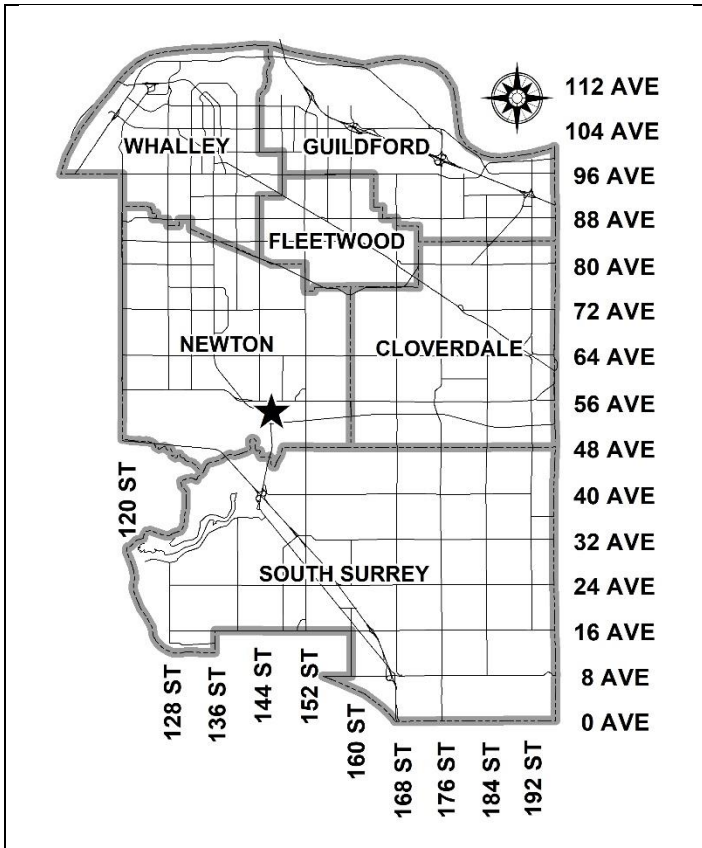


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0274-00

Planning Report Date: December 12, 2022



**PROPOSAL:**

- **NCP Amendment** to redesignate the site from Suburban Residential ½ Acre to Suburban Residential ¼ Acre
- **Rezoning** from RH to RQ

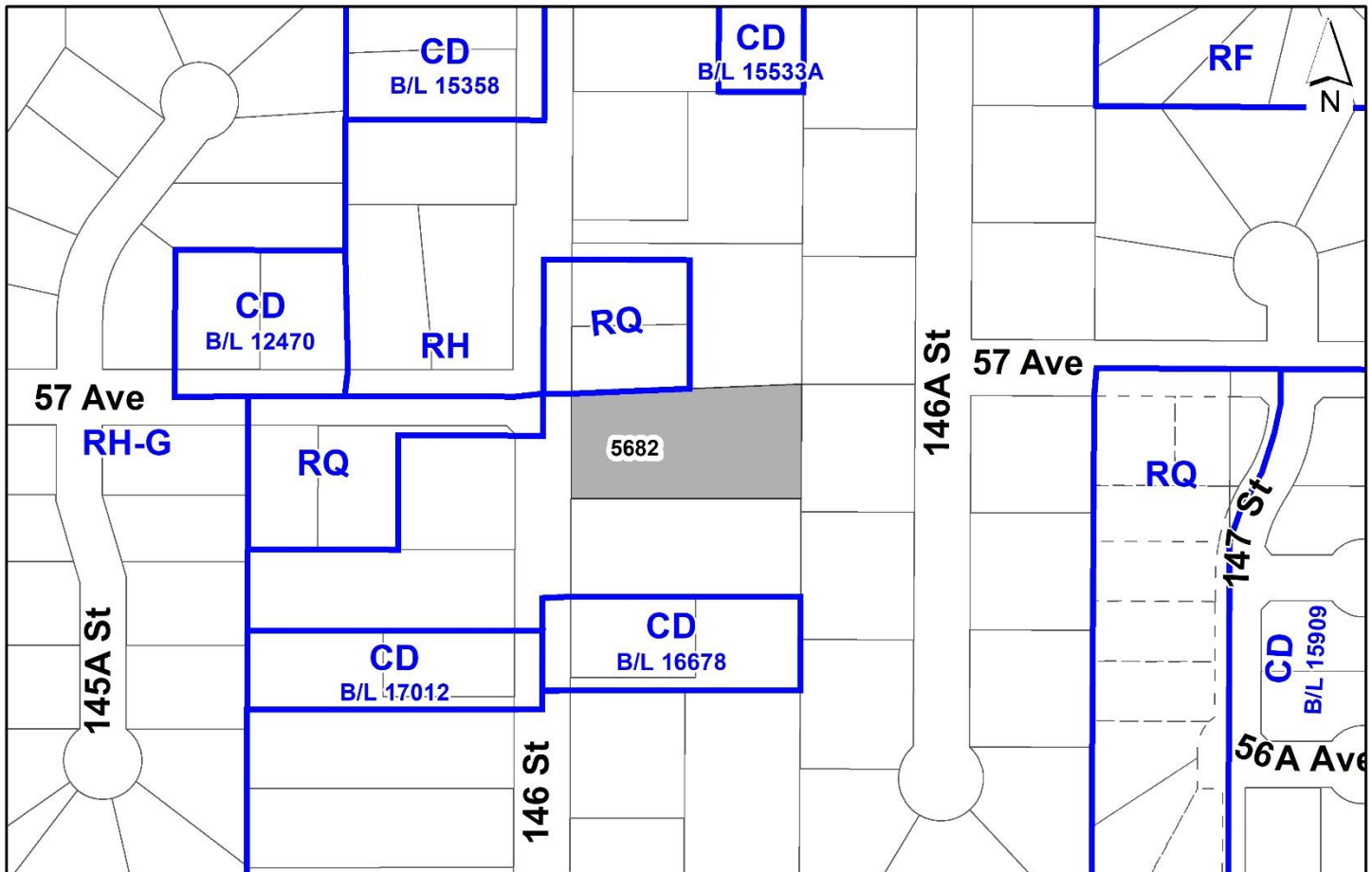
to allow subdivision into two (2) single-family residential lots.

**LOCATION:** 5682 - 146 St

**ZONING:** RH

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Suburban Residential ½ Acre



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is seeking an amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed “Suburban Residential ¼ Acre” land use designation and “Quarter Acre Residential Zone (RQ)” are appropriate for suburban infill development within the neighbourhood.
- The proposal emulates the pattern of development that has occurred within the neighbourhood over the past eighteen (18) years. The surrounding area has a variety of lot sizes and panhandle lot configurations, creating a non-uniform suburban streetscape in this neighbourhood.
- The proposed lots exceed the minimum requirements of the “Quarter Acre Residential Zone (RQ)”.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
  - (g) 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 & Development Services.
3. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre" when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban Residential ½ Acre	RH
North:	Single Family Dwelling (Panhandle Parcel)	Suburban Residential ¼ Acre	RQ
East:	Single Family Dwelling	Suburban Residential ½ Acre	RH
South:	Single Family Dwellings	Suburban Residential ½ Acre	RH
West (Across 146 St):	Single Family Dwelling	Suburban Residential ½ Acre	RH

## Context & Background

- The subject site is approximately 3,270 square metres in area.
- The subject site is designated “Urban” under the Official Community Plan (OCP), “Suburban Residential ½ Acre” under the South Newton Neighbourhood Concept Plan (NCP) and is zoned “Half-Acre Residential Zone (RH)”.
- The surrounding area has a variety of lot sizes and panhandle lot configurations, which have created a non-uniform suburban streetscape in the neighbourhood.
- Lots designated “Suburban Residential ¼ Acre” and zoned “Quarter Acre Residential Zone (RQ)” were introduced in this neighbourhood under Development Application No. 7918-0167-00 (abutting to the north). Since then, Development Application Nos. 7919-0174-00 (located to the west) and 7920-0145-00 (located to the east) have redesignated properties within the area from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”.
- Development Application No. 7921-0202-00 abutting to the south is also being presented at the December 12, 2022 Regular Council – Land Use Meeting. Development Application No. 7921-0202-00 is comprised of a similar proposal, consisting of a South Newton Neighbourhood Concept Plan (NCP) Amendment from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”, rezoning the subject site from “Half-Acre Residential Zone (RH)” to “Quarter Acre Residential Zone (RQ)”, and subdividing the existing property into one (1) typical lot and one (1) panhandle lot.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone the subject site from “Half-Acre Residential Zone (RH)” to “Quarter Acre Residential Zone (RQ)” in order to subdivide the property into one (1) typical lot and one (1) panhandle residential lot.
- The applicant proposes an Amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the subject site from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	3,270 square metres (0.327 hectares)
Net Site Area:	3,270 square metres (0.327 hectares)
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	6.11 units/hectare
<b>Range of Lot Sizes</b>	1,490 – 1,780 square metres
<b>Range of Lot Widths</b>	33.3 – 35.1 metres
<b>Range of Lot Depths</b>	39.18 – 43.57 metres

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	The School District has advised that there will be approximately two (2) school-age children generated by this development, of which the School District has provided the following expected student enrollment.  1 Elementary student at Cambridge Elementary School 1 Secondary student at Sullivan Heights Secondary School  (Appendix III)  The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2023.
Parks, Recreation & Culture:	Goldstone is the closest active park with amenities including, a playground and sports fields, and is 230 metres walking distance from the development. 73C Greenbelt is the closest park with natural area and is 275 metres walking distance from the development.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the <i>Transportation Act</i> .

## Transportation Considerations

- The applicant is to register a 0.5 metre wide statutory right of way at the property line adjacent to 146 Street (local road).
- The applicant is proposing to subdivide the property using a panhandle configuration. The panhandle lot is proposed to be developed at the rear (east) portion of the existing property and accessed by a 4.5 metre panhandle driveway on the southern portion of the existing property. The proposed panhandle meets City requirements.
- The applicant is to construct the east side of 146 Street with 5.25 metre pavement from the centre line, barrier curb and gutter, boulevard with street lighting and trees, and a 1.5 metre sidewalk at the property line adjacent to 146 Street
- The applicant is to construct a driveway with concrete letdown from 146 Street. The letdown location must be 9 metres away from intersections or aligned with the intersections.

## 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 proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy.

### Official Community Plan

#### Land Use Designation

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP).

#### Themes/Policies

- A3.1: Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to the Town Centres, neighbourhood centres and transit corridors, in order to support significant transportation improvements, utilize existing infrastructure and implement improvements to the public realm.

*(The proposed development provides an appropriate interface with surrounding suburban lots, which includes Half Acre Zoned lots and some smaller Quarter Acre Zoned lots. The proposed development is near the Panorama Village neighbourhood centre at the intersection of 152 Street and Highway 10 (56 Avenue).)*

- A3.3 Require redevelopment and infill development to contribute to the neighbourhood character and walkability and to enhance the public open spaces and greenspaces within existing neighbourhoods.

*(The proposed development will include construction of the east side of 146 Street, completing the road surface as well as a 1.5 metre sidewalk and boulevard with street lighting and trees.)*

- A3.5: Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

*(The applicant has provided a Building Scheme and Design guidelines for the proposed development based on a Character Study evaluating the form and character of the residential neighbourhood surrounding the subject site.)*

### Secondary Plans

#### Land Use Designation

- 5682 – 146 Street is designated “Suburban Residential ½ Acre” in the South Newton Neighbourhood Concept Plan (NCP).

### Amendment Rationale

- The applicant proposes an NCP amendment to redesignate 5682 – 146 Street from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”.
- The South Newton NCP was first approved by Council in May 1999. Through previous Development Application No. 7918-0167-00, Council passed a resolution to introduce the Suburban Residential ¼ Acre” land use designation to the South Newton NCP on July 22, 2019. Since then, Development Application Nos. 7919-0174-00 and 7920-0145-00 were approved for rezoning to "Quarter Acre Residential Zone (RQ)" and an amendment to the “Suburban Residential ¼ Acre” designation.
- The proposal provides an appropriate interface with surrounding suburban lots, which includes Half Acre zoned lots and some smaller Quarter Acre zoned lots. As noted above, similar applications within this neighbourhood have received support for an amendment from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre” within this neighbourhood.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

### Themes/Objectives

- The proposal is consistent with the following NCP goals and objectives:
  - Protecting development patterns and character of existing single family urban and suburban subdivisions in planning for future land uses;
  - providing a mix of housing densities and types to accommodate a range of needs; and
  - create pedestrian-friendly, walkable neighbourhoods.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)", streamside setbacks and parking requirements.

RQ Zone (Part 15C)	Permitted	Proposed
<b>Unit Density:</b>	10 dwelling units per hectare	6.92 units per hectare
<b>Lot Size</b>		
Lot Size:	930 square metres	1,490 – 1,780 square metres
Lot Width:	24 metres	33.3 – 35.1 metres
Lot Depth:	30 metres	39.18 – 43.57 metres

- The proposed lots exceed the minimum requirements of the “Quarter Acre Residential Zone (RQ)”.
- The panhandle configuration is the optimal layout in which the existing property can subdivide, due to the relatively short width and long depth of the existing property. City Staff had worked with the applicant to explore alternative subdivision configurations, and it was deemed that the panhandle configuration was the most feasible way in which the existing property could subdivide.
- There is precedence within the surrounding area that utilize the panhandle configuration. 5652 – 146 Street, 5640 – 146 Street, 5720 – 146 Street, 5730 – 146 Street, and 5780 – 146 Street all utilize the panhandle configuration.

#### Lot Grading and Building Scheme

- The applicant retained Angus J. Muir of AJ Muir Design 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.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated June 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 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for the Newton Community Area is \$15,000 per unit for single family lot.

#### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City’s Affordable Housing Strategy (Corporate Report No. Ro66; 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

- Pre-notification letters were sent on July 11, 2022 and the Development Proposal Signs were installed on July 08, 2022. Staff received no responses from neighbouring residents

## TREES

- Morgan Sullivan, ISA Certified Arborist of Diamond Head Consulting 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)			
Apple spp.	2	2	0
<b>Coniferous Trees</b>			
Douglas-Fir	11	0	11
Western Red Cedar	6	1	5
Colorado Blue Spruce	1	0	1
Spruce spp.	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>21</b>	<b>4</b>	<b>17</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>17</b>	
<b>Contribution to the Green City Program</b>		<b>\$4,400</b>	

- The Arborist Assessment states that there are a total of twenty-one (21) mature trees on the site and no Alder/Cottonwood trees. It was determined that seventeen (17) 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.
- City staff are currently working with the applicant to determine if it is possible to include additional replacement trees within the existing property. Given efforts for the proposed tree retention (17 trees), the application is being brought forward for consideration by Council. City staff will continue to work with the applicant to confirm if additional replacement trees may be proposed.
- 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 eight (8) replacement trees on the site. Since no replacement trees can be accommodated on the, the deficit of eight (8) replacement trees will require a cash-in-lieu payment of \$4,400, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, street trees will be planted along 146 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of seventeen (17) trees are proposed to be retained or replaced on the site with a contribution of \$4,400 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. NCP Amendment Plan

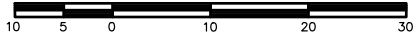
*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

JC/ar

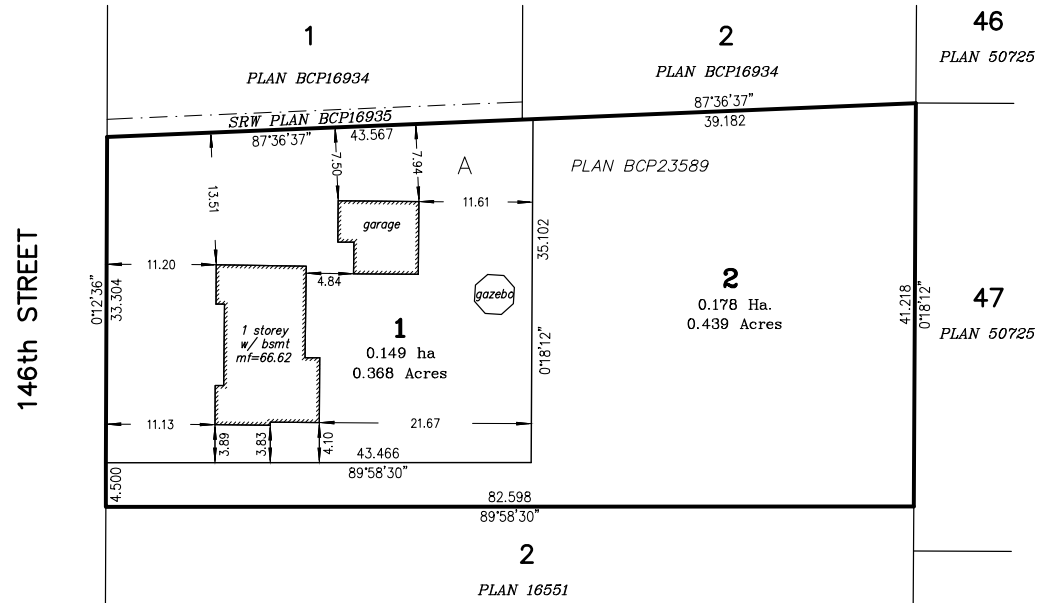
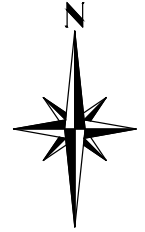
**PROPOSED SUBDIVISION PLAN OF LOT A,  
SECTION 10, TOWNSHIP 2, N.W.D. PLAN BCP23589.**

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS  
5682 146th STREET  
SURREY B.C.  
P.I.D.: 026-663-112



**NOTES:**

- 1) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared 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 reproduction, transmission or alteration to this document without consent of the signatory.

Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS1829\_PS1

Certified correct, completed on the 12th day of April, 2018.



## INTER-OFFICE MEMO

---

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

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

DATE: **December 05, 2022** PROJECT FILE: **7821-0274-00**

---

RE: **Engineering Requirements  
Location: 5682 146 St**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

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

- Register 0.5 m statutory right-of-way (SRW) along frontage road along 146 St.

***Works and Services***

- Construct the east side of 146 St to Local Road standard.
- Construct storm, sanitary, and water service connections to each lot.
- Construct storm main on 146 St.
- Construct water main extension on 146 St.
- Register all applicable legal documents and secure all necessary permits.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

TH



November 1, 2022

Planning

**School Enrolment Projections and Planning Update:**

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Cambridge Elementary along with Goldstone Park, Woodward Hill and Sullivan Elementary service the south Newton community. All schools work together to meet the in-catchment demand. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools catchments are contained within these barriers. As both 64th and King George serve as major arterial roads, catchments have been created to ensure families do not have to cross such major roadways for safety reasons.

As of September 2022, Cambridge elementary was operating 153%, there are 13 portables on site used for enrolling space. Though the school site is large enough to accommodate more portables in the future, actual enrolment is almost double of the capacity of the existing school. The neighbouring schools are in a similar situation.

Enrolment pressure will continue in this area for the next 10 years. To manage this long term demand, on June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in 2025 will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodward Hill and Cambridge. Consequently, in the District 2023/24 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a 410 capacity addition to McLeod Road School and run a dual stream program.

The 700 capacity addition at Sullivan Heights Secondary opened in September 2022.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0274 00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	1
Secondary Students:	1

**September 2022 Enrolment/School Capacity**

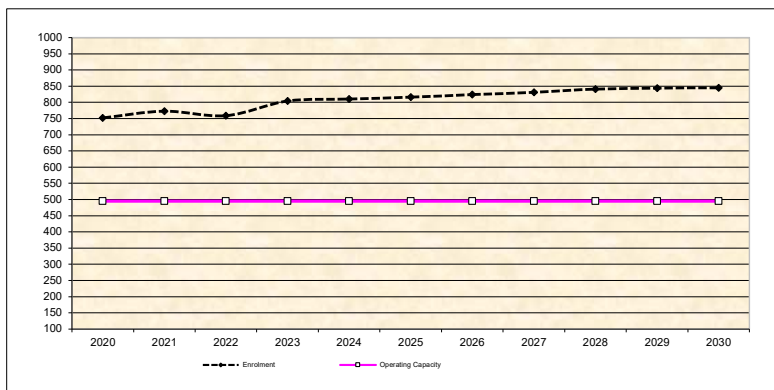
<b>Cambridge Elementary</b>	
Enrolment (K/1-7):	106 K + 653
Operating Capacity (K/1-7)	76 K + 419
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1759
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

<b>Projected population of school-age children for this development:</b>	4
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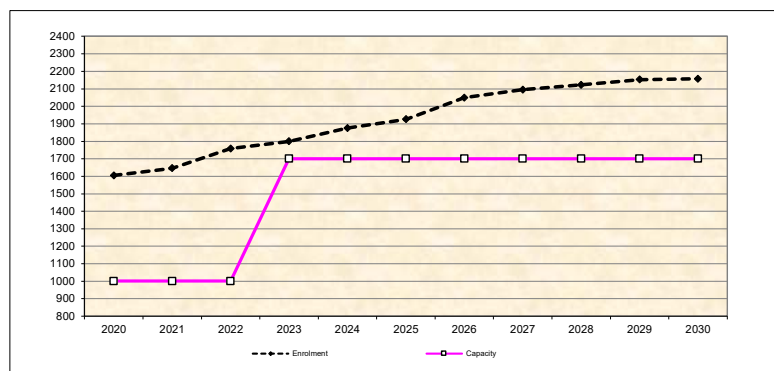
**Population:** The projected population of children aged 0-19 Impacted by the development.

**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**Cambridge Elementary**



**Sullivan Heights Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 5682 146 Street

Registered Arborist Morgan Sullivan (ON-2648A)

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>21</b>
<b>Protected Trees to be Removed</b>	<b>4</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>17</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 0	<b>8</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>8</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</b>

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

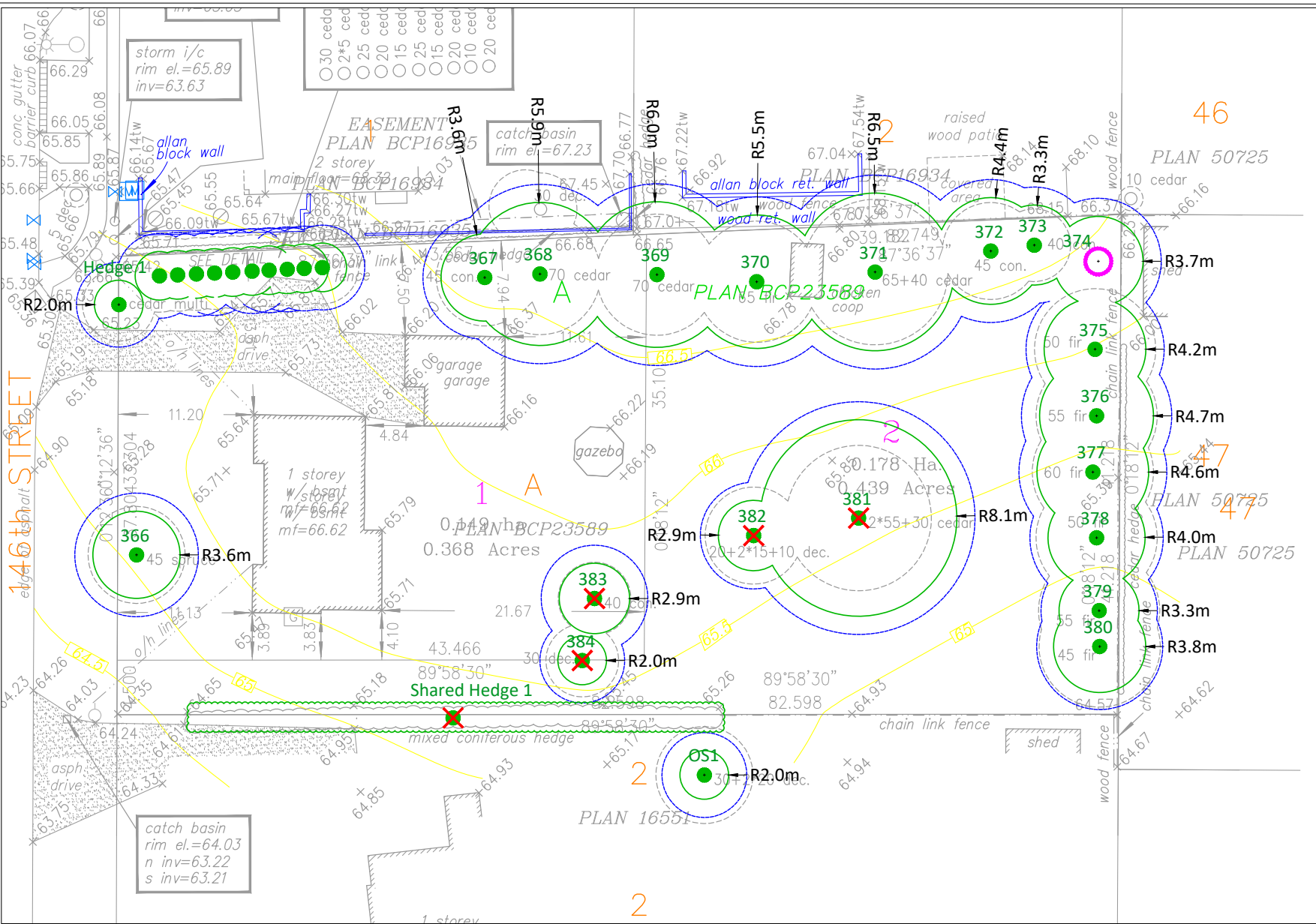
Summary, report and plan prepared and submitted by



Signature of Arborist

June 15, 2021

Date



- LEGEND**
- CRITICAL ROOT ZONE
  - NO-BUILD ZONE
  - TREE PROTECTION ZONE AND FENCING
  - SURVEYED TREE TO BE RETAINED
  - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
  - ✗ TREE TO BE REMOVED
- NOTES**

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

1. Base Survey by: Underwater Land Surveyors

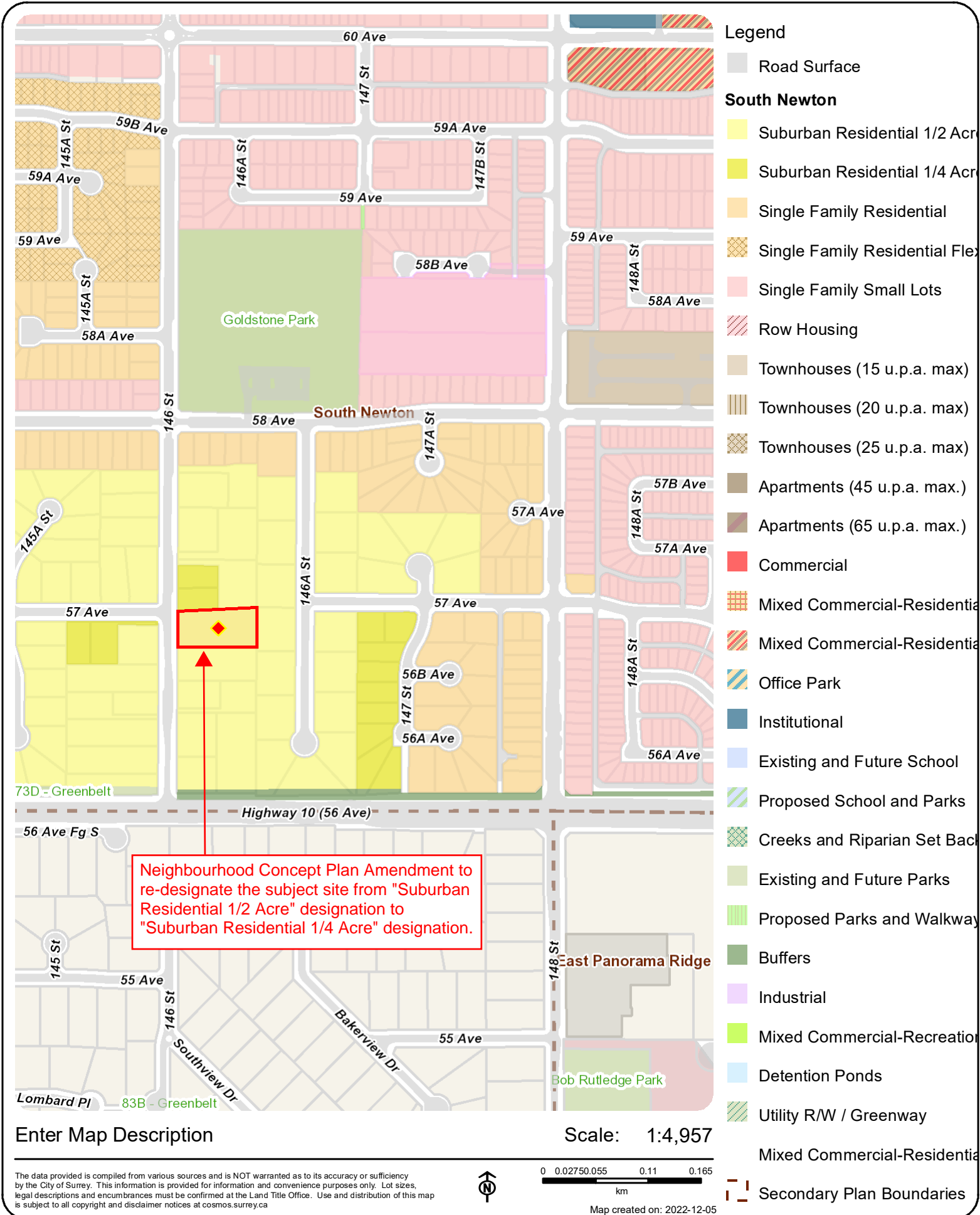


3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan  
Project address: 5682 146th Street  
Client: Peter Levarsky

Drawing No: 001  
Date: 2021/06/15  
Drawn by: MS  
Page Size: TABLOID 11"x17"

Page #  
1 of 1



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

