

NO: R172

COUNCIL DATE: September 23, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 17, 2024**

FROM: **Acting General Manager, Planning & Development** FILE: **6745-20 (SSMUH)**

SUBJECT: **Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Third Batch**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference the original single-family or duplex zones, as provided in Appendix “I”;
3. Authorize staff to close and file in-stream development variance permits without any associated rezoning, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference the original single-family or duplex zones, as provided in Appendix “II”; and
4. Authorize the City Clerk to provide notification for replacement of the new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for October 7, 2024, and approval as to form for associated development variance permits after final adoption.

## INTENT

The intent of this report is to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

## **BACKGROUND**

In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements intended to facilitate additional housing supply and affordability in British Columbia communities.

On June 10, 2024, Council endorsed Corporate Report No. R0109; 2024, titled “Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation”. These amendments to *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) align with provincial housing legislation by replacing 14 single-family zones, one semi-detached zone, four gross density zones, and one duplex zone with nine new SSMUH zones.

## **DISCUSSION**

The new SSMUH Zoning By-law amendments adopted on July 8, 2024 impact about 150 single-family and duplex development applications at third reading. Applications that received final adoption prior to July 8, 2024, or that are proposed to be rezoned from an old single-family or duplex zone to a non-SSMUH zone, are not impacted. The impacted in-stream bylaws, however, will need to be filed and closed and new bylaw replacements and associated development variance permits introduced to align to with the new SSMUH zones.

In order to streamline this administrative requirement, it is proposed that these bylaws be brought forward for Council’s consideration in batches over the next few months. The first and second batches were forwarded to Council on July 22 and September 9 respectively, and this report is for the third batch.

Appendix “I” lists the current batch of in-stream Zoning By-law amendment applications, including any associated development variance permits. Appendix “II” lists the current batch of in-stream development variance permits without rezoning.

## **Notification**

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing) and, therefore, no public hearing is required. Notification will be provided in accordance with applicable bylaws and legislative requirements.

## **Legal Services Review**

Legal Services has reviewed this report.

## CONCLUSION

This report provides for a third batch of in-stream Zoning By-law amendment applications to ensure conformity with the new SSMUH framework and alignment with the updated zones and regulations.

Ron Gill, MA, MCIP, RPP  
Acting General Manager, Planning & Development

Appendix "I" Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs  
Appendix "II" Table of Original and Replacement DVPs without Rezoning in compliance with SSMUH Zoning Bylaw Amendments

[https://surreybc.sharepoint.com/sites/pdgmadministration/document library/corporate reports/future/sf to ssmuh third batch/cr sf to ssmuh third batch.docx](https://surreybc.sharepoint.com/sites/pdgmadministration/document%20library/corporate%20reports/future/sf%20to%20ssmuh%20third%20batch/cr%20sf%20to%20ssmuh%20third%20batch.docx)

**APPENDIX “I”**

**Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs**

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
18-0345	21062	RF	RF-O	Yes	21397	R3	R2-O	7918-0345-00	7918-0345-01 (Attachment A)
21-0333	20900	RA	RH	Yes	21398	RA	R1	7921-0333-00	7921-0333-01 (Attachment B)
23-0314	21284	RA	RF	Yes	21399	RA	R3	7923-0314-00	7923-0314-01 (Attachment C)
17-0328	19395	RA	RF-10	No	21400	RA	R5	No	No
23-0070	21164	RA	RQ	No	21401	RA	R2	No	No
23-0235	21299	RA	RF	No	21402	RA	R3	No	No
23-0252	21265	RA	RF-10	No	21403	RA	R5	No	No
24-0032	21202	RA RF-12	RF-10	No	21404	RA R4	R5	No	No

**APPENDIX “II”**

**Table of Original and Replacement DVPs (without Rezoning) in compliance with SSMUH Zoning By-law Amendments**

<b>DEVELOPMENT APPLICATION AND PLANNING REPORT</b>	<b>ORIGINAL DVP ZONE</b>	<b>ORIGINAL DVP</b>	<b>CURRENT DVP ZONE</b>	<b>Close DVP</b>	<b>REPLACEMENT DVP (NEW SSMUH ZONE)</b>
20-0061	RF	7920-0061-00	R3	7920-0061-00	7920-0061-01 (Attachment D)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0345-01

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: 002-480-468  
Lot 2 Block 21 Section 7 Township 1 New Westminster District Plan 2834  
12585 – 15 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 F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum rear yard setback is reduced from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4;
  - (b) In Section F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum side yard on a flanking street setback is reduced from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4; and
  - (c) In Section D.3 (a) Density of Part 14A "Oceanfront Residential Zone (RF-O)", the minimum required second storey offset of an existing single detached dwelling is reduced from 20% to 16%.
- 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.
  - 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

BENCHMARK & CONTROL  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5489  
 LOCATED AT THE INTERSECTION OF 128 ST. AND 18 AVE.  
 ELEV. 72.161m (CVD28 CVD-2005)  
 LEGAL DESCRIPTION OF PROPERTY  
 LOT 2 BLOCK 21 SECTION 7 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 2834

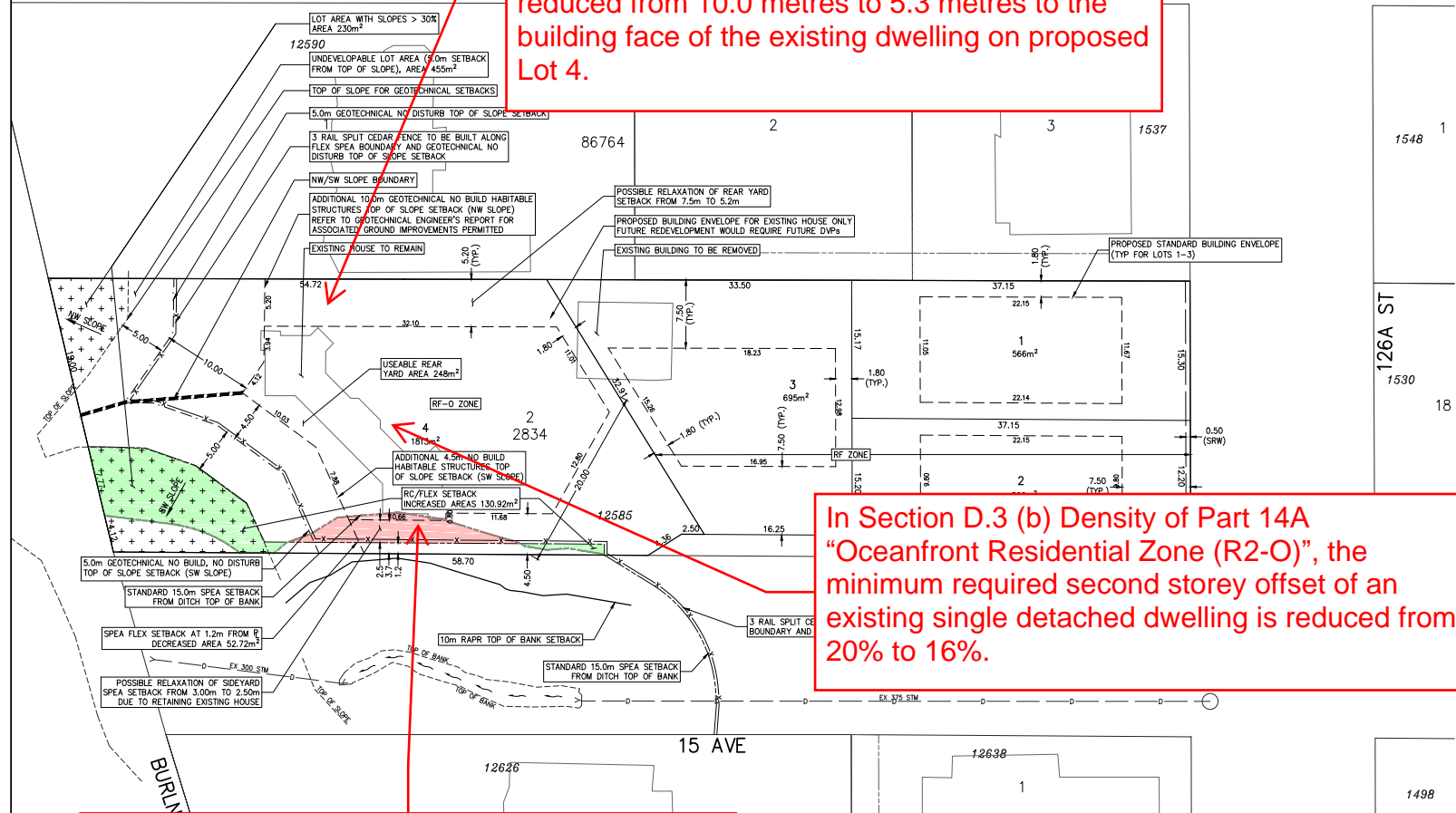


**SCHEDULE A**

In Section F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum rear yard setback is reduced from 10.0 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4.

In Section D.3 (b) Density of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum required second storey offset of an existing single detached dwelling is reduced from 20% to 16%.

In Section F. Yards and Setbacks of Part 14A "Oceanfront Residential Zone (R2-O)", the minimum side yard on a flanking street setback is reduced from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4.



LOT4:  
 GROSS AREA: 1813m<sup>2</sup>  
 UNDEVELOPABLE AREA: 455m<sup>2</sup>  
 NET AREA: 1358m<sup>2</sup>  
 USEABLE REAR YARD AREA: 248m<sup>2</sup>  
 SLOPES > 30%: 230m<sup>2</sup>

**FOR APPROVAL**

NOTE:  
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

- NOTES**
- ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS
  - LOTS 1, 2 & 3 TO REMAIN R3 ZONE LOT 4 TO BE REZONED TO R2-O ZONE.
  - EXISTING HOUSE AND DRIVEWAY ON LOT 4 TO REMAIN. ALL OTHER EXISTING BUILDINGS TO BE REMOVED.
  - 0.50m SRW REQUIRED FOR LOTS 1 & 2 FOR MUNICIPAL SERVICES AND MAINTENANCE.
  - HAZARD SLOPES DP AND NO-BUILD RC FOR PORTION OF LOT 4 REQUIRED. (TOP OF SLOPE)
  - SENSITIVE ECOSYSTEM DP REQUIRED FOR PORTION OF LOT 4.
  - DVP REQUIRED FOR LOT 4 SETBACKS TO RETAIN THE EXISTING HOUSE. REDUCE FLANKING STREET SIDE YARD (15 AVENUE) SETBACK FROM 7.50m TO 3.70m. REDUCE REAR YARD SETBACK FROM 10.00m TO 5.20m. INCREASE THE ALLOWABLE SECOND FLOOR AREA FROM 80% TO 90% OF THE FIRST FLOOR AREA.

4	15/08/23			
3	24/03/23	LOT 4 TO RF-O ZONE	WM	PM
2	03/01/23	EXISTING HOUSE RETAINED	WM	PM
1	14/07/22	INITIAL REVIEW	WM	PM
No	Date	Revision	Dr	Ch

CITWEST CONSULTING LTD.  
 126 WEST 10TH STREET, VANCOUVER, BC V6M 2H7  
 TEL: 604-681-1111  
 FAX: 604-681-1112  
 WWW.CITWEST.COM  
 SINCE 1987

**CITWEST**  
 Since 1987

LETROY HOLDINGS LTD.  
 201-14727 108 AVENUE, SURREY, BC V3R 1V9 Ph: 604-760-5281

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 12585 - 15 AVENUE, SURREY, BC

Scale:	1:500	Mun. Proj. No:	7818-0345-00	Dwg. No.	
Drawn:	WM/ET	Mun. Dwg. No.			C
Designed:	PM	Job No.	19-3907	Of	
P.W. P.U.		Date	JUL/2022	Revision	4
Approved:		Date		Revision	

destroy all prints bearing previous number

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



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7921-0333-01

Issued To:

(the "Owner")

Address of Owner:

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: 009-137-891  
Lot 24 Section 21 Township 1 New Westminster District Plan 29865  
2451 141 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:
  - o In Part 13 Section C.2, to reduce the minimum lot width of the R1 Zone from 30 metres to 25.1 metres for Proposed Lots 1 and 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.
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\_\_ .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

# PLAN SHOWING PROPOSED SUBDIVISION OF LOT 24 SECTION 21 TOWNSHIP 1 NWD PLAN 29865

PARCEL IDENTIFIER (PID): 009-137-891

## CIVIC ADDRESS

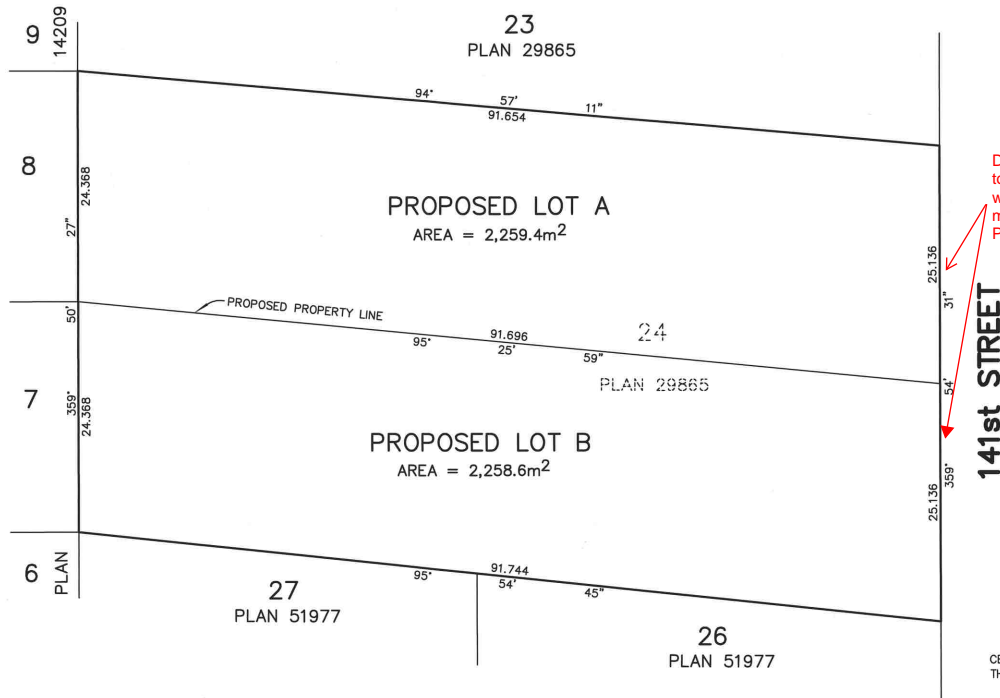
#2451 - 141st STREET  
SURREY, B.C.

## LEGEND

SCALE 1:400



ALL DISTANCES ARE IN METRES



Development Variance Permit to reduce the minimum lot width of the R1 Zone from 30 metres to 25.1 metres for Proposed Lots 1 and 2.

© COPYRIGHT

**MATSON PECK & TOPLISS**

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 19472-002-PRO-SUB-000.DWG

## NOTE:

ALL DIMENSIONS AND AREAS ON THIS PLAN ARE PRELIMINARY ONLY  
AND SUBJECT TO REVISION FOLLOW LEGAL BOUNDARY SURVEY.

CERTIFIED CORRECT  
THIS 24TH DAY OF AUGUST, 2021

*J. Stephen Campbell*

J. STEPHEN CAMPBELL  
B.C. LAND SURVEYOR (#712)

S-21-19472-PRO-SUB

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7923-0314-01

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: 011-381-884

Lot 1 Except: The East 51.1 Feet; District Lot 121 Group 2 New Westminster District Plan 9194

9936 - 179 Street

(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 C.2. of Part 15 "Urban Residential Zone (R3)" the minimum required lot width is reduced from 15.0 metres to 14.0 metres for proposed Lots 1 - 6.

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    .

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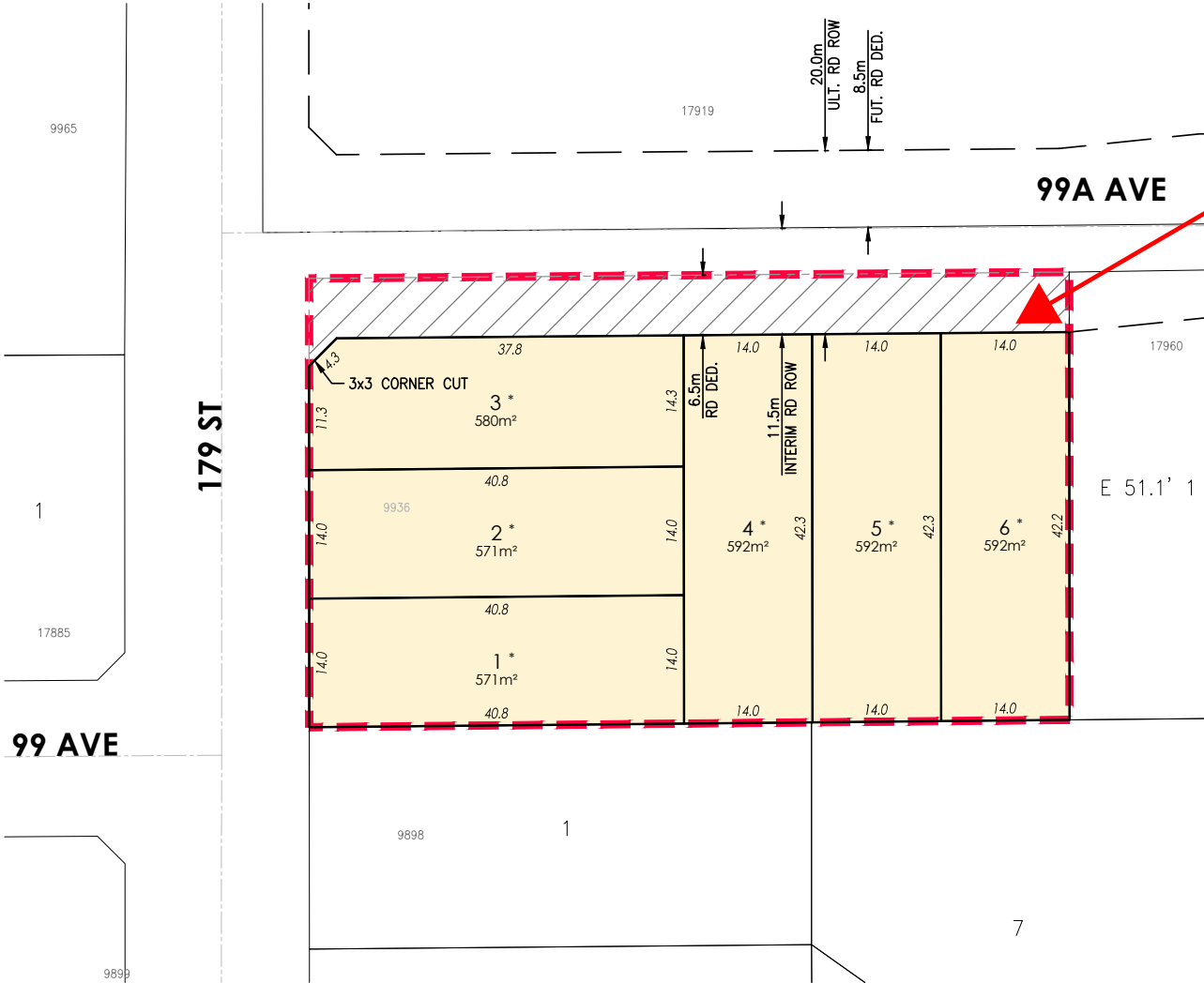
Mayor – Brenda Locke

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City Clerk and Director of Legislative  
Services – Jennifer Ficocelli



Development  
Variance Permit  
7923-0314-01: to  
reduce the minimum  
required lot width of  
the R3 Zone from  
15.0 metres to 14.0  
metres for proposed  
Lots 1 – 6.



**STATISTICS**

**Gross Site Area:** 4,044 sq.m (1.0 Acres)  
**Proposed Zoning:** R3  
 Min. Lot Area: 560 sq.m (6,000 sq.ft)  
 Min. Lot Width: 15 m (50 ft)  
 Min. Lot Depth: 28 m (90 ft)  
**Proposed # of Lots:** 6  
 \* Lot Width Variance

**PRELIMINARY**  
FOR DISCUSSION PURPOSES



CROYDON BUSINESS CENTRE  
#218-2630 CROYDON DRIVE,  
SURREY, BC V3S 6T3  
PHONE: 604-283-2240  
EMAIL: info@centras.ca

PROJECT TITLE	RESIDENTIAL SUBDIVISION (OP-2)			PROJECT ADDRESS	9936 179 STREET, SURREY BC		
CLIENT	-			LEGAL	-		
PROJECT No.	2023-037	MUNICIPAL PROJECT No.	-	DATE	APR 2023	SCALE	1:500

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0061-01

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: 012-427-594  
Lot 19 Section 27 Township 2 New Westminster District Plan 79629  
  
14853 - 84 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 Part 15, "Urban Residential Zone (R3)", the minimum Lot Depth is reduced from 28.0 metres to 26.3 metres for proposed Lot 1.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli



B.C.G.S. 92G.016



All distances are in metres

The intended plot size of this plan is 560mm in width by 854mm in height (D Size) when plotted at a scale of 1:400

Integrated Survey Area No. 1  
City of Surrey, NAD83 (CGRS) 4.0.0.BC.1.MVRO

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9995975. The average combined factor has been determined based on geodetic control monument 5455 and 5456.

Grid Bearings are derived from geodetic control monuments 5455 and 5456 and are referred to the central meridian of UTM zone 10.

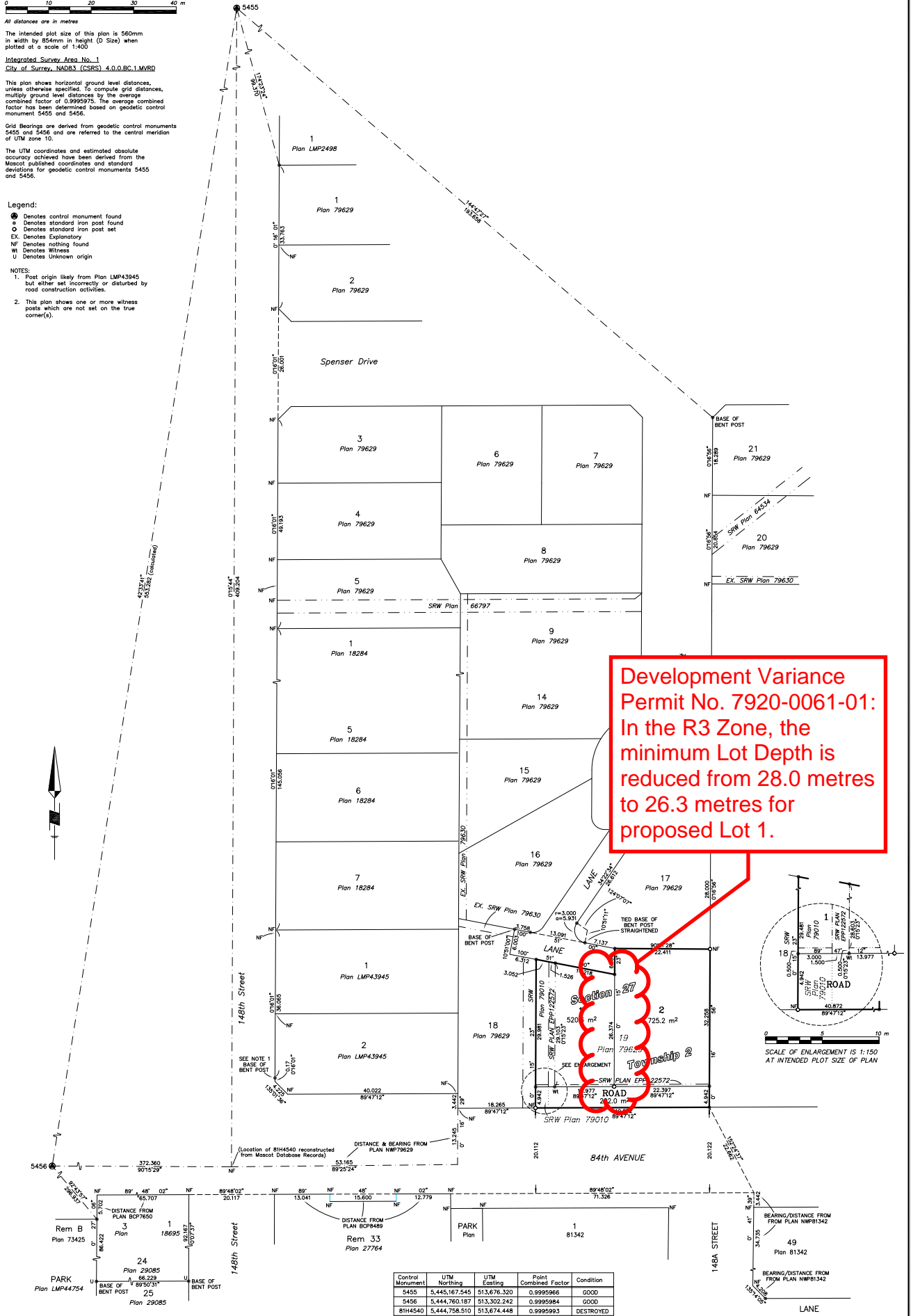
The UTM coordinates and estimated absolute accuracy achieved have been derived from the Mascot published coordinates and standard deviations for geodetic control monuments 5455 and 5456.

Legend:

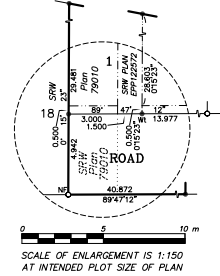
- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- EX Denotes Explanatory
- NF Denotes nothing found
- WT Denotes Witness
- U Denotes Unknown origin

NOTES:

1. Post origin likely from Plan LMP43945 but either set incorrectly or disturbed by road construction activities.
2. This plan shows one or more witness posts which are not set on the true corner(s).



Development Variance Permit No. 7920-0061-01:  
In the R3 Zone, the minimum Lot Depth is reduced from 28.0 metres to 26.3 metres for proposed Lot 1.



Control Monument	UTM Northing	UTM Easting	Point Combined Factor	Condition
5455	5,445,167.845	513,676.320	0.9995966	GOOD
5456	5,444,760.187	513,302.242	0.9995984	GOOD
81H4540	5,444,758.510	513,674.448	0.9995993	DESTROYED

ESTIMATED ABSOLUTE ACCURACY IS 0.02 METRES.

CITY OF SURREY

BYLAW NO. 21397

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: URBAN RESIDENTIAL ZONE (R3)  
TO: OCEANFRONT RESIDENTIAL ZONE (R2-O)

Portion of PID: 002-480-468  
Lot 2 Block 21 Section 7 Township 1 NWD Plan 2834  
containing 1812.9 square metres, labeled Block A

(Portion of 12585 – 15 Avenue)

Shown on a Survey Plan attached as Schedule A to this Bylaw,  
certified correct by M. Adam Fulkerson B.C.L.S. on the  
18th day of September, 2023.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21397".

PASSED FIRST READING on the th day of, 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of, 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: 21397  
OF PART OF LOT 2 BLOCK 21 SECTION 7 TOWNSHIP 1 NWD PLAN 2834**

CIVIC ADDRESS:

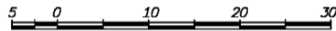
12585 15th Avenue, Surrey, BC  
P.L.D. 002-480-468

FOR RE-ZONING PURPOSES

LEGEND

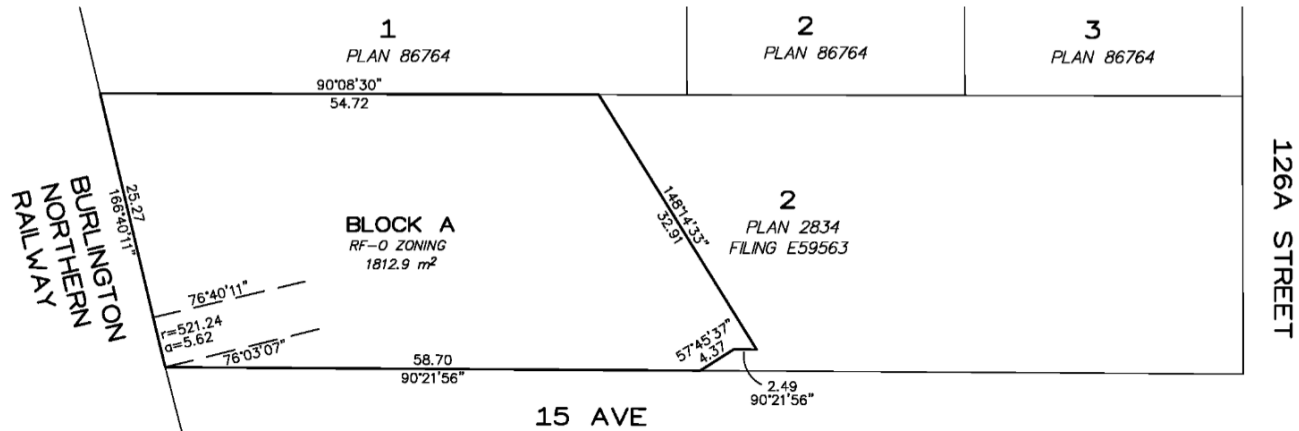
m<sup>2</sup> DENOTES SQUARE METRES

SCALE 1 : 500



ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:500.



Notes:

PERMETER Property boundary dimensions shown hereon, are derived from FIELD SURVEY.

Proposed lot lines derived from CitWest Consulting draft plan dated March 3rd 2023

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

CERTIFIED CORRECT  
DATED THIS 18TH DAY OF SEPTEMBER, 2023.



*[Signature]*

B.C.L.S.

M. Adam Fulkerson

**TARGET**  
LAND SURVEYING  
C120-20178 96TH AVE  
LANGLEY B.C.  
604-583-6161

FILE: 8886-BLOCK-PLAN

CITY OF SURREY

BYLAW NO. 21398

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: SUBURBAN RESIDENTIAL ZONE (R1)

PID: 009-137-891  
Lot 24 Section 21 Township 1 NWD Plan 29865

(2451 – 141 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21398".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21399

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: URBAN RESIDENTIAL ZONE (R3)

PID: 011-381-884  
Lot 1 Except: The East 51.1 Feet; District Lot 121 Group 2 NWD Plan 9194  
(9936 – 179 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21399".

PASSED FIRST READING on the    th day of , 20 .

PASSED SECOND READING on the    th day of , 20 .

PASSED THIRD READING on the    th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
on the    day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal on the    th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21400

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: COMPACT RESIDENTIAL ZONE (R5)

Parcel Identifier: 000-750-182  
Lot 6 Section 10 Township 2 New Westminster District Plan 17132  
(14650 – 60 Avenue)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21400".

PASSED FIRST READING on the    th day of , 20 .

PASSED SECOND READING on the    th day of , 20 .

PASSED THIRD READING on the    th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
on the    day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal on the    th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21401

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: QUARTER ACRE RESIDENTIAL ZONE (R2)

Parcel Identifier: 000-699-322  
Lot 60 Section 7 Township 9 New Westminster District Plan 46835

(10610 Salisbury Drive)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21401".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21402

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: URBAN RESIDENTIAL ZONE (R3)

PID: 000-513-610  
Lot 4 Section 7 Township 2 New Westminster District Plan 15760  
(5866 – 124A Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21402".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE  
on the day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the  
Corporate Seal on the th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



CITY OF SURREY

BYLAW NO. 21403

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA)  
TO: COMPACT RESIDENTIAL ZONE (R5)

PID: 010-102-272  
Lot 8 Section 9 Township 2 New Westminster District Plan 19603  
(6358 - 138 Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21403".

PASSED FIRST READING on the th day of , 20 .

PASSED SECOND READING on the th day of , 20 .

PASSED THIRD READING on the th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREY

BYLAW NO. 21404

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended.  
.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015, c.1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule A under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ACREAGE RESIDENTIAL ZONE (RA) AND  
SMALL LOT RESIDENTIAL ZONE (R4)  
TO: MULTIPLE RESIDENTIAL ZONE (RM-30)

PID: 000-447-951  
Lot 18 North East Quarter Section 13 Township 1 NWD Plan 25366

(16611 – 20 Avenue)

PID: 008-790-418  
Lot 19 Section 13 Township 1 NWD Plan 25366

(16651 – 20 Avenue)

Portion of PID: 031-084-818  
Lot A Section 13 Township 1 NWD Plan EPP99681

(Portion of 16681 – 20 Avenue)

Shown on the Survey Plan labeled Block A, containing 3.802 ha,  
attached as Schedule A

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
TO: COMPACT RESIDENTIAL ZONE (R5)

Portion of PID: 031-084-818  
Lot A Section 13 Township 1 NWD Plan EPP99681

(Portion of 16681 – 20 Avenue)

Shown on the Survey Plan labeled Block B, containing 0.179 ha, attached as Schedule A, certified correct by Xunchen Bao, B.C.L.S. on the 6th day of March, 2024.

2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21404".

PASSED FIRST READING on the    th day of , 20 .

PASSED SECOND READING on the    th day of , 20 .

PASSED THIRD READING on the    th day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the    th day of , 20 .

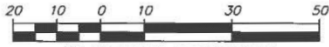
\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

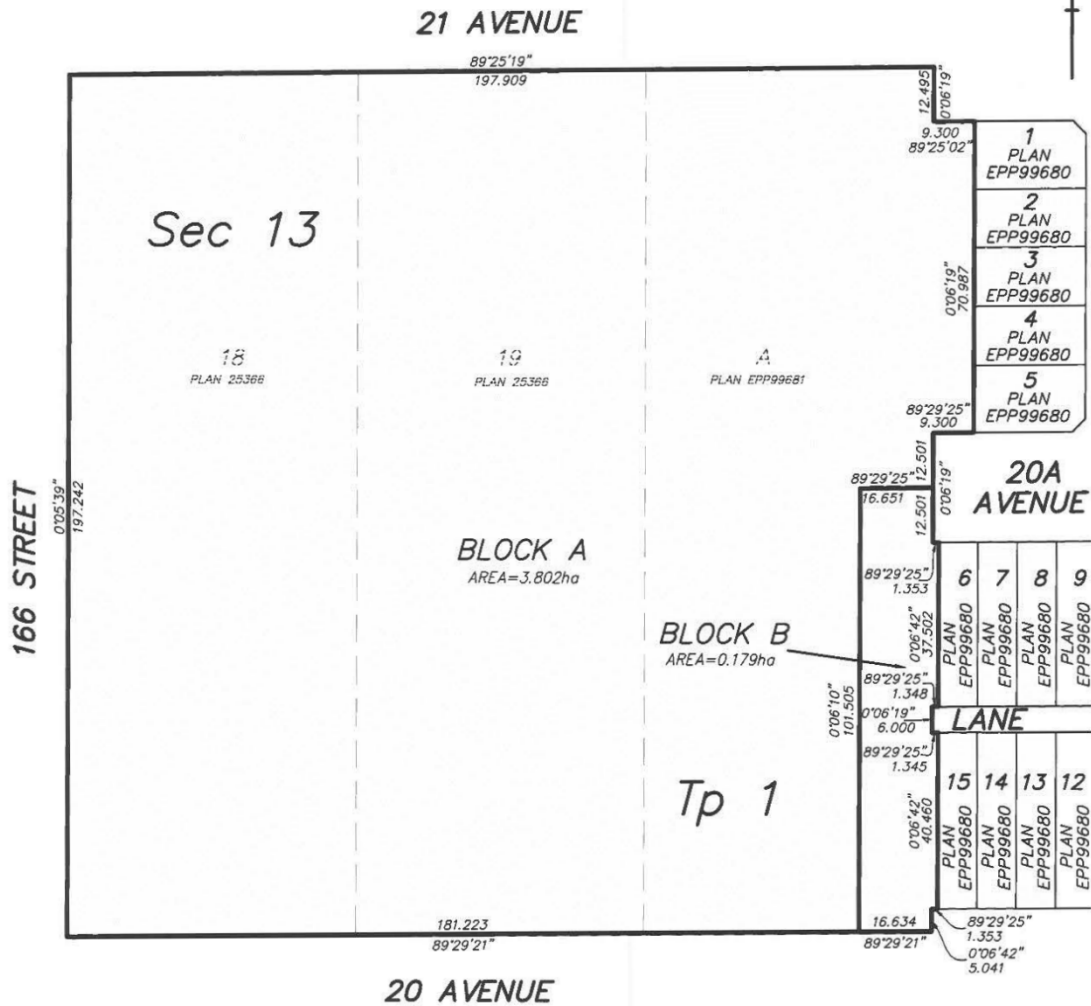
# SCHEDULE A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW 21404  
OVER PART OF LOTS 18 NORTH EAST QUARTER AND 19 BOTH OF PLAN 25366,  
LOT A PLAN EPP99681,  
ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT.**

BCGS 92G.016



THE INTENDED PLOT SIZE OF THIS PLAN IS 280mm IN WIDTH BY 432mm IN HEIGHT  
(B SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



**NOTE:**

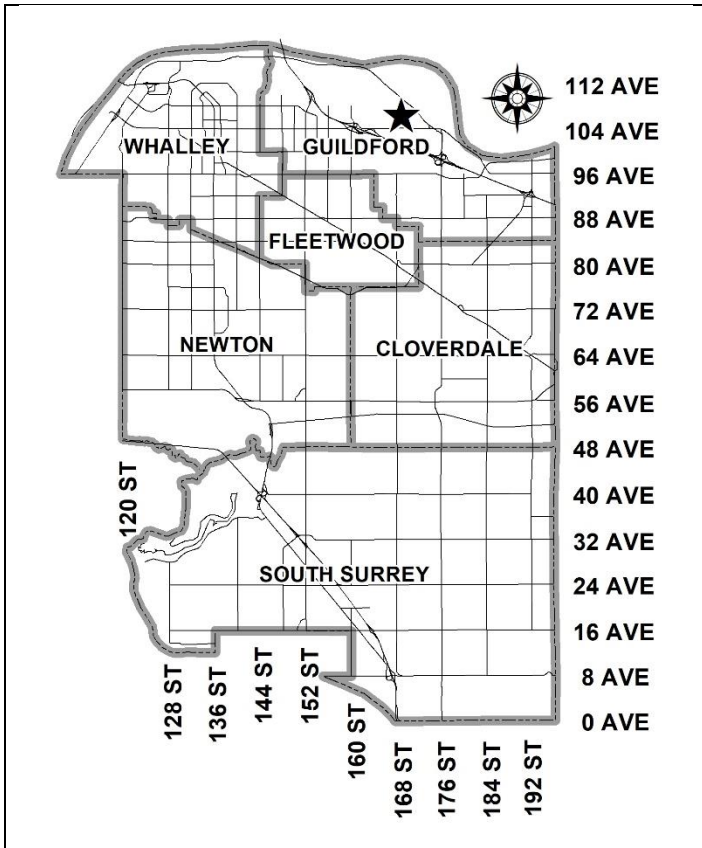
LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS  
AND FIELD SURVEY, AND SUBJECT TO CHANGE.

**APLIN & MARTIN**  
GEOMATICS LAND SURVEYING LTD.  
201, 12448 82nd AVENUE  
SURREY, BC V3W3E9 604-597-9189



CERTIFIED CORRECT ACCORDING TO SURVEY  
DATED 6TH DAY OF MARCH, 2024

XUNCHEN BAO, BCLS 1037  
FILE 19-1084 Zoning-1



**PROPOSAL:**

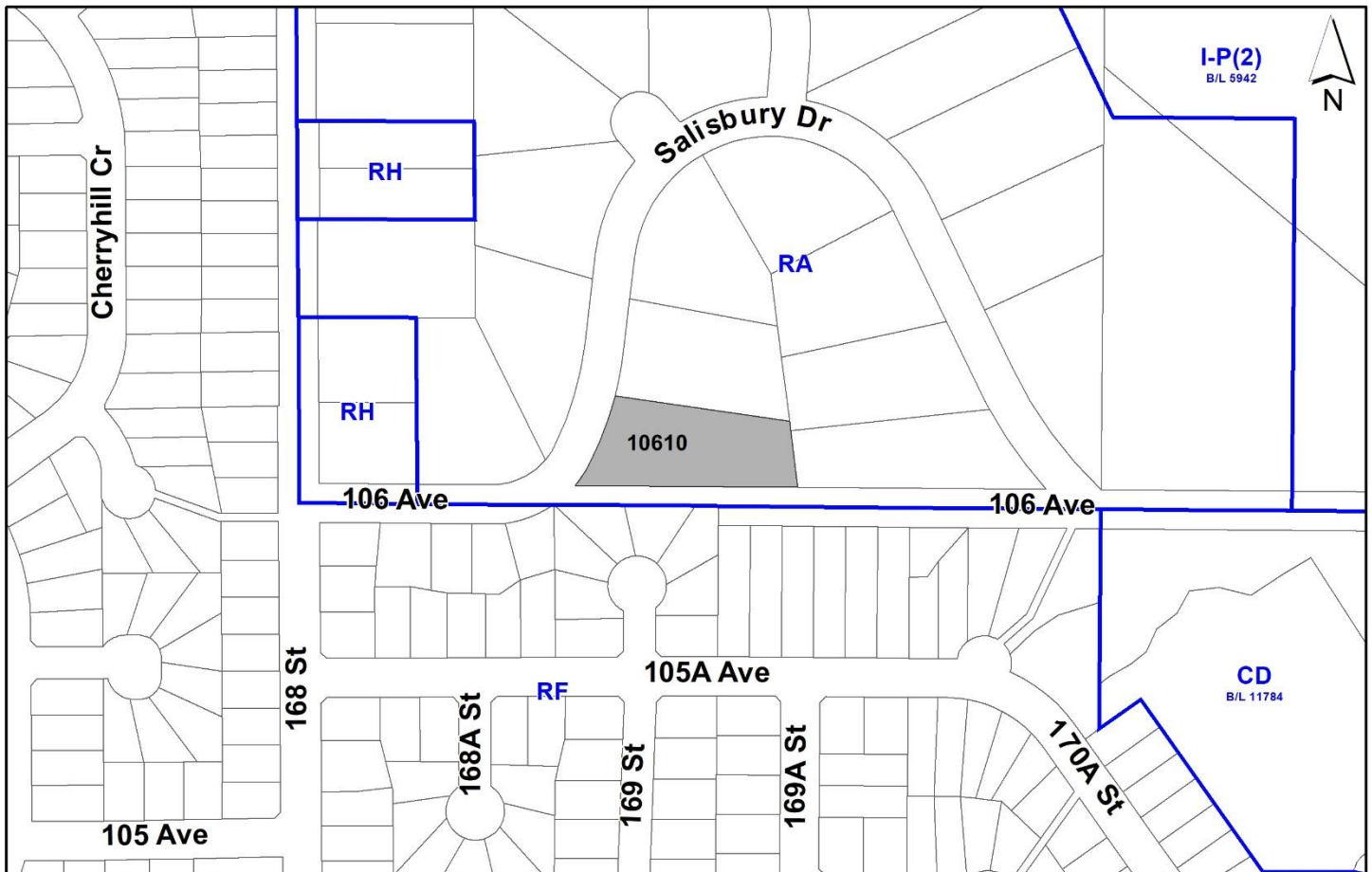
- **Rezoning from RA to RQ**
- **Development Permit**

to allow subdivision into 2 single family residential lots.

**LOCATION:** 10610 - Salisbury Drive

**ZONING:** RA

**OCP DESIGNATION:** Suburban



**RECOMMENDATION SUMMARY**

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Sensitive Ecosystems and Hazard Lands.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- None.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed density and building form are appropriate for this part of Fraser Heights.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “One-Acre Residential Zone (RA)” to “Quarter Acre Residential Zone (RQ)”.
2. Council authorize staff to draft Development Permit No. 7923-0070-00 for Hazard Lands (Steep Slopes), and Sensitive Ecosystems (Streamside Areas) 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 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 Ecosystem Development Plan and cost estimate to the satisfaction of City staff;
  - (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant over the designated Streamside Protection Area for both “No Build” and conveyance access; and
  - (j) registration of a Section 219 Restrictive Covenant for proposed Lots 1 and 2 for slope stability and to ensure future house construction is in accordance with the recommendations in the submitted Geotechnical Report.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Acreage lot with single-family	Suburban	RA
North:	Acreage single-family lots	Suburban	RA
East:	Acreage single-family lots	Suburban	RA
South:	Single-family lots	Urban	RF
West (Across Salisbury Dr):	Acreage single - family lots	Suburban	RA

### Context & Background

- The 0.4-hectare (1-acre) subject property is located at 10610 – Salisbury Drive in the Fraser Heights neighbourhood.
- A watercourse, which flows north, is located within the eastern portion of the site.
- The site slopes west to east, with a deep sloping ravine along the eastern property line.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes a rezoning from “One-Acre Residential (RA)” to “Quarter Acre Residential (RQ)” to facilitate a 2-lot subdivision.
- The subdivision will result in larger than typical RQ lots, however, more than half of the site is encumbered by streamside and geotechnical setback areas. No buildings or structures will be permitted in this setback area on the proposed lots.
- Subdivision details are provided in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	4,050 square meters
Undevelopable Area:	1,977 square meters
Net Site Area:	2,073 square meters
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	2 UPA / 4.95 UPH
<b>Range of Lot Sizes</b>	1,953 square metres and 2,090 square metres
<b>Range of Lot Widths</b>	24.1 metres and 25.2 metres
<b>Range of Lot Depths</b>	100 m



## 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 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Bothwell Elementary School  
1 Secondary student at Fraser 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 Spring 2025.

**Parks, Recreation & Culture:** Parks has no concerns with the proposal. Fraser Wood Park is the closest active park with amenities including open grass area, walking paths, and is within 800 metres walking distance, and the closest natural area is 16A Greenbelt and is within 650 metres walking distance.

## Transportation Considerations

- The subject site is located approximately 200 metres (3-minute walk) from the nearest transit stop at 168 Street and 106 Avenue, which is serviced by bus route #337 (Surrey Central Station/Guildford).
- The subject site is also located within 200 metres (3-minute walk) of the Riverside Greenway multi-use pathway, along 168 Street.

## Parkland and/or Natural Area Considerations

- There is a class B watercourse within the eastern portion of the subject site. The watercourse is a tributary to Centre Creek, which will be protected through a Restrictive Covenant.

## 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 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 subject site is designated "Suburban" in the Official Community Plan (OCP).
- The "Suburban" designation is intended to support low-density residential neighbourhoods allowing for a maximum density of 10 units per hectare (4 units per acre). The proposed unit density is 5 units per hectare (2 units per acre), which complies with the "Suburban" designation.

#### 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 neighbourhood context that uses compatible design to reinforce neighbourhood character.

*The proposed lots are compatible with the neighbourhood context.*

### Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" 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.

<b>RQ Zone (Part 15C)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	10 units per hectare	5 units per hectare (2 units per acre)
<b>Lot 1</b>		
Lot Size:	930 square metres	1,953 square metres
Lot Width:	24 metres	25.2 metres
Lot Depth:	30 metres	100 metres
<b>Lot 2</b>		
Lot Size:	930 square metres	2,090 square metres
Lot Width:	24 metres	24.1 metres
Lot Depth:	30 metres	100 metres
<b>Streamside (Part 7A)</b>	<b>Required</b>	<b>Proposed</b>
<b>Streamside Setbacks</b>		
Class B (yellow-coded) Stream:	15 metres	15 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 parking spaces	3 parking spaces

#### 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 IV).
- The area consists of homes built 25-30 years ago, along with several newer homes along 168 Street built about 7-10 years ago. The style of homes in the area are “traditional west coast” and “neo-traditional” style. The new homes will be compatible with the existing context.
- A preliminary lot grading plan, submitted by Citiwest Consulting Ltd, and dated January 2024 has been reviewed by staff and found to be generally acceptable. 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 \$4,272 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. 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 April 24, 2023 and the Development Proposal Signs were installed on May 31, 2023. Staff received four (4) responses from neighbours (*staff comments in italics*):
  - More information about proposal requested.  
*(Staff provided information about the proposal)*
  - Concern over loss of trees and changing neighbourhood character.  
*(The proposal is consistent with the surrounding neighbourhood character. The proposal will also protect over 1,977 square metres of riparian area within the streamside protection area, including the majority of trees within this area. The off-site trees in the unopened road south of the subject site will also be retained.)*

## 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 B (yellow-coded) watercourse which flows north along the eastern portion of the property. 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 B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the 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 Restrictive Covenant 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 Madyson Adams and Alexander Drake *R.P. Bio.*, of ENKON Environmental Ltd. and dated January 30, 2024 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report 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. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The site topography slopes west to east, with grades dropping by approximately 4 metres in a 55 metre distance, with a deep ravine at the eastern portion of the site that drops approximately 14 metres (62% slope).
- A geotechnical report, prepared by Tegbir S. Bajwa *P. Eng.*, of Able Geotechnical Ltd. and dated January 10, 2024 was peer reviewed by Qiyang (Rick) Jiang *P. Eng.*, of Tetris Geotechnical Engineering 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 of the site and proposes 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 building setback of 8 metres and 3 metres from the top of bank along the east facing and north facing slope, with the following not to occur within the setback area: no raise in grade, no tree removal, no yard waste dumping on slope, no refuge, no construction, no in-ground sprinkler system, no in-ground swimming pool, and no rockpit, without consulting an Arborist and Geotechnical Engineer.
- 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**

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Bigleaf Maple	6	0	6
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Giant Sequoia	4	2	2
Western Hemlock	1	1	0
Norway Spruce	1	0	1
Scots Pine	1	0	1
Spruce	1	1	0
Western Red Cedar	3	0	3
<b>Total</b>	<b>19</b>	<b>6</b>	<b>13</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>9</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>22</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$1,650</b>	

- The Arborist Assessment states that there are a total of 19 mature trees on the site. There are no Alder or Cottonwood trees. The applicant proposes to retain 13 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.
- The trees within the riparian area, and all off-site trees including those within the unopened road, south of proposed lot 2, will be retained, except where removal is required due to hazardous conditions.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees, including within the streamside protection area. This will require a proposed total of 12 replacement trees on the site. Nine (9) replacement trees can be accommodated on the site therefore, the proposed deficit of 3 replacement trees will require an estimated cash-in-lieu payment of \$1,650 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with an estimated contribution of \$1,650 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

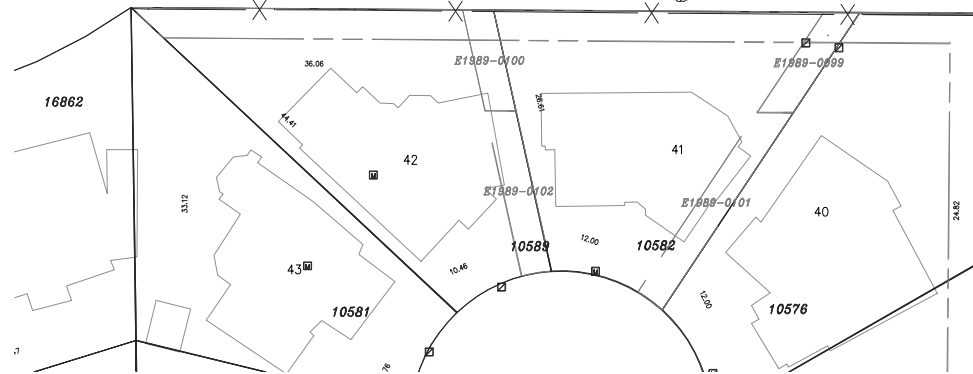
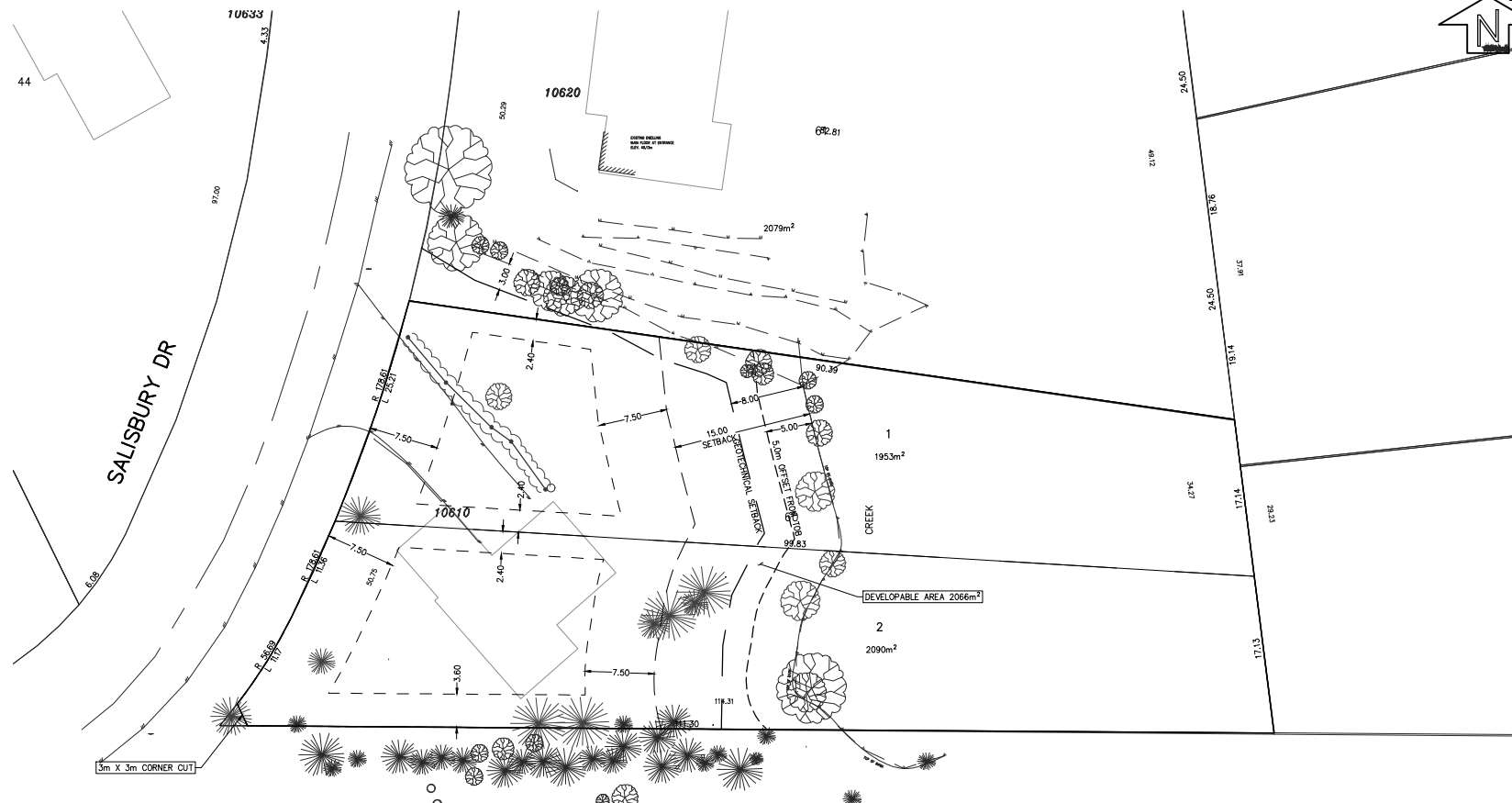
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Scheme Guidelines Summary
Appendix V.	Summary of Tree Survey, Tree Preservation and Tree Plans

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

MS/ar



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE REMOVED.

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@citwest.com  
 EGBC Permit to Practice #1001824



A1 IDEAL HOMES INC.  
 16165-111A AVENUE, SURREY, BC, V4N 4T1 - EMAIL: abajwa83@gmail.com - PH: 604-655-8483

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 10610 SALISBURY DRIVE, SURREY, BC

Scale: 1:250	Mun. Proj. No. 7923-0070-00	Dwg. No. A
Drawn: WM	Mun. Dwg. No.	
Designed: JK	Job No. 22-4734	Of
TSW P.U.	Date DEC/2022	Revision
Approved:		

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C:\Projects\2212\Drawings\221212\221212001.dwg - 20/12/2022 10:30:29 AM



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

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

DATE: **January 31, 2024** PROJECT FILE: **7823-0070-00**

---

RE: **Engineering Requirements  
Location: 10610 Salisbury Dr**

**REZONE/SUBDIVISION**

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

- Register 0.5m SRW along Salisbury Dr.

***Works and Services***

- Construct sanitary and drainage mains along Salisbury Dr.
- Construct east side of Salisbury Dr.
- Provide driveways, water, drainage, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Jeff Pang, P.Eng.  
Development Services Manager

/JNC

Department: **Planning and Demographics**  
Date: **December 20, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **23 0070 00**

The proposed development of **2** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	<b>2</b>
---	----------

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	1
Secondary School =	1
Total Students =	2

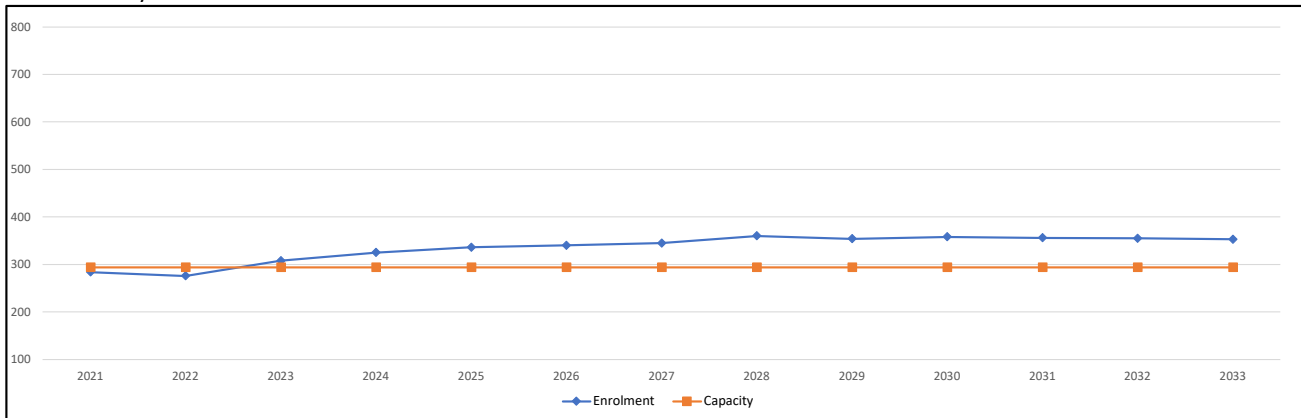
<b>Current Enrolment and Capacities:</b>	
<b>Bothwell Elementary</b>	
Enrolment	308
Operating Capacity	294
# of Portables	2
<b>Fraser Heights Secondary</b>	
Enrolment	1597
Operating Capacity	1200
# of Portables	12

**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.

Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2024/2025 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years: followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

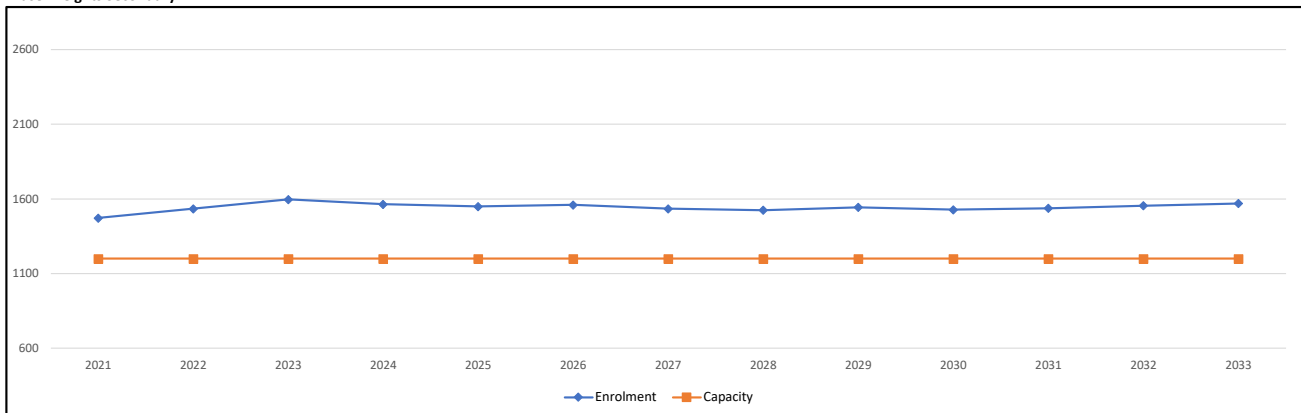
Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 133% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

**Bothwell Elementary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Fraser Heights Secondary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**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.

## BUILDING GUIDELINES SUMMARY

Surrey Project: #7923-0070-00  
 Project Location: 10610 Salisbury Drive, Surrey, B.C.  
 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:

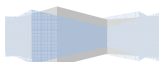
The area surrounding the subject property consists of a majority of homes built approximately 25-30 years ago along with a handful of newer homes along 168 Street built about 7-10 years ago. The style of the homes in the area “traditional west coast” and “neo-traditional” which range from 2500sf up to 5000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 7-10 years old “traditional west coast” style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older “neo-traditional” style homes that are approximately 25-30 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

#### 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 “neo-traditional”.
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers 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 4:12 for the newer context homes.

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

**Exterior Treatment /Materials:** Context homes are clad in stucco, 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 West Coast Modern 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:

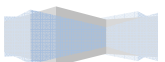
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**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:** Stucco, Vinyl, 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



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**Tree Preservation Summary**


Surrey Project No: 23-0070-00

Address: 10610 Salisbury Drive Surrey, BC

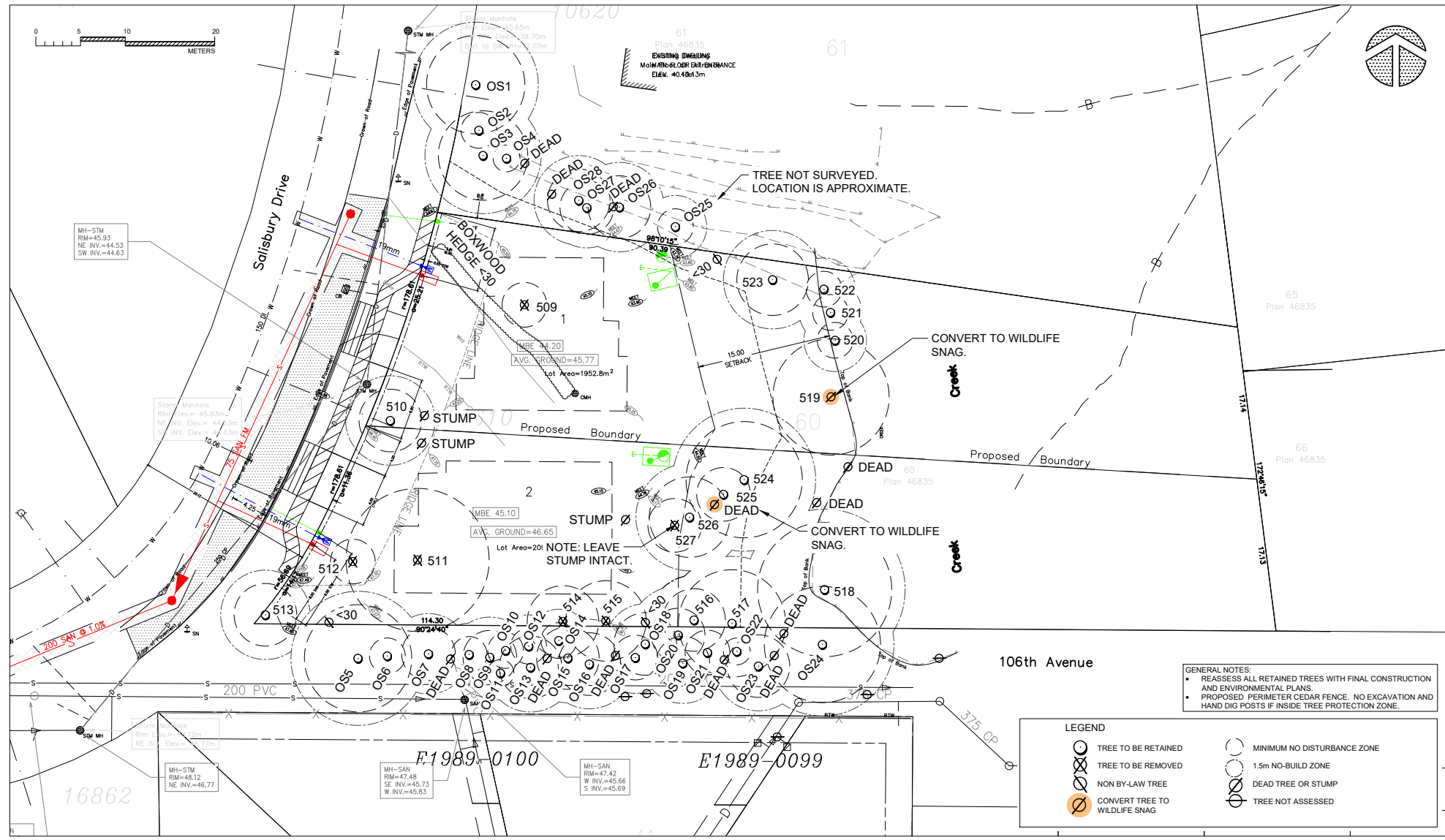
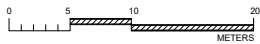
Registered Arborist: Corey Plester #PN-8523A

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)	19
<b>Protected Trees to be Removed</b>	6
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	13
<b>Total Replacement Trees Required:</b>  Red Alder/ Black Cottonwood Trees Requiring 1 to 1 Replacement Ratio  0 X one (1) = 0 _____  All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12 _____	12
<b>Replacement Trees Proposed</b>	9
<b>Replacement Trees in Deficit</b>	3
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	N/A

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 13  - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: January 29, 2024





MH-STW  
RIM=45.93  
NE INV.=44.53  
SW INV.=44.63

Storm Manhole  
Rim Elev.= 45.93m  
NE INV. Elev.= 44.53m  
SW INV. Elev.= 44.63m

Storm Manhole  
Rim Elev.= 45.93m  
NE INV. Elev.= 44.53m  
SW INV. Elev.= 44.63m

MH-STW  
RIM=46.12  
NE INV.=46.77

MH-SAN  
RIM=47.48  
SE INV.=45.73  
W INV.=45.83

MH-SAN  
RIM=47.42  
W INV.=45.86  
S INV.=45.69

EXISTING DWELLING  
MAIN-FLOOR ENTRANCE  
ELEV. 40.46x1.3m

NOTE: LEAVE STUMP INTACT.

TREE NOT SURVEYED.  
LOCATION IS APPROXIMATE.

CONVERT TO WILDLIFE SNAG.

CONVERT TO WILDLIFE SNAG.

GENERAL NOTES:  
 • REASSESS ALL RETAINED TREES WITH FINAL CONSTRUCTION AND ENVIRONMENTAL PLANS.  
 • PROPOSED PERIMETER CEDAR FENCE. NO EXCAVATION AND HAND DIG POSTS IF INSIDE TREE PROTECTION ZONE.

**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5m NO-BUILD ZONE
	NON-BY-LAW TREE		DEAD TREE OR STUMP
	CONVERT TREE TO WILDLIFE SNAG		TREE NOT ASSESSED

NO.	DATE	BY	REVISION
1	JAN16/24	MK	CIVIL PLAN
2	JAN23/24	MK	CIVIL PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
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 V3W 0A6  
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PROJECT TITLE  
**10610 SALISBURY DRIVE**  
 SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

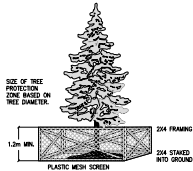
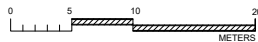
CLIENT \_\_\_\_\_

DATE  
 OCTOBER 17, 2022

DRAWN  
 MK

SCALE  
 AS SHOWN

**T-1**  
 SHEET 1 OF 2



MH-STM  
RM=45.93  
NE INV.=44.53  
SW INV.=44.63

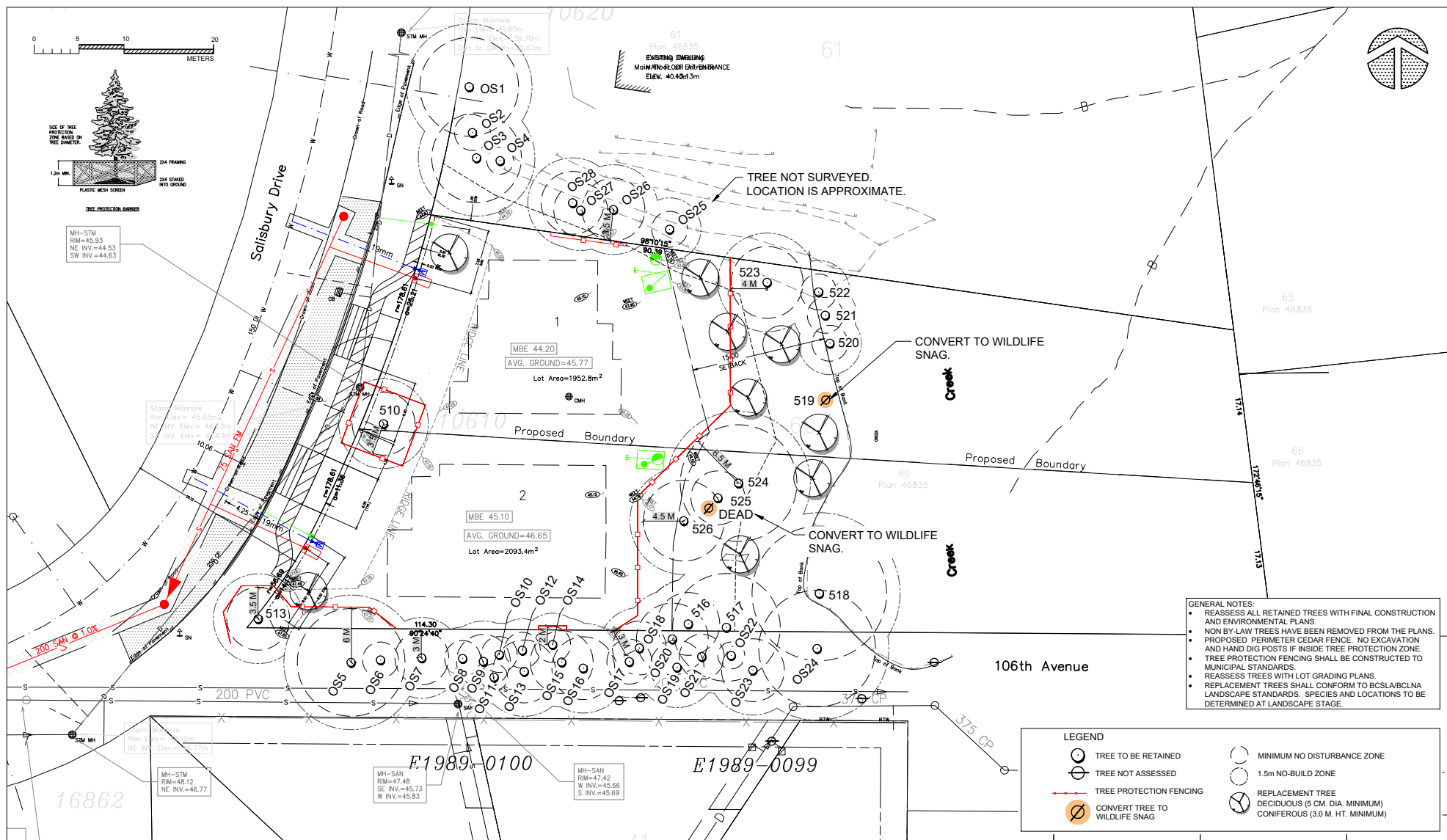
Storm Manhole  
RM=45.93m  
NE INV. Elev.=44.53m  
SW INV. Elev.=44.63m

MH-SAN  
RM=45.12  
NE INV.=46.77

MH-SAN  
RM=47.48  
SE INV.=45.73  
W INV.=45.83

MH-SAN  
RM=47.42  
W INV.=45.66  
S INV.=45.69

EXISTING BUILDINGS  
MOISTURE-BARRIER EXISTENCE  
ELEV. 40.40 to 3m



- GENERAL NOTES:**
- REASSESS ALL RETAINED TREES WITH FINAL CONSTRUCTION AND ENVIRONMENTAL PLANS.
  - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
  - PROPOSED PERIMETER CEDAR FENCE, NO EXCAVATION AND HAND DIG POSTS IF INSIDE TREE PROTECTION ZONE.
  - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REASSESS TREES WITH LOT GRADING PLANS.
  - REPLACEMENT TREES SHALL CONFORM TO BC/S/BL/CLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

**LEGEND**

- TREE TO BE RETAINED
- TREE NOT ASSESSED
- TREE PROTECTION FENCING
- CONVERT TREE TO WILDLIFE SNAG
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- REPLACEMENT TREE  
DECIDUOUS (5 CM. DIA. MINIMUM)  
CONIFEROUS (3.0 M. HT. MINIMUM)

NO.	DATE	BY	REVISION
1	JAN18/24	MK	CIVIL PLAN
2	JAN23/24	MK	CIVIL PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

#105, 8277 129 St.  
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PROJECT TITLE  
**10610 SALISBURY DRIVE**  
SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

CLIENT \_\_\_\_\_

DATE  
OCTOBER 17, 2022

DRAWN MK  
SCALE AS SHOWN  
SHEET 2 OF 2