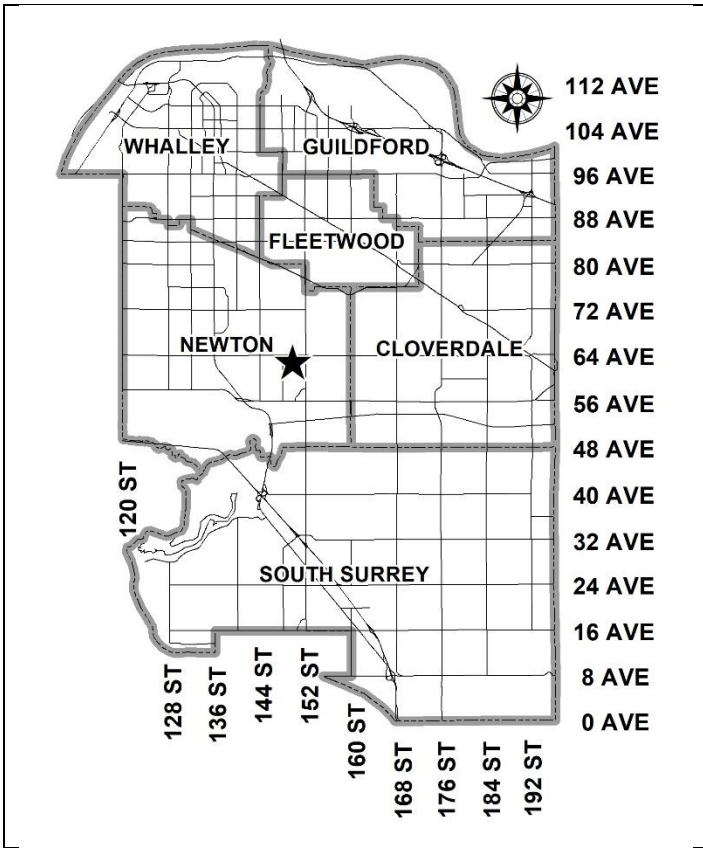


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7923-0026-00
 Planning Report Date: September 11, 2023



PROPOSAL:

- **Rezoning** from RA to RF-12 and RF-13
 - **Development Variance Permit**
- to allow subdivision into nine (9) single-family lots.

LOCATION:

6245 150 Street
 6227 150 Street

ZONING:

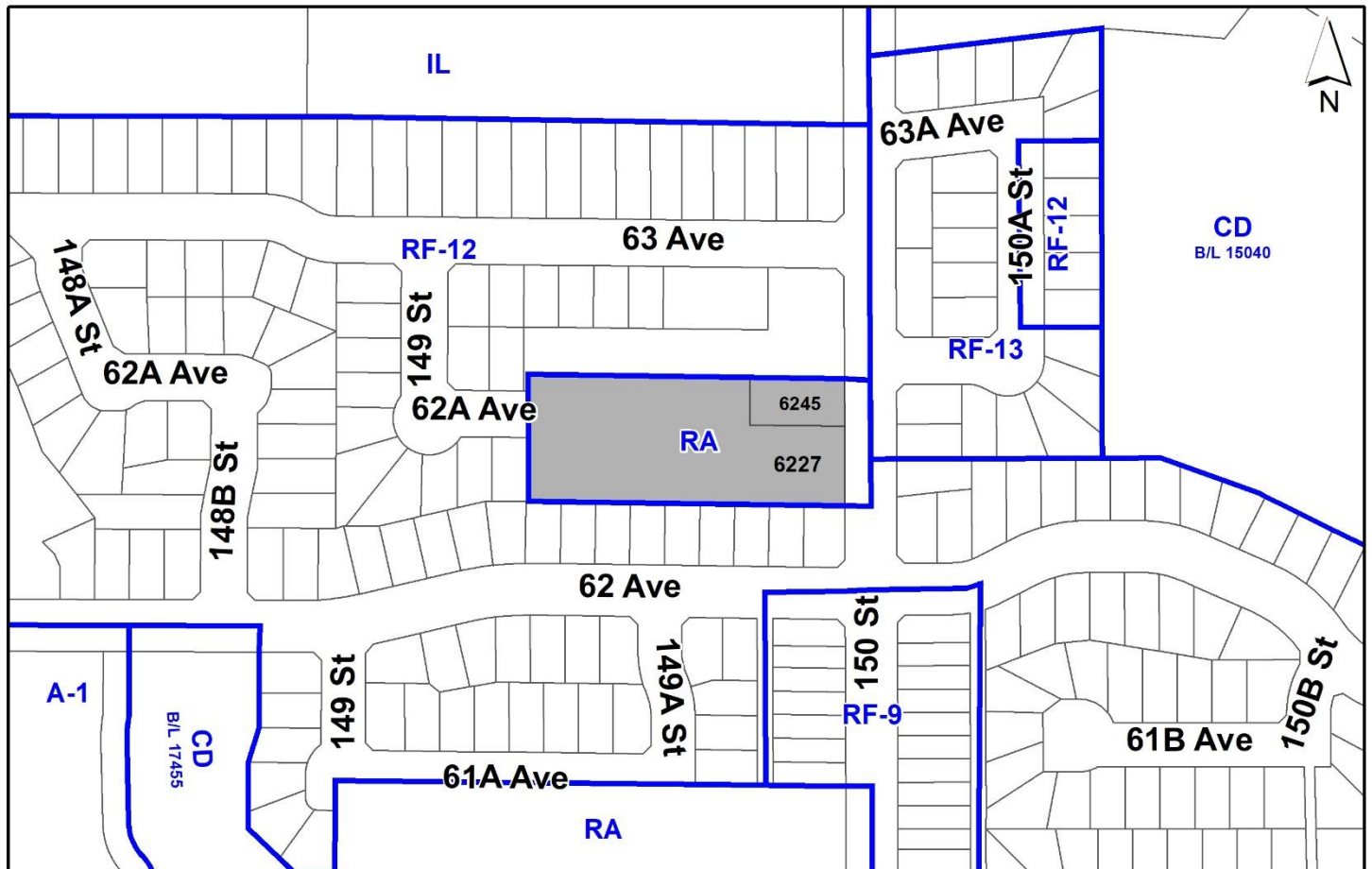
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Single Family Residential Flex (6-14.5 u.p.a)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the Lot Width requirements of the "Single Family Residential (12) Zone (RF-12)" for proposed Lots 1 & 2.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Single Family Residential Flex (6-14.5 u.p.a) designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of South Newton.
- The proposal will complete the block pattern proposed under the South Newton plan and Development Application No. 7915-0308-00 to the west.
- The proposal will connect 62A Avenue (local road) to 150 Street.
- The proposed land use, density, and building form are consistent with the pattern of single-family development established in the area to the south and west of the subject site. "Single Family Residential (12) Zone (RF-12)" lots may be considered appropriate in instances where they complete the existing RF-12 lot pattern of an existing block.
- The proposed lot widths require a variance to reduce the minimum lot width required to achieve double car garages for Lots 1 & 2. The applicant has demonstrated that the proposed lot width will provide adequate width to meet parking requirements of the Zone, while also providing living space fronting 62A Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" for the portions of the site identified as Blocks A & B on the attached Survey Plan (Appendix II); to "Single Family Residential (13) Zone (RF-13)" for the portions of the site identified as Blocks C & D on the attached Survey Plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7923-0036-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the "Single Family Residential (12) Zone (RF-12)" Type II Interior Lot from 13.4 metres to 12.92 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the "Single Family Residential (12) Zone (RF-12)" Type II Interior Lot from 13.4 metres to 12.98 metres for proposed Lot 2;
 - (c) to reduce the minimum lot width requirement to accommodate a front accessed double side-by side garage or carport in the "Single Family Residential (12) Zone (RF-12)" from 13.4 metres to 12.92 metres for proposed Lot 1; and
 - (d) to reduce the minimum lot width requirement to accommodate a front accessed double side-by side garage or carport in the "Single Family Residential (12) Zone (RF-12)" from 13.4 metres to 12.98 metres for proposed Lot 2.
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 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) 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;
 - (f) payment of 5% cash-in-lieu of parkland in accordance with the provisions in the *Local Government Act*;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (h) registration of a Section 219 Restrictive Covenant for “no build” on a portion of proposed Lot 1 until future development.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban/Single Family Residential Flex 6-14.5 upa	RA
North:	Vacant Lot	Urban/Single Family Residential Flex 6-14.5 upa	RF-12
East (Across 150 Street):	Single Family Dwelling	Urban/Single Family Residential Flex 6-14.5 upa	RF-12
South:	Single Family Dwelling	Urban/Single Family Residential Flex 6-14.5 upa	RF-12
West:	Single Family Dwelling	Urban/Single Family Residential Flex 6-14.5 upa	RF-12

Context & Background

- The subject properties are located along 62A Avenue. The combined area is approximately 5,973.3 square metres in size, with a parcel width of 49.1 metres and a depth of 121.9 metres.
- The subject properties are designated "Urban" in the Official Community Plan (OCP), " Single Family Residential Flex 6-14.5 upa " in the South Newton Neighbourhood Concept Plan (NCP), and zoned "One-Acre Residential Zone (RA)".
- To the west of the subject site, Development Application No. 7915-0308-00 received final adoption at the May 8, 2017, Regular Council - Land Use Meeting for rezoning from "One Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)", to facilitate subdivision into 19 single family lots.
- To the south of the subject site, Development Application No. 79102-0283-00 received final adoption at the December 12, 2005, Regular Council - Land Use Meeting for rezoning from "One Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (10) Zone (RF-10)" to facilitate subdivision into 41 single family lots.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject properties from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (13) Zone (RF-13)" to facilitate subdivision into 9 single family lots.

	Proposed
Lot Area	
Gross Site Area:	5,973.3 square metres
Road Dedication:	2,203.3 square metres
Undevelopable Area (Remnant lot):	711.5 square metres
Net Site Area:	3058.5 square metres
Number of Lots:	9
Unit Density:	29.43 units per hectare (11.9 units per acre)
Range of Lot Sizes	326.2-383.1 square metres
Range of Lot Widths	12.92-15.61 metres
Range of Lot Depths	24.56-25.12 metres

Referrals

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

School District: The School District has advised that there will be approximately 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

4 Elementary students at Cambridge Elementary School
3 Secondary students at Sullivan Heights School

(Appendix IV)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Parks, Recreation & Culture:

Parks accepts 5% cash-in-lieu in exchange for parkland. Parks has requested that compensation be provided for removal of a City tree. Compensation in the form of a Parks Facility Contribution is required before Final Adoption of the associated Rezoning By-law should Council support the subject application.

Cambridge Elementary School Park is the closest active park with amenities including, a playground and sports field, and is 315 metres walking distance from the development. 73L - Greenbelt is the closest park with natural area and is 350 metres walking distance from the development.

Transportation Considerations

- The proposed subdivision will connect local road 62A Avenue to the east to 150 Street.
- The closest bus stops are located along 152 Street and are approximately 500 metres away.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” designation in the 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 Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

(The proposed development is located within the South Newton NCP and located in a single family neighbourhood that has experienced gradual densification over the last two decades.)

Secondary Plans

Land Use Designation

- The proposal complies with the Single Family Residential Flex (6-14.5 u.p.a) designation in the South Newton Neighbourhood Concept Plan (NCP).

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" & "Single Family Residential (13) Zone (RF-13)" .
- 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 (12) Zone (RF-12)", the "Single Family Residential (13) Zone (RF-13)", and parking requirements.

RF-12 Zone (Part 17A)	Permitted and/or Required	Proposed
Lot Size		
Lot Size (Interior Type II):	320 square metres	326.2 square metres
Lot Width (Interior Type II):	13.4 metres	12.98-13.33 metres
Lot Depth (Interior Type II):	22 metres	24,56-25.16 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	Minimum 3 spaces per lot	Minimum 3 spaces per lot

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Lot Size		
Lot Size (Interior Type II):	320 square metres	326.2 square metres
Lot Width (Interior Type II):	13.4 metres	12.98-13.33 metres
Lot Depth (Interior Type II):	22 metres	24,56-25.16 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	Minimum 3 spaces per lot	Minimum 3 spaces per lot

Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot width of the "Single Family Residential (12) Zone (RF-12)" Type II Interior Lot from 13.4 metres to 12.92 metres for proposed Lot 1;
 - to reduce the minimum lot width of the "Single Family Residential (12) Zone (RF-12)" Type II Interior Lot from 13.4 metres to 12.98 metres for proposed Lot 2; and
 - to reduce the minimum lot width requirement to accommodate a front accessed double side-by side garage or carport in the "Single Family Residential (12) Zone (RF-12)" from 13.4 metres to 12.92 metres for proposed Lot 1; and
 - to reduce the minimum lot width requirement to accommodate a front accessed double side-by side garage or carport in the "Single Family Residential (12) Zone (RF-12)" from 13.4 metres to 12.98 metres for proposed Lot 2.
- The proposed lot width variances are considered minor, and the applicant has demonstrated that the proposed lot widths will provide adequate width to meet parking requirements of the Zone, while also providing living space fronting 62A Avenue.

- The proposed variance will allow the development to complete the existing block pattern established under the South Newton plan and Development Application No. 7915-0308-00 to the west.
- The grading of the site will allow the garage for Lots 1 and 2 to be located within the basement of the home, allowing for habitable space along the entirety of the homes frontage above the garage, which will reduce the impact of the reduced lot widths.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Angus 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.
- Styles recommended for this site include Modern Prairie, Modern Farmhouse, Contemporary-Traditional or Contemporary-French Provincial.
- A preliminary lot grading plan, submitted by Coastland Engineering and Surveying Ltd., and dated June 29, 2023, 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. A fee update has been approved in April 2023, under Corporate Report No.R037;2023.
- 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 \$2,136 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

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. A fee update has been approved in April 2023, under Corporate Report No.Ro37;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 5, 2023, and the Development Proposal Signs were installed on June 23, 2023. Staff received one (1) response from neighbouring residents (*staff comments in italics*):

- Residents expressed concern regarding traffic impacts and parking impacts:

(As a condition of the proposed rezoning, the applicant will be required to complete the road connection from 62A Avenue to 150 Street to the east. This will include street tree planting and sidewalk construction, as well as on-street parking.

Each proposed RF-12 and RF-13 lot requires three (3) off-street parking stalls to be provided. The applicant has satisfied this requirement as a total of twenty seven (27) off-street parking stalls are provided across the nine (9) RF-12 and RF-13 lots. Additionally, as each driveway will be a minimum of 6 metres wide, sufficient space has been provided for an additional parking space in each driveway.)

TREES

- Max Rathburn ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. 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	28	28	0
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bitter Cherry	3	3	0
Big-Leaf Maple	8	7	1
Beaked Hazelnut	1	1	0
Apple	1	1	0
Coniferous Trees			
Western Red Cedar	2	1	1
Douglas Fir	3	3	0
Eastern White Cedar	4	4	0
Red Pine	1	1	0
Spruce ssp.	1	1	0
Total (excluding Alder and Cottonwood Trees)	24	22	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees Proposed		12	
Estimated Contribution to the Green City Program		\$34,650	

- The Arborist Assessment states that there are a total of 24 mature trees on the site, excluding Alder and Cottonwood trees. 29 existing trees, approximately 55% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 2 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.
- 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 and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 73 replacement trees on the site. Since ten replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the proposed deficit of 63 replacement trees will require an estimated cash-in-lieu payment of \$34,650, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

- In summary, a total of 12 trees are proposed to be retained or replaced on the site with an estimated contribution of \$34,650 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

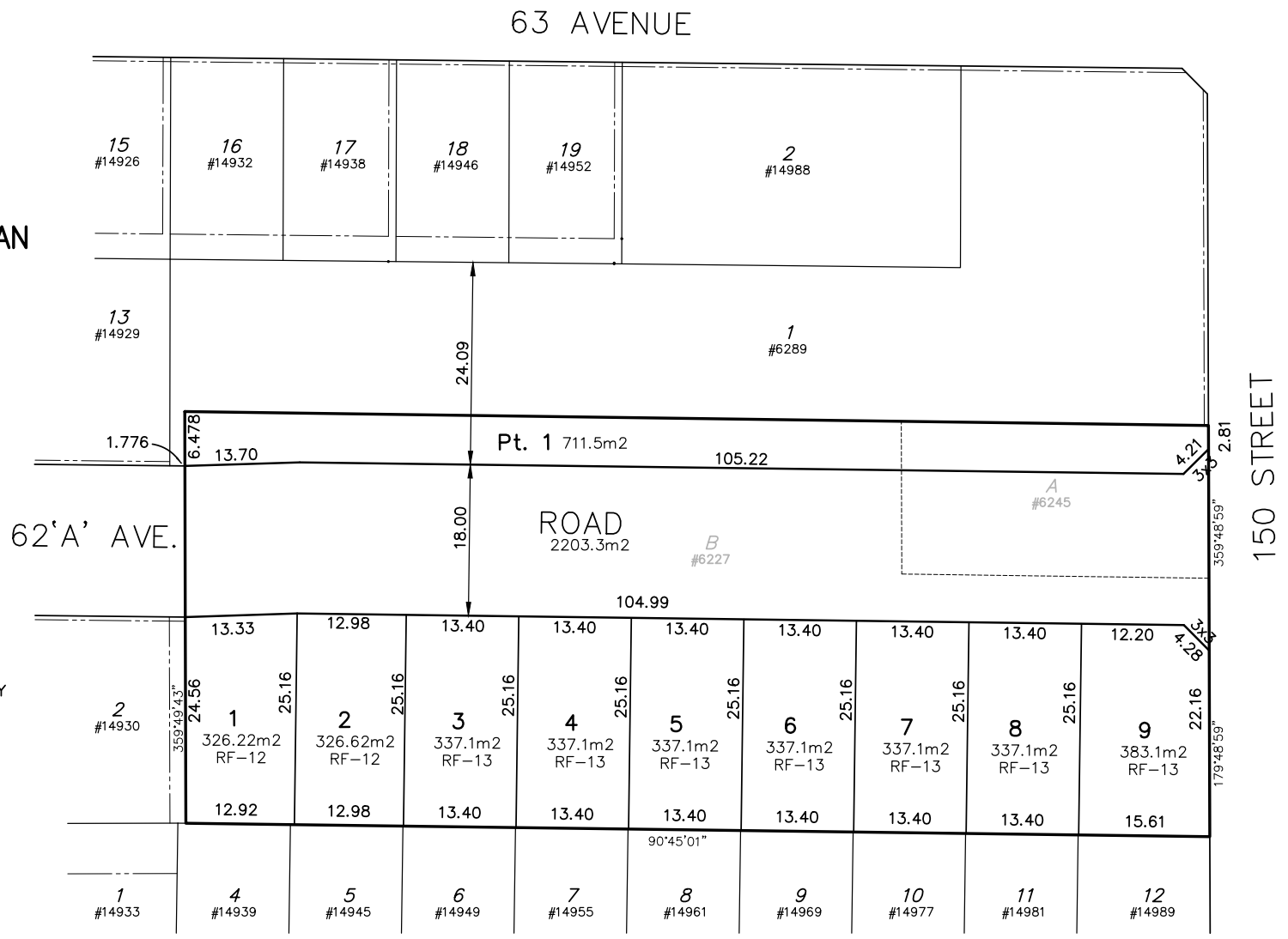
Appendix I.	Proposed Subdivision Layout
Appendix II.	Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7923-0026-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

SC/ar

SUBDIVISION PLAN
 PARCEL A
 (EXPLANATORY PLAN
 13602) LOT 38;
 PARCEL B
 (EXPLANATORY PLAN
 15577) LOT 38, PLAN
 1361; ALL OF
 SECTION 10,
 TOWNSHIP 2, NEW
 WESTMINSTER
 DISTRICT



NOTES

- LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- DO NOT USE FOR LEGAL TRANSACTIONS.



Coastland
 engineering & surveying Ltd.

PROJECT No: #2830
 LAYOUT-C
 RF-12/RF-13
 SCALE: 1:500
 DATE: JANUARY 30, 2023

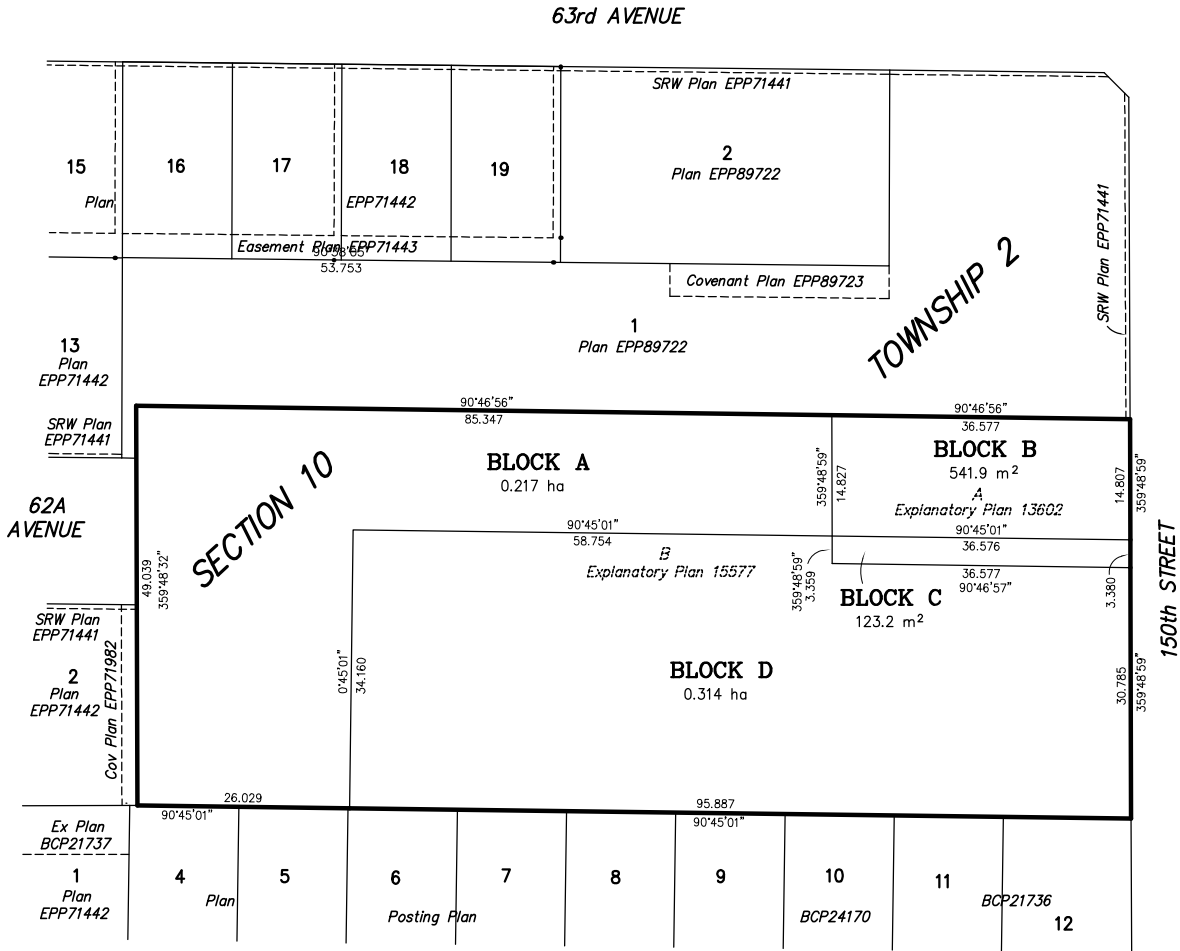
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. _____ OF PARCEL A (EXPLANATORY PLAN 13602)
 LOT 38; PARCEL B (EXPLANATORY PLAN 15577) LOT 38,
 BOTH OF SECTION 10, TOWNSHIP 2, NWD, PLAN 1361**

City of Surrey BCGS 92G.016



SCALE 1 : 600

All distances are in metres



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234 – 18525–53rd Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604–597–3777
 File: 8102–zoning

Certified correct to survey dated
 this 7th day of September, 2023.
 Digitally signed by FELIX CHU
 FELIX CHU U3KSWT
 CN=FELIX CHU, O=BCS, OU=BCS, C=CA
 Date: 2023.09.07 11:42:52 -0700
 Felix Chu, B.C.L.S.

INTER-OFFICE MEMO

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

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

DATE: **August 14, 2023** PROJECT FILE: **7823-0026-00**

RE: **Engineering Requirements
Location: 6227/6245 150 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 18.0 metre for 62A Avenue.
- Dedicate 3 metre X 3 metre corner cut.
- Register 0.5 metre SRW along property lines of 62A Avenue and 150 Street.

Works and Services

- Construct 62A Avenue and 150 Street.
- Extend storm sewer on 62A Avenue and 150 Street.
- Extend water main and sanitary sewer on 62A Avenue.
- Install water, sanitary and storm sewer service connections.
- Implement onsite sustainable drainage features.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

KMH

Department: **Planning and Demographics**
Date: **June 14, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0026 00**

The proposed development of **9** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	8
---	---

Projected Number of Students From This Development In:	
Elementary School =	4
Secondary School =	3
Total Students =	7

Current Enrolment and Capacities:	
Cambridge Elementary	
Enrolment	759
Operating Capacity	495
# of Portables	13
Sullivan Heights Secondary	
Enrolment	1759
Operating Capacity	1700
# of Portables	10

Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

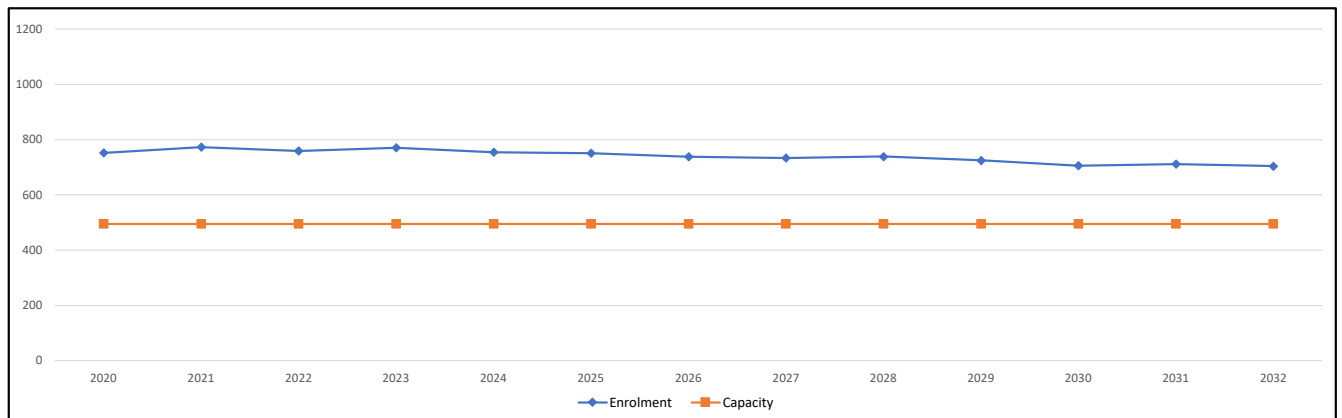
Cambridge Elementary along with Goldstone Park, Woodward Hill and Sullivan Elementary service the south Newton community. All schools work together to meet the in-catchment demand. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools catchments are 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.

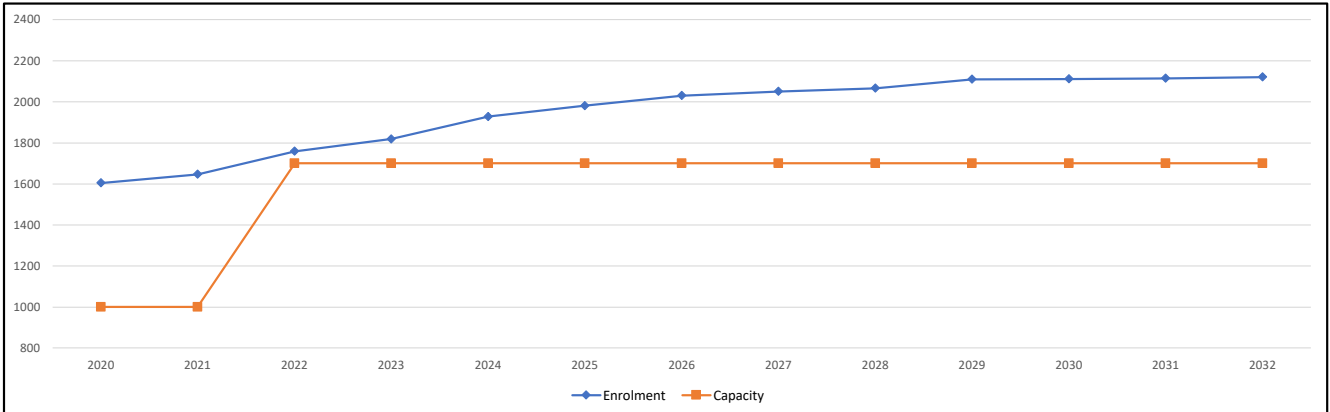
Enrolment pressure will continue in this area for the next 10 years. To manage this long term demand, on June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in the Spring of 2026 will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodward Hill and Cambridge.

The 700 capacity addition at Sullivan Heights Secondary opened in September 2022 but the school has 10 portables and is still operating above capacity even with the addition.

Cambridge Elementary



Sullivan Heights Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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 6245 & 6227 150 Street, Surrey

Registered Arborist Calvin Wagner (PN-9131A)

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	53
Protected Trees to be Removed	51
Protected Trees to be Retained (Excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 29 X one (1) = 29 - All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = 44	73
Replacement Trees Proposed	10
Replacement Trees in Deficit	63
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Protected Off-Site Trees to be Retained	15
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 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

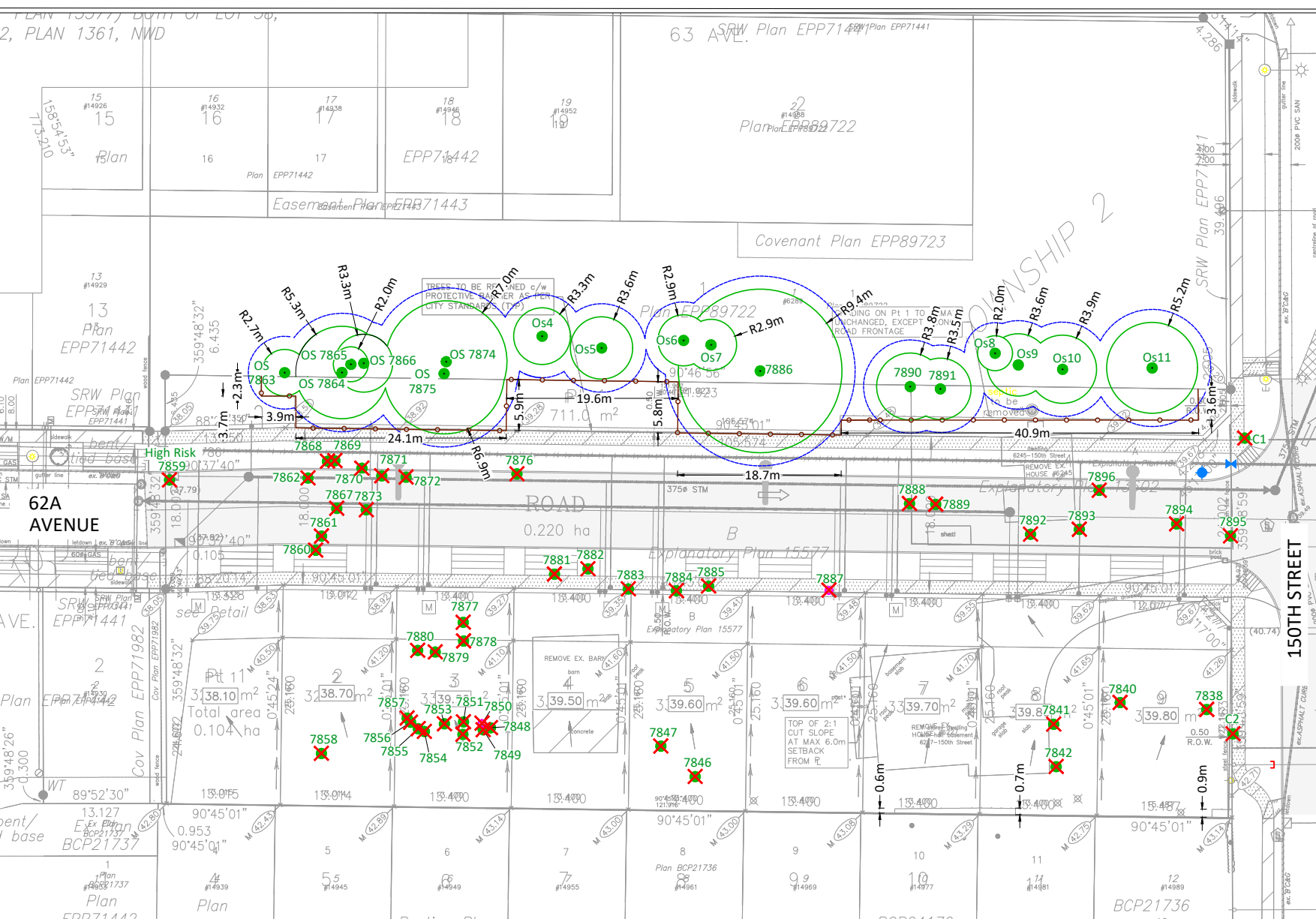
Summary, report, and plan prepared and submitted by



Signature of Arborist

August 22, 2023

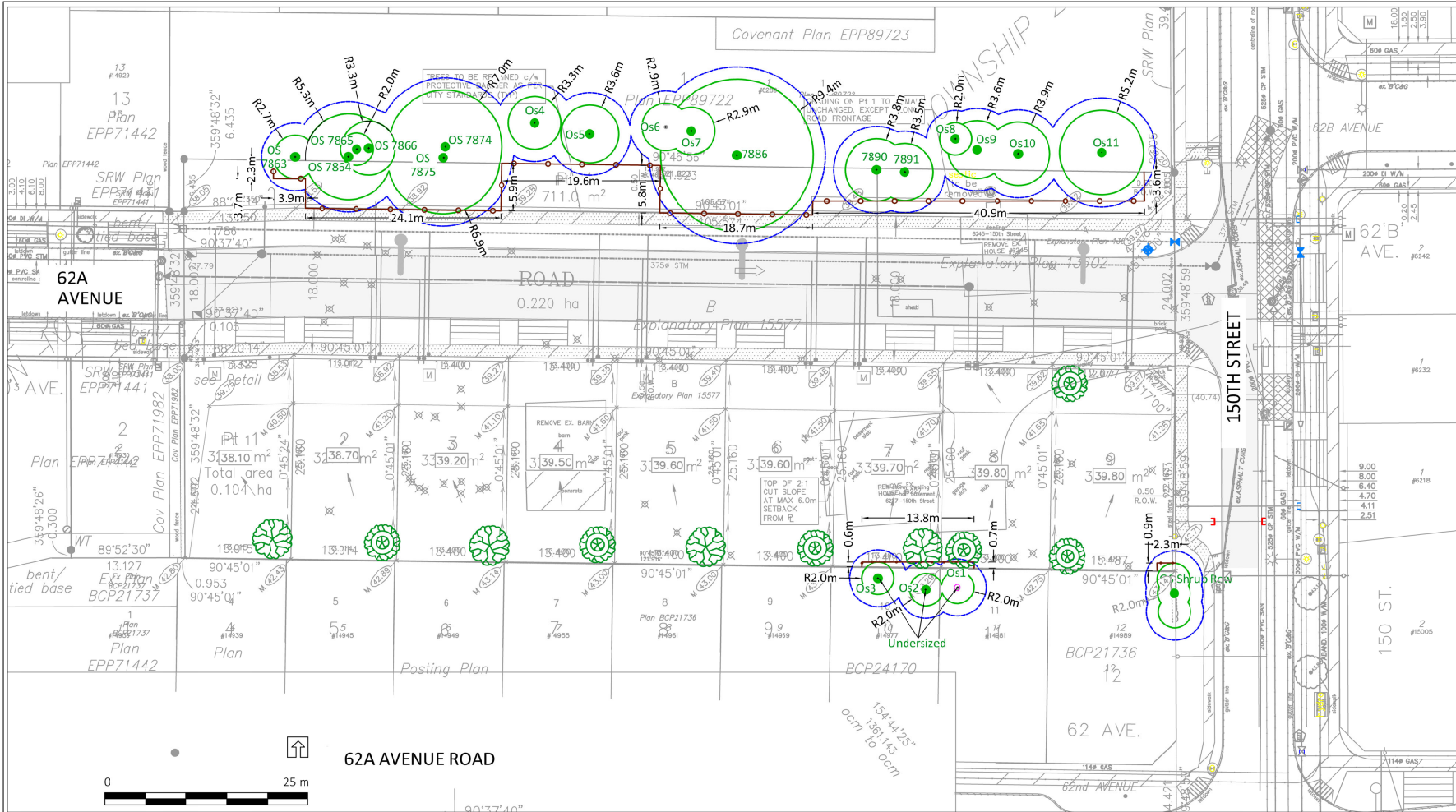
Date



- 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. (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 provided 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. Topographic Survey completed by Cameron Land Surveying Ltd. dated October 27, 2021.
 2. Proposed Subdivision Plan provided by the client on March 7, 2023.
 3. Proposed Grading Base Plans provided by the client on August 21, 2023.



- LEGEND**
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - UN-SURVEYED TREE TO BE RETAINED
 - ✗ 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. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 4. Any construction activities or grade changes within the tree protection zone must be approved by the project arborist.
 5. 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).
 6. 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.
 7. PLANTING STANDARDS: All planting works should be done in accordance with the current edition of Canadian Landscape Standards.
 8. Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	Cornus 'Eddies White Wonder'	Dogwood	6	6 cm. cal	As shown	B. & B.
	Cercidiphyllum japonicum	Katsura	4	6 cm. cal	As shown	B. & B.

- REFERENCE DRAWINGS**
1. Topographic Survey completed by Cameron Land Surveying Ltd. dated October 27, 2021.
 2. Proposed Subdivision Plan provided by the client on March 7, 2023.
 3. Proposed Grading Base Plans provided by the client on August 21, 2023.



3551 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing Title: Tree Replacement Plan
Project Address: 6245 & 6227 150th Street, Surrey
Client: Grayrose Developments

Drawing No: 001
Date: 2023/08/22
Drawn by: MR/ND
Page Size: TABLOID 11"x17"

Page #
1 of 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0026-00

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: 004-950-551

Parcel A (Explanatory Plan 13602) Lot 38 Section 10 Township 2 New Westminster District Plan
1361
6245 150 St

Parcel Identifier: 002-164-779

Parcel B (Explanatory Plan 15577) Lot 38 Section 10 Township 2 New Westminster District Plan
1361
6227 150 St

(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 17A "Single Family Residential 12 Zone (RF-12)" the minimum lot width of the RF-13 Zone (Type II Interior Lot) is reduced from 13.4 metres to 12.92 metres for proposed Lot 1;
 - (b) In Section K of Part 17A "Single Family Residential 12 Zone (RF-12)" the minimum lot width of the RF-13 Zone (Type II Interior Lot) is reduced from 13.4 metres to 12.98 metres for proposed Lot 2;
 - (c) In Section H(3.(a)iii) of Part 17A "Single Family Residential 12 Zone (RF-12)" the minimum lot width requirement for a double side-by-side garage or carport in the RF-12 Zone (Type II Interior Lot) is reduced from 13.4 metres to 12.92 metres for proposed Lot 1; and
 - (d) In Section H(3.(a)iii) of Part 17A "Single Family Residential 12 Zone (RF-12)" the minimum lot width requirement for a double side-by-side garage or carport in the RF-12 Zone (Type II Interior Lot) is reduced from 13.4 metres to 12.98 metres for proposed Lot 2; and

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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

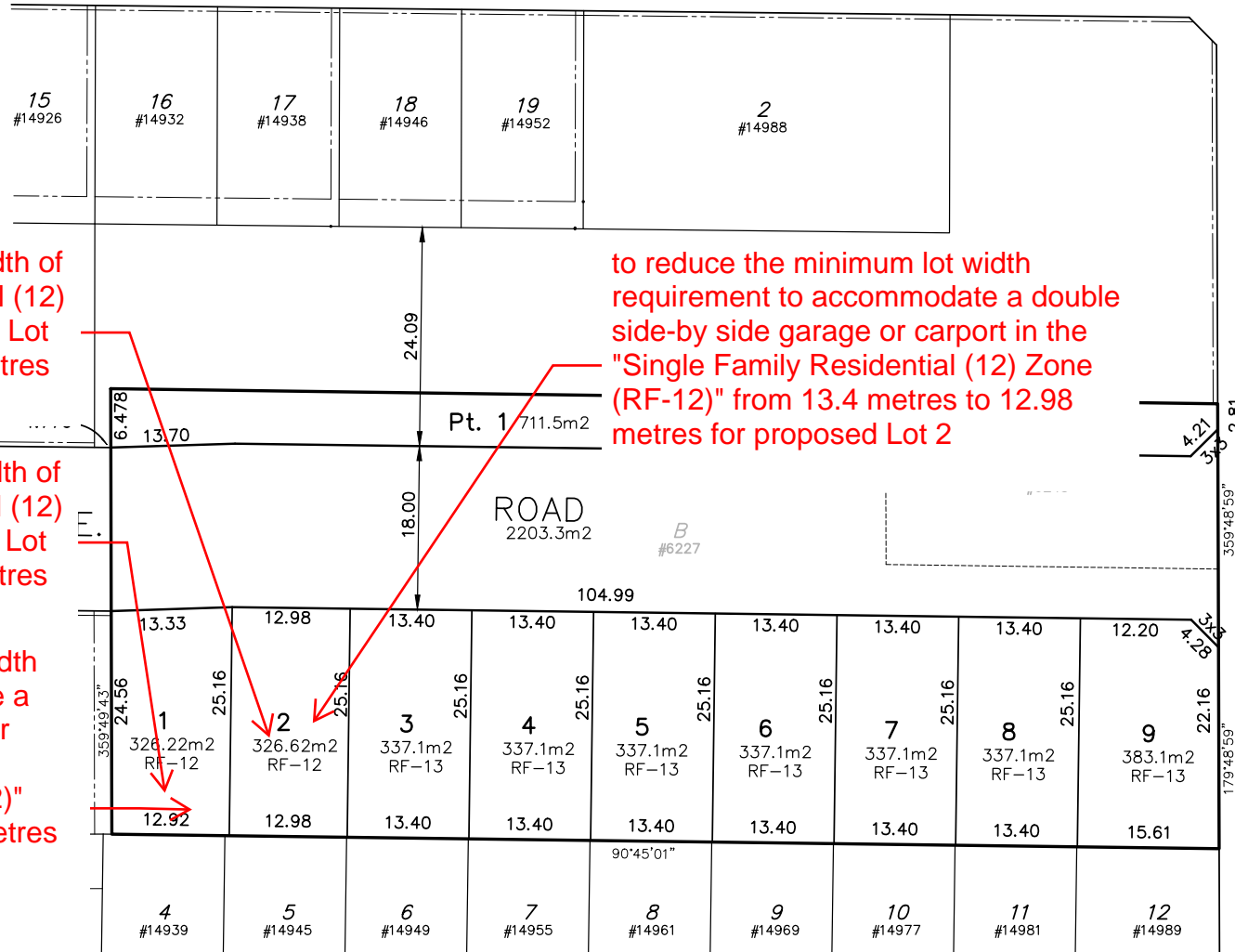
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

SUBDIVISION PLAN
 PARCEL A
 (EXPLANATORY PLAN
 13602) LOT 38;
 PARCEL B
 (EXPLANATORY PLAN
 15577) LOT 38, PLAN
 1361. ALL OF

63 AVENUE



to reduce the minimum lot width of the "Single Family Residential (12) Zone (RF-12)" Type II Interior Lot from 13.4 metres to 12.98 metres for proposed Lot 2

to reduce the minimum lot width requirement to accommodate a double side-by side garage or carport in the "Single Family Residential (12) Zone (RF-12)" from 13.4 metres to 12.98 metres for proposed Lot 2

to reduce the minimum lot width of the "Single Family Residential (12) Zone (RF-12)" Type II Interior Lot from 13.4 metres to 12.92 metres for proposed Lot 1

to reduce the minimum lot width requirement to accommodate a double side-by side garage or carport in the "Single Family Residential (12) Zone (RF-12)" from 13.4 metres to 12.92 metres for proposed Lot 1



Coastland
 engineering & surveying Ltd.

PROJECT No: #2830
 LAYOUT-C
 RF-12/RF-13
 SCALE: 1:500
 DATE: JANUARY 30, 2023