

October 30, 2024

File No. FOI 2024-25

VIA E-MAIL – **Redacted S.22**

**Redacted S.22**

Dear **Redacted S.22**:

Re: Request for Records  
Freedom of Information and Protection of Privacy Act

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The City of White Rock has reviewed your request for access to the following records pursuant to the Freedom of Information and Protection of Privacy Act (the "Act"):

- *14430 MANN PARK CRESCENT, WHITE ROCK, BC, V4B 3A8:*
  - IF THERE WAS ANY SEPTIC TANK, IF SO PLEASE PROVIDE US THE DOCUMENT.
  - IF THERE WAS ANY STOP WORK ORDER ON THIS PROPERTY.
  - SQUARE FOOTAGE DOCUMENTS OF THIS PROPERTY.
  - IF ANY GROW-UP ON THE PROPERTY
  - OCCUPANY PERMIT
  - AGE OF THE BUILDING
  - ANY UNAUTHORIZED BASEMENT SUITE

Access to these records is available. However, some of the information in the records is excepted from the disclosure requirements of the Act. I have severed the excepted information so that I could disclose to you the remaining information as attached.

The severed information is excepted from disclosure under section 22 of the Act. Severing under section 22 is necessary to avoid disclosing third-party personal information without permission.

Please contact our office if you have any questions or concerns.

Sincerely,



Tracey Arthur  
Director of Corporate Administration

the City of White Rock has been unreasonable in its handling of your request, you may  
and Privacy Commissioner to review our response. You have 30 days from receipt of

Office of the Information and Privacy Commissioner for British Columbia  
PO Box 9038 Stn. Prov. Govt.  
Victoria BC, V8W 9A4

Telephone 250-387-5629

E-mail: [info@oipc.bc.ca](mailto:info@oipc.bc.ca)

Should you decide to request a review, please provide the Commissioner's office with:

1. your name, address and telephone number;
2. a copy of this letter;
3. a copy of your original request sent to the City of White Rock; and
4. the reasons or grounds upon which you are requesting the review.

**From:** [Barbara Andrews](#)  
**To:** [Debbie Johnstone](#); [FOI Request](#)  
**Cc:** [Anne Berry](#); [Wayne Berg](#)  
**Subject:** RE: FOI 2024-25 (14430 Mann Park Crescent)  
**Date:** Tuesday, October 29, 2024 2:24:39 PM  
**Attachments:** [BP 14-150 and Occupancy Inspection Report.pdf](#)  
[Storm and Sanitary Services.pdf](#)  
[Forms Site Survey.pdf](#)  
[image002.png](#)

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Hi Debbie

This Single Family Dwelling and Suite at 14430 Mann Park was constructed under Building Permit No. 14-150 and Occupancy was granted on June 3, 2016. (see attached documents).

There are no records of a Septic Tank on this property and Storm and Sanitary Services were installed in 2015 (see attached).

There are no records of a Stop Work Order being placed on this property.

The Forms Survey shows the lot dimensions from which the square footage can be calculated.

There have been no calls for a Grow Op at this property.

The Occupancy Permit is attached.

The building was built in 2016.

The Home was built with a legal suite.

I trust this is the information you require.

Thanks

Barbara

**Barbara Andrews**

**Clerk**

**City of White Rock, [Planning and Development Services](#)**

15322 Buena Vista Avenue, White Rock, BC V4B 1A6

T: 604-542-1234 C: 604-541-1234

[www.whiterockcity.ca](http://www.whiterockcity.ca)

THE CORPORATION OF THE CITY OF WHITE ROCK

**BUILDING PERMIT**



DATE OF ISSUANCE: **FEB 03 2015**

BUILDING PERMIT No: **14-150**  
ROLL No: **6109.002**

PROJECT ADDRESS:  
LEGAL DESCRIPTION:  
ZONE:  
OCCUPANCY:  
REGISTERED SUITE:

**14430 Mann Park Crescent**  
**Lot 24 Sec. 10 Twp. 1 NWD Plan 16390**  
RS-1  
*Residential*  
Yes

DESCRIPTION OF PROJECT:  
*Single Family Dwelling with Suite*

OWNER:

**Blue Star Homes Ltd.**  
**Redaction S.22**

OWNER'S ADDRESS:  
AUTHORIZED AGENT:  
BUILDER:  
ENGINEER ON RECORD:

6815 Kilburn Place, Surrey B.C. V3W 6H5  
Owner

*Hari Korpai, P.Eng – AUM Building Science & Engineering*

**Redacted S.22**

*[Signature]*  
.....  
Building Official

B.C.B.C. 1.1.2.4 Responsibility of Owner

1) Neither the granting of a building permit nor the approval of the relevant drawings and specifications nor inspections made by the Authority Having Jurisdiction shall in any way relieve the owner of such building from full responsibility for carrying out the work or having the work carried out in full accordance with the requirements of the British Columbia Building Code.

THE CORPORATION OF THE CITY OF WHITE ROCK  
**INSPECTION INFORMATION**

MAX. PERMITTED HEIGHT:                      EL.: **90.27 m**                      ANGLE OF CONTAINMENT:                      EL.: **N/A m**

HEIGHT: .....

BOARD OF VARIANCE APPROVED:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
TREE PROTECTION AREA:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
STRUCTURAL ENGINEER ON PROJECT:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
GEOTECHNICAL ENGINEER ON PROJECT:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
FORM SURVEY PLAN RECEIVED:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
REGISTERED SUITE APPROVED:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

Project Value:	Permit Fee:	Microfiche Fee:	Inspection fee:	Square Footage:	Total:
\$1,022,000.00	\$8492.00	\$50.00	\$	7,120.00 S.F.	\$8,542.00

**REMARKS:**

**All construction to comply with the 2012 BC Building Code.**  
 This property fall within the Tree Management Permit Area.

*The review of these plans shall not in any way relieve the owner of any building or structure from full responsibility for carrying out the work or having the work carried out in accordance with the requirements of all the applicable by-laws of the Corporation of the City of White Rock.*

OCCUPANCY / FINAL GRANTED:  .....

Date: June 3/16



THE CORPORATION OF THE CITY OF WHITE ROCK

PLANNING AND DEVELOPMENT SERVICES  
15322 Buena Vista Avenue, White Rock, B.C. V4B 1Y6

City Hall,  
White Rock, B.C.  
Tel: 604-541-2136  
Fax: 604-541-2153

# Inspection Report

NAME: Blue Star PERMIT No.: 14.150  
 ADDRESS: 14430 Mann Park Cres SHEET No: \_\_\_\_\_  
 TYPE OF INSPECTION: Final DATE: June 3/16  
 AREA OF INSPECTION: SFD + Suite

*Building Occupancy + Final*

*Approved*

SIGNATURE: \_\_\_\_\_

INSPECTOR

DATE: \_\_\_\_\_

Please sign this form when the work is completed and return to the above department.

**B.C. LAND SURVEYORS CERTIFICATE OF LOCATION  
SHOWING CONSTRUCTED FORMS ON LOT 24  
SECTION 10 TOWNSHIP 1  
NWD PLAN 16390**

PID : 001-113-381

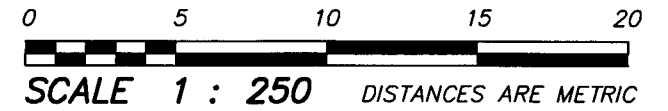
**CIVIC ADDRESS :**

14430 - MANN PARK CRESCENT  
WHITE ROCK, B.C.

23  
PLAN 16390

24  
PLAN 16390  
CURB WALL  
ELEV. = 80.41  
**FORMS**

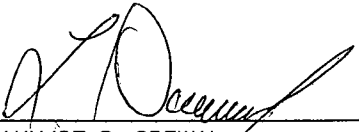
25  
PLAN 16390



Lot dimensions and clearances according to Field Survey.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This documents shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 6th DAY OF MARCH, 2015.

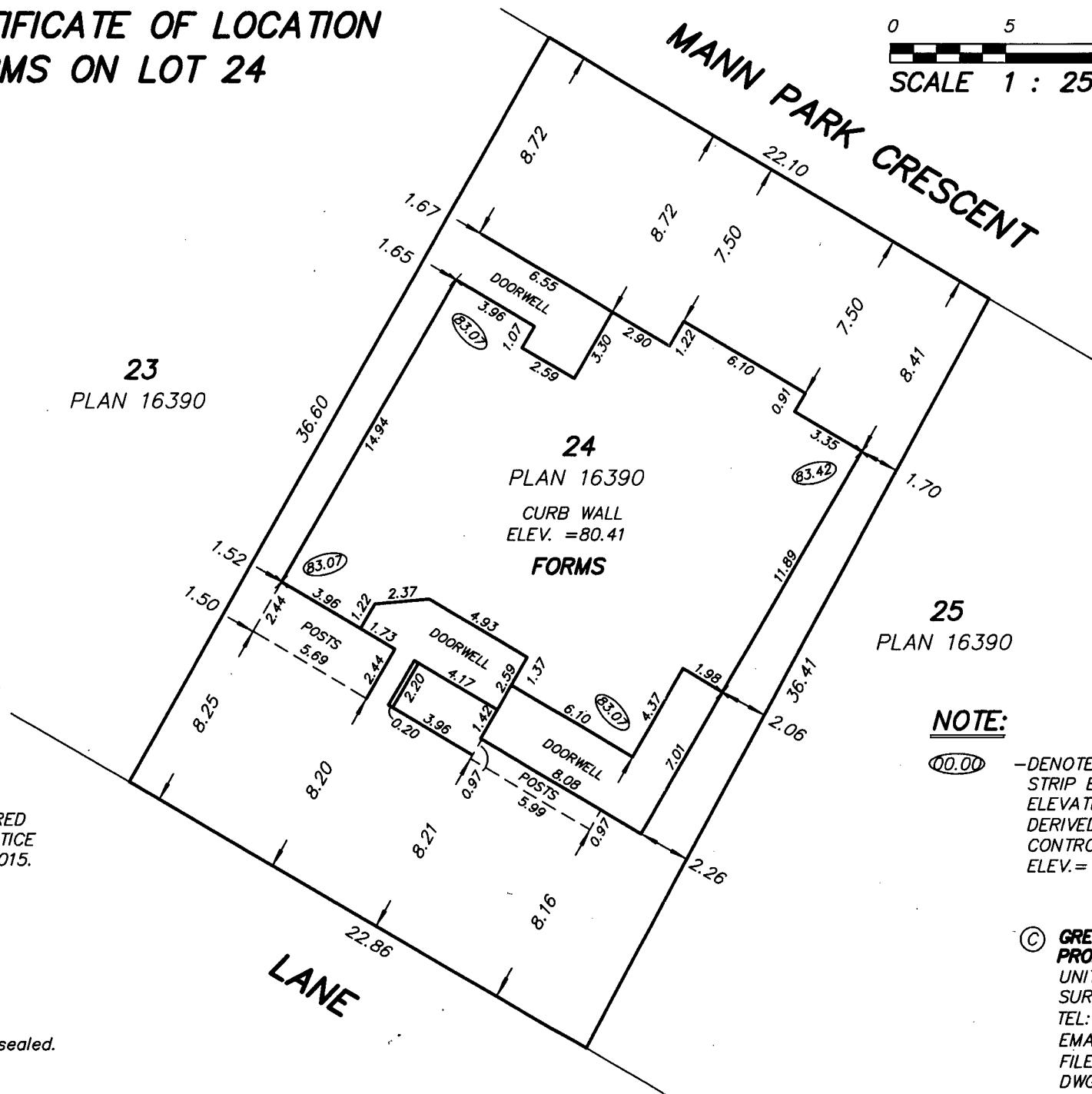
  
LAKHJOT S. GREWAL B.C.L.S.

This document is not valid unless originally signed and sealed.  
NOT SUITABLE FOR MORTGAGE PURPOSES

**NOTE:**

00.00 -DENOTES POUR STRIP ELEVATION (TYPICAL) ELEVATIONS ARE GEODETIC (2005) DERIVED FROM CITY OF WHITE ROCK CONTROL MONUMENT No. 88H3910 ELEV.= 79.622m

© GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 1409-040  
DWG : 1409-040 CE





**Corporation of the City of White Rock - Public Works Department**

**BUILDING PERMIT #14-150**

Address: **14430 Mann Park Crescent** Applicant: **S.22**  
 Legal Description: **Lot 24, Plan 16390, Section 10, Township 1, New Westminster Land District**  
 Owner's Name: **Blue Star Homes Ltd** Phone #: **S.22**  
**6815 Kilburn Place**  
**Surrey, BC V3W 6H5**

Date Filed: \_\_\_\_\_ Date Paid: \_\_\_\_\_  
 Date Installed: \_\_\_\_\_

**Sanitary Sewer Service**

\*Depth and Location are approximate and to be used as a guide only

Existing Location: **9' West of SE PL**  
 Approximate Depth: **3'**  
 Main Extension Required: Yes  No

Remarks:

**NOTE: Service Connection Fees are taken as a deposit only and may be subject to additional charges as per the City of White Rock's Sewer Connection Bylaw No. 396 As well as confirmation by the City of White Rock's Public Works Department.**

Cap-Off Fee	(\$150.00 if not collected at time of Demo Permit	\$150.00
Connection Fee	(\$3,000.00)	\$3,000.00
Inspection Fee	(\$150.00)	\$150.00
Total Cost for Sanitary Connection	<b>Paid at Demo</b>	<b>\$3,300.00</b>

**Storm Sewer Service**

\*Depth and Location are approximate and to be used as a guide only

Proposed Location: **100mm PVC service 1.0m from the lowest property corner or to be determined at time of installation**  
 Approximate Depth: **To be determined during installation**  
 Main Extension Required: Yes  No

Remarks:

**NOTE: Service Connection Fees are taken as a deposit only and may be subject to additional charges as per the City of White Rock's Sewer Connection Bylaw No. 396 As well as confirmation by the City of White Rock's Public Works Department.**

*If a gravity storm sewer connection cannot be established a restrictive covenant will need to be registered on the title of the property at the Land Title Office, identifying that the lot cannot be drained by gravity and must be serviced by a privately owned pump. The registered owner of the lot will be responsible for maintaining the pump system.*

Cap-Off Fee	(\$150.00 if not collected at time of Demo Permit	150.00
Connection Fee	(\$3,000.00)	\$3,000.00
Inspection Fee	(\$150.00)	\$150.00
Total Cost for Storm Connection	<b>Paid at Demo</b>	<b>\$3,300.00</b>

**Total Cost For Storm & Sanitary Services \$6,600.00**

**General Requirements**

- IF THE ABOVE LOCATION OF THE NEW SERVICE IS NOT WHERE THE OWNER / BUILDER WOULD LIKE THEY MUST REQUEST A NEW LOCATION THROUGH PUBLIC WORKS AND AN ADDITIONAL FEE WILL BE REQUIRED
- Owner / Builder must expose existing sanitary service at the property line for Cap-Off by Public Works Foreman. Failure to do so will result in denial for request of a Building Permit.
- All work must conform to the Corporation of the City of White Rock Standards and Specifications
- All inspections on private property to be carried out by the City's Building Department
- The owner / builder is responsible for maintaining and lowering the Inspection Chamber to no lower than finished grade. Any replacement / repairs to the Inspection Chamber must be done by the City and the costs will be charged to the owner.
- All services will be installed at the lowest possible elevation, however, the City is not responsible for providing a gravity service. It is the owner's / builder's responsibility to connect at that elevation at property line whether by gravity or sump pump.
- The owner/builder is responsible to determine the minimum basement elevation of the works proposed, and is also responsible in determining if a restrictive covenant is required. MBE for gravity connections are determined to be 200mm above the existing grade of the road or the 100 year hydraulic grade line as determined by the owner/developer or their consultant.
- Notify Public Works Foreman (541-2181) **two weeks** prior to service installation to allow for scheduling of work

Date: **FEB 03 2015** Applicant's Signature: **Redaction S.22**