

NO: R210

COUNCIL DATE: November 4, 2024

REGULAR COUNCIL

TO: Mayor & Council **DATE: October 29, 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 – Sixth Batch

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream zoning 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 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 original single-family or duplex zones, as provided in Appendix “II”;
4. Authorize staff to close and file in-stream Comprehensive Development 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 original single-family or duplex zones, as provided in Appendix “III”; and
5. Authorize the City Clerk to provide notification for replacement of 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 November 18, 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 will need to be filed and closed, and new bylaw replacements and associated development variance permits introduced to align to with 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 coming months. This is the sixth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date
1	July 22
2	September 9
3	September 23
4	October 7
5	October 21

The attached Appendix “I” lists the current batch of in-stream zoning bylaw amendment applications, including any associated development variance permits. Appendix “II” lists the current batch of in-stream development variance permits without rezoning, and Appendix “III” lists the current batch of in-stream Comprehensive Development (CD) bylaw amendment applications, including any associated development variance permits.

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 sixth batch of in-stream Zoning By-law amendment applications to ensure conformity with the new SSMUH framework and alignment with updated zones and regulations.

Original signed by

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 By-law Amendments

Appendix "III" Table of Original and Replacement CD Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs

APPENDIX “I”

Table of Original and Replacement Bylaws in compliance with SSMUH Zoning Bylaw 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
21-0318	20610	RH	RQ	Yes	21449	R1	R2	7921-0318-00	7921-0318-01 (See Attachment A)
22-0189	20964	RF	RF-13	Yes	21450	R3	R4	7922-0189-00	7922-0189-01 (See Attachment B)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0318-01

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: 030-104-165
 Lot 1 District Lot 153 Group 2 New Westminster District Plan EPP66037
 3888 155 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 14 “Quarter Acre Residential Zone (R2)” to reduce the minimum lot width from 24 meters to 20.1 meters for Proposed Lot A and to 23 meters for Proposed Lot B.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

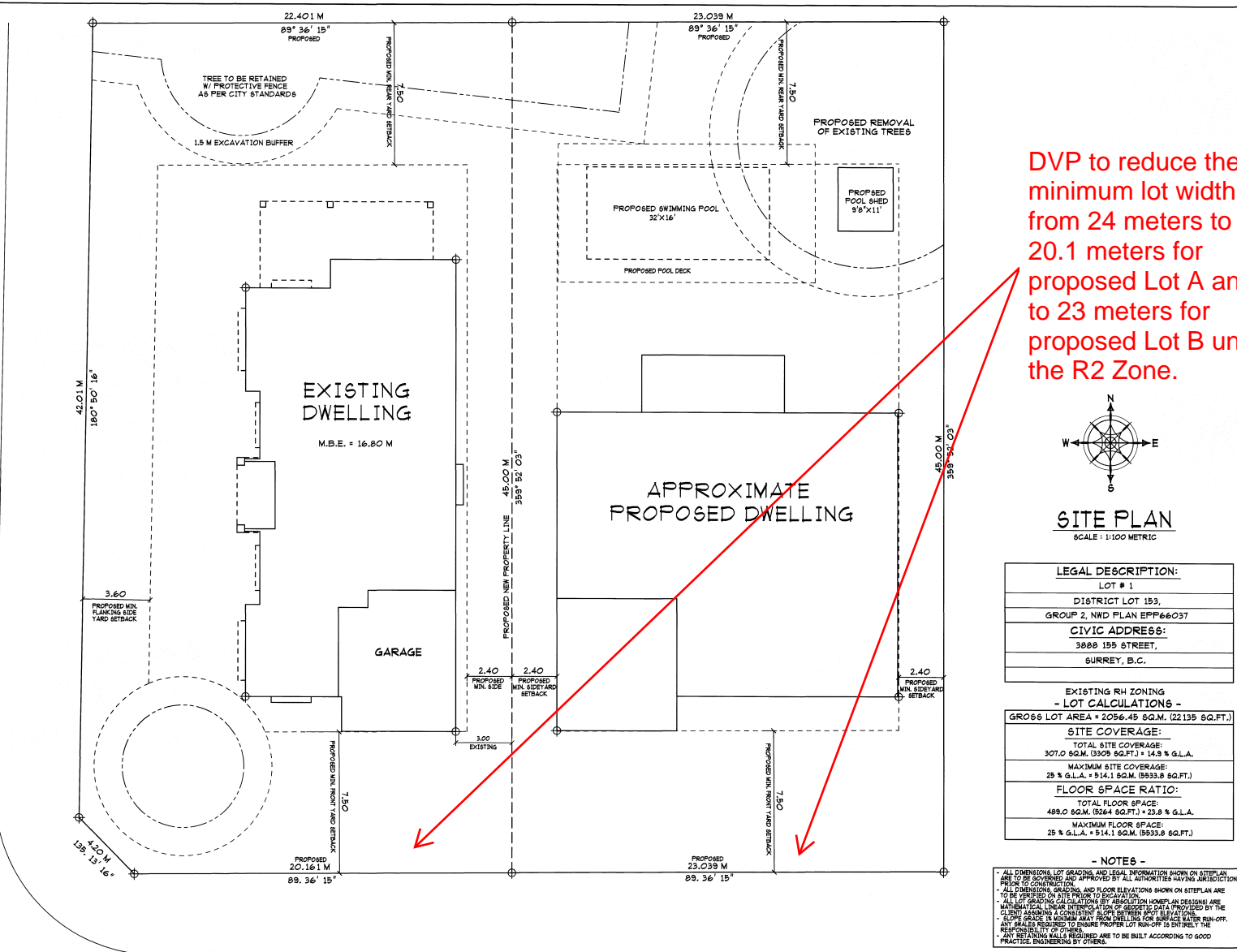
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

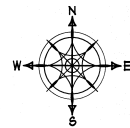
Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

- 155 STREET -



DVP to reduce the minimum lot width from 24 meters to 20.1 meters for proposed Lot A and to 23 meters for proposed Lot B under the R2 Zone.



SITE PLAN

SCALE: 1:100 METRIC

LEGAL DESCRIPTION:

LOT # 1

DISTRICT LOT 153,

GROUP 2, NWD PLAN EPP66037

CIVIC ADDRESS:

3888 155 STREET,

SURREY, B.C.

EXISTING RH ZONING - LOT CALCULATIONS -

GROSS LOT AREA = 2056.45 SQ.M. (22135 SQ.FT.)

SITE COVERAGE:

TOTAL SITE COVERAGE: 307.0 SQ.M. (3309 SQ.FT.) = 14.9 % G.L.A.

MAXIMUM SITE COVERAGE: 25 % G.L.A. = 514.1 SQ.M. (5533.8 SQ.FT.)

FLOOR SPACE RATIO:

TOTAL FLOOR SPACE: 489.0 SQ.M. (5264 SQ.FT.) = 23.8 % G.L.A.

MAXIMUM FLOOR SPACE: 25 % G.L.A. = 514.1 SQ.M. (5533.8 SQ.FT.)

- NOTES -

- ALL DIMENSIONS, LOT GRADING AND LEGAL INFORMATION SHOWN ON STEEPEN AREA TO BE VERIFIED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION PRIOR TO CONSTRUCTION.
- ALL CONCRETING, DRIVING, AND FLOOR ELEVATIONS SHOWN ON STEEPEN AREA TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ALL LOT GRADING CALCULATIONS AND ABSOLUTION HOMEPAN DESIGN ARE MATHEMATICAL. LINEAR INTERPOLATION OF GEODETIC DATA PROVIDED BY THE CLIENT AND/OR A CONSULTANT BUREAU, BETWEEN POINT ELEVATIONS, WILL BE USED TO DETERMINE BOUNDARY ELEVATIONS. THE CLIENT IS RESPONSIBLE FOR ANY AREAS REQUIRED TO ENSURE PROPER LOT RUN-OFF IS ENTERED. THE RESPONSIBILITY OF THE CLIENT IS TO OBTAIN NECESSARY APPROVALS.
- ANY RETAINING WALLS REQUIRED ARE TO BE BUILT ACCORDING TO GOOD PRACTICE, ENGINEERING BY OTHERS.
- ALL DIMENSIONS, LOT GRADING AND LEGAL INFORMATION SHOWN ON STEEPEN AREA TO BE VERIFIED AND APPROVED BY ALL AUTHORITIES HAVING JURISDICTION PRIOR TO CONSTRUCTION.
- ALL CONCRETING, DRIVING, AND FLOOR ELEVATIONS SHOWN ON STEEPEN AREA TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
- ALL LOT GRADING CALCULATIONS AND ABSOLUTION HOMEPAN DESIGN ARE MATHEMATICAL. LINEAR INTERPOLATION OF GEODETIC DATA PROVIDED BY THE CLIENT AND/OR A CONSULTANT BUREAU, BETWEEN POINT ELEVATIONS, WILL BE USED TO DETERMINE BOUNDARY ELEVATIONS. THE CLIENT IS RESPONSIBLE FOR ANY AREAS REQUIRED TO ENSURE PROPER LOT RUN-OFF IS ENTERED. THE RESPONSIBILITY OF THE CLIENT IS TO OBTAIN NECESSARY APPROVALS.
- ANY RETAINING WALLS REQUIRED ARE TO BE BUILT ACCORDING TO GOOD PRACTICE, ENGINEERING BY OTHERS.

GENERAL NOTES:

- The following notes are to be included with and used in conjunction with your ABSOLUTION HOMEPAN Design packages.
- License Agreement:**

 - Absolution Homespans Design is a Registered Trademark.
 - This Design Plan is the exclusive property and Copyright Absolution Homespans Design and may not be reproduced in any form without written permission from Absolution Homespans Design.
 - By using this Design Plan the Purchaser, Owner or Other acknowledges and agrees that they are using the Design Plan as part of their Final Design Aspects as laid out by Absolution Homespans Design.
 - Absolution Homespans Design takes every care to provide an accurate design package conforming to Part 9 of the current edition of the British Columbia Building Code. However, it is the responsibility of the Purchaser and all Authorities having jurisdiction to govern and regulate performance of all National, Provincial, territorial and Local Codes, Bylaws and Policies.
 - All required schedules and Letters of Agreement to obtain a building permit are to be provided by others. The Purchaser expresses, on behalf of themselves, their Absolution, Owner, Contractor, or other parties, that they are aware that they are not responsible for all liability damages that could arise by their own or their parties' actions. The Absolution Homespans Design guarantees Errors and Omissions True Service. The Purchaser agrees to indemnify and hold Absolution Homespans Design harmless and report any error or omission to Absolution Design as soon as they are aware of it. Absolution Homespans Design shall not be held liable in order of correct or error or omission and will only agree to acknowledge and agrees that any damages claimed against Absolution Design is limited to the fee for the design services provided by the Absolution Homespans Design Package.

- ENGINEERING GRADING AND LOT CONDITIONS:**

 - Information provided on the Site Plan is to be governed and controlled by the Local and Provincial Building Code and all codes, regulations provided by Absolution Design. It is based on information provided by the Purchaser, Owner, Contractor, Engineer and/or other parties. For Zoning, Siting and Grading, Lot calculations, Compliance and other regulations, Bylaws, Policies and conditions, the Purchaser, Contractor, Builder and Authority having jurisdiction is responsible for all site conditions such as engineering, geotechnical, geological, Engineering, Retaining walls, Site preparation, Excavation of foot, fill, depth of services, etc. the Purchaser shall be responsible for all such conditions and to ensure that the necessary permits and approvals are obtained.

- STRUCTURAL REQUIREMENTS:**

 - This Design Plan is intended to be used in conjunction with the current edition of the British Columbia Building Code and the Design Plan is intended to be used in conjunction with additional needed structural information and specifications in the attached sheets. Structural information provided by Absolution Design is for initial and existing purposes. Absolution Design accepts no liability for Structural Design and Engineering.
 - Information specified is to be verified, confirmed and verified by Purchaser, Owner, Contractor, Builder, Engineers and all other parties having jurisdiction prior to construction.
 - Professional Engineer, Licensed Surveyor, Energy Efficiency, and its engineering is to be provided by others. An attached sheets shall be provided to ensure that the necessary permits and approvals are obtained and the responsibility of the Purchaser or Contractor.

- WOOD FRAMING:**

 - All exterior and interior framing by others.
 - As per B.C.B.C. 2018, section 3.10.1 Roof Truss Construction.
 - Calculations for specified structural members are to be provided by Accredited Professional Engineer and conform to Part 9 of the British Columbia Building Code and incorporate standard platform framing and construction details.
 - Assure 2x10 joists over exterior openings unless noted otherwise.
 - Assure 2x4 joists over exterior openings unless noted otherwise.
 - Floor joists and spacing as specified by Engineer.
 - Cross bracing and truss bracing by others.
 - Floor joists are to be well positioned for heating, plumbing, etc.
 - Non-combustible walls parallel to floor joists are to be supported by joists beneath the wall or on blocking between the joists.
 - Provide double floor joists under partition walls or interior partitions when supporting kitchen cabinets.

- RAINSCREEN WALL ASSEMBLY:**

 - As per B.C.B.C. 2018 edition, Section 5.27. Cladding.
 - Required for exterior walls against water, air, noise and walls unprotected by a minimum 24" roof overhang.
 - Minimum 150 mm and structure (if not vent, wrap face less than 80% open space). Furring and flashing as required. (SEE DETAIL SHEET)

- CONCRETE:**

 - All exterior and interior engineering by others.
 - All concrete floors are to be finished and finished by others.
 - All concrete should have a compressive strength of not less than that specified in the design. Concrete should be tested to 28 days.

- FOUNDATION WALLS:**

 - All exterior foundation walls require engineering by others at the Owner/Contractor's expense.
 - Minimum 150 mm and structure (if not vent, wrap face less than 80% open space). Furring and flashing as required. (SEE DETAIL SHEET)

- FOOTINGS:**

 - All concrete footings require engineering by others at the Owner/Contractor's expense.
 - All concrete footings are to be on solid undisturbed soil, rock, or compacted granular fill at an elevation below the front face.

- MASONRY AND FIREPLACES:**

 - All masonry construction is to comply with the B.C.B.C. 2018, Section 9.20 and Section 9.21.
 - All chimneys and other masonry are to comply with the B.C.B.C. 2018 Edition, Section 9.22. Fireplaces.

- HEATING:**

 - As per B.C.B.C. 2018, Sec. 9.33 Heating and Air-conditioning.
 - Method of heating system to be verified and confirmed by others.
 - It is to be installed to manufacturers specifications and conform to all Local and Provincial codes and regulations in all aspects.
 - Gas connections require separate permit and inspection.
 - Grid air return registers are to be installed and sealed for maximum efficiency by qualified heating contractor.

- ELECTRICAL:**
 - Installation of electrical items are to comply with all Local and Provincial codes and regulations in all aspects.
- PLUMBING:**
 - Installation of plumbing items are to comply with all Local and Provincial Building codes and regulations in all aspects.
- FIRE PROTECTION:**
 - As per B.C.B.C. 2018 edition, Sec. 9.10 Fire Protection.
 - Install smoke alarms as per B.C.B.C. 2018, Sec. 9.10.18 Smoke Alarms.
 - Any required engineering approval is to be obtained at the cost and responsibility of the Owner/Contractor.
- VENTILATION REQUIREMENTS:**
 - As per B.C.B.C. 2018 edition, Section 9.32 Ventilation.
 - All exhaust hoods are to comply with the B.C.B.C. 2018 Edition, Section 9.32.4 Carbon Monoxide Alarms.
 - Protection from odour gas ingress (if required): Engineered wall/ceiling separation system or ceiling by others.
- ENERGY EFFICIENCY REQUIREMENTS:**
 - As per B.C.B.C. 2018 edition, Section 9.34 Energy Efficiency.
 - Energy Report for Heating and Cooling Loads and Energy Demand.
 - All Energy Reports, Modelling and Testing required under B.C.B.C. 2018 Edition is at the cost and responsibility of the Owner/Contractor.

Absolution
- Homepan Design Services -
Designed by: Mike T. Bohn
Phone / Fax (604) 575-3646
Cellular (604) 309-0955
mbohn@telus.net

CLIENT: GREWAL LOT#1
DATE: AUG 2021 SCALE: 1:100 M
REV:
THIS PLAN CONFORMS TO THE B.C.B.C. 2018 EDITION (M3-3-2018-0101)
COPYRIGHT 2021 SHEET 1 OF 1

THIS HOME IS DESIGNED TO COMPLY WITH THE B.C.B.C. 2018, SEC. 9.36.2 THROUGH SEC. 9.36.4 MINIMUM ENERGY EFFICIENCY REQUIREMENTS. PRESCRIPTIVE METHOD FOR CLIMATE ZONE 4.
B.C.B.C. 2018 Step code Compliance Report and Testing is required by a Registered Energy Auditor for EnerGuide Rating System Performance Rating for Part 9 Pre-Construction.
B.C.B.C. 2018 Section 13.3.3 APPLICATIONS OF DIV B Part 9, Group C, Residential Occupancies.
PROJECT ADDRESS: 3888 155 STREET, SURREY, B.C.

**PROPOSED LOT 1 "A" - 38 A AVENUE -
LOT AREA = 1020.22 SQ.M.**

**PROPOSED LOT 1 "B" - 38 A AVENUE -
LOT AREA = 1036.76 SQ.M.**

MAX. LOT COVERAGE = 30.1% = 307.09 SQ.M.
EXISTING LOT COVERAGE = 307.0 SQ.M.

MAXIMUM F.A.R. = 497.07 SQ.M.
EXISTING F.A.R. = 454.5 SQ.M.

MAX. LOT COVERAGE = 29.75% = 308.44 SQ.M.
MAXIMUM F.A.R. = 502.86 SQ.M.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0189-01

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: 000-719-986
Lot 1 Except Part Subdivided by Plan 68285 Section 26 Township 2 New
Westminster District Plan 8603

8496 - 156 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 16 Small Lot Zone (R4) the minimum lot width for a Type II – Interior Lot created through subdivision is reduced from 13.4-metres to 12.7-metres for the proposed Lot 2 (see Schedule A).
 - (b) Sub-Section H.3(a) of Part 16 Small Lot Zone (R4) is varied to permit a double side-by side garage on a lot that is 12.7-metres in width (i.e., less than 13.4-metres wide).
- 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 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.
 - 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 .

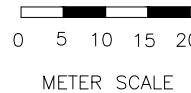
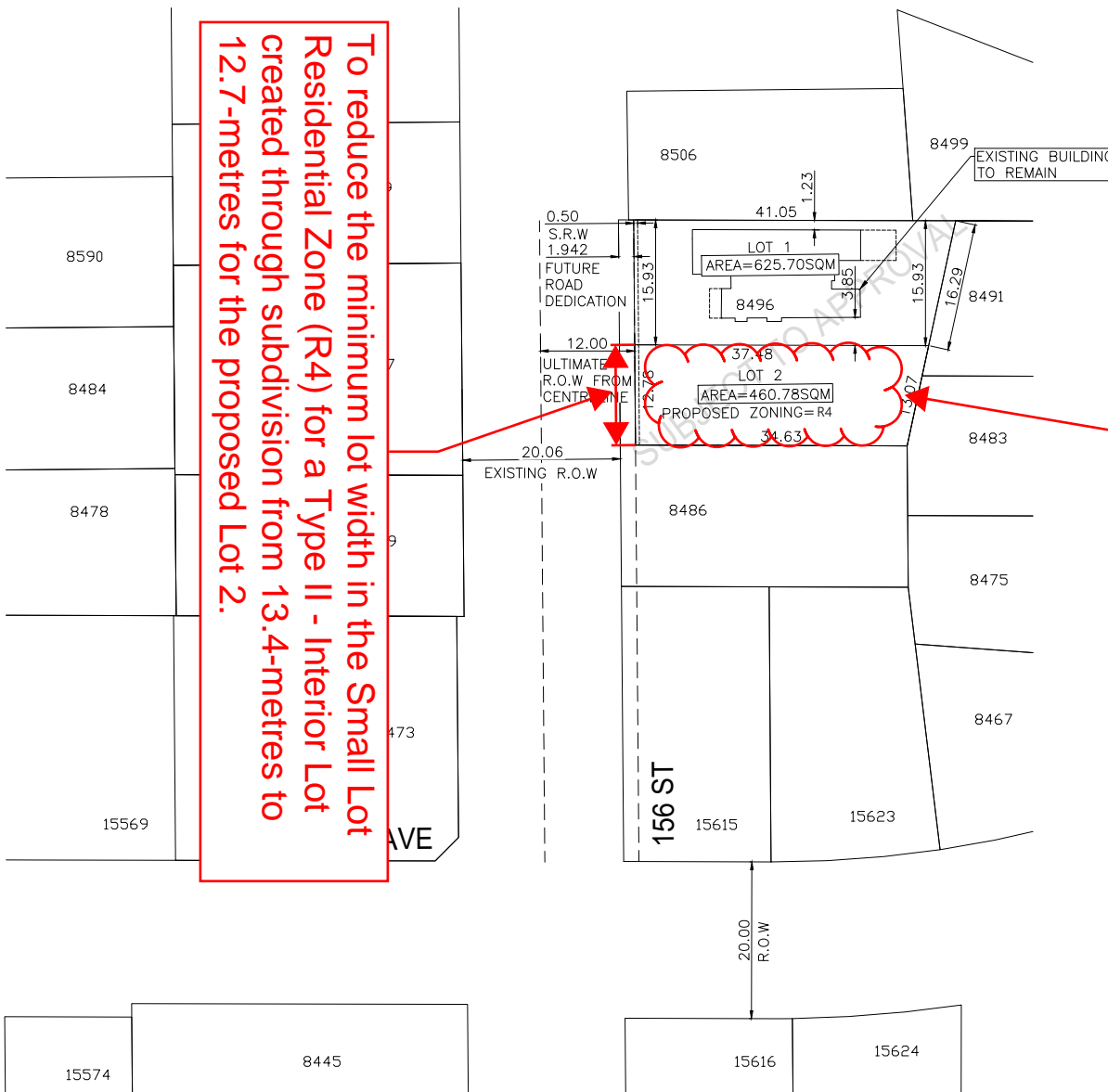
Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



To permit a double side-by-side garage on a lot that is 12.7-metres in width (i.e., less than 13.4-metres wide) in the Small Lot Residential Zone (R4) for Lot 2.

To reduce the minimum lot width in the Small Lot Residential Zone (R4) for a Type II - Interior Lot created through subdivision from 13.4-metres to 12.7-metres for the proposed Lot 2.



Schedule A

NOTE: 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.	ZONING: EXISTING ZONING: RF PROPOSED ZONING: R4 SITE AREA GROSS SITE AREA: 1154.34sqm.	MAINLAND ENGINEERING DESIGN CORPORATION PRACTICE PERMIT NUMBER: 1003021 UNIT 206 #343 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM	DEVELOPMENT/SITE LOCATION #8496 156 ST, SURREY, B.C. 2 LOT SUBDIVISION	SCALE N.T.S. DESIGNED RM DRAWN PS CHECKED RM APPROVED AB	SURVEY PROJECT NO. MAINLAND PROJECT NO. C-2050 DATE 23/04/21	SEAL

APPENDIX “II”

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

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL DVP ZONE	ORIGINAL DVP	CURRENT DVP ZONE	Close DVP	REPLACEMENT DVP (NEW SSMUH ZONE)
<u>22-0224</u>	RH	7922-0224-00	R1	7922-0224-00	7922-0224-01 (See Attachment C)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0224-01

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: 000-836-630
Lot 25 Section 8 Township 2 New Westminster District Plan 15915

13343 - 56 Ave

(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 13 "Suburban Residential Zone (R1)" the minimum lot width is reduced from 30 metres to 25.1 metres for 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.

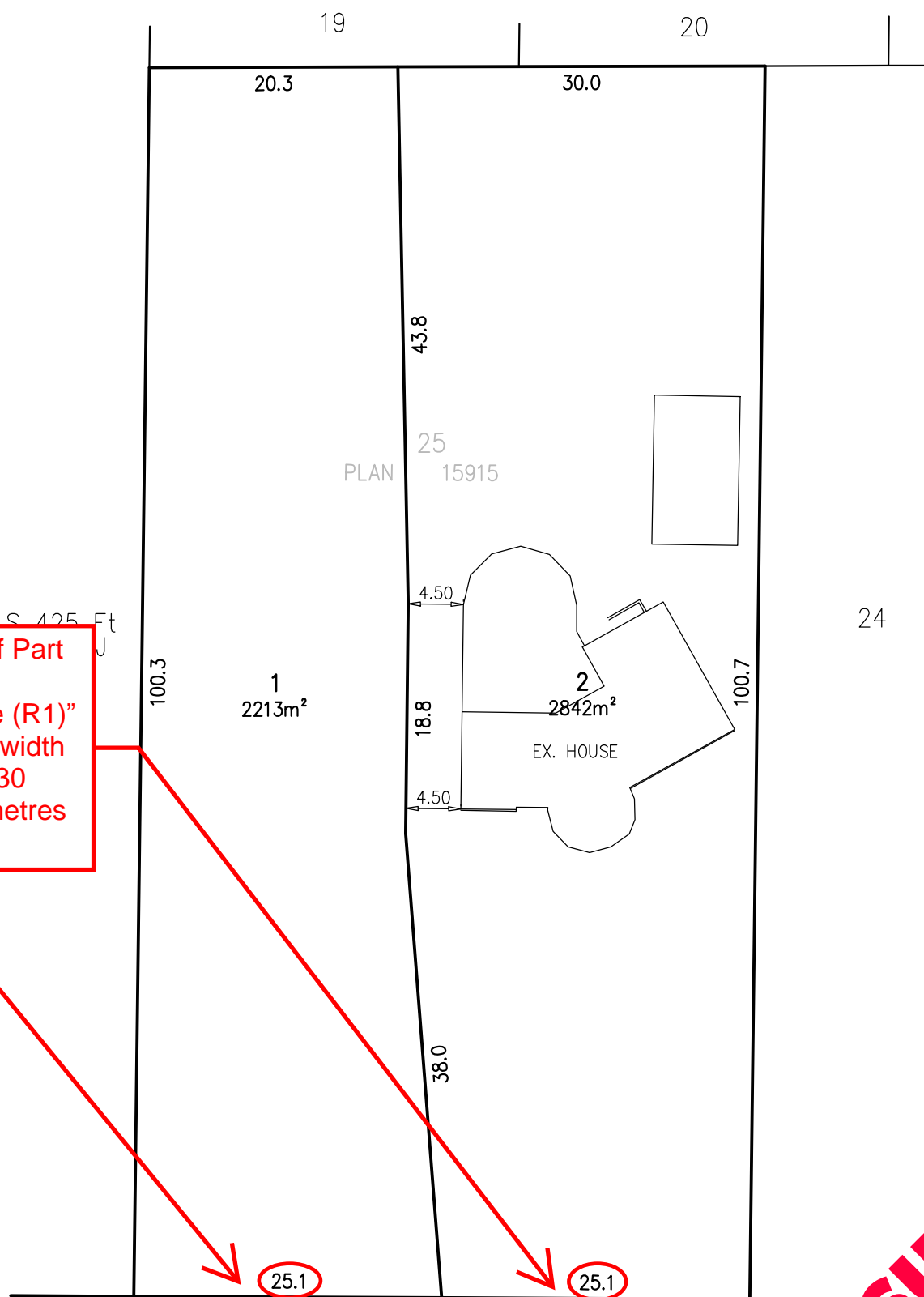
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



In section C.2. of Part 13 "Suburban Residential Zone (R1)" the minimum lot width is reduced from 30 metres to 25.1 metres for lots 1 and 2.



56 AVENUE

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 13343 56 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 2022-116	DATE: JUN 2022	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:

G:\Projects\2022-116.san\A0 Drawings\Layouts\Lot Layout - Op 1 - Jun 28, 2022.dwg [Lot Portrait 11x17] 6/28/2022 4:03PM

APPENDIX “III”

Table of Original and Replacement CD 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
22-0048	20989	RH	CD (based on RQ)	Yes	21451	R1	CD (based on R2)	7922-0048-00	7922-0048-01 (See Attachment D)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0048-01

Issued To: ("the 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: 004-145-798
Lot 59 Section 10 Township 2 New Westminster Plan 50724
5722 146A St

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In section F.1. of Part 14 of the "Quarter Acre Residential Zone (R2)" Zone, the minimum side yard setback of the principal building is reduced from 2.4 metres to 1.78 for proposed Lot 1, in order to retain the existing single-family dwelling.

5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on 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 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, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli



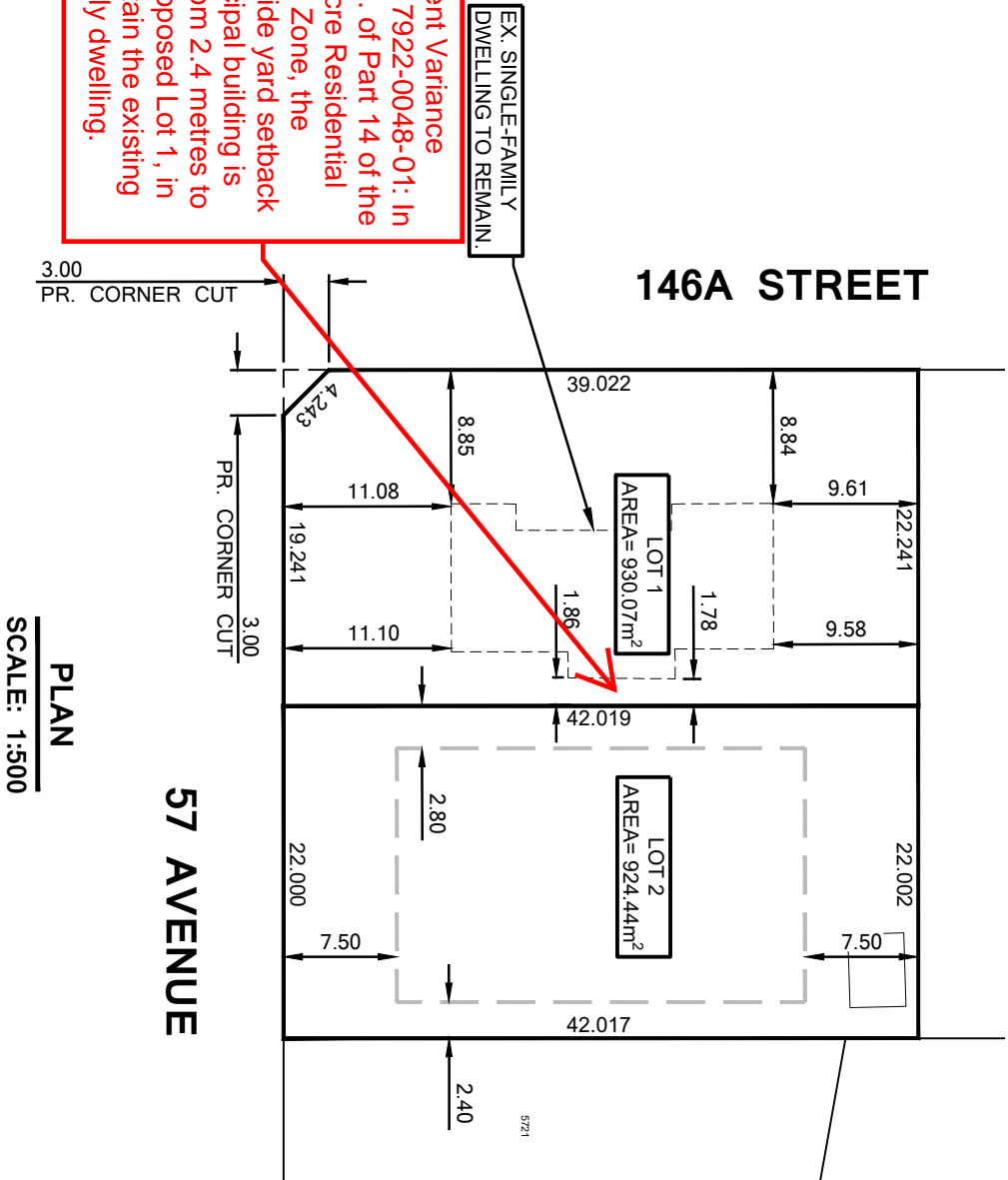
TERRA NOBIS CONSULTING INC.
 #203-15585 24 AVENUE, SURREY, BC, V4A 2J4
 EMAIL: INFO@TERRANOBIS.COM
 PHONE: 604.946.3007
 PERMIT TO PRACTICE #: 10009490



	EXISTING	PROPOSED
LOTS	1	2
ZONING	RH	CD (Based on R2)
LOT SIZE	1859.01 m ²	LOT 1: 930.07 m ² LOT 2: 924.44 m ²
AVG. LOT WIDTH	44.242 m	LOT 1: 22.241 m LOT 2: 22.001 m
AVG. DEPTH	42.020 m	LOT 1: 42.020 m LOT 2: 42.018 m



Development Variance Permit No. 7922-0048-01: In section F.1. of Part 14 of the "Quarter Acre Residential Zone (R2)" Zone, the minimum side yard setback of the principal building is reduced from 2.4 metres to 1.78 for proposed Lot 1, in order to retain the existing single-family dwelling.



PLAN
SCALE: 1:500

No	DATE	BY	CK	REVISIONS DESCRIPTION
3	15 JUL 2022	JL	PG	FOR APPLICATION (RETAIN LOT 1 BUILDING)
2	22 JUN 2022	JL	PG	FOR APPLICATION (LOT SIZE UPDATE)
1	26 APR 2022	JL	PG	FOR DISCUSSION
0	14 FEB 2022	JC	AJ	FOR APPLICATION
			CK	REVISIONS DESCRIPTION

TITLE : SUBDIVISION LAYOUT
**5722 146A STREET,
 SURREY, BC**
SUNNY GILL
 EMAIL: SUNNYBM12@GMAIL.COM
 SCALE: 1:500

SEAL
NOT FOR CONSTRUCTION
 DATE: 15 JUL 2022
 REV
21115
3.