

PROPOSAL:

- **Rezoning** of a portion from A-2 to PA-2
- **Development Permit**

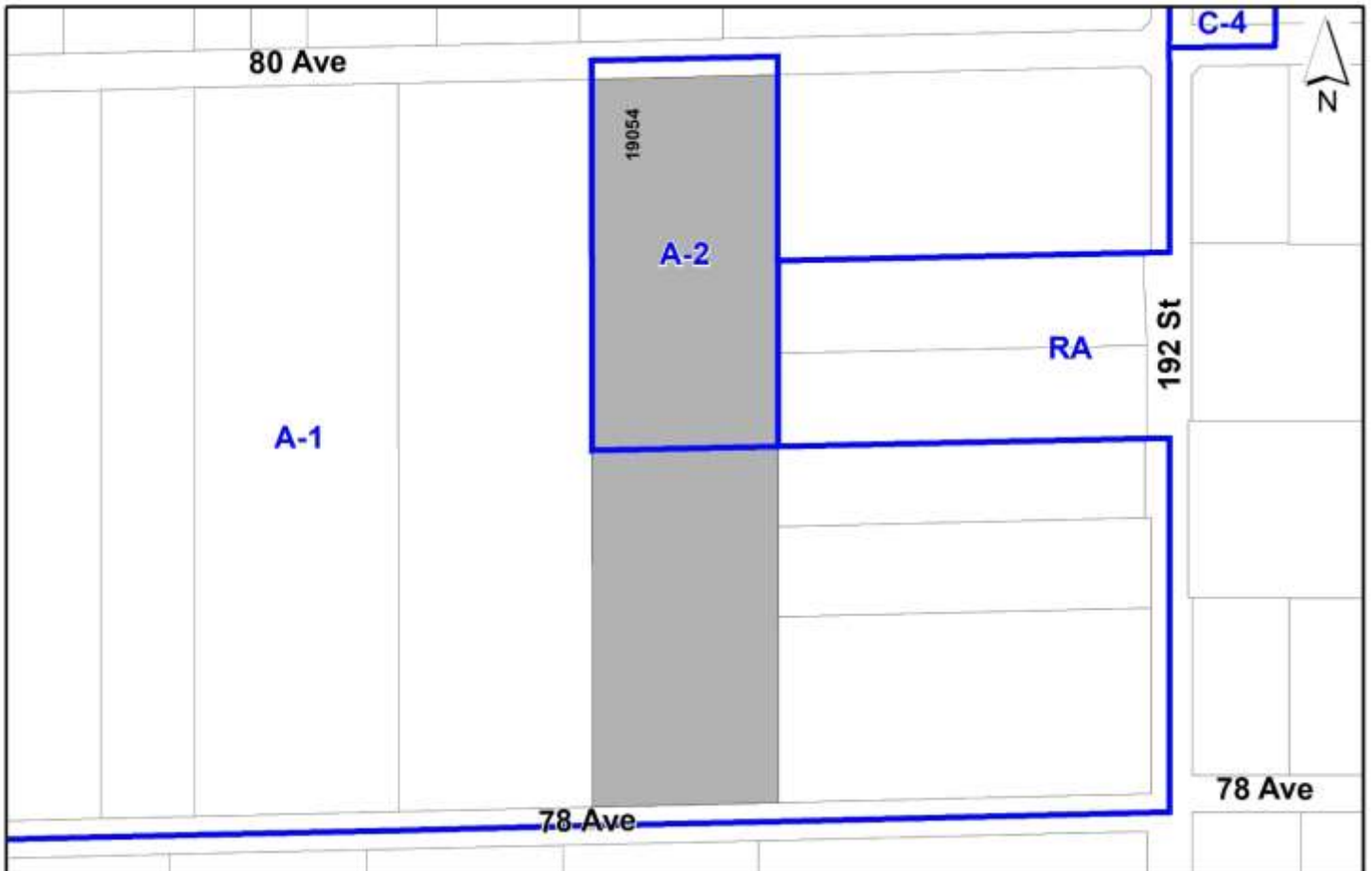
to permit the development of a future place of worship.

LOCATION: 19054 - 80 Avenue

ZONING: A-2

OCP DESIGNATION: Suburban - Urban Reserve

GLUP DESIGNATION: Existing Suburban, Creek Buffer and Pond



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning a portion of the site.
- Approval to draft Development Permit for Hazard Lands and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban - Urban Reserve designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas & Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The applicant has demonstrated that a place of worship with adequate parking can be constructed on the northern portion of the site, while still adhering to environmental setback requirements and respecting geotechnical site constraints. Institutional uses are not subject to a Development Permit for Form and Character and as such the attached design drawings are preliminary and likely will change once a user is identified. The ultimate design of the place of worship will be confirmed at Building Permit stage and will be required to comply with all Zoning By-law and BC Building Code regulations applicable at that time.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix IV) from "Intensive Agriculture Zone (A-2)" to "Assembly Hall 2 Zone (PA-2)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0035-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and Geotechnical Report.
3. 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 road dedication plan 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) demonstrate the feasibility of on-site fire protection compliant with BCBC and NFPA 13, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized and peer-reviewed Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (g) submission of a finalized and peer-reviewed Geotechnical Report to the satisfaction of City staff;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report; and
 - (k) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling on multi-acre site, bisected by South Latimer Creek.	Suburban - Urban Reserve	A-2 & A-1
North (across 80 Ave):	Single family dwelling on multi-acre sites.	Suburban - Urban Reserve	A-1
East:	Single family dwelling on multi-acre sites, with multiple watercourses.	Suburban - Urban Reserve	RA & A-1
South:	Vacant multi-acre site.	Suburban - Urban Reserve	RA
West:	Single family dwelling with accessory buildings on multi-acre site, with multiple watercourses.	Suburban - Urban Reserve	A-1

Context & Background

- The subject site is an approximately 9.7-acre agricultural zoned site in the North Clayton neighborhood. The site currently contains a large single-family dwelling with a field and woodlands at the rear of the property.
- The site is bisected by the South Latimer Creek, which is a tributary of the Serpentine River.
- The subject site is split-zoned with the north half of the site containing “Intensive Agriculture (A-2)” zoning, and the south half of the site containing “General Agriculture (A-1)” zoning.
- The site is designated as “Suburban - Urban Reserve” in the Official Community Plan. The intent of this designation is to support the retention of suburban land uses in areas where future urban development is expected; and is subject to City Council initiation and approval of a secondary plan outlining future development expectations. Institutional uses, such as a place of worship, are permitted to locate in these locations.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the northern portion of the subject site (Block A) from “Intensive Agriculture (A-2) Zone” to “Assembly Hall 2 (PA-2) Zone” to permit the development of a future place of worship.

	Proposed
Lot Area	
Gross Site Area:	39,442.5 sq. m.
Road Dedication:	451.81 sq. m.
Undevelopable Area:	7,427.62 sq. m.
Riparian Area:	21,425.85 sq. m.
Net Site Area:	10,137.22 sq. m.
Number of Lots:	1
Building Height:	As per the PA-2 Zone.
Floor Area Ratio (FAR):	
Floor Area	

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

Parks, Recreation & Culture: No concerns at this preliminary stage. An additional referral to Parks, Recreation & Culture will be required prior to final adoption.

Surrey Fire Department: Surrey Fire Department generally has no concerns with the proposal.

Given the site’s location, water service for commercial fire protection will not be provided by the City of Surrey. The applicant is required to provide on-site water storage for on-site fire protection and sprinkle the new building under BC Building Code and National Fire Protection Association 13 requirements. The applicant will need to demonstrate the feasibility of complying with these requirements before receiving Final Adoption.

Transportation Considerations

- The applicant will be required to provide the following road frontage improvements to support the subject proposal:
 - Dedication along 80 Avenue to the City’s arterial road standard; and
 - Construction of a sidewalk on 80 Avenue.

- The subject proposal is anticipated to generate approximately one vehicle every one to two minutes in the peak hour. The proposal is below the City's threshold for requiring a site-specific transportation impact analysis.
- Access to the subject site is proposed via 80 Avenue.
- Based on the subject preliminary design proposal, the Zoning Bylaw requires a total of 147 parking spaces to be provided on site. The applicant is proposing to provide a total of 159 parking spaces on site, exceeding the Zoning Bylaw requirements.

Natural Area Considerations

- The site is subject to the Sensitive Ecosystems Development Permit (Green Infrastructure Networks & Streamside Areas).
- GIN Corridor 136 impacts the stretch of South Latimer Creek that traverses the subject site and recommends a 60-metre corridor width. Lands south of South Latimer Creek and along the eastern property line are shown as encumbered by GIN Hub C. The riparian areas of the subject site, South Latimer Creek in particular, have notably high habitat suitability ratings.
- The applicant has worked closely with City staff and is proposing to conserve a 30-metre-wide buffer area measured from the north top-of-bank of the South Latimer Creek.

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 subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighborhoods and centers.

Official Community Plan and General Land Use Plan

Land Use Designation

- The subject site is designated "Suburban - Urban Reserve" in the Official Community Plan. Land uses within this designation follow the same requirements as those under the "Suburban" designation. The suburban designation is intended to support low-density residential uses, complementary institutional, agricultural, and small-scale commercial uses, and public facilities in keeping with a suburban neighborhood character.

- The property is also designated “Existing Suburban”, “Creek Buffer” and “Ponds” in the Clayton General Land Use Plan (GLUP). The GLUP offers minimal, high level guidance on appropriate land use.

Themes/Policies

- The proposed development complies with the following OCP themes/policies:
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

(The proposed development is a more efficient use of the land and is consistent with the RGS.)

- A1.2 – Ensure that urban development occurs within the Urban Containment Boundary.

(The subject site is located within the Urban Containment Boundary.)

Zoning By-law

- The applicant proposes to rezone the northern portion of the subject site (Block A) from "Intensive Agriculture Zone (A-2)" to "Assembly Hall 2 Zone (PA-2)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Assembly Hall 2 Zone (PA-2)", streamside setbacks and parking requirements.

PA-2 Zone (Part 32)	Permitted and/or Required	Proposed
Floor Area Ratio:	0.50	As per the PA-2 Zone.
Lot Coverage:	40%	
Yards and Setbacks**		
North (Front):	7.5 m	As per the PA-2 Zone.
East (Side):	3.6 m	
South (Rear):	7.5 m	
West (Side):	3.6 m	
Height of Buildings		
Principal buildings:	9 m	As per the PA-2 Zone.
Streamside (Part 7A)	Required	Proposed
Streamside Setbacks		
Class A (red-coded) Stream:	30 m	30 m
Class B (yellow-coded) Ditch:	7 m	7 m
Parking (Part 5)	Required	Proposed
Number of Stalls		
Place of Worship: Accessible: Total:	As per the PA-2 Zone.	As per the PA-2 Zone.

***All front yard, rear yard, and side yard setbacks shall be greater than or equal to the measurement of the height of the highest building on the lot.*

- For clarity, 'General Provisions - Lot' Part 4 (B)(25)(b) identifies that where a lot lies within 2 or more zones, a principal building may be placed on a portion of the lot lying in only 1 zone. No further building shall be erected on those portions of the other zone(s). Uses permitted in the portion of the lot lying in other zone(s) are prohibited. As this lot is split-zoned (presently A-2 and proposed PA-1 the north, and A-1 to the south), no buildings or structures will be permitted on the southern portion of the lot.

Public Art Policy

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 9, 2022, and the Development Proposal Signs were installed on September 14, 2022. Staff received four (4) responses from neighbours in the vicinity.
 - Two (2) responses sought more details on or expressed support for the proposal.
 - Two (2) responses expressed opposition to the proposal on account of the scale of the development, the siting of the church at the north end of the site, and/or as it relates to traffic generation and its effect on traffic safety on 80 Ave.
- It is noted that the subject proposal is anticipated to generate approximately one vehicle every one to two minutes in the peak hour. The proposal is below the City's threshold for requiring a site-specific transportation impact analysis.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows from east to west through the mid-part of the subject site. A Class B (yellow-coded) watercourse flows along the east property line, and along a portion of the 80 Avenue frontage. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 30-metres, as measured from the top of bank. In addition, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 7-metres, as measured from top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.

- An Ecosystem Development Plan, prepared by Remi Mason, *R.P. Bio.*, of Redcedar Environmental Consulting and dated July 18, 2022, was reviewed by staff, and found to be generally acceptable. Some modifications to the content and format of the report and a peer-review are still required. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor which follows the alignment of the South Latimer Creek. A GIN Hub is in the portion of the subject site south of South Latimer Creek, and along the east property line up to the road frontage. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies BCS Hub C and a Local BCS Corridor within the subject site, in the Cloverdale BCS management area, with a high ecological value.
- The BCS further identifies the GIN Corridor area of the subject site as having a Very High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60-meters. In addition, the BCS recommends a target Hub C Area of approximately 6.4-acres or around 65.6% of the subject property.
- The current development proposal conserves/enhances 7,427.62 square meters of the subject site through the registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both “No Build” and conveyance access, which protects 18.8% of the total gross area of the subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- Lands south of South Latimer Creek, which make up the bulk of BCS Hub C Area, have not been investigated by QEP as part of this proposal. Any application brought forward on these lands will be required to obtain a development permit when considered at a future point in time.
- An Ecosystem Development Plan, prepared by Remi Mason, *R.P. Bio.*, of Redcedar Environmental Consulting and dated July 18, 2022, was reviewed by staff, and found to be generally acceptable. Some modifications to the content and format of the report and a peer-review are still required. The finalized report and recommendations will be incorporated into the Development Permit.

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 contains steep slopes in excess of 20% gradient directly abutting South Latimer Creek. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site is relatively flat with a gradual slope from the southeast corner where South Latimer Creek flows onto the site, to the northwest corner where the creek exits the site. South Latimer Creek and surface runoff appeared to follow local topographic patterns.
- A geotechnical report, prepared by Farshid Bateni, *P. Eng.*, of CSR Geotechnical Ltd. and dated July 25, 2022, was found to be generally acceptable by staff. With some modifications to the content of the report, and the requirement to undertake a peer review of the findings of the report, the finalized report will 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 a minimum geotechnical setback of 5.0m from top-of-bank, or 2H:1V from the toe of the creek bank, whichever is greater. Additionally, the maintenance of vegetative cover of steep slopes to prevent erosion and unstable slopes.
- 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

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd. prepared an Arborist Assessment for the subject property (Appendix III). The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	48	0	48
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Coniferous Trees			
Western Red Cedar	5	2	3
Total (excluding Alder and Cottonwood Trees)	6	3	3
Additional Estimated Trees in the proposed Riparian Area	<i>TBC</i>	<i>TBC</i>	<i>TBC</i>
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees Proposed		3	
Estimated Contribution to the Green City Program		TBC	

- The Arborist Assessment states that there is a total of six (6) mature trees on the site, excluding Alder and Cottonwood trees. Forty-eight (48) existing trees, approximately 88% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain three (3) trees 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.
- Staff note that the Arborist Assessment is only for that portion of the site where development is proposed. There are many trees within the riparian area and south of South Latimer Creek that have not been surveyed and are proposed to be retained at this time.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within a streamside protection area. This will require a proposed total of six (6) replacement trees on the site.

- In order for the Arborist Assessment to be accepted by staff, the proposed tree retention and replacement strategy will continue to be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Conceptual Site Plan
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	Rezoning Block Plan

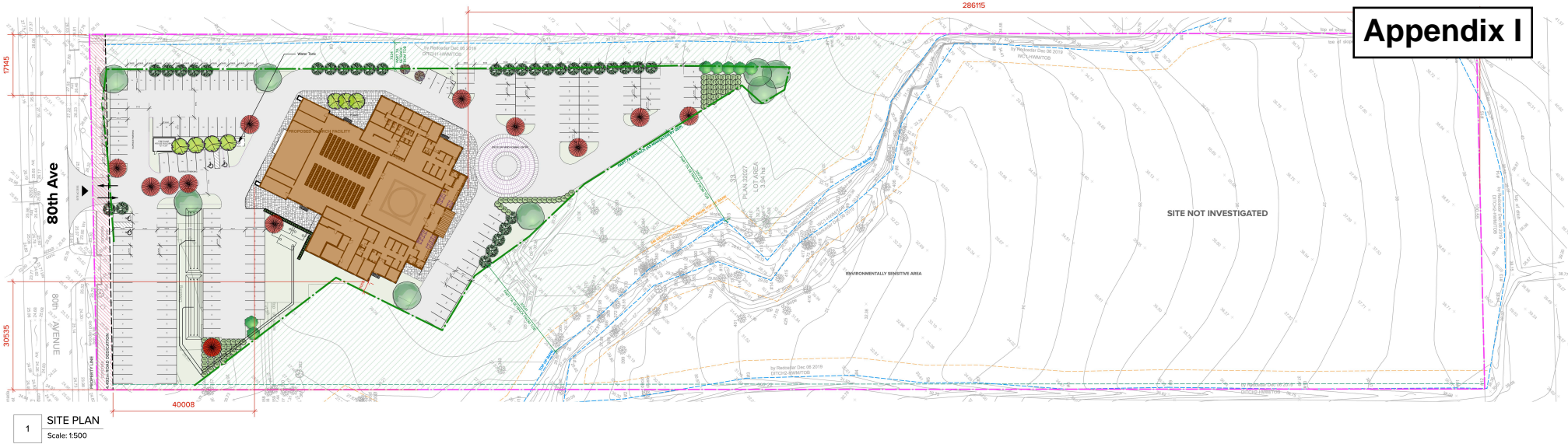
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

RO/ar

PROPOSED CHURCH FACILITY, 19054 80th Ave, Surrey

Appendix I



PROJECT DATA (REZONING FROM A-2 TO PA-2)		
AREA CALCULATION	PERMISSIBLE	PROPOSED
ZONING PROPOSED	A-2	PA-2 (ASSEMBLY HALL)
GROSS SITE AREA		39,442.50 sq.m
ROAD DEDICATIONS		451.81 sq.m
UNDEVELOPABLE AREA		7,427.62 sq.m
ENVIRONMENTALLY SENSITIVE AREA		21,425.85 sq.m
NET SITE AREA		10,137.22 sq.m

- LEGENDS:**
- ROAD DEDICATION
 - UNDEVELOPABLE AREA

CONCEPT ONLY: SUBJECT TO FORMAL BY-LAW REVIEW



ARCHITECTURE PANEL INC.

ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 206, 1493 Foster Street, White Rock, BC | 6047831450 |
ruchi@architecturepanel.com

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Project
CHURCH
19054 80 Ave, Surrey, BC

Owner
GUNEET GREWAL

Sheet Title
SITE PLAN

Total Sheets
3

Sheet No.
A0.01

Contractors

Consultants

Drawn By
SM

Checked By
RD

AHJ
City of Surrey

Documents
Schematic Design

Reviewed By
RD

Status

FOR REVIEW ONLY

No	Date	Issue Notes
A	22-04-06	Schematic Design
B	22-05-03	Schematic Design
C	22-07-15	Schematic Design
D	23-09-18	Schematic Design
E	24-01-31	Schematic Design

Scale

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

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

DATE: **February 06, 2024**

PROJECT FILE: **7822-0035-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19054 80 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942m along 80 Avenue; and
- Register 0.5m SRW along 80 Avenue.

Works and Services

- Construct concrete sidewalk along 80 Avenue;
- Secure necessary provincial approvals for onsite sewerage system;
- Submit fire flow analysis to confirm system adequacy, and provide improvements as required;
- Provide on-site detention to account for pre-to-post development storm water flows up to and including the 100yr return period; and
- Register legal documents as required.



Jeff Pang, P.Eng.
Manager, Development Services

8.0 SUMMARY OF TREE PRESERVATION BY TREE SPECIES:**Appendix III**

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Tree(s)			
Alder	48		48
Cottonwood			
Deciduous Trees (Excluding Alder and Cottonwood Tree(s))			
Common cherry	1	1	
Coniferous Tree(s)			
Western redcedar	5	2	3
Total <i>(Excluding Alder and Cottonwood Tree(s))</i>	6	3	3
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed <i>(Excluding Boulevard Street Tree(s))</i>		0	
Total Retained and Replacement Tree(s) <i>(Total + Total replacement tree(s) proposed)</i>		3	

**Please note: The trees identified in the table consists of only on-site, shared trees that are bylaw sized and includes trees within boulevards, proposed streets, and lanes*

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: **N/A**

Address: **19054 80 Ave, Surrey, B.C., V4N 4J1**

Registered Arborist: **Francis Klimo**

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	54
Protected Trees to be Removed	3
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	51
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	6
Replacement Trees Proposed	0
Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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

Summary, report and plan prepared and submitted by:



August 26, 2022

(Signature of Arborist)

Date

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF PART OF LOT 33 SECTION 21 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 32027

CIVIC ADDRESS:

19054 80 Avenue, Surrey
P.I.D. 000-454-915

LEGEND

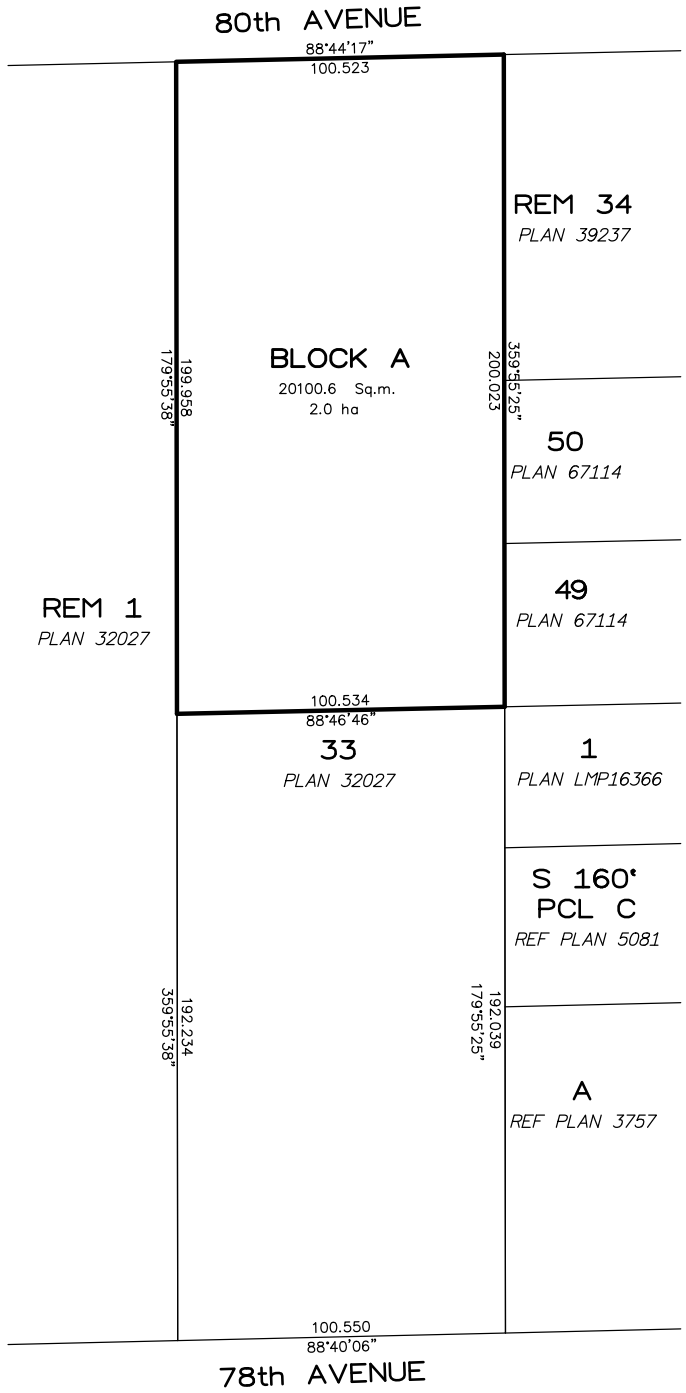
ha DENOTES HECTARES
Sq.m. DENOTES SQUARE METRES



SCALE 1 : 1500



ALL DISTANCES ARE IN METRES



Lot dimensions are derived from FIELD SURVEY

CERTIFIED CORRECT
DATED THIS 30TH DAY OF JANUARY, 2024

Finny Philip
Finny Philip BCLS

Finny Philip
7CEXEM

Finny Philip 7CEXEM
c=CA, cn=Finny Philip
7CEXEM, o=BC Land
Surveyor, ou=Verify ID at
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