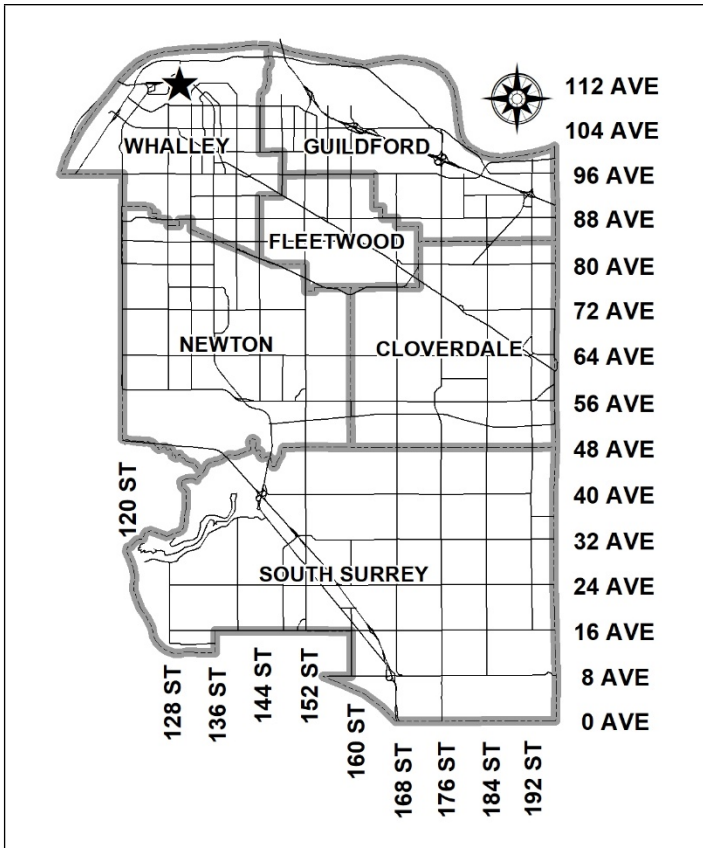


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7921-0104-00  
 Planning Report Date: January 30, 2023



**PROPOSAL:**

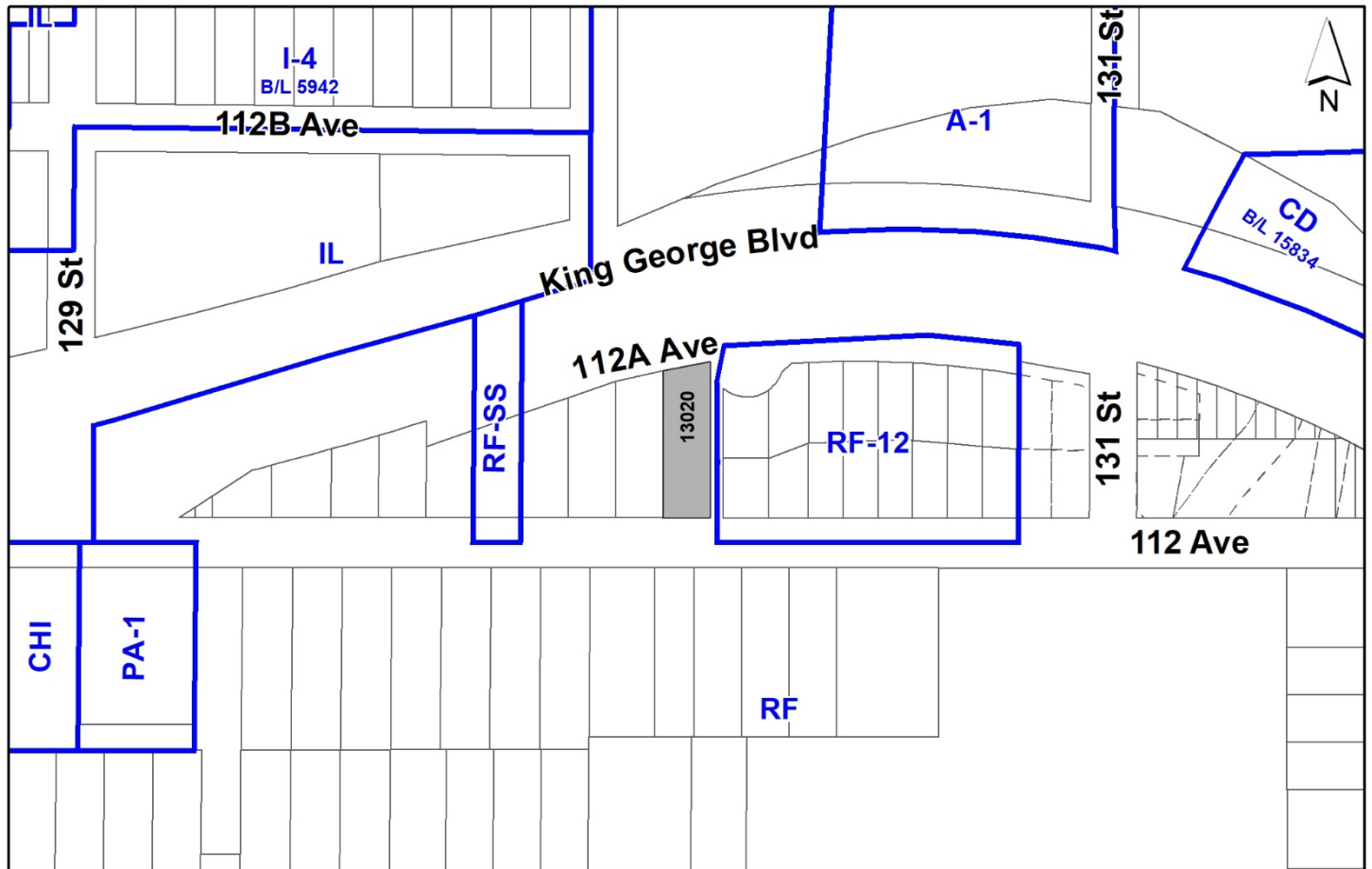
- Development Permit
- Development Variance Permit

To permit subdivision into two (2) single family lots.

**LOCATION:** 13020 - 112A Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

- Approval to draft Development Permit for Hazard Lands
- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is seeking to reduce the minimum lot depth of proposed Lot 2 from 28 metres to 25 metres, under the RF Zone, in order to accommodate subdivision into two (2) single family lots.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal is aligned with Official Community Plan (OCP) policies which support infill development that is appropriate in scale and density to the neighborhood context.
- Proposed Lots 1 and 2 exceed minimum lot width requirements of the RF Zone.
- The proposed lot depth reduction will not impact the quality of the streetscape as the affected lot line is an interior lot line opposite the fronting road 112 Avenue.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0104-00 for Hazard Lands (Steep Slopes) generally in accordance with the finalized geotechnical report.
2. Council approve Development Variance Permit No. 7921-0104-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres to 25 metres for proposed Lot 2.
3. Council instruct staff to resolve the following issues prior to issuance:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized Geotechnical Report to the satisfaction of City staff and registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the Geotechnical Site Assessment;
  - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning and Development Services;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on both proposed lots.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North (Across 112A Avenue and King George Boulevard):	Vacant city owned lot	Urban	RF
East:	Single family lots	Urban	RF-12
South (Across 112 Avenue):	Single family lots	Urban	RF
West:	Single family lots	Urban	RF and RF-SS

### Context & Background

- The 1,066 square metre subject site is located at 13020 – 112A Avenue in Whalley. The subject lot is approximately 18.3 metres wide and varies in depth from 56 to 60 metres.
- The subject site is designated “Urban” in the Official Community Plan (OCP).
- The surrounding neighbourhood is characterized by RF, RF-12, RF-13 and RF-SS single family residential lots.
- The SkyTrain guideway is located to the immediate north, within the King George Boulevard right-of-way. The site is approximately mid-point between the Scott Road and the Gateway SkyTrain stations.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to subdivide the subject property into two lots under the existing RF Zone.
- A Development Permit is required for Hazard Lands (Steep Slopes) (See Hazard Lands Development Permit Requirements Section).
- A Development Variance Permit is also requested in order to reduce the minimum lot depth of the northern proposed Lot 2 under the existing RF Zone in order to facilitate subdivision into two (2) single family lots (See By-law Variance Section).

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.106 hectares
Road Dedication:	N/A
Undevelopable Area:	N/A
Net Site Area:	0.106 hectares
<b>Number of Lots:</b>	1
<b>Unit Density:</b>	18.7 units per hectare
<b>Range of Lot Sizes</b>	504 square metres – 560 square metres
<b>Range of Lot Widths</b>	18.2 metres – 18.5 metres
<b>Range of Lot Depths</b>	25.8 metres to 30.7 metres

### Referrals

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix II.
Parks, Recreation & Culture:	<p>Parks have some concerns about potential impact to City owned trees. Unexpected tree removal or removal due to development/construction impacts will require 2:1 replacement trees or compensation into the Green City Program in accordance with the City's Tree Protection By-law.</p> <p>The closest active park/playground is Poplar Park Playground and is 183 metres away, and the closest active natural area is Poplar Park and is 88 metres away.</p>
TransLink:	The proposed development must meet TransLink's Guideway Clearance Requirements for SkyTrain.

### Transportation Considerations

- The applicant will be required to dedicate a 1.0 metre x 1.0 metre corner cut at 112A Avenue.
- The proposed lots will be located approximately 307 metres east of the closest bus stop at the intersection of 112 Avenue and 128A Street.
- Proposed Lot 1 will have a driveway access directly from 112 Avenue fronting the subject site.
- Proposed Lot 2 will have a driveway access from the proposed east/west road network at the rear of the subject site along 112A Avenue.

### Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

**POLICY & BY-LAW CONSIDERATIONS**

**Regional Growth Strategy**

- The site is designated "General Urban" in the Regional Growth Strategy (RGS).
- General Urban Areas are intended for residential neighborhoods.
- The proposed single-family residential development complies with the RGS designation for the site.

**Official Community Plan**

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).
- The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:
  - A3.5 – Support infill development that is appropriate in scale and density to its neighborhood context that uses compatible design to reinforce neighborhood character.

*The proposed RF lots are compatible with other RF-sized lots to the immediate west.*

**Zoning By-law**

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)".

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Lot Size (RF Zone)</b>		
<b>Lot 1</b>		
Lot Size:	560 square metres	560 square metres
Lot Width:	15 metres	18.2 metres
Lot Depth:	28 metres	30.7 metres
<b>Lot 2</b>		
Lot Size:	560 square metres	504 square metres
Lot Width:	15 metres	18.2 – 18.5 metres
Lot Depth:	28 metres	25.8 – 29.6 metres*
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>

RF Zone (Part 16)	Permitted and/or Required	Proposed
Number of Spaces	3	3

\* Variance requested (see By-law Variances Section).

#### Lot Depth Variance

- The applicant is requesting the following variance:
  - to reduce the minimum lot depth of the RF Zone from 28 metres to 25 metres for proposed Lot 2.
- Proposed Lot 2 exceeds the minimum lot width requirements of the RF Zone.
- The proposed lot depth reduction will not impact the quality of the streetscape as the affected lot line is an interior lot line opposite the fronting road 112 Avenue.
- Approval of a lot depth variance allows for the subject site to subdivide into two single family lots, thus allowing for a continued development pattern from east to west along this stretch along 112 Avenue.
- Staff supports the requested variance to proceed for consideration.

#### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix III).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that these homes and newer developments surrounding the subject site can be used as context homes. These homes have various roof pitches ranging from 4:12 to 12:12 sloped roofs with one to two street facing feature projections. Roof surfaces are either shake profile concrete tiles or asphalt shingles and the cladding is primarily hardie, vinyl or stucco with stone or brick accents. The Design Consultant has proposed a set of building design guidelines that recommend preferred styles for this site which include "Modern", "West Coast Modern" and "Craftsman".
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated October 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000 per new lot.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

### **PUBLIC ENGAGEMENT**

- Development proposal signs for the proposed 2-lot subdivision were installed on the subject site on March 2, 2022. No phone calls, letters or emails were received from neighboring property owners.

### **DEVELOPMENT PERMITS**

#### **Hazard Lands (Steep Slope) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site is within 30 metres from the top of a slope. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject site is rectangular in shape with a site topography that gently slopes down from south to north. The onsite grades drop by approximately 3 metres across the property length, with fronting 112 Avenue approximately 1.5 metres higher than the site. The ground remains level for 11 metres beyond the site towards the north, which is followed by a slope gradient of approximately 71%.



- A geotechnical report, prepared by Tegbir S. Bajwa, *P. Eng.*, of Able Geotechnical Ltd., and dated December 4, 2022, was peer reviewed by Bryan Lur, *P. Eng.*, of Valley Geotechnical Engineering Services Ltd., and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including the enforcement of a geotechnical building setback of 11 metres, which also coincides with the north property line of the subject site. Given the alignment with the north property line, there are no restriction on in-ground pools, irrigation, sprinklers, or hot tubs.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

## TREES

- Terry Thale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Fig	1	1	0
<b>Coniferous Trees</b>			
Deodar Cedar	1	1	0
Grand Fir	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>6</b>	

<b>Contribution to the Green City Program</b>	<b>N/A</b>
---	------------

- The Arborist Assessment states that there are a total of 3 mature trees on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. The applicant is proposing 6 replacement trees, meeting City requirements.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	Building Design Guidelines Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7921-0104-00

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

EM/ar



**BENCHMARK & CONTROL**  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5405  
 ON THE C/A OF 112 AVE., DIRECTLY IN FRONT OF HOUSE #13054  
 ELEV. 37.430

**LEGAL DESCRIPTION OF PROPERTY**  
 LOT 9, SEC 9, BLK 5, NWD, PLAN 7193

PID #011-228-342

ENGINEERING LEGEND	
PROPOSED	EXISTING
CURB & GUTTER	///
PAVEMENT	///
SIDEWALK (ASPHALT)	///
SIDEWALK (CONCRETE)	///
ELEVATION	66.23
STORM SEWER	—S—S—
BUILDERS SWALE	—S—S—
CONTRACTORS SWALE	—S—S—
DITCH	—S—S—
SANITARY SEWER	—S—S—
WATERMAIN	—W—W—
ORNAMENTAL STREETLIGHT	—L—L—
GAS MAIN	—G—G—
UTILITY POLES	—P—P—
UTILITY POLES WITH DIP	—P—P—
UNDERGROUND HYDRO	—E—E—
UNDERGROUND TELEPHONE	—T—T—
UNDERGROUND HYDRO/TEL.	—H/T—H/T—
U/G HYDRO/TEL./CABLE	—H/T/C—H/T/C—
DISTRICT ENERGY LINES	—DE—DE—



**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

**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



BALJINDER SINGH MANN  
 7929 149 STREET, SURREY, BC

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 13020 112A AVENUE, SURREY, BC

Scale: 1:250	Mun. Proj. No. 7921-0104-00	Dwg. No. A
Drawn: EK	Mun. Dwg. No.	
Designed: JK	Job No. 18-3645	Of
P.W. P.U.	Date APR/2021	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number

112102013 24451949 14836303 01117022 23727019

## INTER-OFFICE MEMO

---

TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **June 20, 2022** PROJECT FILE: **7821-0104-00**

---

RE: **Engineering Requirements  
Location: 13020 112A Ave**

**SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 1.0m x 1.0m corner cut at 112A Ave entrance.

***Works and Services***

- Construct the north side of 112 Ave.
- Construct the south side of 112A Ave
- Construct concrete driveway letdown.
- Construct 300mm drainage main along the lane.
- Provide on-site mitigation features as determined through detailed design.
- Provide storm, sanitary and water service connections to each lot.

A Servicing Agreement is required prior to Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit/  
Development Variance Permit.



Jeff Pang, P.Eng.  
Development Services Manager

IJ

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-0104-00  
 Project Location: 13020 - 112A Avenue, Surrey, BC  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.**

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

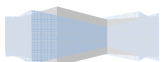
The area surrounding the subject property consists of a majority of homes that are craftsman and neo-traditional that are approximately 2-5 years old. All the homes in the neighborhood could be used as context plans.

Homes in the neighborhood include the following:

- The homes and newer developments surrounding the property are a mixture of styles from modern to west coast modern and craftsman homes. These homes have various roof pitches from 4:12 to 12:12 sloped roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily hardi, vinyl or stucco with stone or brick accents. All the homes in the neighborhood can be used as context homes.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are modern and west coast modern and craftsman.
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: the newer homes are mostly neo-traditional context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.



- 7) Roof pitch is a minimum of 4:12 to a maximum of 12:12 for the newer context homes.

**Dwelling Types/Locations:** 2 or 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in hardi siding or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include craftsman style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels.

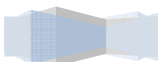
**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** No basement entry homes.

**Exterior Materials:** Vinyl, Stucco, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

**Roof Pitch:** Minimum roof pitch could be 4:12 and maximum of 12:12.



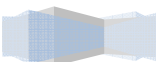
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front with maximum height of 8'0".
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
– 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: May 3, 2021

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

\_\_\_\_\_  
Date: May 3, 2021



# Tree Preservation Summary

Surrey Project No: 7921-0104-00

Address: 13020 112A Avenue

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani PN9275A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	21	<b>Protected Trees Identified</b>	0
<b>Protected Trees to be Removed</b>	4	<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	17	<b>Protected Trees to be Retained</b>	0
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	8	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0
- All other species to be removed (2:1) 4 X two (2) = 8		- All other species to be removed (2:1) 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	6	<b>Replacement Trees Proposed</b>	-
<b>Replacement Trees in Deficit</b>	2	<b>Replacement Trees in Deficit</b>	-
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		

\*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

January 24, 2023

Date



**Tree Plan for Development at  
13020 112A Avenue, Surrey**


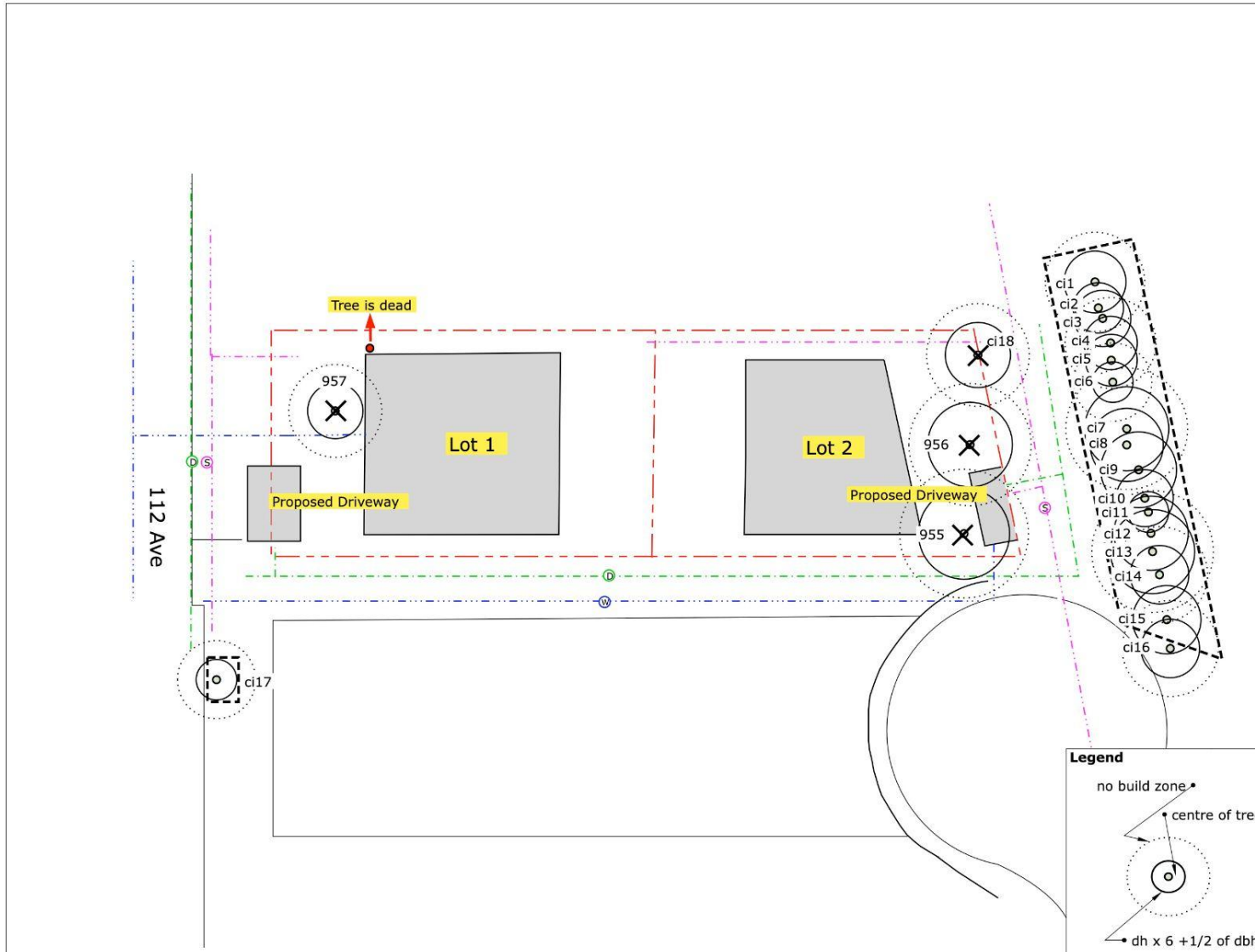
**Date: January 24, 2023**

**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
955	Deodar Cedar	56	3.36
956	Grand Fir	52	3.12
957	Fig	34	2.04
ci1	Lodgepole Pine	38	2.28
ci2	Lodgepole Pine	31	1.86
ci3	Lodgepole Pine	35	2.10
ci4	Lodgepole Pine	33	1.98
ci5	Lodgepole Pine	32	1.92
ci6	Lodgepole Pine	25	1.50
ci7	Lodgepole Pine	52	3.12
ci8	Lodgepole Pine	45	2.70
ci9	Lodgepole Pine	47	2.82
ci10	Lodgepole Pine	35	2.10
ci11	Lodgepole Pine	25	1.50
ci12	Lodgepole Pine	46	2.76
ci13	Lodgepole Pine	52	3.12
ci14	Lodgepole Pine	36	2.16
ci15	Lodgepole Pine	42	2.52
ci16	Lodgepole Pine	36	2.16
ci17	Paperbark Maple	7	1.50
ci18	Sawara Cypress	40	2.40

**Legend**

- no build zone
- centre of tree
- dh x 6 + 1/2 of dbh
- N
- x = remove tree
- tree barrier!

**LOCATION OF REPLACEMENT TREES:**


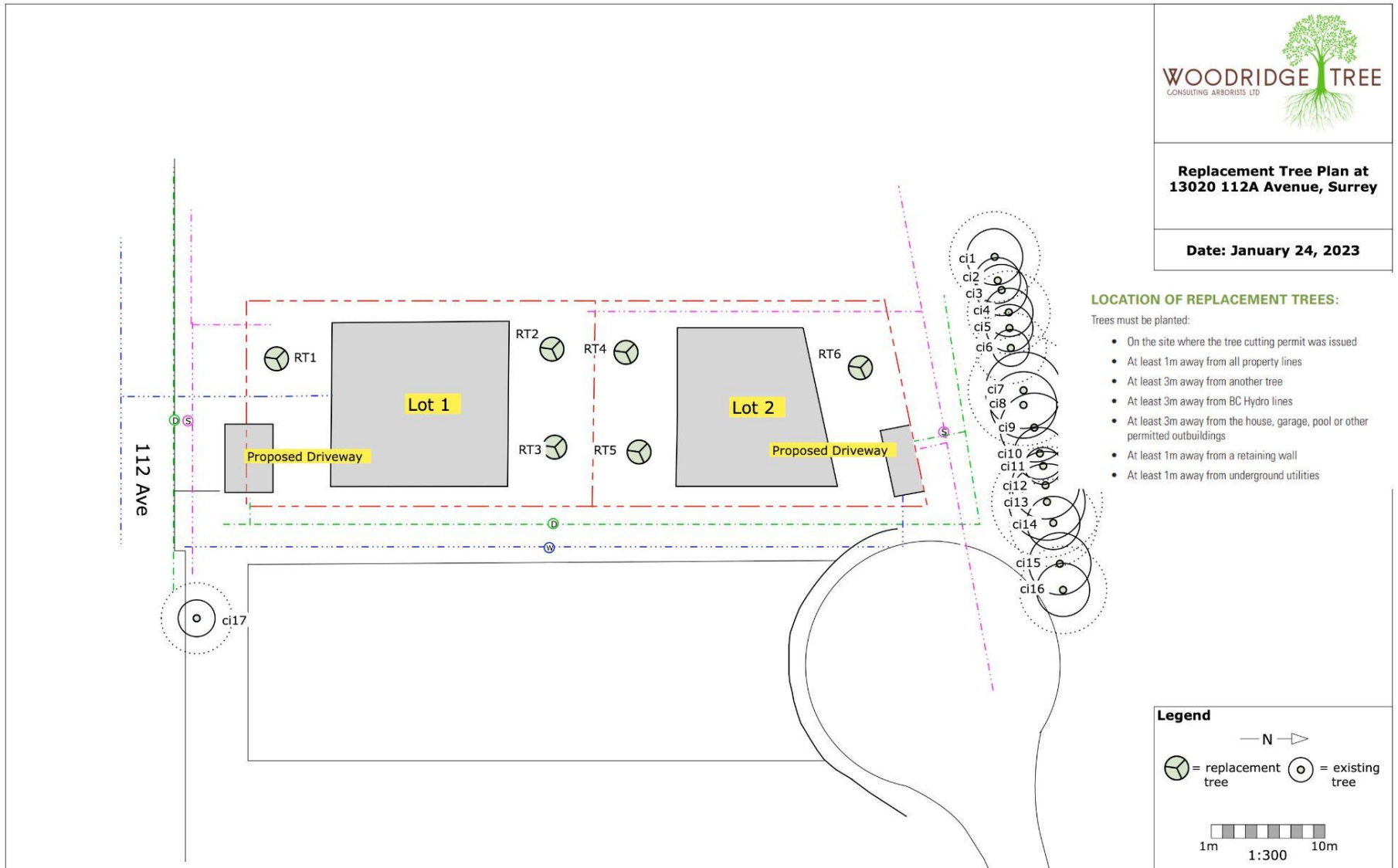
Trees must be planted:

- On the site where the tree cutting permit was issued
- At least 1m away from all property lines
- At least 3m away from another tree
- At least 3m away from BC Hydro lines
- At least 3m away from the house, garage, pool or other permitted outbuildings
- At least 1m away from a retaining wall
- At least 1m away from underground utilities

**Legend**

— N —>

⊗ = replacement tree    ⊙ = existing tree

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7921-0104-00

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: 011-228-342

Lot 9 Section 9 Block 5 North Range 2 West New Westminster District Plan 7193  
13020 - 112A Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K of Part 16 "Single Family Residential Zone (RF)", the minimum lot depth is reduced from 28 metres to 25 metres for proposed Lot 2.
  
5. 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Brenda Locke

---

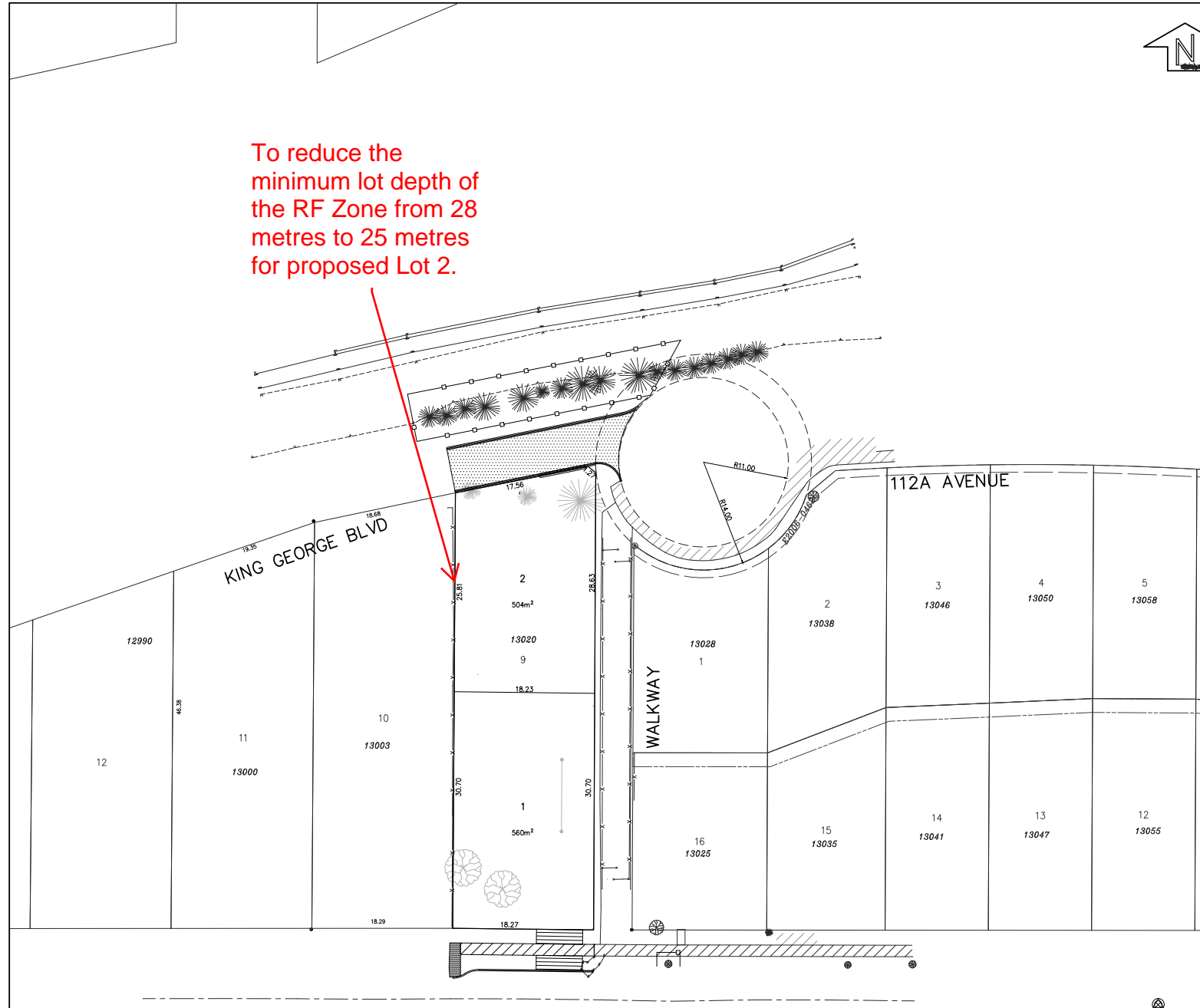
City Clerk – Jennifer Ficocelli



BENCHMARK & CONTROL  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5405  
 ON THE C/A OF 112 AVE., DIRECTLY IN FRONT OF HOUSE #13054  
 ELEV. 37.430  
 LEGAL DESCRIPTION OF PROPERTY  
 LOT 9, SEC 9, BLK 5, NWD, PLAN 7193  
 PID #011-228-342

ENGINEERING LEGEND	PROPOSED	EXISTING
CURB & GUTTER		
PAVEMENT		
SIDEWALK (ASPHALT)		
SIDEWALK (CONCRETE)		
ELEVATION	65.50	66.23
STORM SEWER		
BUILDERS SWALE		
CONTRACTORS SWALE		
DITCH		
SANITARY SEWER		
WATERMAIN		
ORNAMENTAL STREETLIGHT		
GAS MAIN		
UTILITY POLES		
UTILITY POLES WITH DIP		
UNDERGROUND HYDRO		
UNDERGROUND TELEPHONE		
UNDERGROUND HYDRO/TEL.		
U/G HYDRO/TEL./CABLE		
DISTRICT ENERGY LINES		

To reduce the minimum lot depth of the RF Zone from 28 metres to 25 metres for proposed Lot 2.



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

**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



BALJINDER SINGH MANN  
 7929 149 STREET, SURREY, BC  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 13020 112A AVENUE, SURREY, BC

Scale: 1:250	Mun. Proj. No. 7921-0104-00	Dwg. No. A
Drawn: EK	Mun. Dwg. No.	
Designed: JK	Job No. 18-3645	Of
P.W. P.U.	Date APR/2021	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number

112102013 24451949 148363036 011170202 2 1317419