 19	9:18 am	SURREY, BC	Delivered	
June 19	9:18 am		Signature available	
June 19	9:18 am	SURREY, BC	Delivered	
June 13	10:16 am	SURREY, BC	Final Notice; Item will be returned to sender if not collected within 10 days	SOUTH NEWTON PO
June 6	4:57 pm	SURREY, BC	Item available for pickup at Post Office	SOUTH NEWTON PO
June 6	11:46 am	SURREY, BC	Item in transit to Post Office	
June 6	11:06 am	SURREY, BC	Notice card left indicating where and when to pick up item	
June 6	10:09 am	SURREY, BC	Item out for delivery	
June 6	2:45 am	SURREY, BC	Item processed	
June 3	6:59 pm	RICHMOND, BC	Item processed	
June 3	2:45 pm	SURREY, BC	Item accepted at the Post Office	

Features and options

Signature Required

Schedule J
Photograph 1





PLANNING & DEVELOPMENT DEPARTMENT
BUILDING DIVISION

ADDRESS 6718 140AST

DATE June 6, 2022 @ 1:20

STOP WORK ORDER

ALL CONSTRUCTION ACTIVITIES SHALL CEASE IMMEDIATELY

Permits Required

Bylaw No. 17850 | No. 6569 BUILDING/PLUMBING OFFICIAL D

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.

IT IS AN OFFENCE TO REMOVE/ALTER/DEFACE ANY NOTICE PERTAINING TO THIS BYLAW

Photograph 3

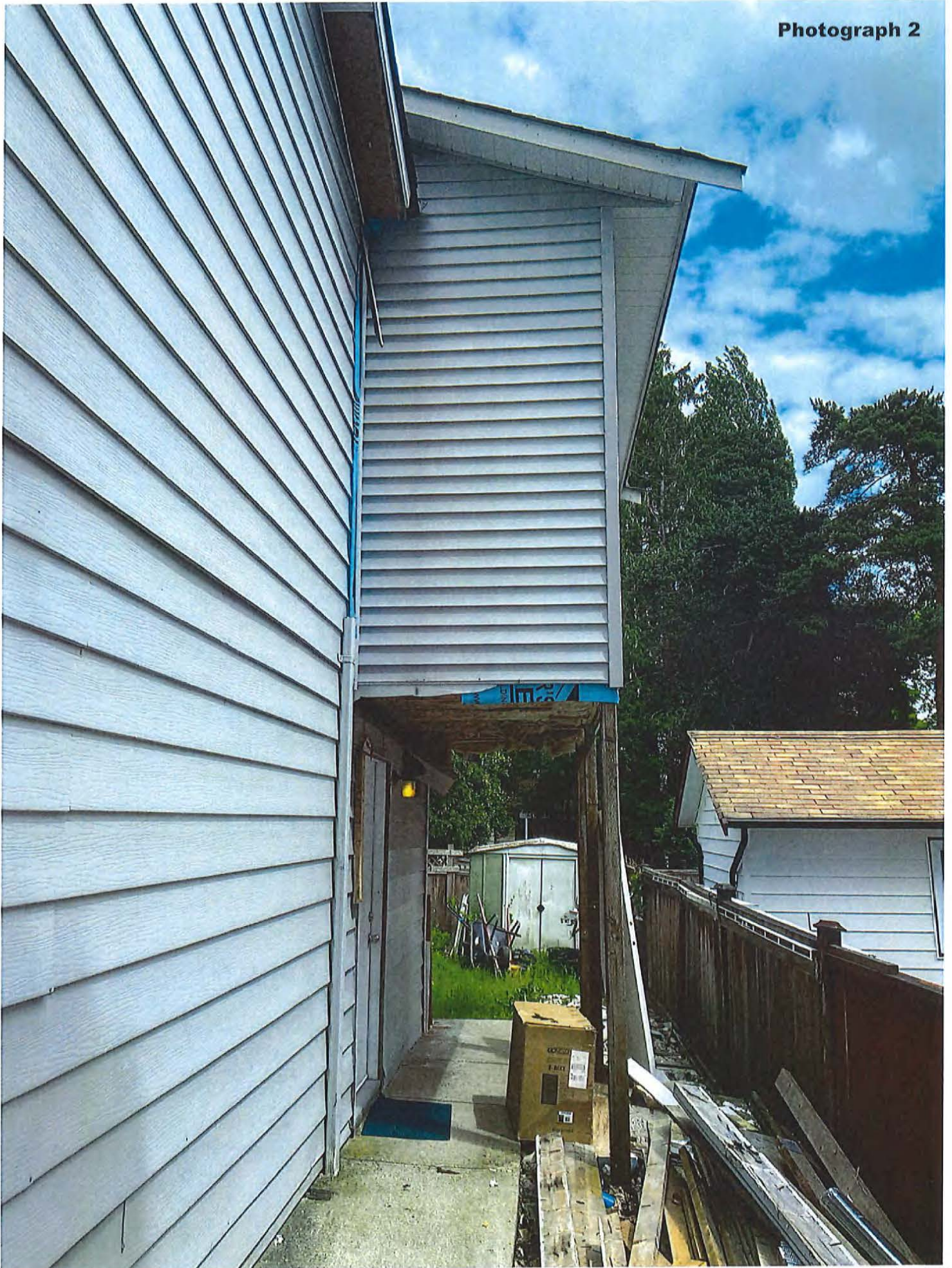


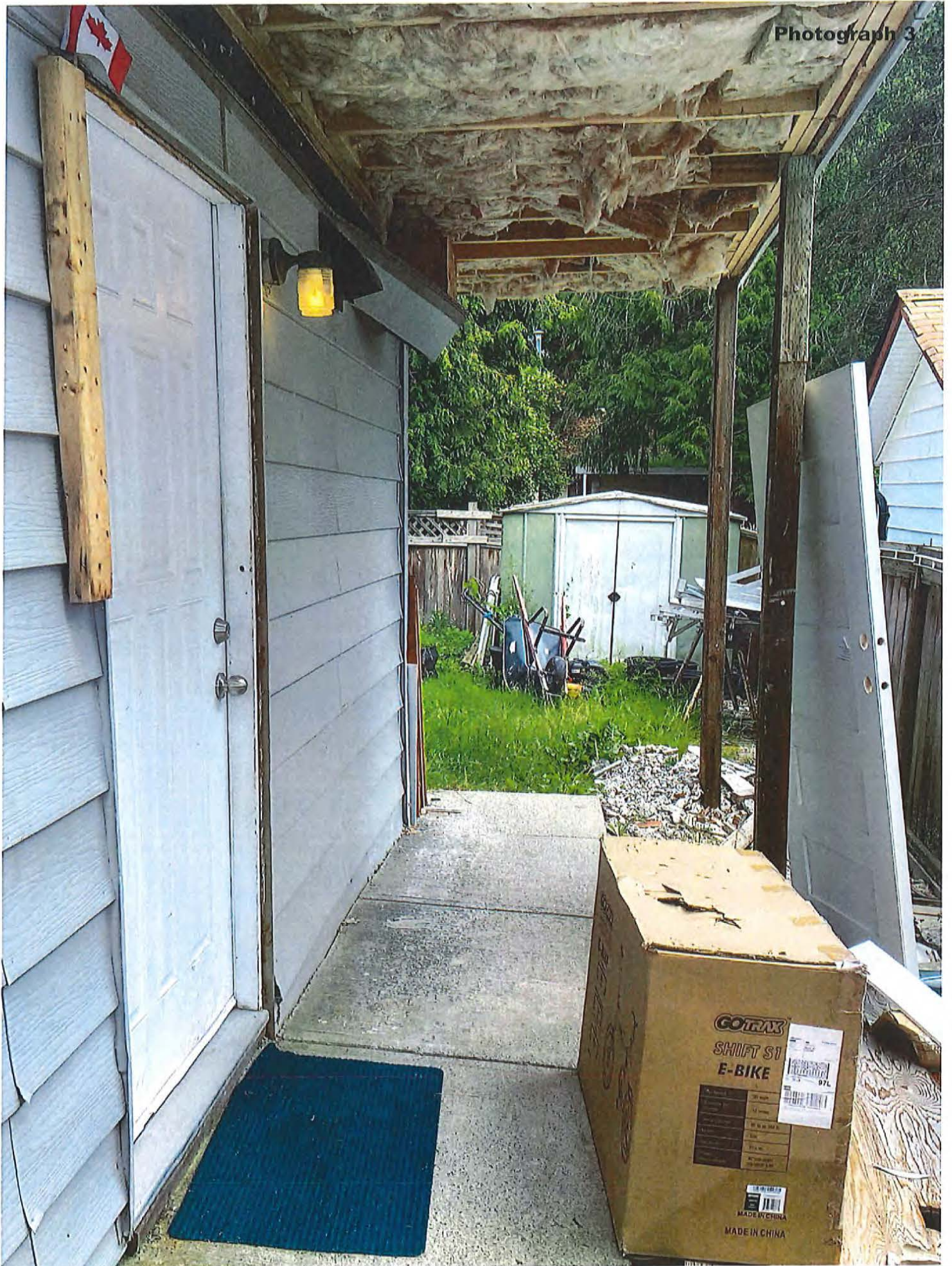
Photograph 4





Photograph 2





Photograph 4





Photograph 6

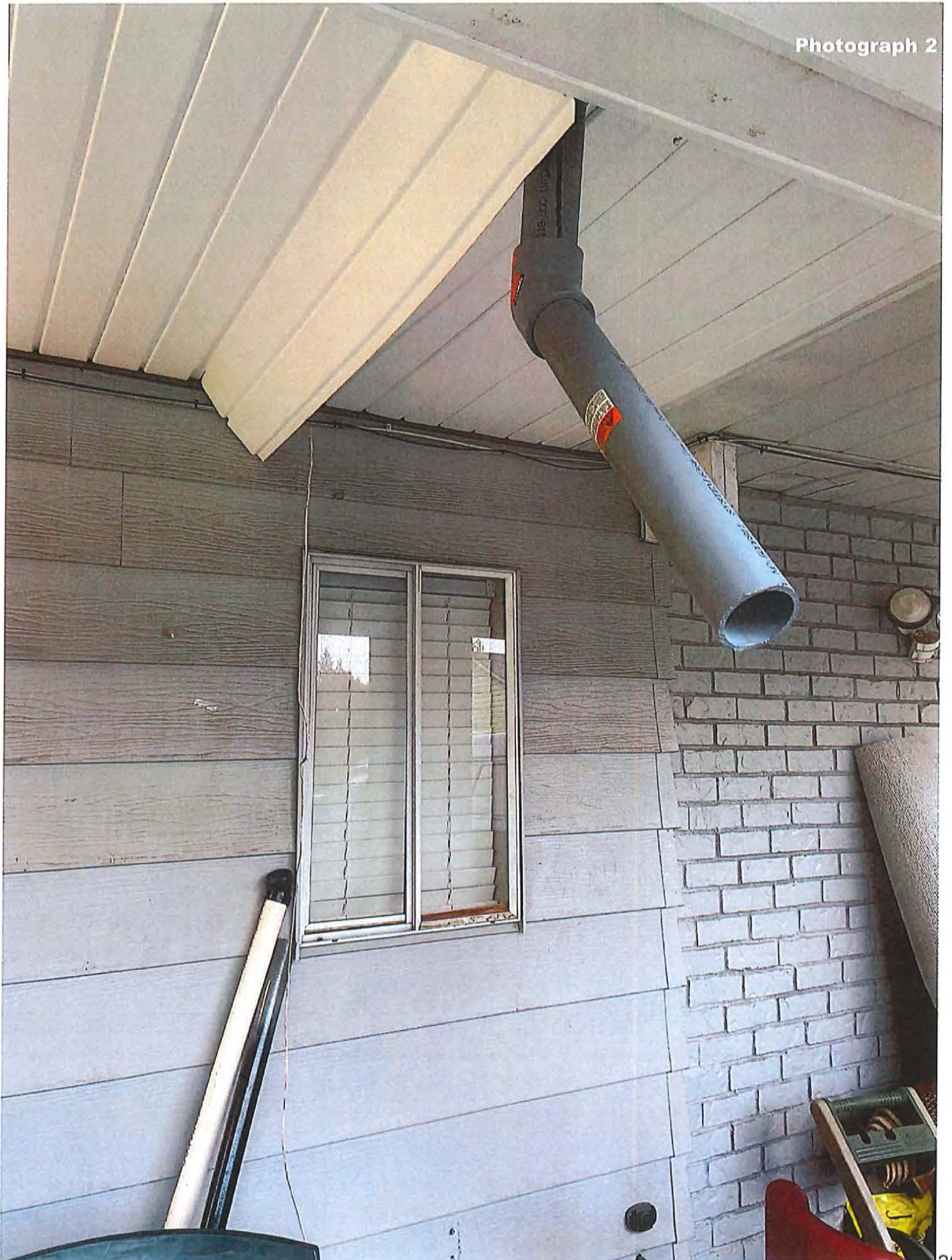


SURREY
PLANNING & DEVELOPMENT DEPARTMENT
678 401 4
July 18 2012 12:44
STOP WORK ORDER
Permits Required
Permit No. 17431 No. 4380
D

Schedule M
Photograph 1



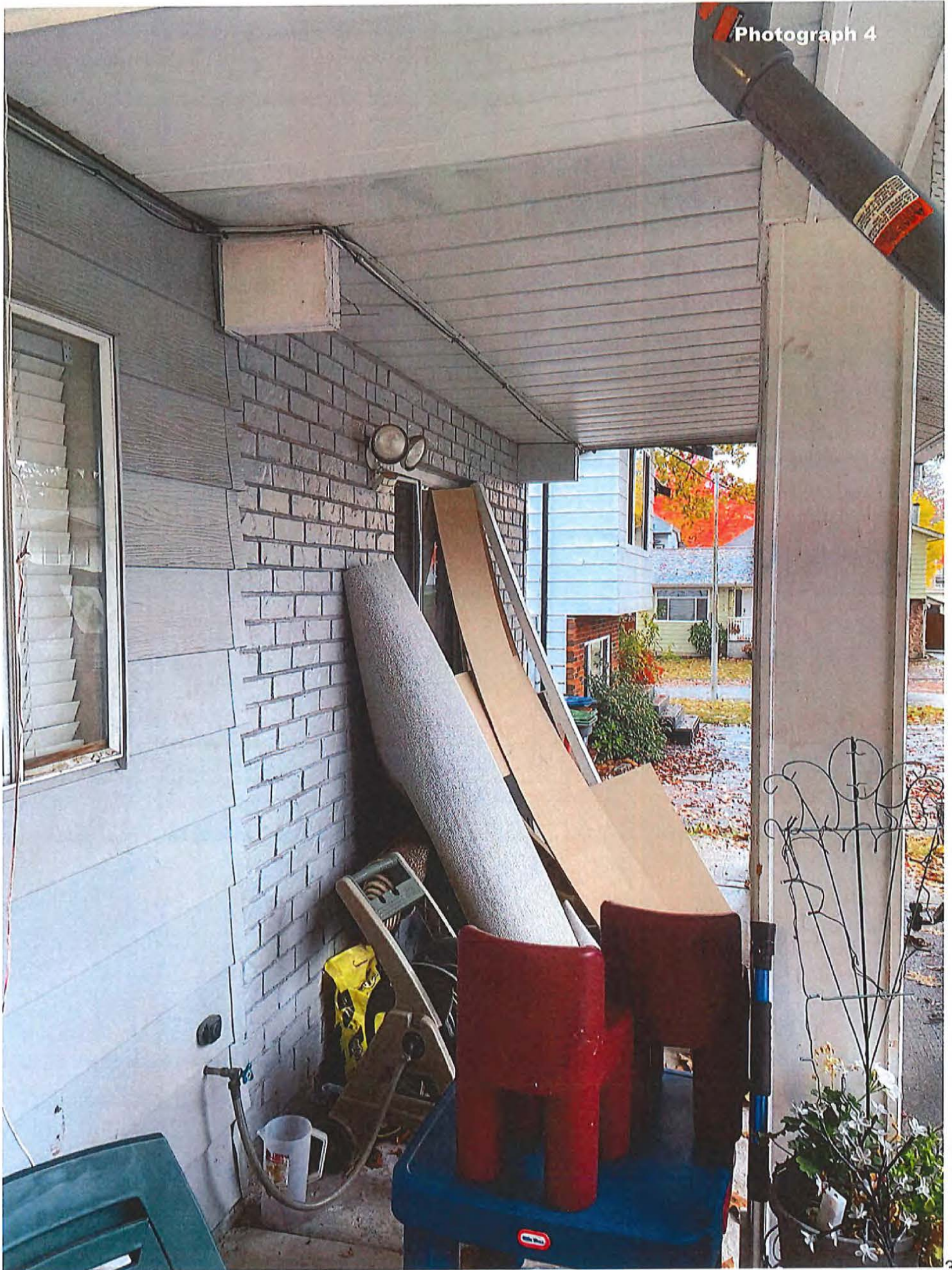
Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



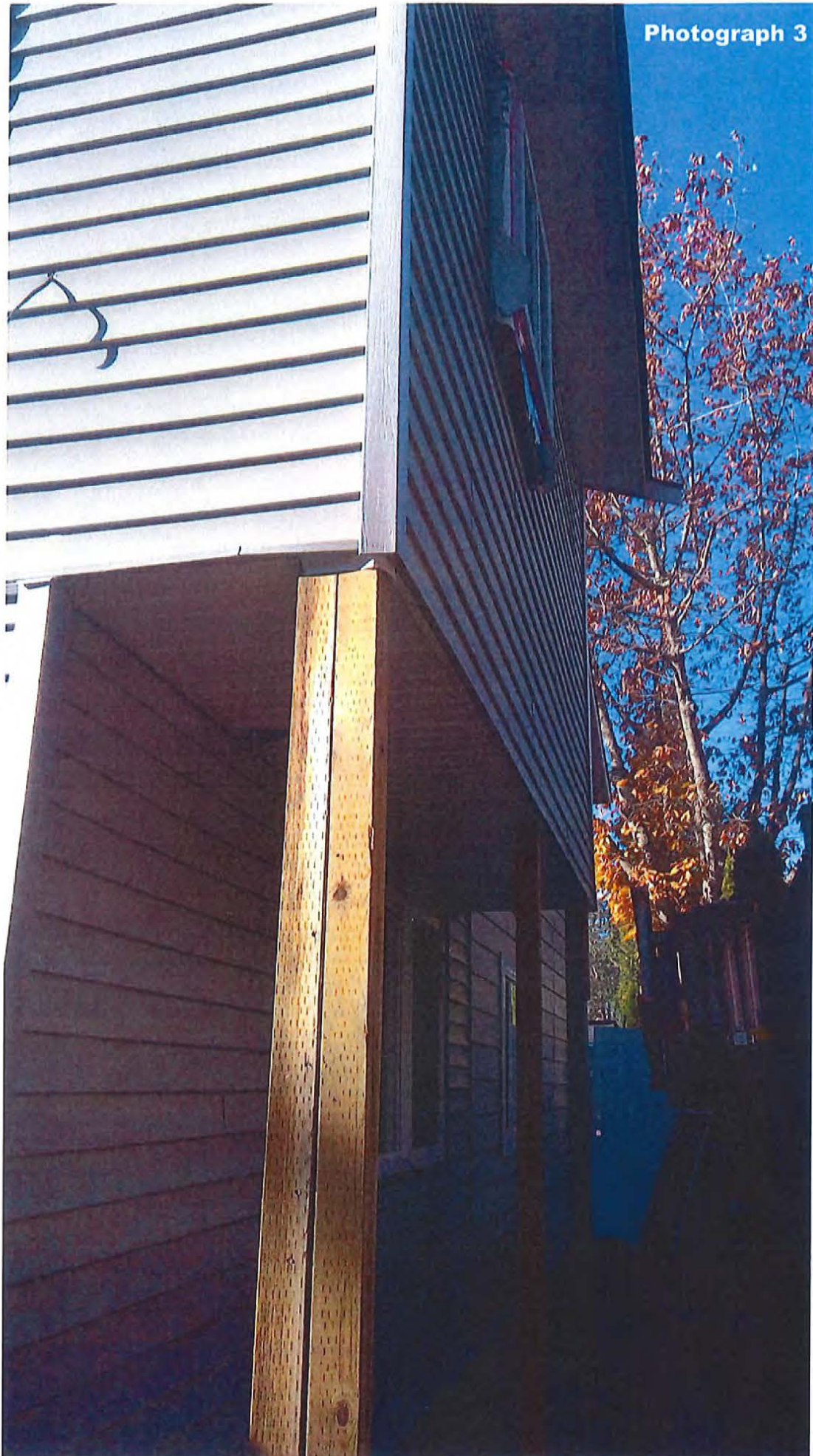
Schedule N
Photograph 1



Photograph 2



Photograph 3



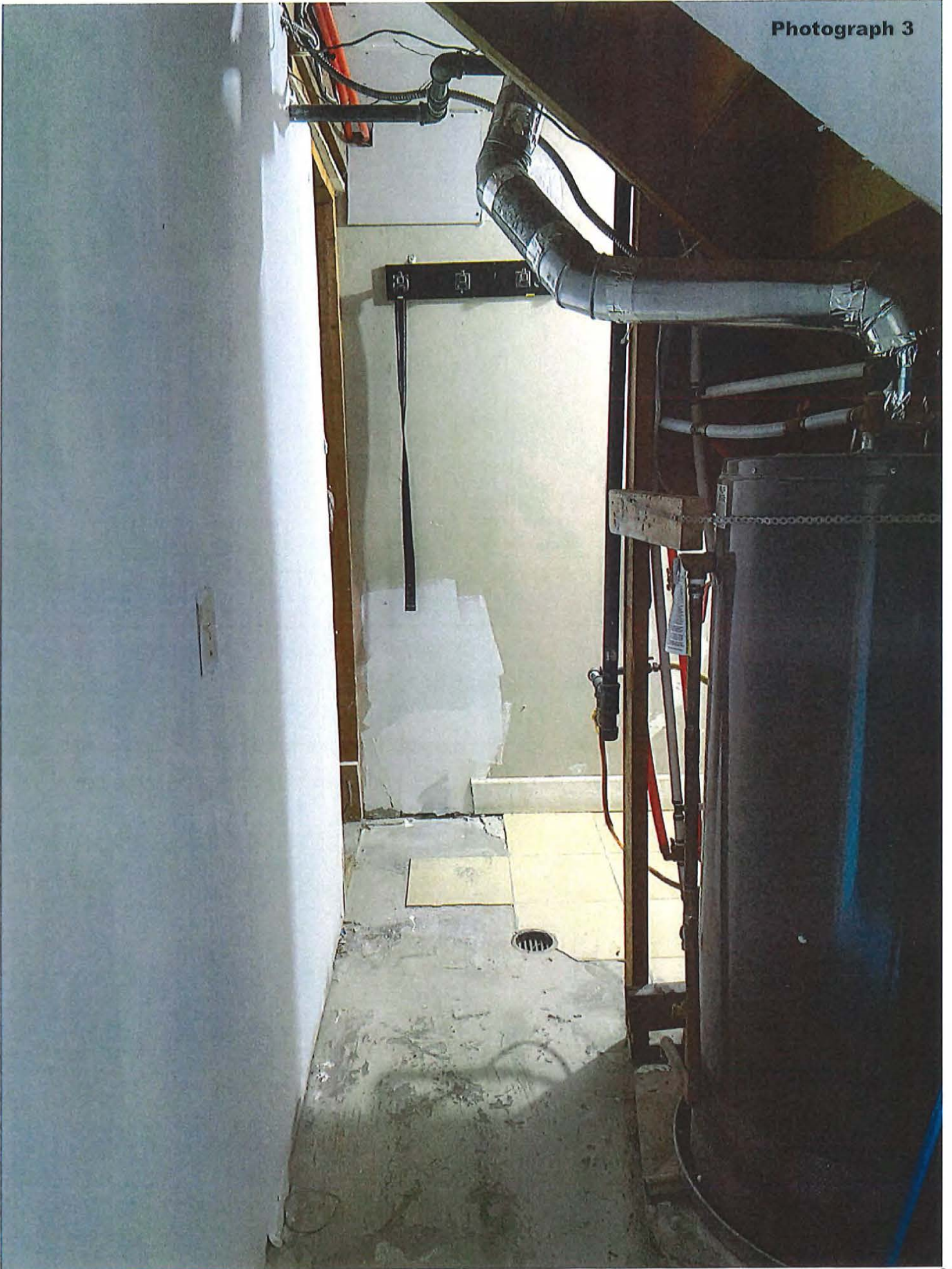
Schedule O
Photograph 1



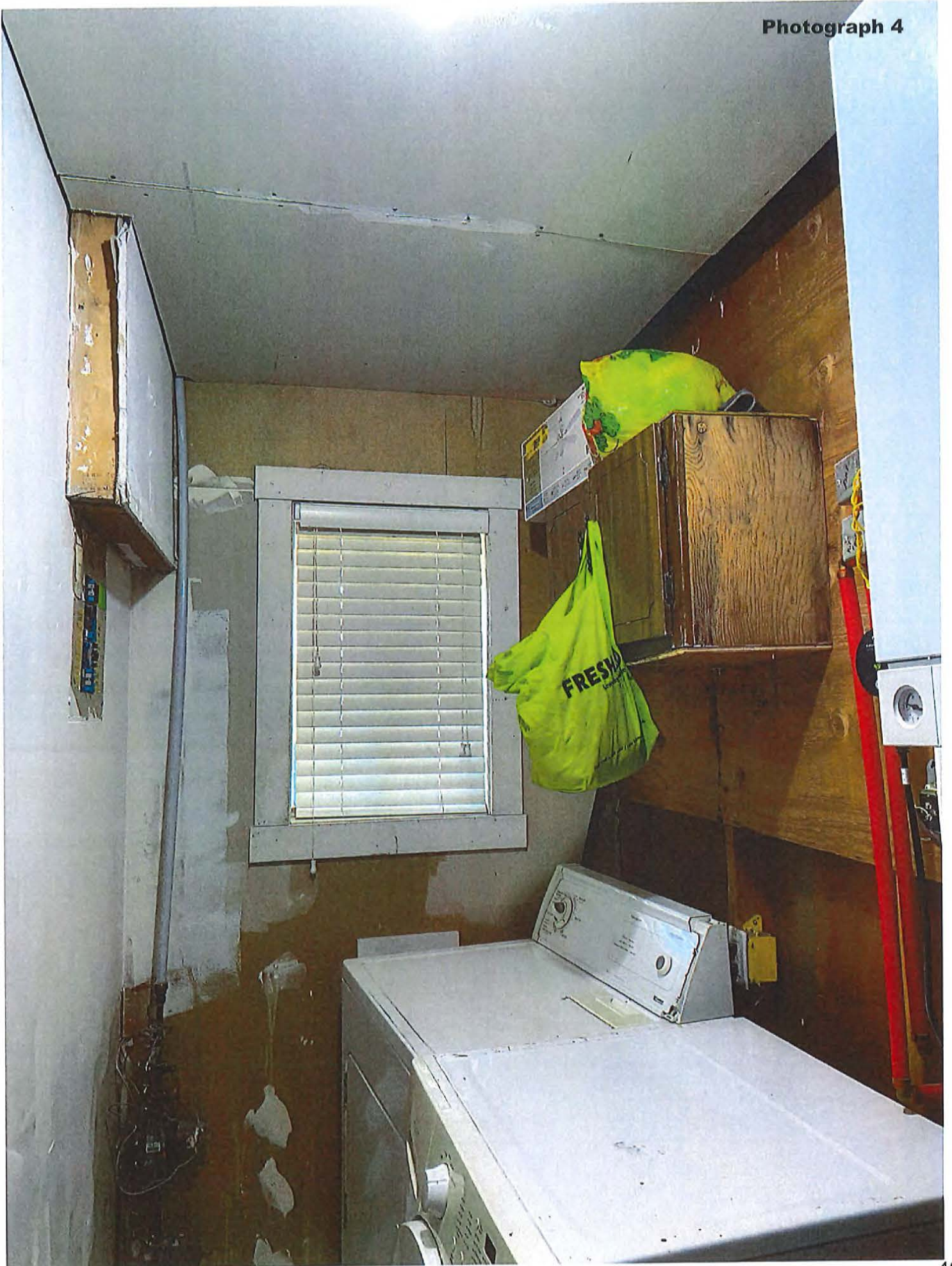
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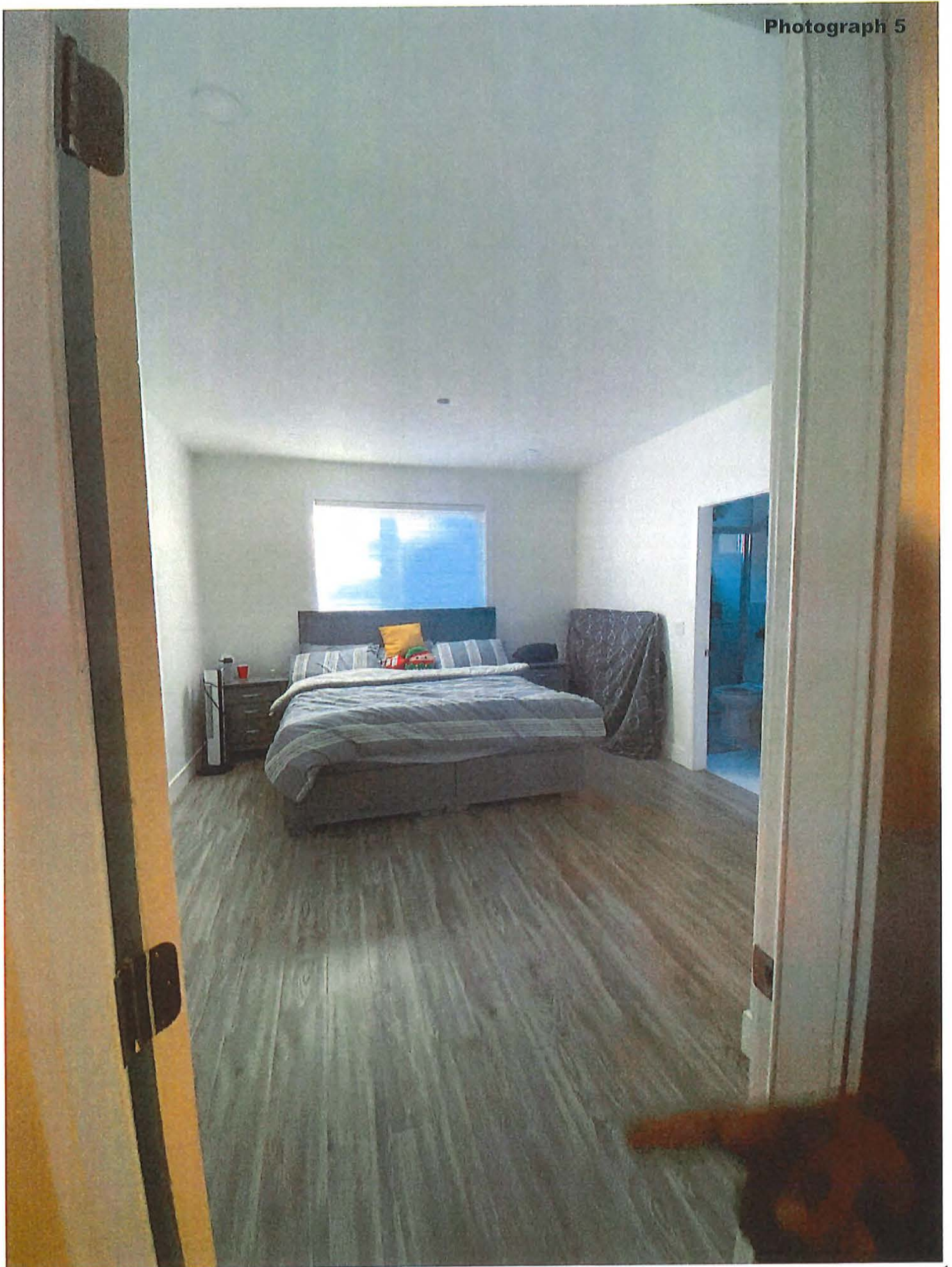
Photograph 3



Photograph 4



Photograph 5



Photograph 6



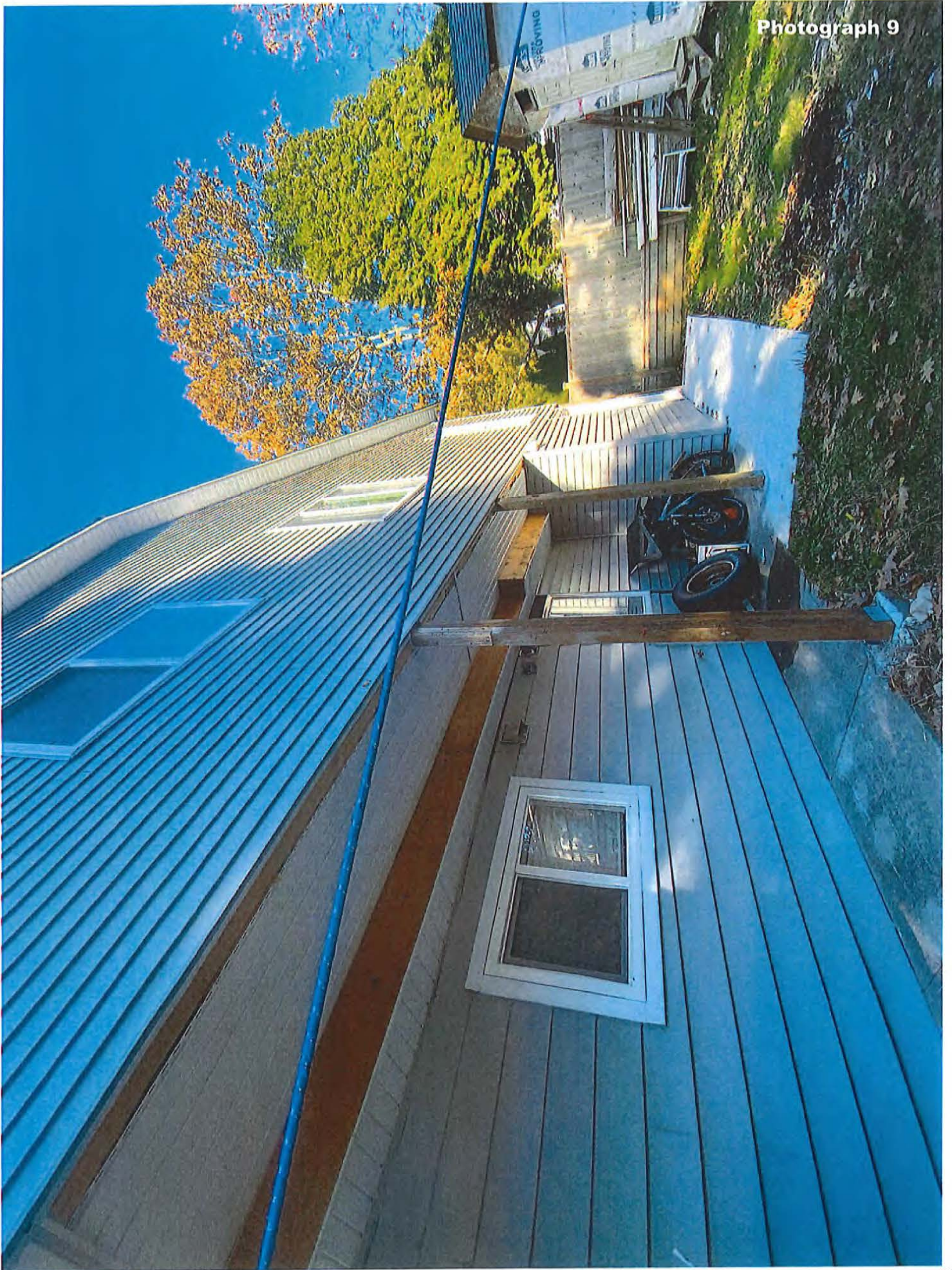
Photograph 7



Photograph 8



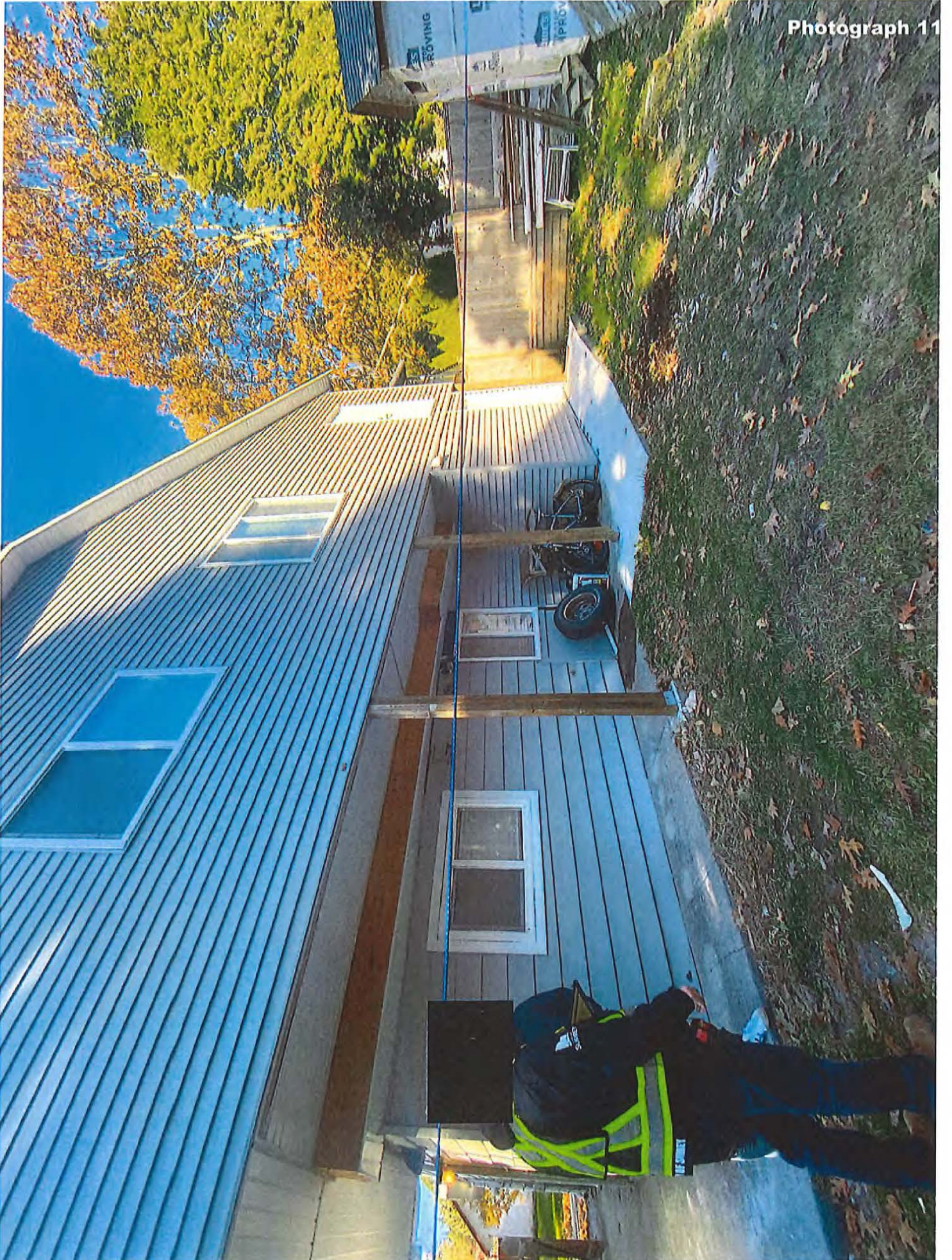
Photograph 9



Photograph 10



Photograph 11

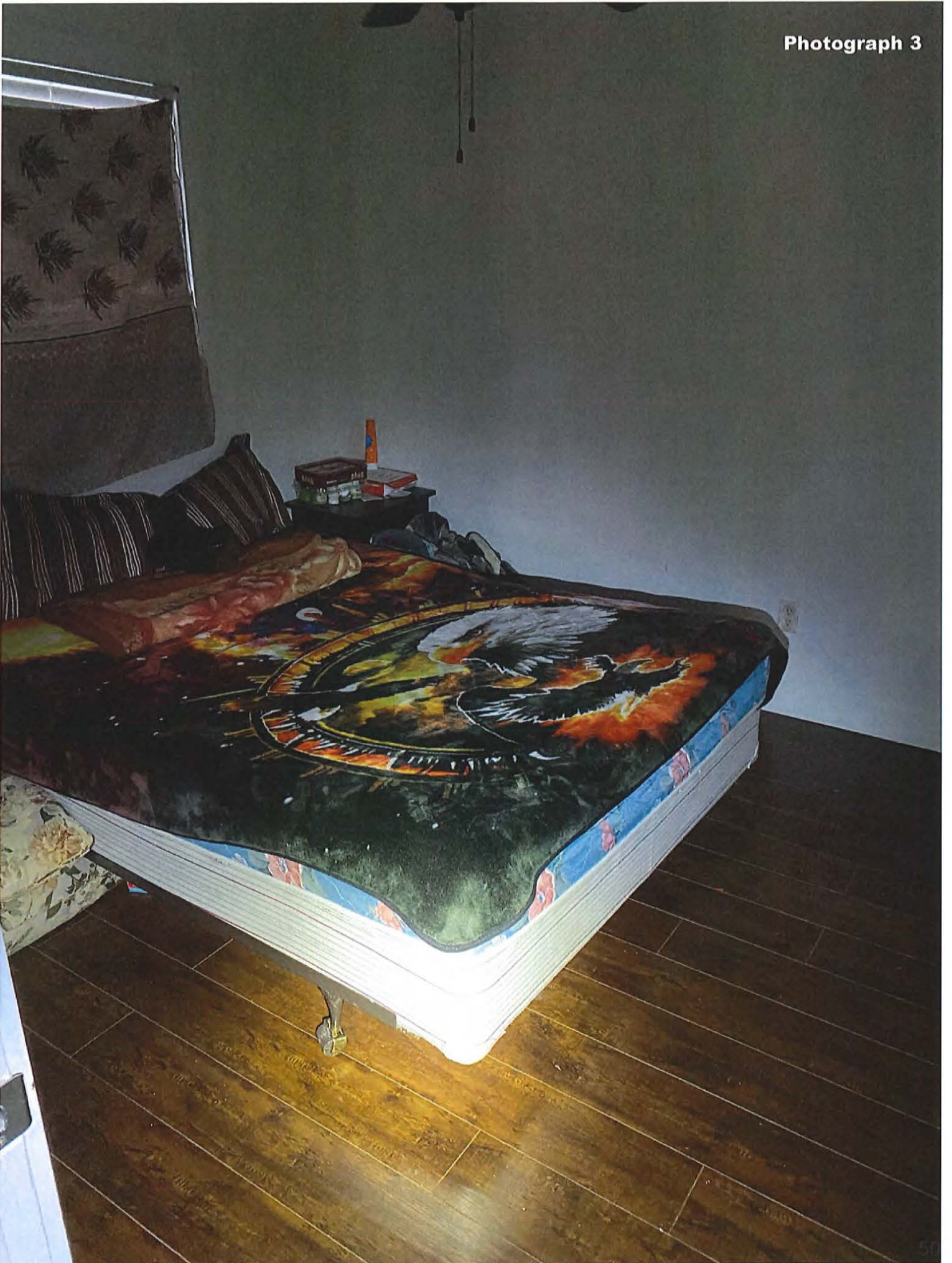




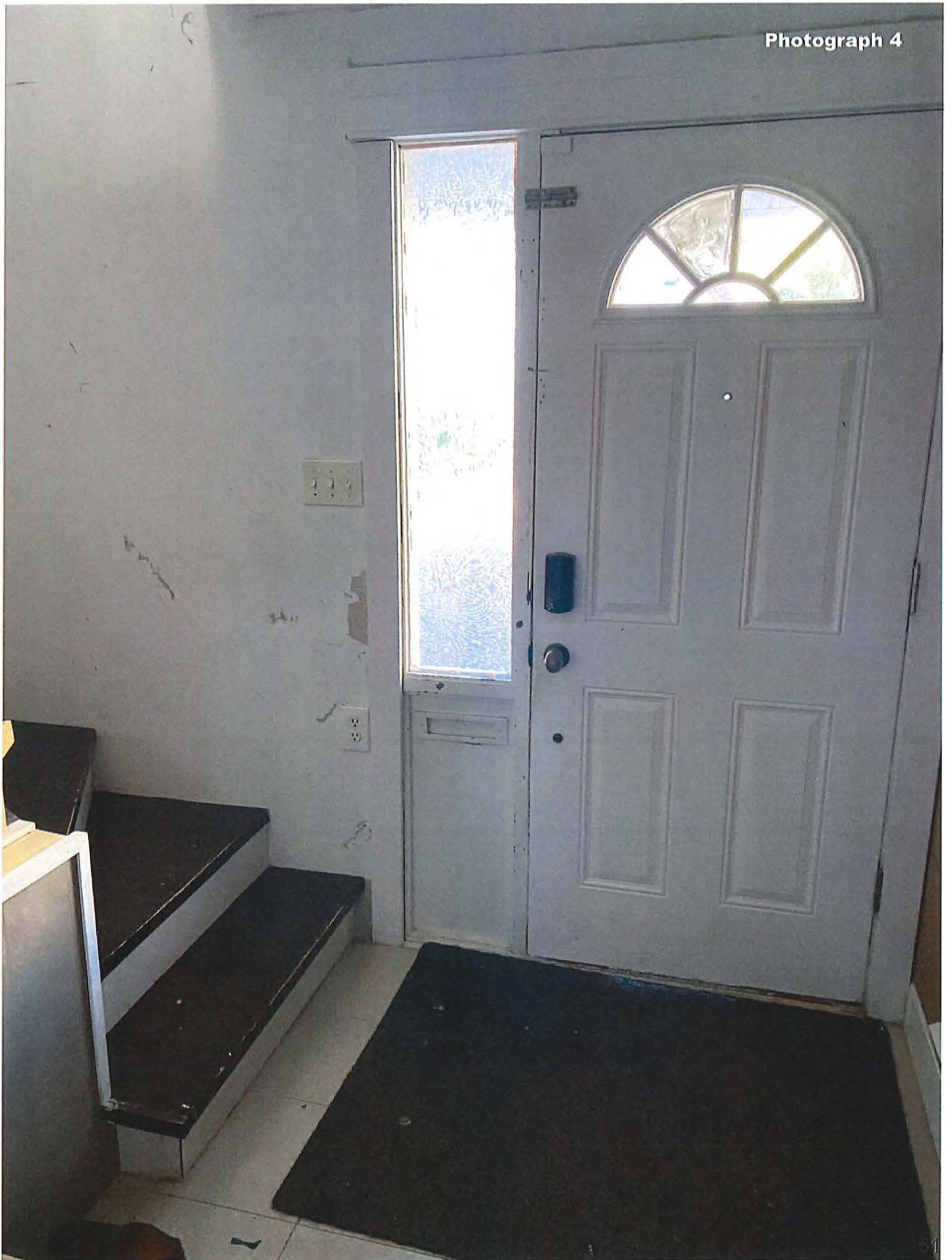
Photograph 2



Photograph 3



Photograph 4





Photograph 6



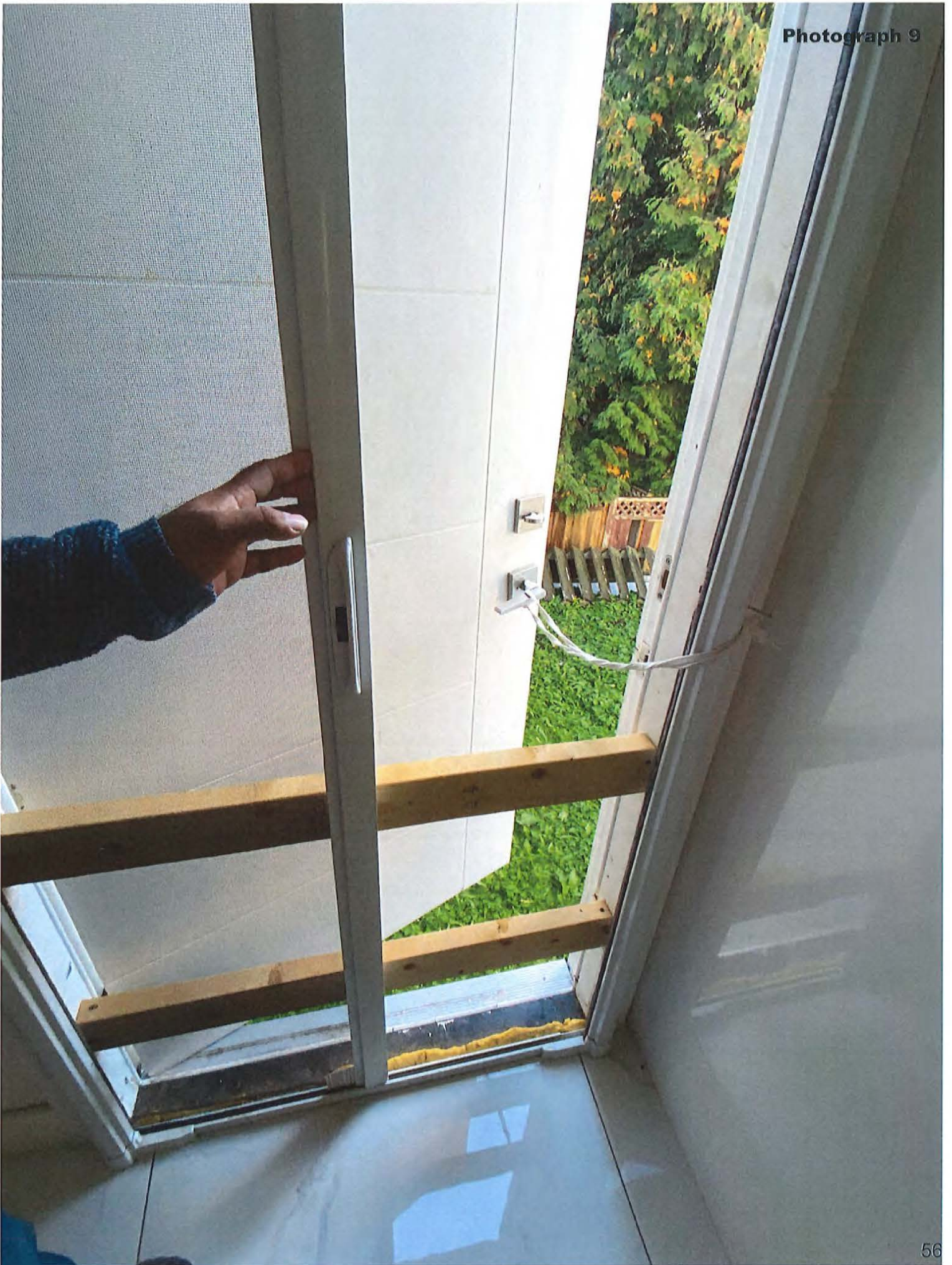
Photograph 7



Photograph 8



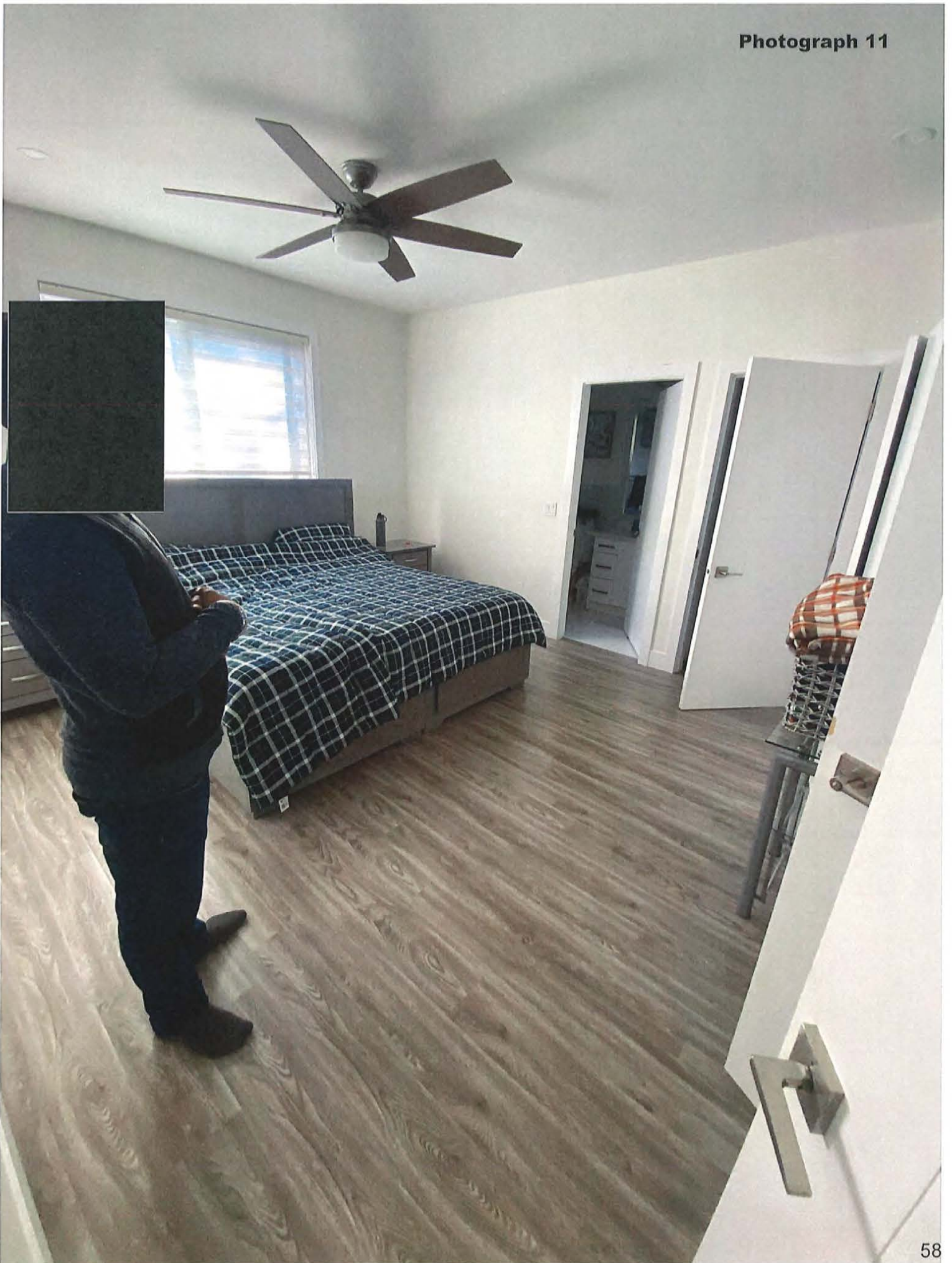
Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



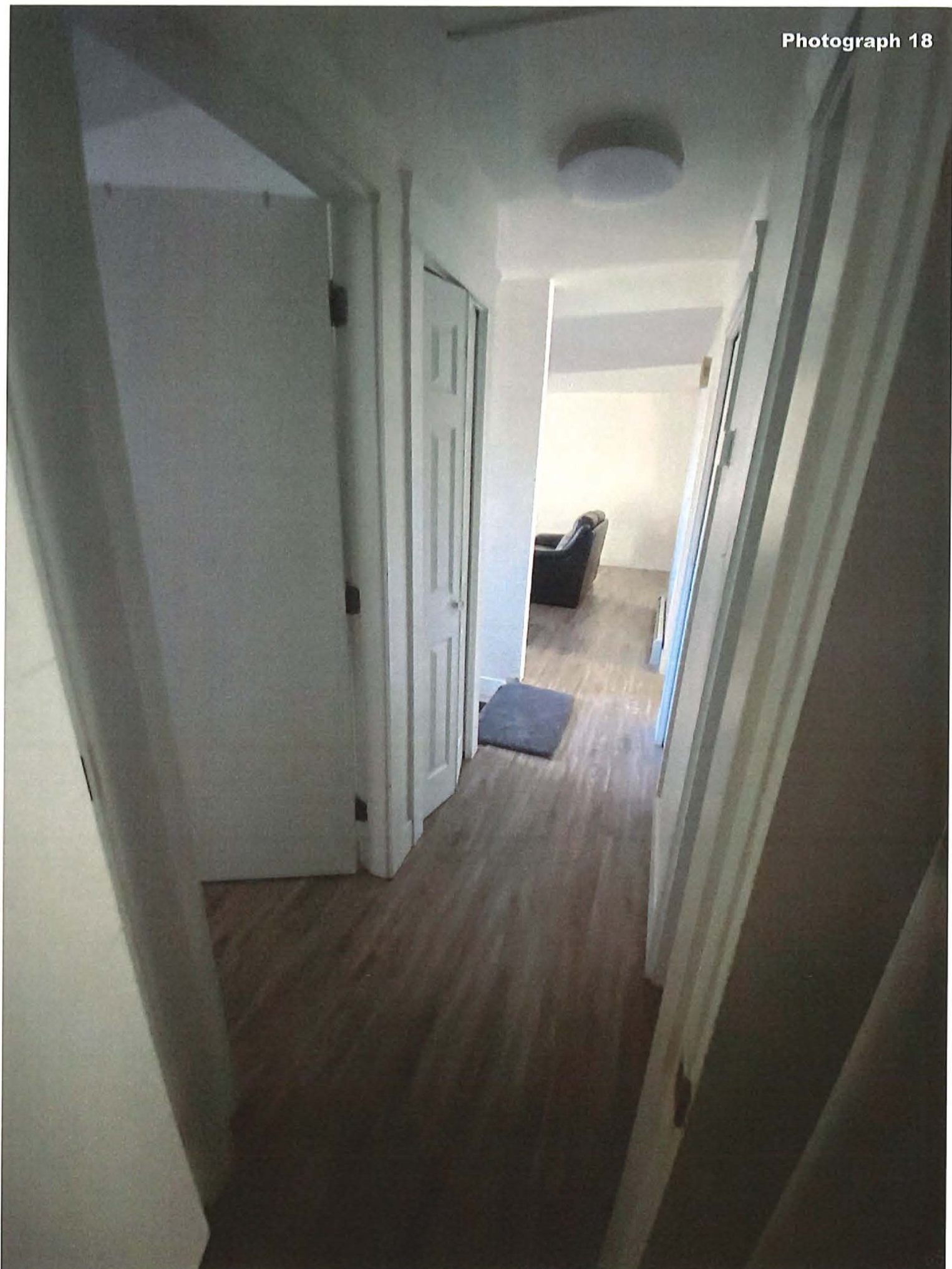
Photograph 16



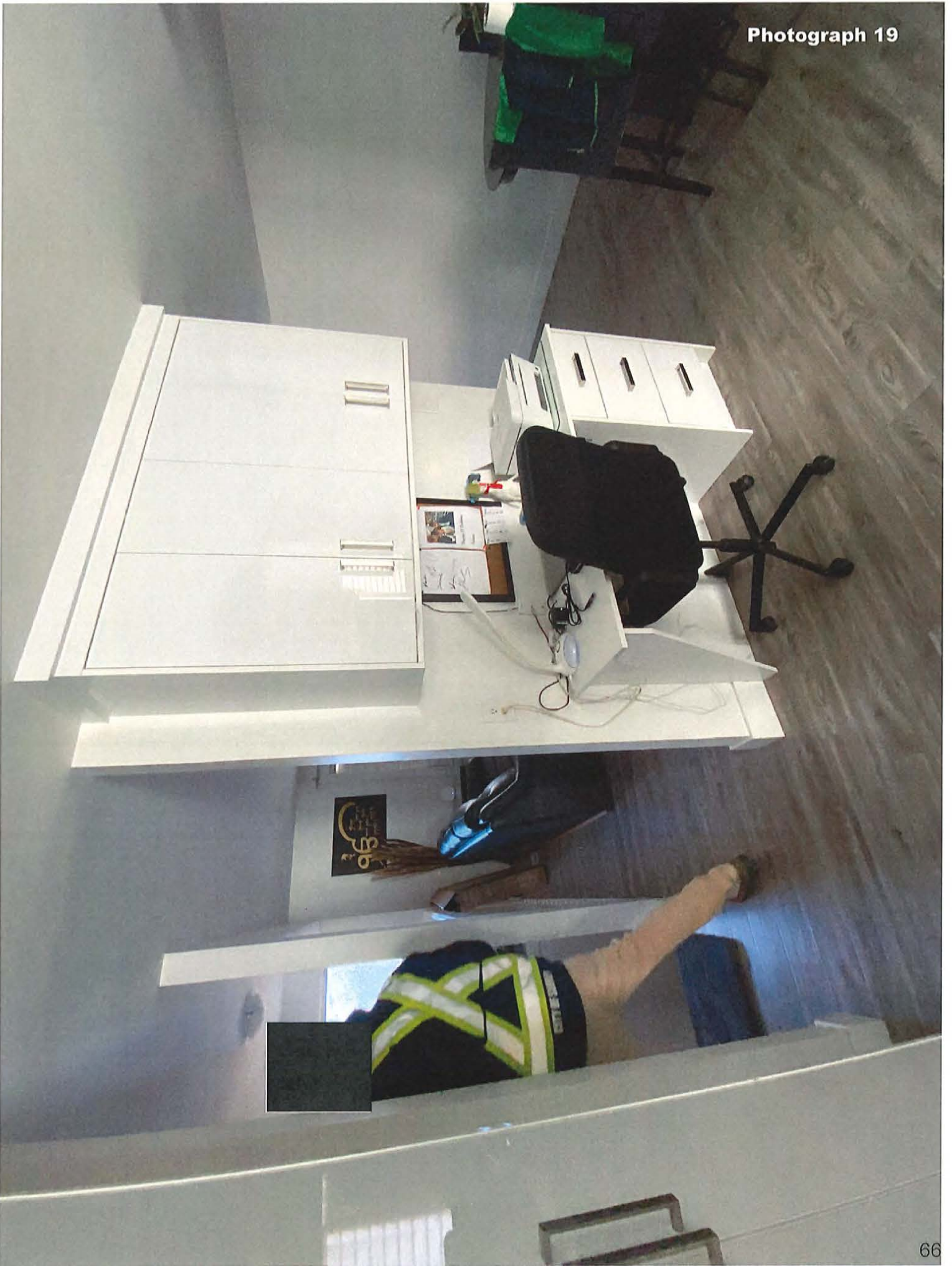
Photograph 17



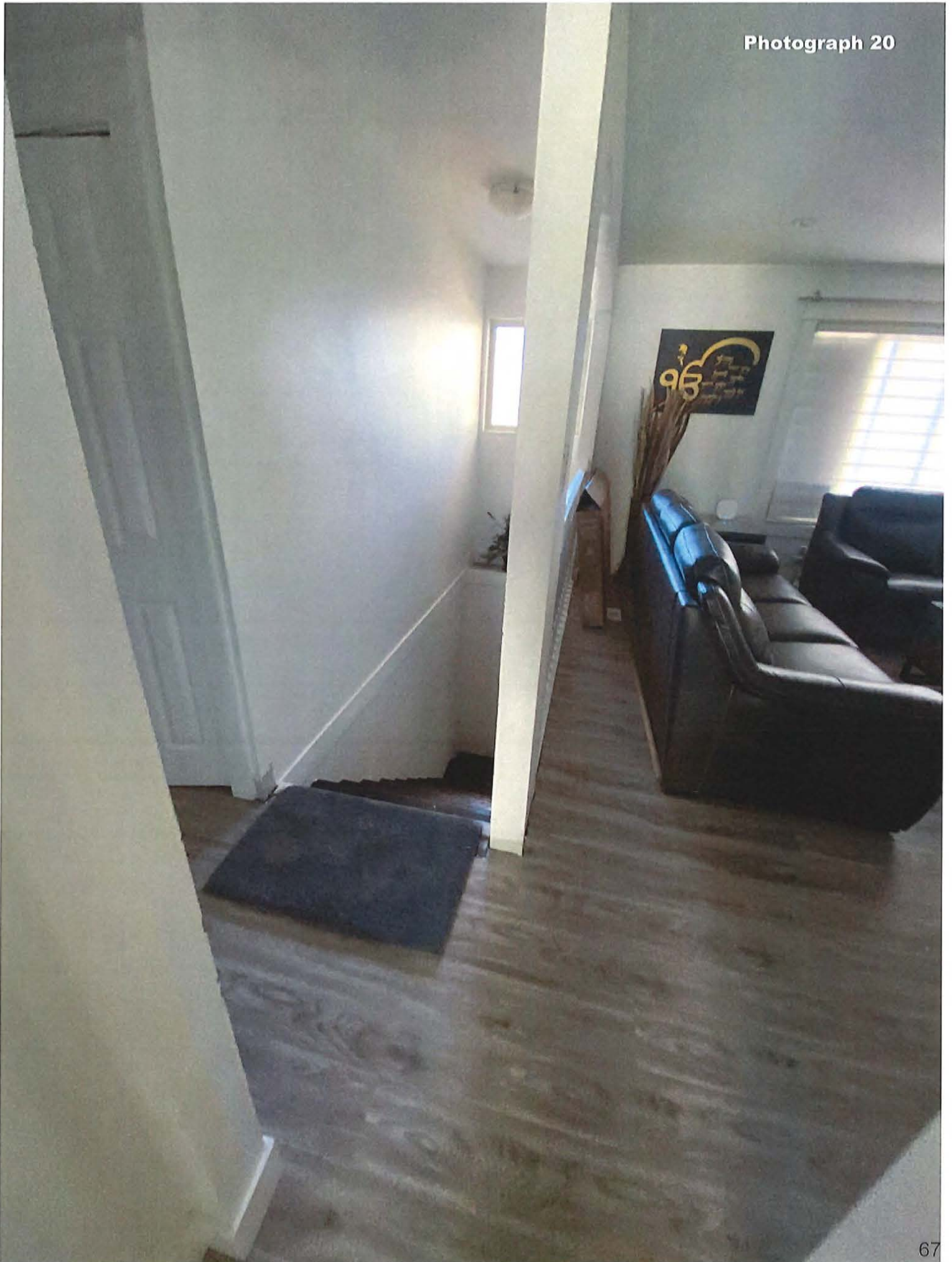
Photograph 18



Photograph 19



Photograph 20

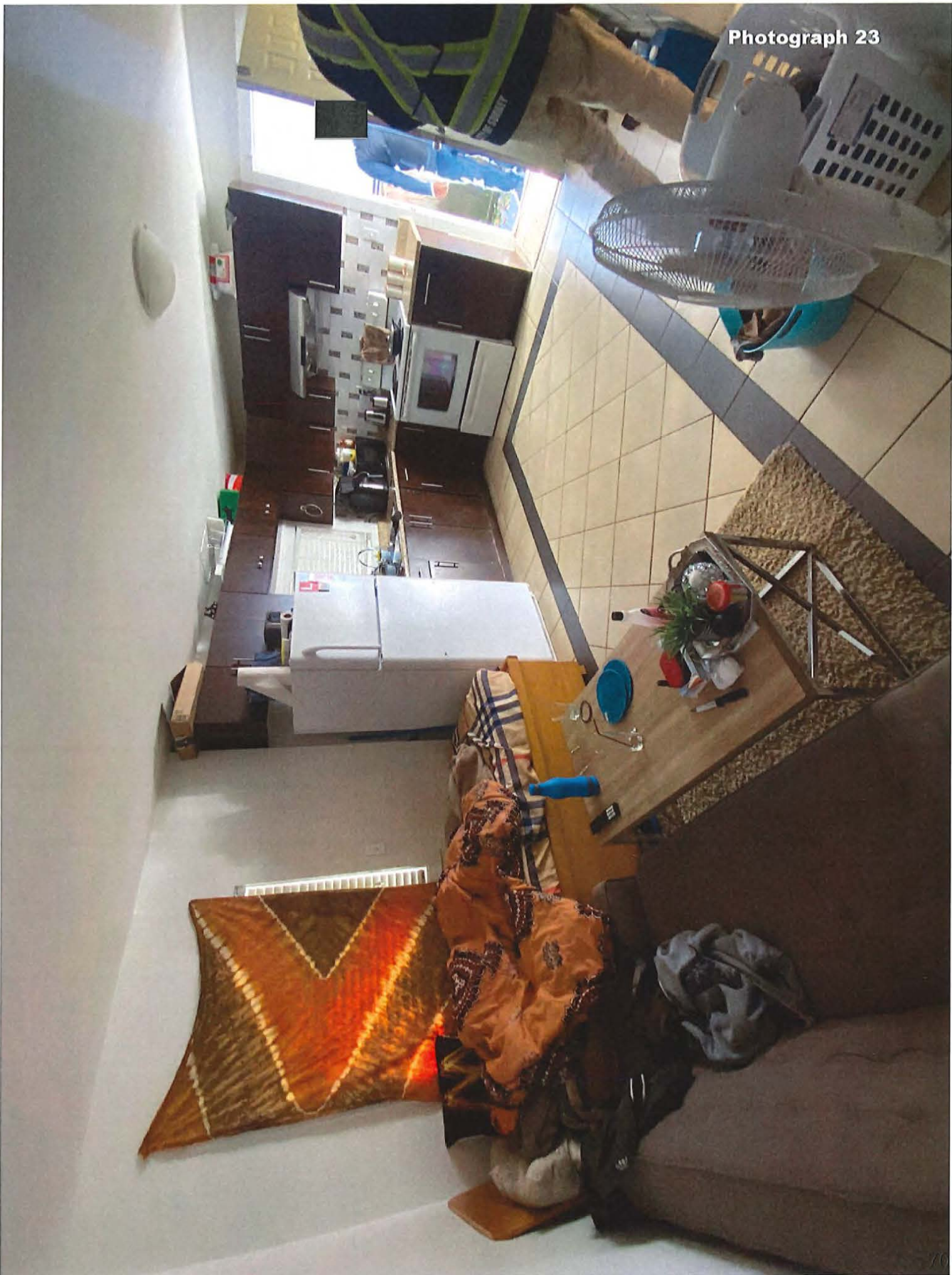




Photograph 22



Photograph 23

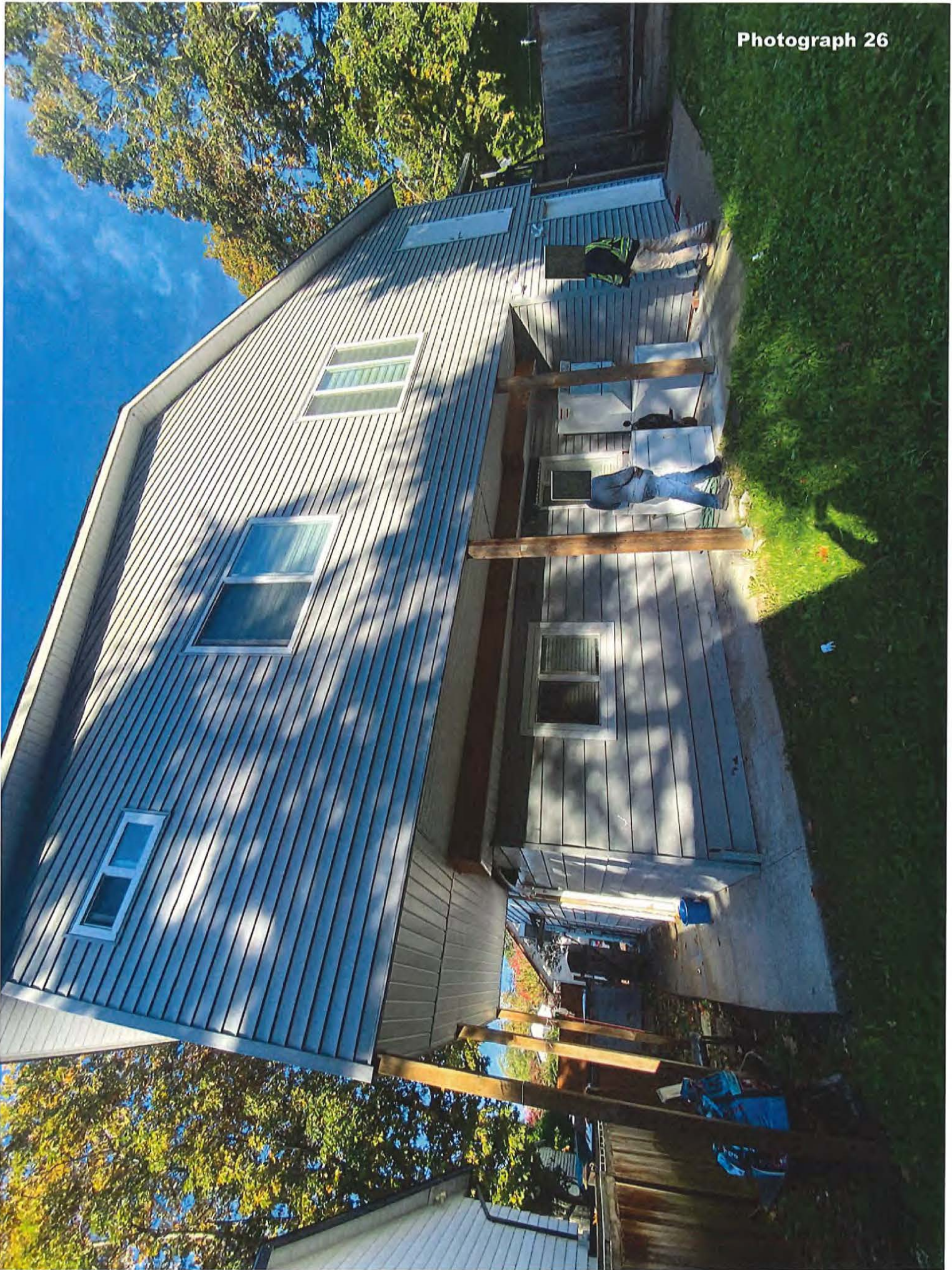


Photograph 24





Photograph 26



Photograph 27



Photograph 28



Photograph 29



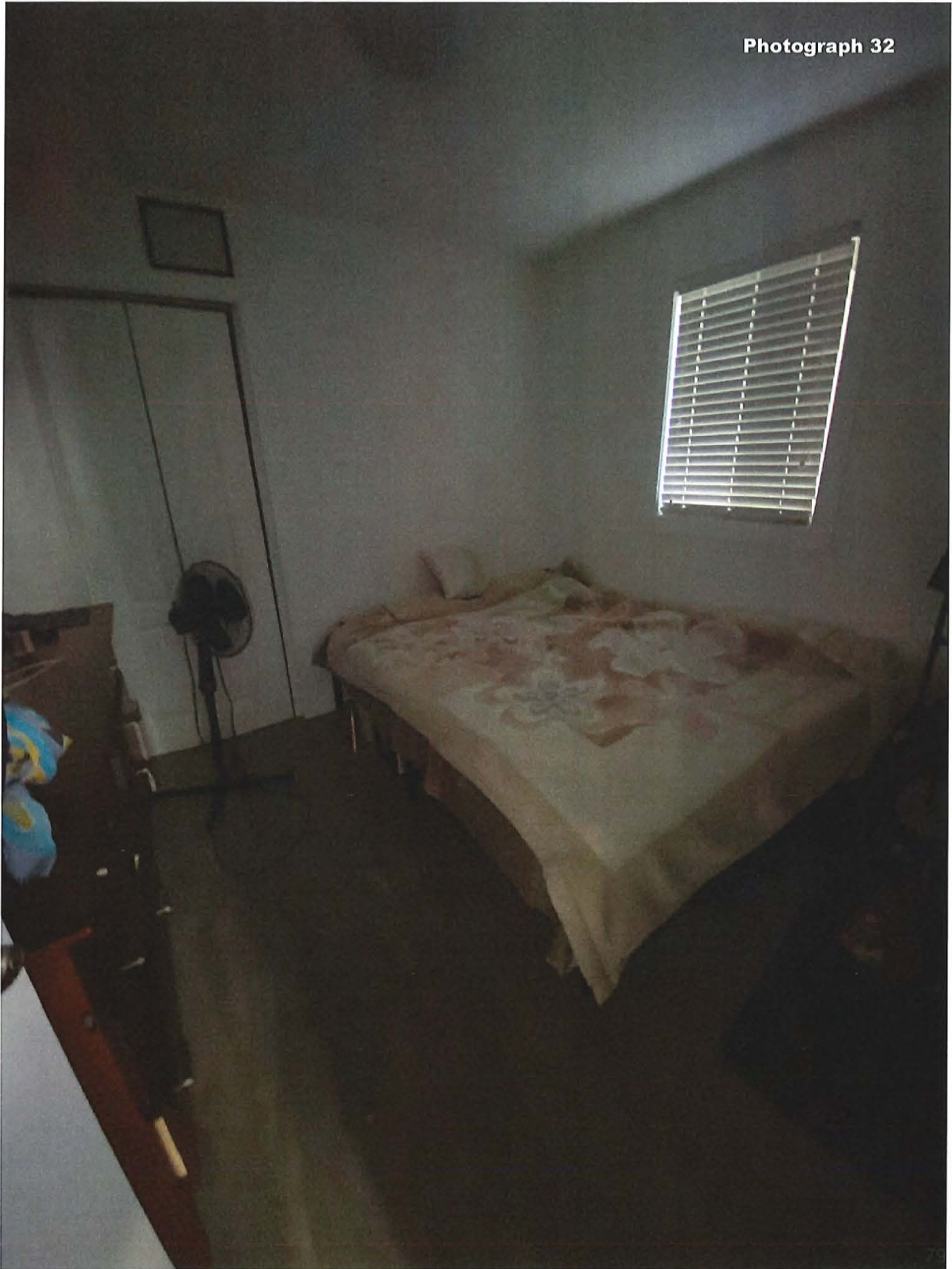
Photograph 30



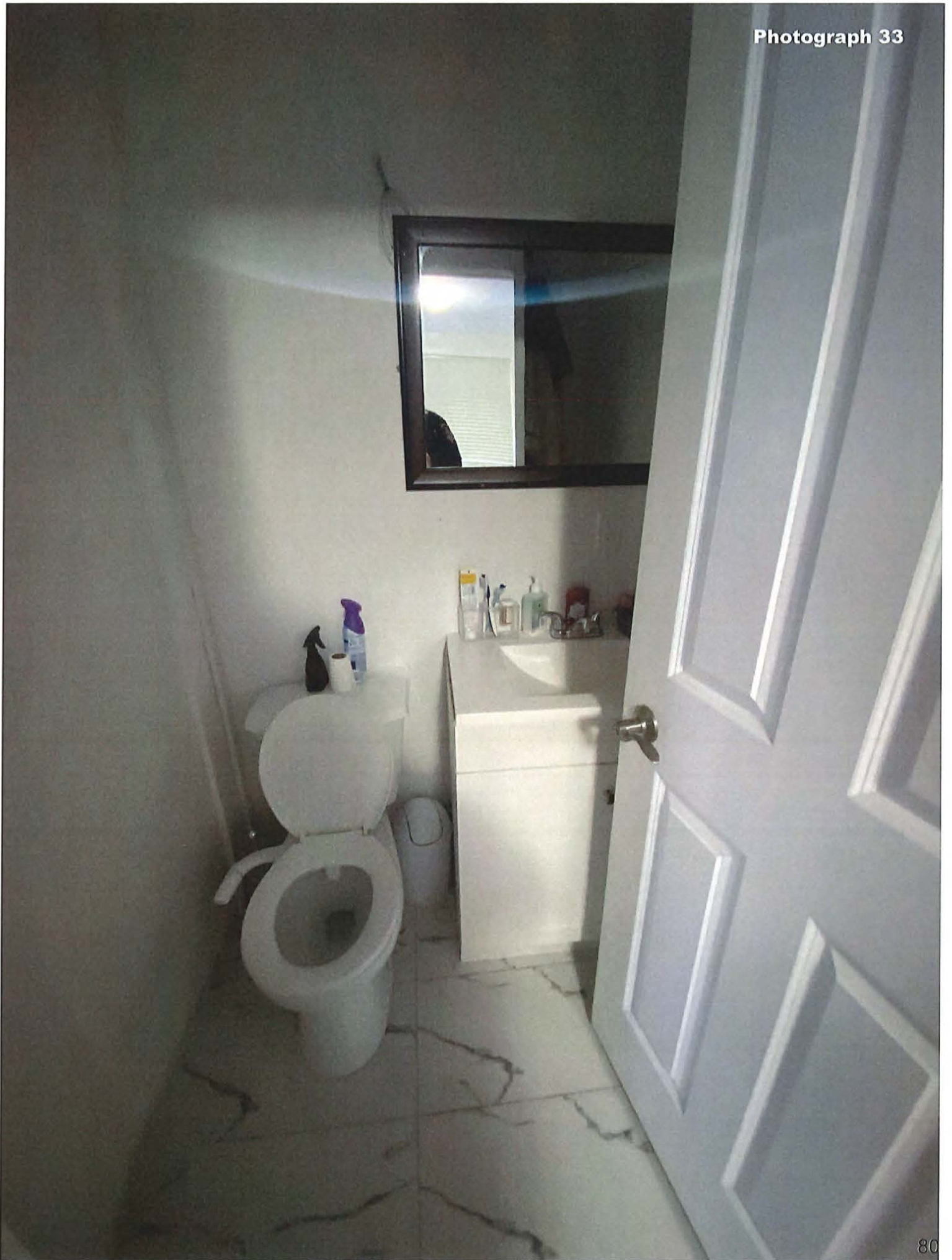
Photograph 31



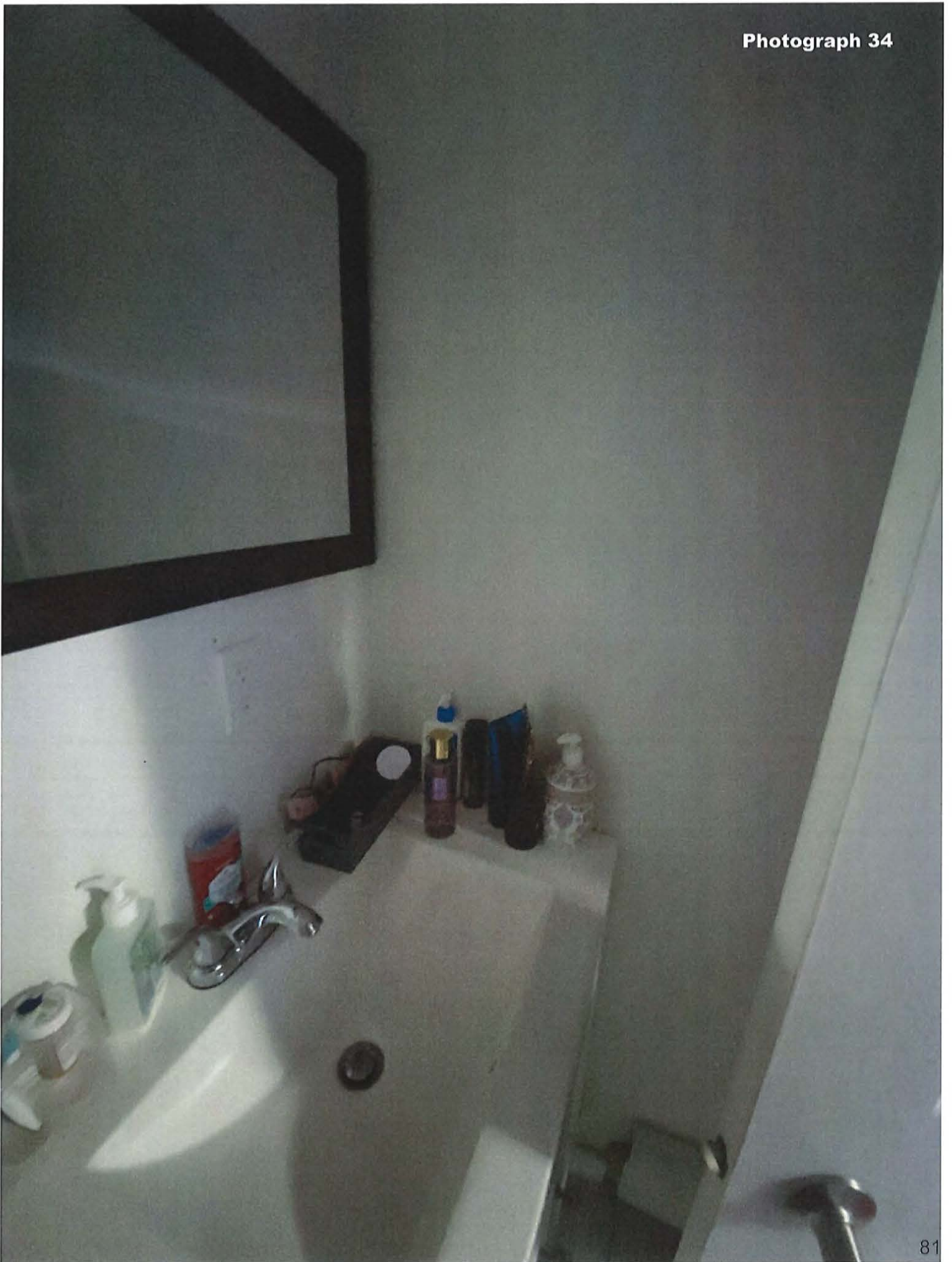
Photograph 32



Photograph 33



Photograph 34



**Schedule Q
Photograph 1**



Photograph 2



Photograph 3



Photograph 4

