

**ADDITIONAL PLANNING COMMENTS**

Application No.: 7914-0147-00  
 7914-0147-01  
 7914-0147-02

Planning Report Date: October 21, 2024

**PROPOSAL:**

- **Rezoning** from R4 to CD (based on R4)
- **Development Variance Permit**

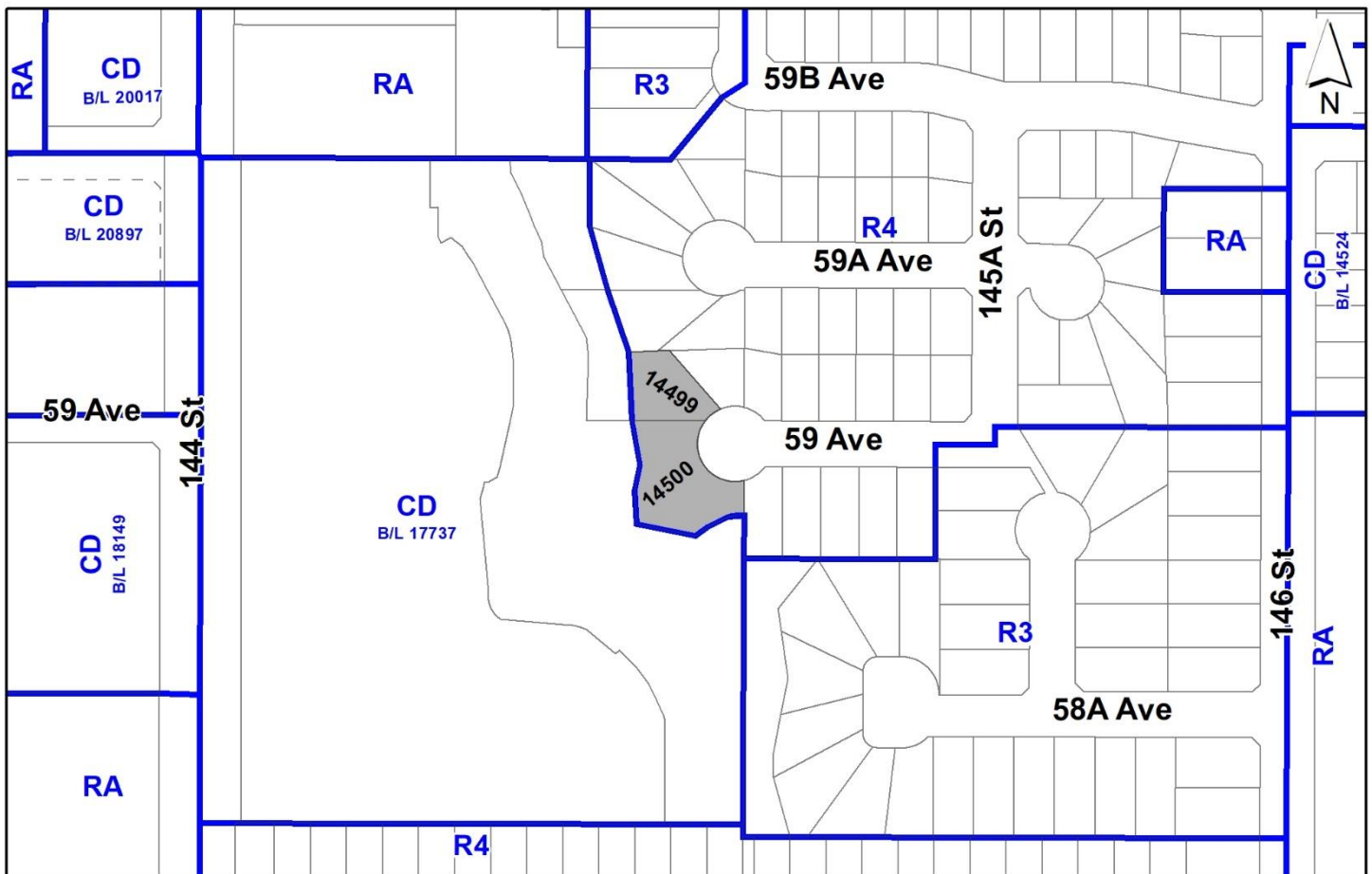
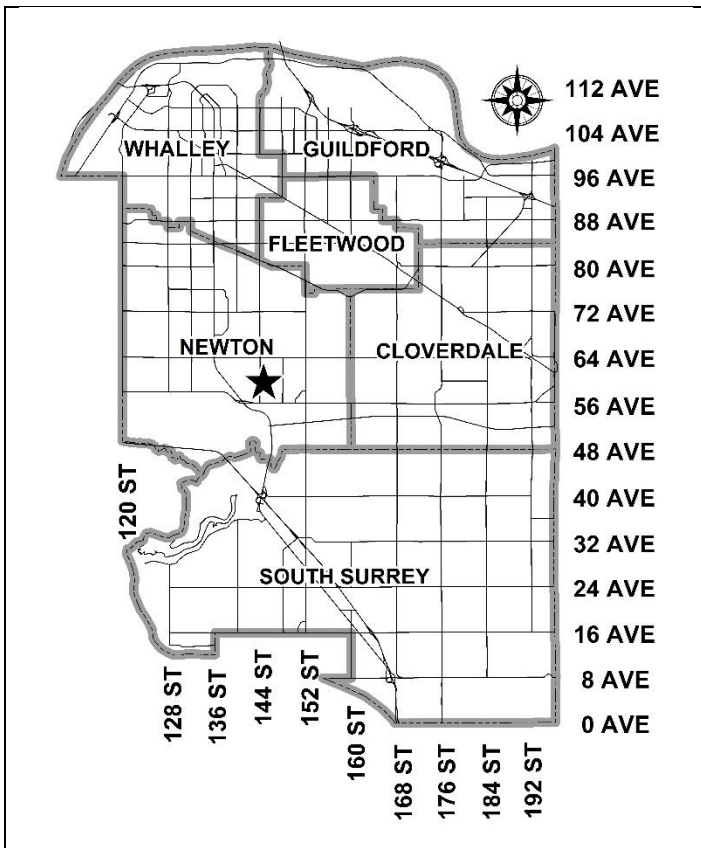
to facilitate alignment with the updated Zoning Bylaw in order to allow subdivision into 5 residential lots.

**LOCATION:** 14499 - 59 Avenue  
 14500 - 59 Avenue

**ZONING:** R4

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Residential Flex  
 (6 - 14.5 upa)



## RECOMMENDATION SUMMARY

- Council file Development Variance Permit Nos. 7914-0147-00 and 7914-0147-01.
- Rezoning By-law to proceed to Public Notification. If supported, the By-law will be brought forward for consideration of First, Second and Third Reading.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To reduce the minimum lot area and lot width of the Small Lot Residential Zone (R4) in the proposed CD zone; and
- To vary the minimum rear yard setback and the garage/parking configuration of the Small Lot Residential Zone (R4) Zone.

## RATIONALE OF RECOMMENDATION

- Prior to the Small-Scale Multi-Unit Housing (SSMUH) related Zoning Bylaw updates, Development Application No. 7914-0147-00 was introduced on March 7, 2022, with an additional Development Variance Permit No. 7914-0147-01 introduced on April 11, 2022. The application proposed a Development Permit for Sensitive Ecosystems and Development Variance Permits to the minimum lot width, setbacks and parking configuration in order to facilitate the subdivision of 2 lots into 5. Council supported the application and a Preliminary Layout Approval (PLA) was issued on April 27, 2022.
- Due to changes to the minimum subdivision regulations as a result of new SSMUH related zoning, the application no longer complies with the existing zoning. The proposed CD zone and accompanying variances under the subject application will align the proposal with the updated Zoning Bylaw in order to allow the 5 lot subdivision to proceed as intended.
- There is no change to the previously approved 5 lot proposal. The subject application is a house-keeping measure to align with the recent Zoning Bylaw update.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required 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, as amended 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.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Development Variance Permit Nos. 7914-0147-00 and 7914-0147-01.
2. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Small Lot Residential Zone (R4)" to "Comprehensive Development Zone (CD) (based on R4)".
3. Council approve Development Variance Permit No. 7914-0147-02 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback for a principal building in the R4 Zone from 7.5 metres to 6.0 metres for proposed Lots 1, 2 and 4 and from 7.5 metres to 5.5 metres for proposed Lot 3; and
  - (b) to vary the R4 Zone to allow a double garage that can accommodate two vehicles parked side by side accessed from the front yard on a lot that is less than 13.4 metres wide, on proposed Lots 2 to 5.
4. 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) all conditions of approval outlined in the Additional Planning Comments Report No. 7914-0147-00 and 7914-0147-01, dated April 11, 2022 (Appendix II); and
  - (c) approval from the Ministry of Transportation & Infrastructure.

## ADDITIONAL PLANNING COMMENTS

### Application Background

- The application was initially introduced to Council on March 7, 2022, proposing Development Permit No. 7914-0147-00 for Sensitive Ecosystems and Development Variance Permit No. 7914-0147-00 to reduce the minimum rear yard setback and an additional Development Variance Permit No. 7914-0147-01 was introduced on April 11, 2022 to reduce the minimum lot width and parking configuration. The proposal, which utilized the existing zoning to facilitate a 5 lot subdivision, was supported by Council and a Preliminary Layout Approval (PLA) was subsequently issued on April 27, 2022.

### SSMUH Zoning Bylaw Update

- 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.
- The new SSMUH Zoning By-law amendments adopted on July 8, 2024 impacted 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 with the new SSMUH zones.
- In order to streamline this administrative requirement, staff have been bringing forward these bylaws for Council's consideration in batches; more specifically, these batch amendments simply update the reference to the new zone.
- However, there are a small number of in-stream applications which no longer comply with the minimum subdivision regulations of the SSMUH zone and therefore require an amendment beyond referencing the new SSMUH zone. In this case, Development Application No. 7914-0147-00 proposed to utilize the Single Family Residential Zone (RF-12) which previously regulated the subject properties. When the SSMUH Zoning By-law amendments were adopted on July 8, 2024, the subject properties were rezoned from RF-12 to the Small Lot Residential Zone (R4) which contains minimum subdivision regulations that are slightly different. As a result, proposed Lot 1 does not comply with the minimum lot area of the R4 zone; in order to address this discrepancy, staff are bringing forward a Comprehensive Development Zone (CD) based on R4.

## Proposed CD Zone and Development Variance Permit

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the area of proposed Lot 1 and incorporate the reduced lot widths supported under Development Variance Permit No. 7914-0147-01. The CD By-law utilizes the provisions of the "Small Lot Residential Zone (R4)", with the following revisions:
  - Subdivision, Permitted Lot Size Reductions
    - Reduce the minimum lot area of an Interior Lot from 336 square metres to 315 square metres; and
    - Reduce the minimum lot width of a Type II Lot from 13.4 metres to 9 metres.
- Development Variance Permit No. 7914-0147-02 is proposed to incorporate the following variances, which were previously supported under Development Variance Permit No. 7914-0147-00 and 7914-0147-01:
  - reduce the minimum rear yard setback for a principal building in the R4 Zone from 7.5 metres to 6.0 metres for proposed Lots 1, 2 and 4 and from 7.5 metres to 5.5 metres for proposed Lot 3; and
  - vary the R4 Zone to allow a double garage that can accommodate two vehicles parked side by side accessed from the front yard on a lot that is less than 13.4 metres wide, on proposed Lots 2 to 5.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Development Variance Permit No. 7914-0147-02
Appendix III.	Additional Planning Comments Report No. 7914-0147-00/7914-0147-01, dated April 11, 2022 (included within as Appendix II is the Initial Planning Report No. 7914-0147-00, dated March 7, 2022).

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

SA/cb

**SUBDIVISION PLAN OF LOT 4 PLAN BCP50999 AND LOT 2  
PLAN EPP27795, BOTH OF SECTION 10 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT**

The City of Surrey B.C.G.S. 92G.016



SCALE - 1 : 500  
All distances are in metres

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500

Integrated Survey Area No. 1  
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

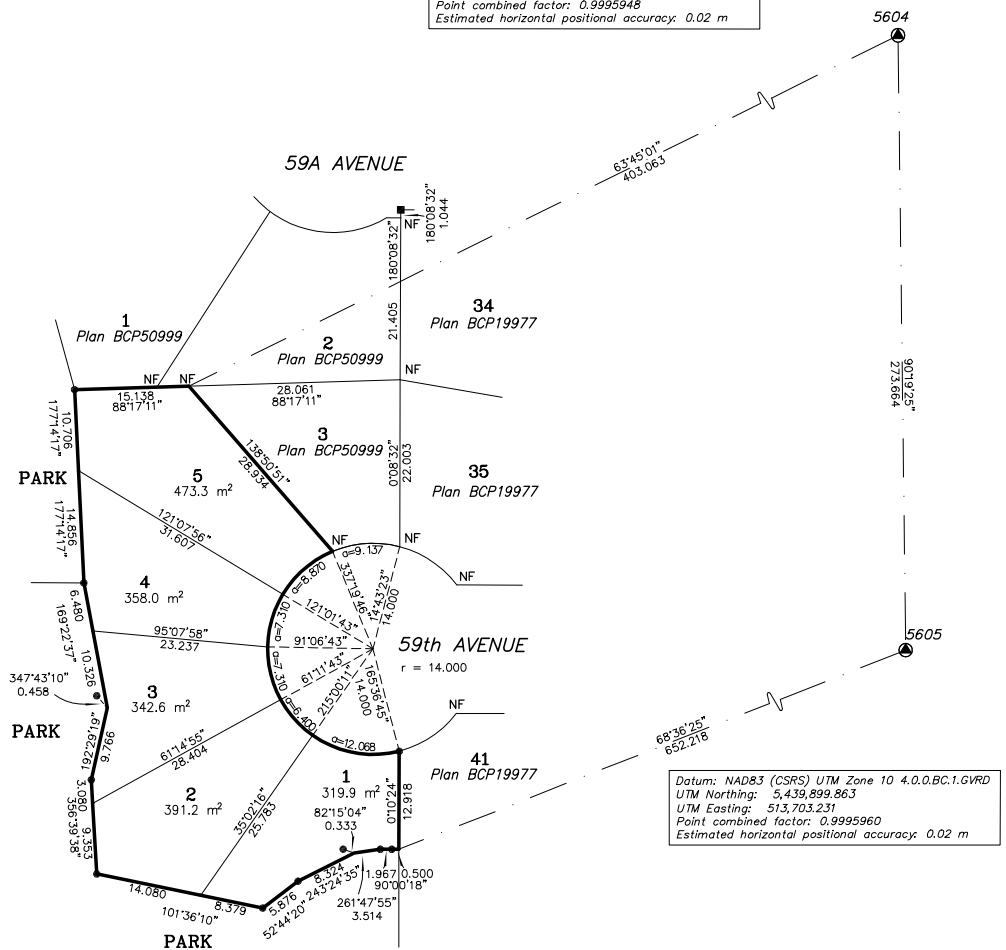
Grid Bearings are derived from observations between Control Monuments 5604 and 5605.

The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the Mascot published coordinates for geodetic control monuments 5604 and 5605.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995948, which has been derived from geodetic control monument 5604.

**PRELIMINARY (JANUARY 22, 2019)**

Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.GVRD  
UTM Northing: 5,439,901.433  
UTM Easting: 513,429.765  
Point combined factor: 0.9995948  
Estimated horizontal positional accuracy: 0.02 m



Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.GVRD  
UTM Northing: 5,439,899.863  
UTM Easting: 513,703.231  
Point combined factor: 0.9995960  
Estimated horizontal positional accuracy: 0.02 m

**Legend:**

- Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- Denotes old lead plug found
- WT Denotes witness
- NF Denotes nothing found

Note: This plan shows one or more witness posts which are not set on the true corner(s).  
Witness posts are set along the production of a boundary unless otherwise noted.  
Some symbols and lines have been exaggerated for clarity.

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey

The field survey represented by this plan was completed on the day of , 2019.  
Sean Costello, BCLS 900

This plan lies within the Metro Vancouver Regional District

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783  
File: 6928-SUB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0147-02

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as 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: 028-880-137  
Lot 4 Section 10 Township 2 New Westminster District Plan BCP50999

14499 – 59 Avenue

Parcel Identifier: 029-039-240  
Lot 2 Section 10 Township 2 New Westminster District Plan EPP27795

14500 – 59 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:

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- (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.1 of Part 16, Small Lot Residential Zone (R4) – to reduce the minimum rear yard setback of a single family dwelling from 7.5 metres to 6.0 metres for Lots 1, 2 and 4, and from 7.5 metres to 5.5 metres for Lot 3.
- (b) In Section H.4 of Part 16, Small Lot Residential Zone (R4) – to allow a double garage that can accommodate two cars parked side by side where a lot is less than 13.4 metres in width and accessed from the front yard for Lots 2 to 5.
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 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\_\_.

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli



PLAN BCP50999

LOT AREA=472.4m<sup>2</sup>

PLAN BCP50999

PARK  
PLAN BCP50999

LOT AREA=356.8m<sup>2</sup>

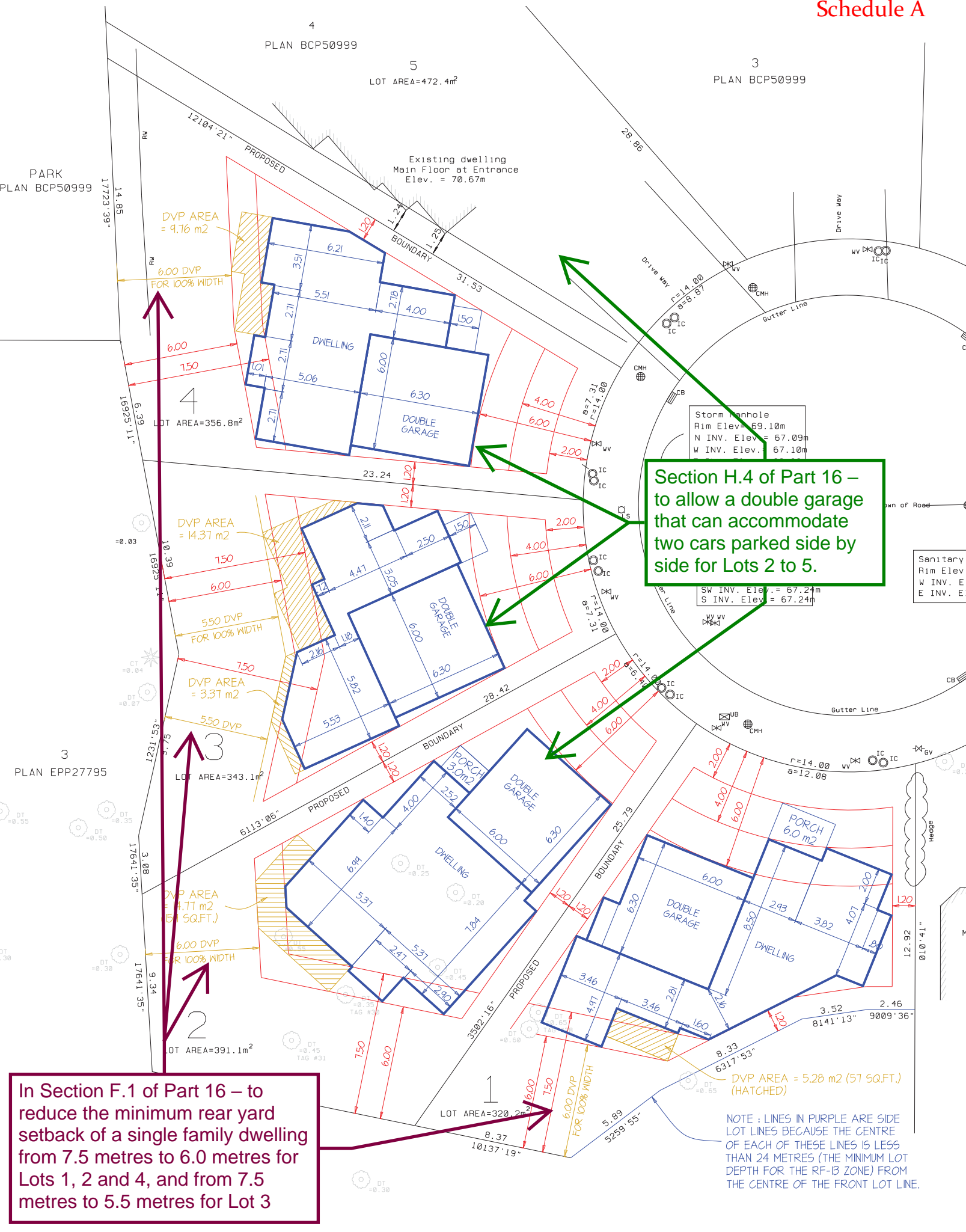
PLAN EPP27795

LOT AREA=343.1m<sup>2</sup>

LOT AREA=391.1m<sup>2</sup>

In Section F.1 of Part 16 – to reduce the minimum rear yard setback of a single family dwelling from 7.5 metres to 6.0 metres for Lots 1, 2 and 4, and from 7.5 metres to 5.5 metres for Lot 3

Section H.4 of Part 16 – to allow a double garage that can accommodate two cars parked side by side for Lots 2 to 5.



Storm Manhole  
Rim Elev. = 69.10m  
N INV. Elev. = 67.09m  
W INV. Elev. = 67.10m

SW INV. Elev. = 67.24m  
S INV. Elev. = 67.24m

NOTE : LINES IN PURPLE ARE SIDE LOT LINES BECAUSE THE CENTRE OF EACH OF THESE LINES IS LESS THAN 24 METRES (THE MINIMUM LOT DEPTH FOR THE RF-13 ZONE) FROM THE CENTRE OF THE FRONT LOT LINE.

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

Application No.: 7914-0147-00  
 7914-0147-01

Planning Report Date: April 11, 2022

**PROPOSAL:**

- **Development Variance Permit**

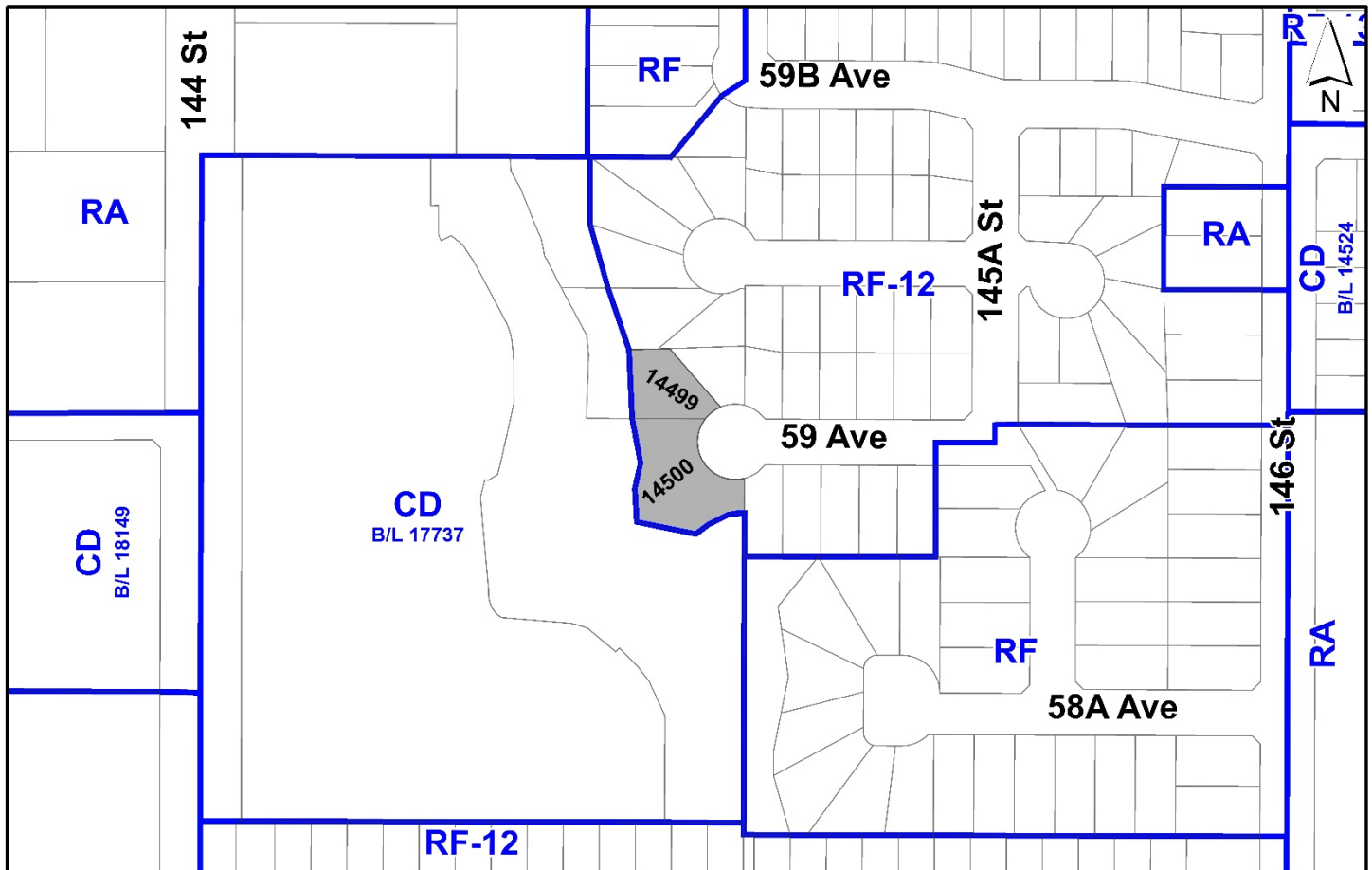
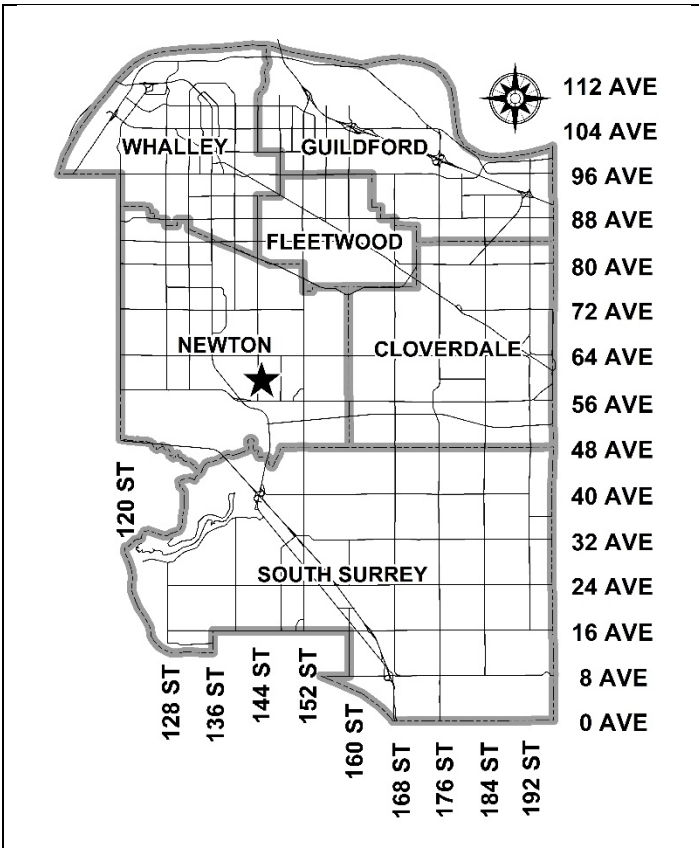
To allow subdivision into 5 single family lots.

**LOCATION:** 14499 - 59 Avenue  
 14500 - 59 Avenue

**ZONING:** RF-12

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Residential Flex (6 - 14.5 upa)



## RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum lot width requirement of the "Single Family Residential (12) Zone (RF-12)" for proposed Lots 2 to 5.
- Proposing to vary the parking configuration of the "Single Family Residential (12) Zone (RF-12)" for proposed Lots 2 to 5.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the 'Urban' designation in the Official Community Plan (OCP) and the 'Single Family Residential Flex (6 – 14.5 upa)' designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of South Newton.
- Proposed Lots 1 to 5 are irregularly shaped with narrow lot frontages situated along an existing cul-de-sac bulb. Proposed Lots 2 to 5 meet the minimum depth required of a RF-12 Type II Interior Lot and are considerably larger than the minimum lot area required of a RF-12 Type II Interior Lot.
- The proposed variance to allow front-accessed garages facing the 59 Avenue cul-de-sac bulb that can accommodate two vehicles parked side by side will result in a more optimal off-street parking layout. Double garages that can accommodate two vehicles parked side by side offer a more desirable parking option for single family small lots as they result in four (4) off-street parking spaces which can help reduce the volume of cars parking on the street. A limited number of on-street parking spaces are achievable around cul-de-sac bulbs due to the narrow spacing between driveways.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7914-0147-01 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the "Single Family Residential (12) Zone (RF-12)" for a Type II Interior Lot from 13.4 metres to 9.7 metres for proposed Lot 2, 13.4 metres to 11.6 metres for proposed Lot 3, 13.4 metres to 10.6 metres for proposed Lot 4, and 13.4 metres to 11.2 metres for proposed Lot 5; and
  - (b) to allow a double garage that can accommodate two vehicles parked side by side accessed from the front yard on a Single Family Residential (12) Zone (RF-12) Type II interior lot, that is less than 13.4 metres wide, on proposed Lots 2 to 5.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (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; and
  - (d) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	<u>14499 – 59 Avenue:</u> Single Family Residential <u>14500 – 59 Avenue:</u> Vacant Lot	Single Family Residential Flex (6-14.5 upa)	RF-12
North & East:	Single Family Residential	Single Family Residential Flex (6-14.5 upa)	RF-12
South & West:	City Park	Creeks and Riparian Set Backs	RF-12

## Context & Background

- The subject site is comprised of two properties, 14499 and 14500 – 59 Avenue, located at the end of an existing cul-de-sac bulb west of 145A Street in Newton. The properties are designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential Flex (6-14.5 upa)" in the South Newton Neighbourhood Concept Plan (NCP) and are zoned "Single Family Residential (12) Zone (RF-12)".
- 14499 – 59 Avenue was created under Development Application No. 7908-0091-00, which received final adoption at the May 28, 2012, Regular Council – Land Use meeting. The application rezoned the site to RF-12 Zone, and a no-build covenant was registered on title for a portion of the lot for future consolidation with 14500 – 59 Avenue. There is an existing single family dwelling on this property that is proposed to be retained (on Lot 5) as part of this new development application.
- 14500 – 59 Avenue was created under Development Application No. 7911-0044-00, which received final adoption at the March 11, 2013, Regular Council – Land Use meeting. As part of the application, the site was rezoned to RF-12 Zone and a no-build covenant was registered on title until the lot could be further subdivided.
- A Class B (yellow-coded) watercourse, Sullivan Heights Creek, borders the property along the west and south property lines. This watercourse requires a 15 metre setback from the top of bank in accordance with Part 7A Section B.1 of Zoning By-law No. 12000. As part of Development Application Nos. 7908-0091 and 7911-0044-00, the full 15 m setback on the east side of the creek area was conveyed to the City for riparian protection.
- The subject site was included in an area of private land and public parkland where unauthorized tree removal occurred in the summer of 2012. All requirements by the City as a result of this violation have now been addressed, with the exception of outstanding replacement trees to be planted on the subject site. This will be finalized as part of this development application.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to subdivide the subject site into 5 single family lots under the current "Single Family Residential (12) Zone".
- The existing dwelling at 14999 – 59 Avenue is proposed to be retained as part of this application on proposed Lot 5 at the north-west part of the cul-de-sac.
- The applicant is proposing a Development Permit for Sensitive Ecosystems (Streamside Area) and has submitted an Ecosystem Development Plan in accordance with the requirements outlined in the OCP. The Development Permit for Sensitive Ecosystems was discussed in a previous report to Council (Appendix II)
- The applicant is also proposing a Development Variance Permit to reduce the minimum lot width for proposed Lots 2 to 5, and to vary the parking configuration for proposed Lots 2 to 5.

	Proposed
<b>Lot Area</b>	
Site Area:	0.1885 hectares
<b>Number of Lots:</b>	5
<b>Unit Density:</b>	26.5 units per hectare
<b>Range of Lot Sizes</b>	320 square metres to 473 square metres
<b>Range of Lot Widths</b>	9.7 metres to 16.3 metres
<b>Range of Lot Depths</b>	23 metres to 32 metres

## Referrals

Engineering: The Engineering Department has no objection to the proposed variance.

## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

#### Lot Width, Setback and Parking Variances

- The applicant is requesting the following variances:
  - to reduce the minimum lot width of the "Single Family Residential (12) Zone (RF-12)" for a Type II Interior Lot from 13.4 metres to 9.7 metres for proposed Lot 2, 13.4 metres to 11.6 metres for proposed Lot 3, 13.4 metres to 10.6 metres for proposed Lot 4, and 13.4 metres to 11.2 metres for proposed Lot 5; and
  - to allow a double garage that can accommodate two vehicles parked side by side accessed from the front yard on a Single Family Residential (12) Zone (RF-12) Type II interior lot, that is less than 13.4 metres wide, on proposed Lots 2 to 5.
- Proposed Lots 1 to 5 will be pie shaped with narrow lot frontages situated along an existing cul-de-sac bulb.
- The Zoning By-law No. 12000 specifies that lot width for a lot of an irregular shape shall be determined by a straight line 7.5 metres from and parallel to the frontage of the lot. By this definition, A Development Variance Permit is needed to reduce the minimum lot width requirement of the RF-12 Zone for proposed Lots 2 to 5.
- Proposed Lots 2 to 5 meet the minimum depth required of a RF-12 Type II Interior Lot and are considerably larger than the minimum lot area required of a RF-12 Type II Interior Lot.
- The RF-12 Zone prohibits double garages that can accommodate two vehicles parked side by side that are accessed from the front yard on lots that are less than 13.4 metres wide.
- Allowing a double garage on proposed Lots 2 to 5 will have minimal impact to the neighbourhood and will be similar to the other single family dwellings in the area.

- All existing single-family dwellings fronting this portion of 59 Avenue have double garages.
- The applicant has provided building envelope analyses that show single family dwellings can be accommodate on the proposed lots meeting front yard and side yard building setbacks under the RF-12 Zone.
- Access to a double garage on proposed Lots 2 to 4 from the rear of the property is not achievable given the location of a Class B watercourse, Sullivan Creek, and a city owned park lot along the proposed rear property lines.
- The proposed variance to allow front-accessed garages facing the 59 Avenue cul-de-sac bulb that can accommodate two vehicles parked side by side will result in an optimal off-street parking layout. Double garages that can accommodate two vehicles parked side by side offer a more desirable parking option for single family small lots as they result in four (4) off-street parking spaces which can help reduce the volume of cars parking on the street. A limited number of on-street parking spaces are achievable around cul-de-sac bulbs.
- Staff support the requested variances to proceed for consideration.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7914-0147-01  
Appendix II. Initial Planning Report No. 7914-0147-00, dated March 7, 2022

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

SR/cm

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7914-0147-01

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as 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: 028-880-137  
Lot 4 Section 10 Township 2 New Westminster District Plan BCP50999

14499 - 59 Avenue

Parcel Identifier: 029-039-240  
Lot 2 Section 10 Township 2 New Westminster District Plan EPP27795

14500 - 59 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:

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- (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) Section K Subdivision of Part 17A “Single Family Residential (12) Zone (RF-12)” is varied to reduce the minimum lot width of a Type II Interior Lot from 13.4 metres to 9.7 metres for proposed Lot 2, 13.4 metres to 11.6 metres for proposed Lot 3, 13.4 metres to 10.6 metres for proposed Lot 4, and 13.4 metres to 11.2 metres for proposed Lot 5; and
  - (b) Section H.3 Off-Street Parking of Part 17A “Single Family Residential (12) Zone (RF-12)” is varied to allow a double garage that can accommodate two cars parked side by side on a Type II Interior Lot that is less than 13.4 metres wide that is accessed from the front yard for proposed Lots 2 to 5.
5. This development variance permit applies to only that 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 – Doug McCallum

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City Clerk – Jennifer Ficocelli

**SUBDIVISION PLAN OF LOT 4 PLAN BCP50999 AND LOT 2  
PLAN EPP27795, BOTH OF SECTION 10 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT**

**Schedule A**

**PLAN EPP89922**

The City of Surrey B.C.G.S. 92G.016



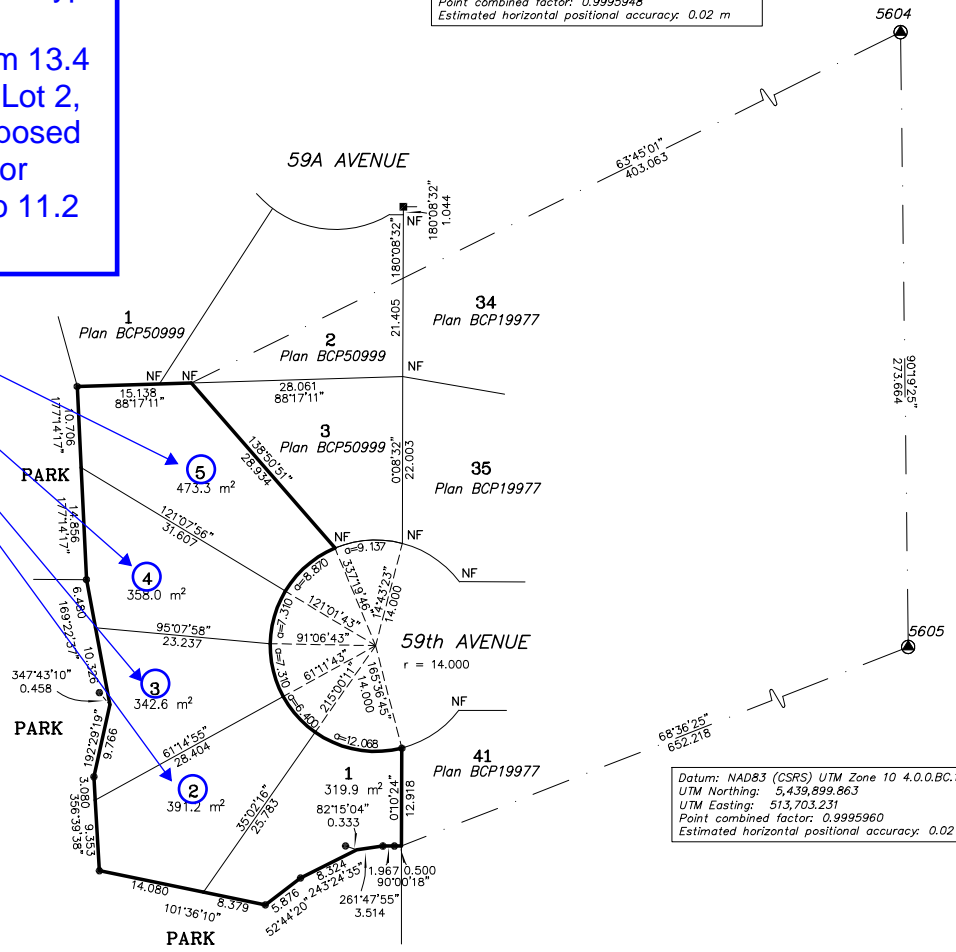
SCALE - 1 : 500  
All distances are in metres

The intended plot size of this plan is 432mm  
in width by 560mm in height (C Size) when  
plotted at a scale of 1:500

**PRELIMINARY (JANUARY 22, 2019)**

**Development Application No.  
7914-0147-01:**  
to reduce the minimum lot width of a Type  
II Interior Lot of the "Single Family  
Residential (12) Zone (RF-12)" from 13.4  
metres to 9.7 metres for proposed Lot 2,  
13.4 metres to 11.6 metres for proposed  
Lot 3, 13.4 metres to 10.6 metres for  
proposed Lot 4, and 13.4 metres to 11.2  
metres for proposed Lot 5;

Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.GVRD  
UTM Northing: 5,439,901.433  
UTM Easting: 513,429.765  
Point combined factor: 0.9995948  
Estimated horizontal positional accuracy: 0.02 m



Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.GVRD  
UTM Northing: 5,439,899.863  
UTM Easting: 513,703.231  
Point combined factor: 0.9995960  
Estimated horizontal positional accuracy: 0.02 m

- Legend:**
- Denotes control monument found
  - Denotes standard iron post found
  - Denotes standard iron post set
  - Denotes old lead plug found
  - WT Denotes witness
  - NF Denotes nothing found

Note: This plan shows one or more witness posts which are not set on the true corner(s).  
Witness posts are set along the production of a boundary unless otherwise noted.  
Some symbols and lines have been exaggerated for clarity.

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey

The field survey represented by this plan was completed on the day of , 2019.  
Sean Costello, BCLS 900

This plan lies within the Metro Vancouver Regional District

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783  
File: 6928-SUB

# Schedule A

(of Appendix III, 3 7914-0147-00/02)

PLAN BCP50999

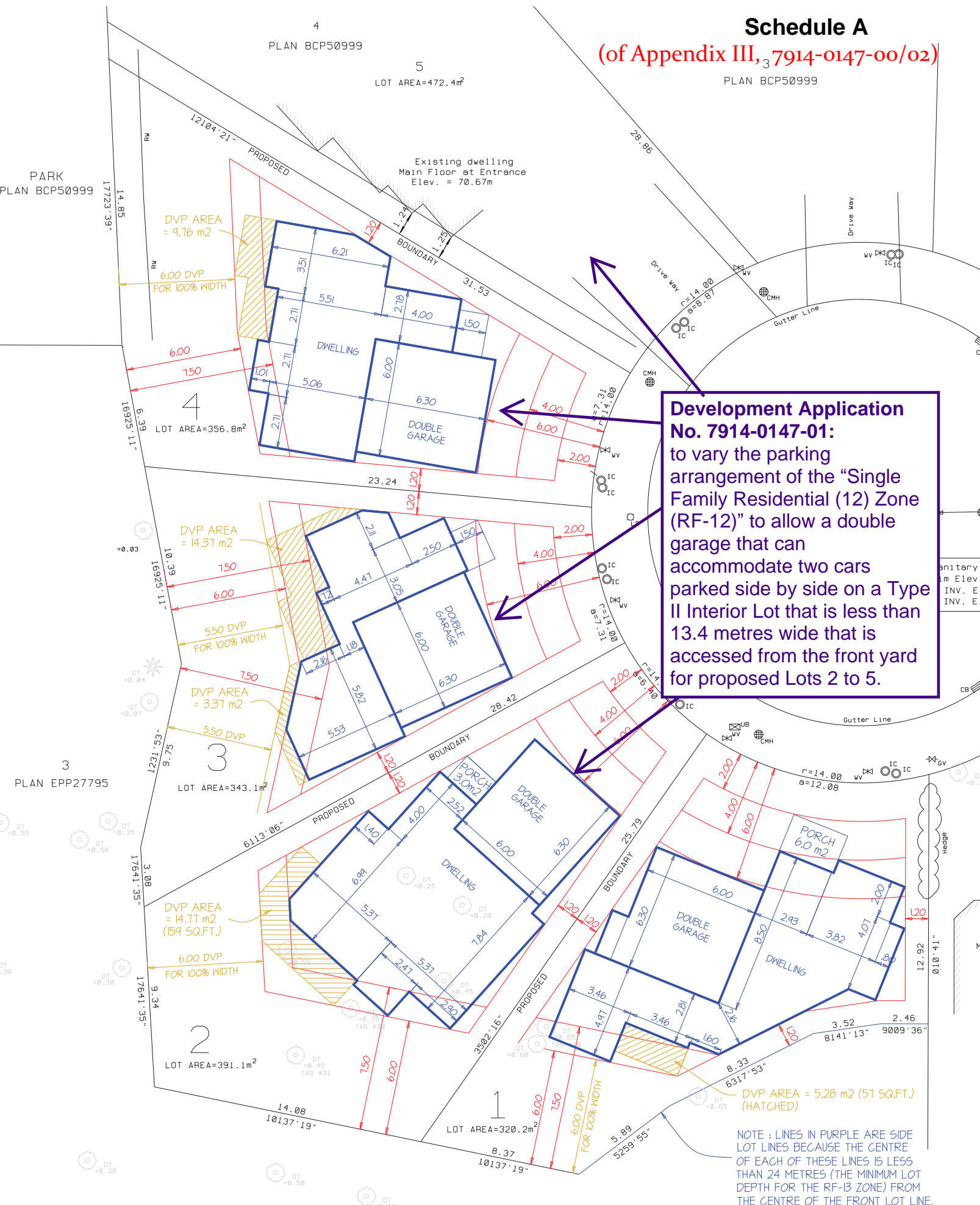
PLAN BCP50999

LOT AREA=472.4m<sup>2</sup>

PARK  
PLAN BCP50999

PLAN EPP27795

**Development Application No. 7914-0147-01:**  
to vary the parking arrangement of the "Single Family Residential (12) Zone (RF-12)" to allow a double garage that can accommodate two cars parked side by side on a Type II Interior Lot that is less than 13.4 metres wide that is accessed from the front yard for proposed Lots 2 to 5.

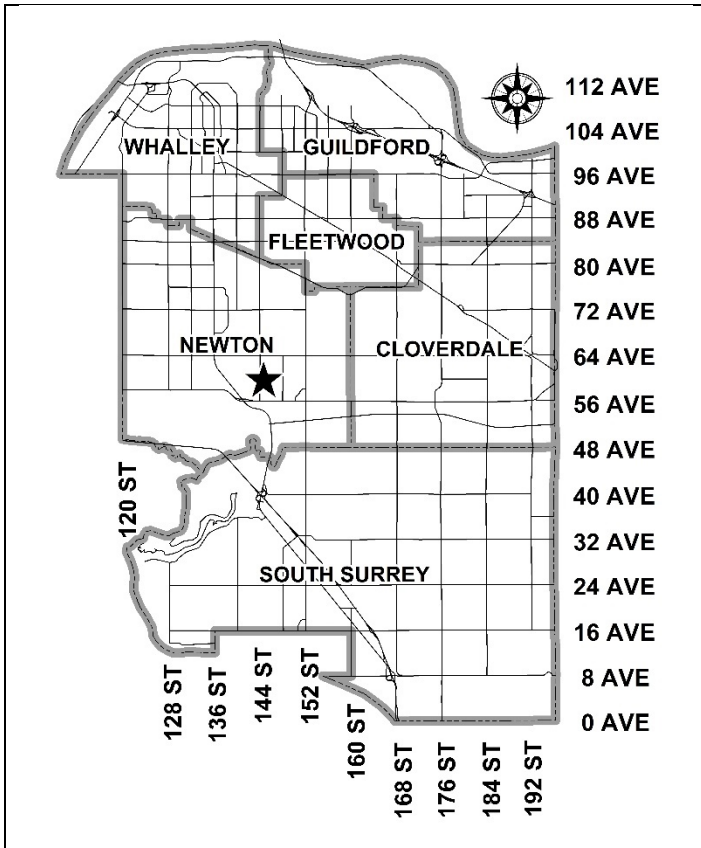


**Appendix II**

**City of Surrey  
PLANNING & DEVELOPMENT REPORT**

Application No.: 7914-0147-00

Planning Report Date: March 7, 2022



**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

to allow subdivision into 5 single family lots.

**LOCATION:**

14499 - 59 Avenue  
14500 - 59 Avenue

**ZONING:**

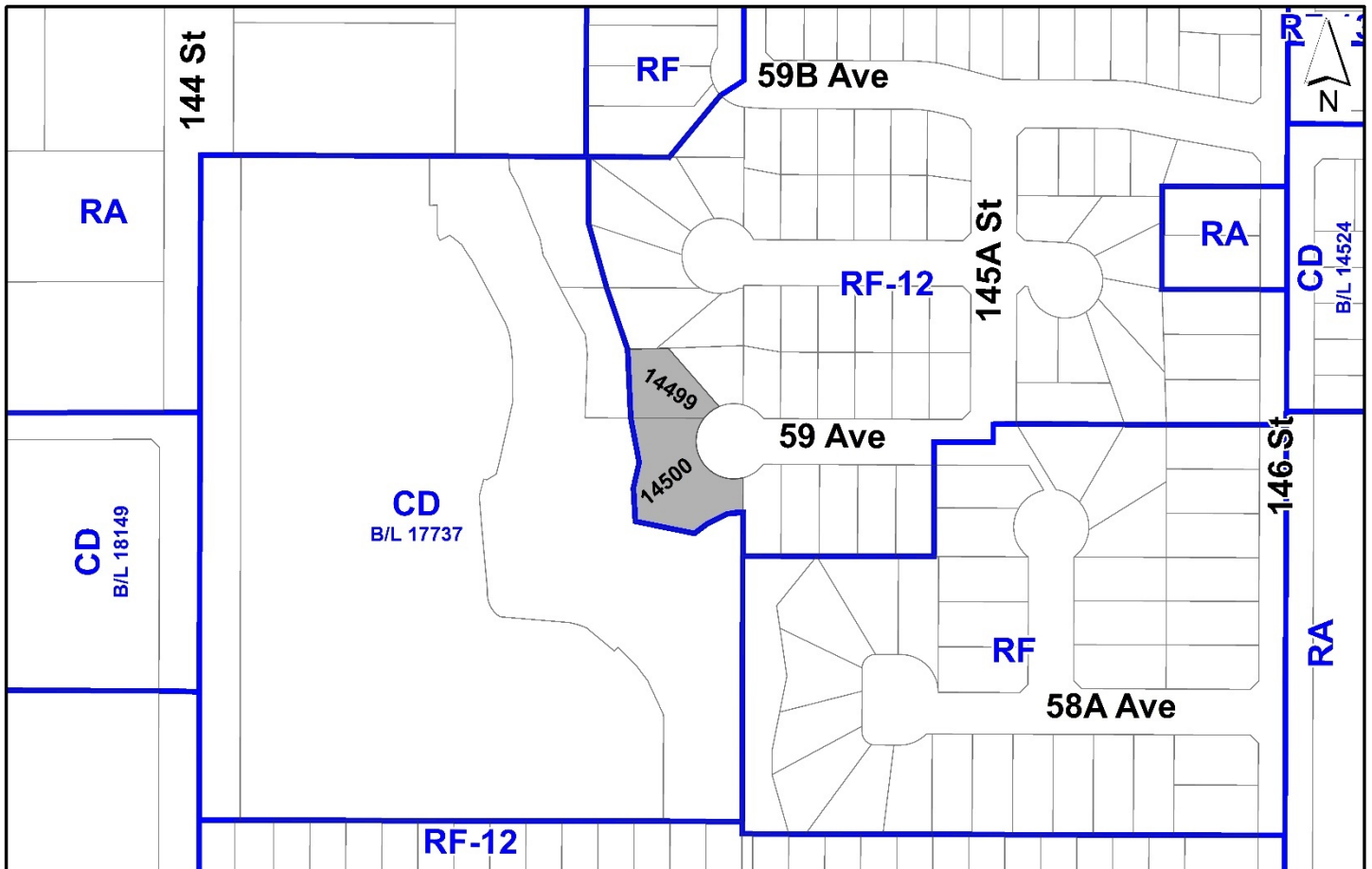
RF-12

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Single Family Residential Flex (6 - 14.5 upa)



## RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum rear yard setback requirement of the ‘Single Family Residential (12) Zone (RF-12)’ for proposed Lots 1 to 4.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the ‘Urban’ designation in the Official Community Plan (OCP) and the ‘Single Family Residential Flex (6 – 14.5 upa)’ designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of South Newton.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- Applying the building setback requirements of Zoning By-law No. 12000 will not allow for standard sized single-family dwellings to be constructed on proposed Lots 1 to 4. The irregular shape and depth of these lots does not allow for a functional building footprint. The reduction to the rear yard setback will allow the applicant to design more functional floor plans, while achieving a design that is in keeping with newer houses constructed in this area of South Newton.
- The proposed setbacks will have minimal visual impact from neighbouring properties and provide a functional rear yard area.
- A Class B (yellow-coded) watercourse, Sullivan Heights Creek, borders the property along the west and south property lines. The proposed variance will not encroach into the 15 metres streamside setback requirements from the top of bank.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0147-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the Ecosystem Development Plan prepared by Binpal Engineering Ltd. and dated January 5, 2021.
2. Council approve Development Variance Permit No. 7914-0147-00 (Appendix IV) varying the following, to proceed to Public Notification, to reduce the minimum rear yard setback of a principal building of the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres to 6.0 metres for proposed Lots 1, 2 and 4, and from 7.5 metres to 5.5 metres for proposed Lot 3.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (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; and
  - (d) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	<u>14499 – 59 Avenue:</u> Single Family Residential <u>14500 – 59 Avenue:</u> Vacant Lot	Single Family Residential Flex (6-14.5 upa)	RF-12
North & East:	Single Family Residential	Single Family Residential Flex (6-14.5 upa)	RF-12
South & West:	City Park	Creeks and Riparian Set Backs	RF-12

## Context & Background

- The subject site is comprised of two properties, 14499 and 14500 – 59 Avenue, located at the end of an existing cul-de-sac west of 145A Street in Newton. The properties are designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential Flex (6-14.5 upa)" in the South Newton Neighbourhood Concept Plan (NCP) and are zoned "Single Family Residential (12) Zone (RF-12)".
- 14499 – 59 Avenue was created under Development Application No. 7908-0091-00, which received final adoption at the May 28, 2012, Regular Council – Land Use meeting. The application rezoned the site to RF-12 Zone, and a no-build covenant was registered on title for a portion of the lot for future consolidation with 14500 – 59 Avenue. There is an existing single family dwelling on this property that is proposed to be retained as part of this new development application.
- 14500 – 59 Avenue was created under Development Application No. 7911-0044-00, which received final adoption at the March 11, 2013, Regular Council – Land Use meeting. As part of the application, the site was rezoned to RF-12 Zone and a no-build covenant was registered on title until the lot could be further subdivided.
- A Class B (yellow-coded) watercourse, Sullivan Heights Creek, borders the property along the west and south property lines. This watercourse requires a 15 metre setback from the top of bank in accordance with Part 7A Section B.1 of Zoning By-law No. 12000. As part of Development Application Nos. 7908-0091 and 7911-0044-00, the full 15 m setback on the east side of the creek area was conveyed to the City for riparian protection.
- The subject site was included in an area of private land and public parkland where unauthorized tree removal occurred in the summer of 2012. All requirements by the City as a result of this violation have now been addressed, with the exception of outstanding replacement trees to be planted on the subject site. This will be finalized as part of this development application.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to subdivide the subject site into 5 single family lots under the current "Single Family Residential (12) Zone".
- The existing dwelling at 14999 – 59 Avenue is proposed to be retained as part of this application on proposed Lot 5 at the north-west part of the cul-de-sac.
- The applicant is proposing a Development Permit for Sensitive Ecosystems (Streamside Area) and has submitted an Ecosystem Development Plan in accordance with the requirements outlined in the OCP.
- The applicant is also proposing a Development Variance Permit to reduce the minimum rear yard setbacks for proposed Lots 1 to 4.



	Proposed
<b>Lot Area</b>	
Site Area:	0.1885 hectares
Number of Lots:	5
Unit Density:	26.5 units per hectare
Range of Lot Sizes	320 square metres to 473 square metres
Range of Lot Widths	13.4 metres to 14.3 metres
Range of Lot Depths	22 metres to 32 metres

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	Parks supports the application. The applicant is required to pay an NCP amenity contribution on a per unit basis as per the South Newton Neighbourhood Concept Plan (NCP) and 5% cash-in-lieu of parkland.

## Parkland and/or Natural Area Considerations

- There is a Class B (yellow-coded) watercourse located on a City owned green belt which runs parallel to the south and west property lines of the subject property.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the site's "General Urban" designation in the Regional Growth Strategy (RGS).

### Official Community Plan

#### Land Use Designation

- The proposal complies with the site's "Urban" designation in the Official Community Plan (OCP).

### Themes/Policies

- A3.2 – Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

*(The proposed development will complete the residential block along 59 Avenue in South Newton.)*

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

*(The proposed development has been designed to be in keeping with the established neighbourhood character.)*

### **Secondary Plans**

#### Land Use Designation

- The proposal complies with the site's designation of "Single Family Residential Flex (6-14.5 upa)" in the South Newton Neighbourhood Concept Plan (NCP).

### **Zoning By-law**

#### Setback Variance

- The applicant is requesting the following variances:
  - to reduce the minimum rear yard setback of a principal building of the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres to 6.0 metres for proposed Lots 1, 2 and 4, and from 7.5 metres to 5.5 metres for proposed Lot 3.
- Proposed Lots 1 to 4 will be pie shaped with narrow lot frontages situated along a cul-de-sac bulb. Applying the building setback requirements of Zoning By-law No. 12000 will not allow for a standard sized single family dwelling to be constructed on the lot.
- The irregular shape and depth of the lots does not allow for a functional building footprint. The reduction to the rear yard setback will allow the applicant to design more functional floor plans, while achieving a design that is in keeping with other houses recently constructed in the area.
- The proposed setbacks will have minimal visual impact to neighbouring properties and provide a functional rear yard area.

- A Class B watercourse, Sullivan Heights Creek, borders the property along the west and south property lines. This watercourse requires a 15 metre setback from the top of bank in accordance with Part 7A Section B.1 of Zoning By-law No. 12000. As part of Development Application Nos. 7908-0091 and 7911-0044-00, the full 15 m setback on the east side of the creek area was conveyed to the City for riparian protection. The proposed variance to the rear yard setback will not encroach into the streamside setback area.
- The RF-12 Zone requires a minimum rear yard setback for a principal building of 7.5 metres, which may be reduced to 6.0 metres for a maximum 50% of the width of the rear of the principal building for Type II lots. The proposal is to reduce the minimum rear yard setback of 7.5 metres to 6.0 metres for the entire width of the principal building for proposed Lots 1, 2, and 4, and to 5.5 metres for Lot 3.
- Staff support the requested variances to proceed for consideration.

#### Lot Grading and Building Scheme

- Building Design Guidelines were developed, based on a character study of the surrounding homes, as part of Development Application No. 7908-0091-00, which created 14499 - 59 Avenue. The Building Design Guidelines will remain unchanged and will be registered on the title of proposed Lots 1 to 4.
- A preliminary lot grading plan, submitted by Coastland Engineering and Surveying Ltd. and dated July 2017, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

#### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$4,000 per unit (2022 rate)).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the permitted densities in the sites NCP and OCP designations.

#### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on November 5, 2020, and the Development Proposal Signs were installed on November 17, 2020. Staff received one email correspondence from an area resident seeking clarification on the proposed variances, and one phone call from an area resident expressing concern with the proposal (*staff comments in italics*):

- One resident expressed concern with the impact the proposal may have on on-street parking in the area.

*(The proposed development will be required to provide a minimum of 3 off-street parking spaces, 2 of which may be located in the driveway, for each proposed single family dwelling, as per Section H.2 of Part 17 A 'Single Family Residential (12) Zone (RF-12)' of the Zoning By-law No. 12000.)*

## 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. 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 15 metre setback that is required from the top of bank of Sullivan Heights Creek extends to the site's western and southern property lines. As these property lines are not proposed to change, no additional setback is required within the subject site. The riparian area was previously conveyed to the City as a lot for conservation purposes as a condition of rezoning approval for Development Application No. 7911-0044-00.
- An Ecosystem Development Plan (EDP), prepared by Libor Michalak *R.P. Bio.*, of Keystone Environmental Ltd. and dated January 5, 2021, was reviewed by staff, and found to be generally acceptable. This report was peer reviewed by Ryan Preston, *P. Ag.*, of BlueLines Environmental Ltd., and found that the setback requirements of Part 7A of the Zoning By-law No. 12000 were determined accurately, and that the report was found to be acceptable. The report and peer review will be incorporated into the Development Permit.
- A Riparian Area Protection Regulation (RAPR) report, prepared by Ryan Preston of BlueLines Environmental Ltd., has been reviewed by the Province and found to meet the provisions of the RAPR. The report submitted provides confirmation that the proposed setback exceeds the 10 m RAPR SPEA setback for Sullivan Heights Creek. The City's Part 7A Streamside Setbacks exceeds RAPR setbacks on the subject site.
- The proposed development is sited in accordance with RAPR and Part 7A Streamside Setbacks.

**TREES**

- Richard Lange, ISA Certified Arborist of Tree MD Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder	3	3	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	3	3	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>14</b>	
<b>Total Retained and Replacement Trees</b>		<b>14</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 3 protected trees on the site, excluding Alder and Cottonwood trees. 3 existing trees, approximately 50% of the total trees on the site, are Alder trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 9 replacement trees on the site. The applicant is proposing 14 replacement trees, meeting City requirements.
- In summary, a total of 14 trees are proposed to be retained or replaced on the site and as the applicant is meeting City requirements related to replacement trees, contribution to the Green City Fund is not required.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Development Variance Permit No. 7914-0147-00

Jeff Arason  
Acting General Manager  
Planning and Development

SR/cm

**SUBDIVISION PLAN OF LOT 4 PLAN BCP50999 AND LOT 2  
PLAN EPP27795, BOTH OF SECTION 10 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT**

**Appendix I  
PLAN EPP89922  
(of Appendix III, 7914-0147-00/02)**

The City of Surrey B.C.G.S. 92G.016



SCALE - 1 : 500  
All distances are in metres

The intended plot size of this plan is 432mm in width by 560mm in height (C Size) when plotted at a scale of 1:500

Integrated Survey Area No. 1  
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

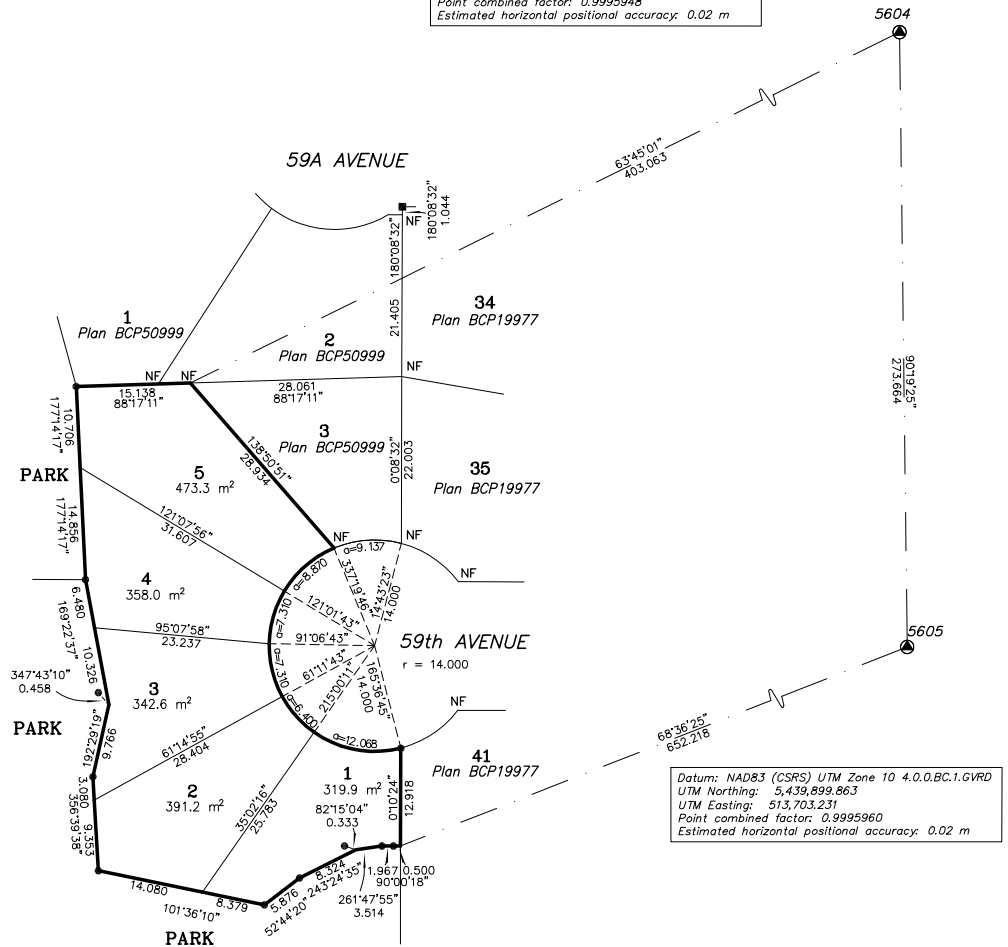
Grid Bearings are derived from observations between Control Monuments 5604 and 5605.

The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the Mascot published coordinates for geodetic control monuments 5604 and 5605.

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995948 which has been derived from geodetic control monument 5604.

**PRELIMINARY (JANUARY 22, 2019)**

Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.GVRD  
UTM Northing: 5,439,901.433  
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Point combined factor: 0.9995948  
Estimated horizontal positional accuracy: 0.02 m



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- Denotes old lead plug found
- WT Denotes witness
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The field survey represented by this plan was completed on the day of , 2019.  
Sean Costello, BCLS 900

This plan lies within the Metro Vancouver Regional District

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B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783  
File: 6928-SUB



# INTER-OFFICE MEMO

---

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

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

**DATE:** January 15, 2021                      **PROJECT FILE:** 7814-0147-00

---

**RE:** Engineering Requirements  
Location: 14500 & 14499 59 Avenue

## SUBDIVISION

### *Works and Services*

- Construct 6.0 m concrete driveway letdowns for each lot.
- Ensure adequately sized storm, sanitary and water service connection is provided to each lot.
- Register an RC on title for the onsite mitigation features as determined through detailed design.

A Servicing Agreement is required prior to Subdivision. A processing fee of \$3,890.25 (GST included) is required.

## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Tommy Buchmann, P.Eng.  
Development Services Manager

AY



## Tree Preservation Summary

**Surrey Project No:**


**Address:** 14500 59 Avenue, Surrey

**Registered Arborist:** Richard Lange - Tree MD Consulting

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)	6
<b>Protected Trees to be Removed</b>	6
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 3 \quad} \times \text{one (1)} = 3</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 3 \quad} \times \text{two (2)} = 6</math></li> </ul>	9
<b>Replacement Trees Proposed</b>	14
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 0 \quad} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 0 \quad} \times \text{two (2)} = 0</math></li> </ul>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

Summary, report and plan prepared and submitted by:

  
 \_\_\_\_\_  
 (Signature of Arborist)

November 30, 2021  
 \_\_\_\_\_  
 Date

TOPOGRAPHIC SURVEY PLAN OF LOT 2  
SECTION 10 TOWNSHIP 2  
NWD PLAN EPP 27795

PID: 029-039-240

Civic Address:

#14500 - 59th Avenue  
Surrey, B.C.

Elevation Derivation

Elevations are geodetic derived from the City of Surrey  
Control Monument No. 5609  
Datum CVD28GVRD 2005  
Elevation=74.401m

Lot dimensions according to Plan EPP 27795 and Land Title and Survey Authority records.

This plan does not show non-plan charges, liens or interests.

This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

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.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

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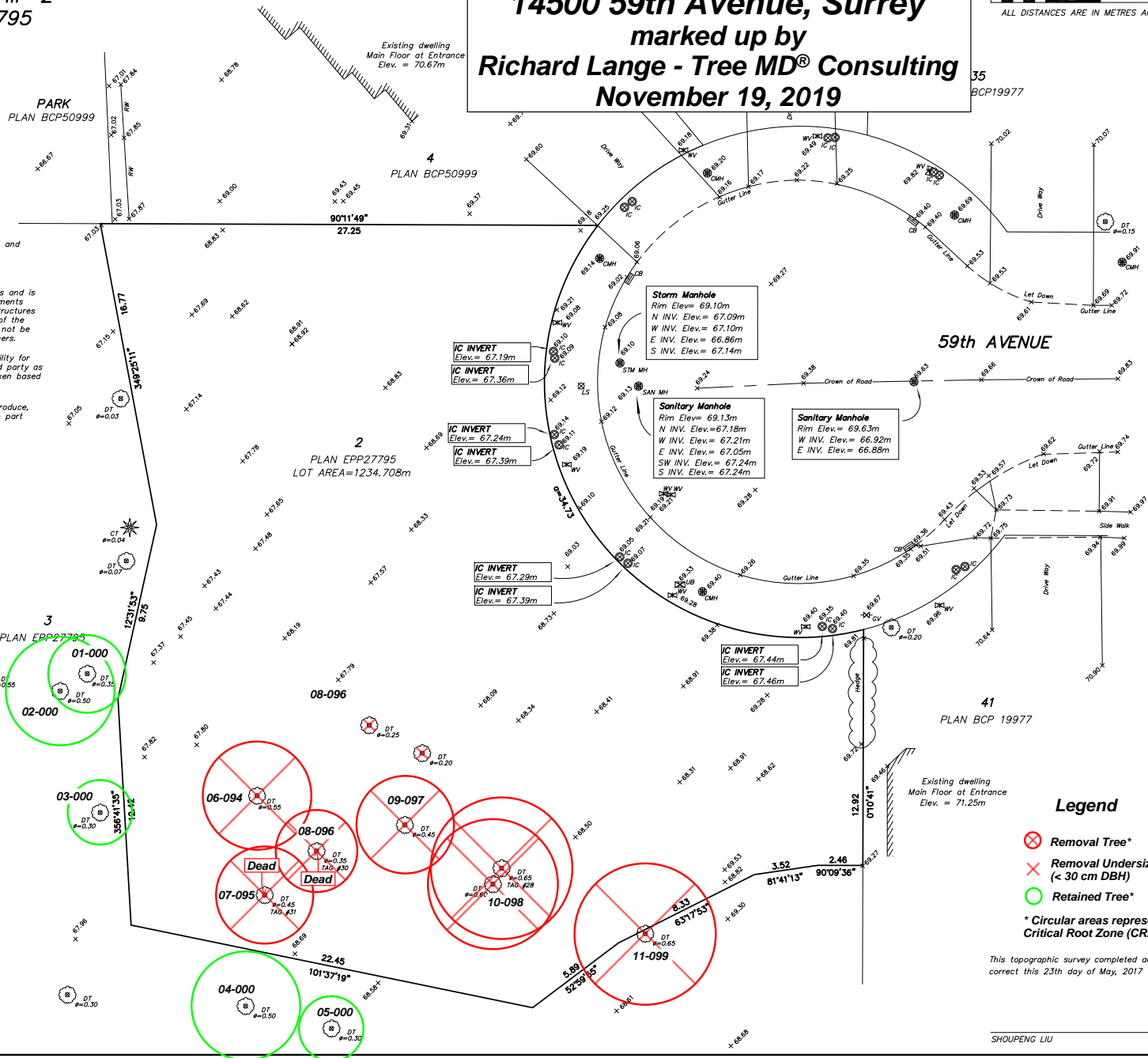
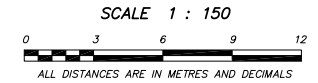
LEGEND :

- x 0.00 Denotes spot elevation
- DT Denotes deciduous tree
- CT Denotes coniferous tree
- SAN MH Denotes sanitary manhole
- STM MH Denotes storm manhole
- CMH Denotes concrete manhole
- CB Denotes rectangular catch basin
- WV Denotes water valve
- UB Denotes utility box
- LS Denotes lamp stand
- IC Denotes inspection chamber
- EB Denotes electronic box
- RB Denotes retaining wall
- GV Denotes gas valve



COMPASS LAND SURVEYING LTD.  
Professional Land Surveyors  
13367-28th Avenue  
Surrey, B.C. V3T 5M8  
Tel: 604-588-3701  
Email: Office@CompassSurveys.com  
File : 1705007 11

**Arborist Report Site Survey**  
**14500 59th Avenue, Surrey**  
marked up by  
**Richard Lange - Tree MD® Consulting**  
November 19, 2019

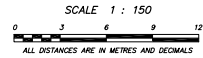


- Legend**
- ⊗ Removal Tree\*
  - ⊗ Removal Undersized (< 30 cm DBH)
  - Retained Tree\*
- \* Circular areas represent the Critical Root Zone (CRZ) to scale

This topographic survey completed and certified correct this 23th day of May, 2017

SHOUPENG LIU B.C.L.S.

BC LAND SURVEYOR'S PROPOSED SUBDIVISION  
AND TOPOGRAPHIC SURVEY PLAN OF LOT 2  
PLAN EPP 27795 AND LOT 4 PLAN BCP50999,  
BOTH OF SECTION 10 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT



PID(Lot 2): 029-039-240  
PID(Lot 4): 028-880-137

Civic Address:  
(Lot 2): #14500 - 59th Avenue  
(Lot 4): #14499 - 59th Avenue  
Surrey, B.C.

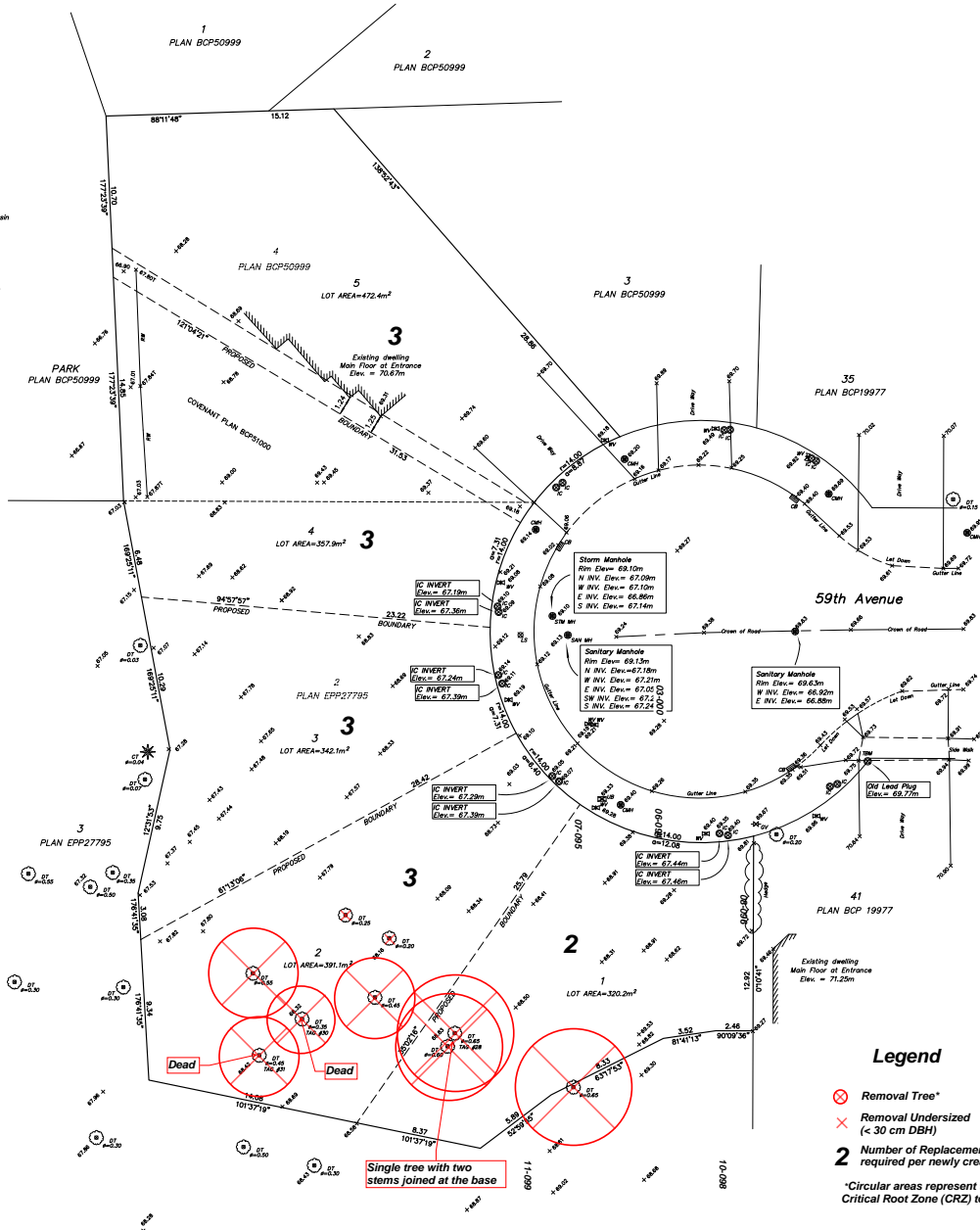
Elevation Derivation  
Elevations are geoidic derived  
from the City of Surrey  
Control Monument No. 5609  
Datum: CGVD85/MSD 2005  
Deviation: 74.40mm

Note:  
Preliminary Layout, subject to approval.  
Areas and dimensions are subject to detailed  
legal survey and calculations, and may vary.

**Arborist Replacement Tree Plan**  
**14500 59th Avenue, Surrey**  
marked up by  
**Richard Lange - Tree MD® Consulting**  
November 19, 2019



- LEGEND :**
- x  $\odot$  Denotes spot elevation
  - DT Denotes deciduous tree
  - CT Denotes coniferous tree
  - SM Denotes sanitary manhole
  - SM Denotes storm manhole
  - CM Denotes concrete manhole
  - RC Denotes rectangular catch basin
  - WV Denotes water valve
  - UB Denotes utility box
  - LS Denotes lamp stand
  - IC Denotes inspection chamber
  - RW Denotes retaining wall
  - GV Denotes gas valve
  - TM Denotes temporary benchmark



**Legend**

- $\otimes$  Removal Tree\*
  - $\times$  Removal Undersized (< 30 cm DBH)
  - 2 Number of Replacement Trees required per newly created lot
- \*Circular areas represent the Critical Root Zone (CRZ) to scale

Lot dimensions according to field survey and Land Title and Survey Authority records.

This plan does not show non-plan charges, liens or interests.  
This plan was prepared for inspection purposes and is for the exclusive use of our client. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

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.  
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© Copyright

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7914-0147-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-880-137

Lot 4 Section 10 Township 2 New Westminster District Plan BCP50999

14499 - 59 Avenue

Parcel Identifier: 029-039-240

Lot 2 Section 10 Township 2 New Westminster District Plan EPP27795

14500 - 59 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:

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- (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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Section F Yards and Setbacks of Part 17A “Single Family Residential 12 Zone (RF-12)” is varied to reduce the minimum rear yard setback of the principal building from 7.5 metres to 6.0 metres for Lots 1, 2 and 4 and from 7.5 metres to 5.5 metres for Lot 3.
5. This development variance permit applies to only that 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 Westminister 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 – Doug McCallum

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City Clerk – Jennifer Ficocelli

# Schedule A

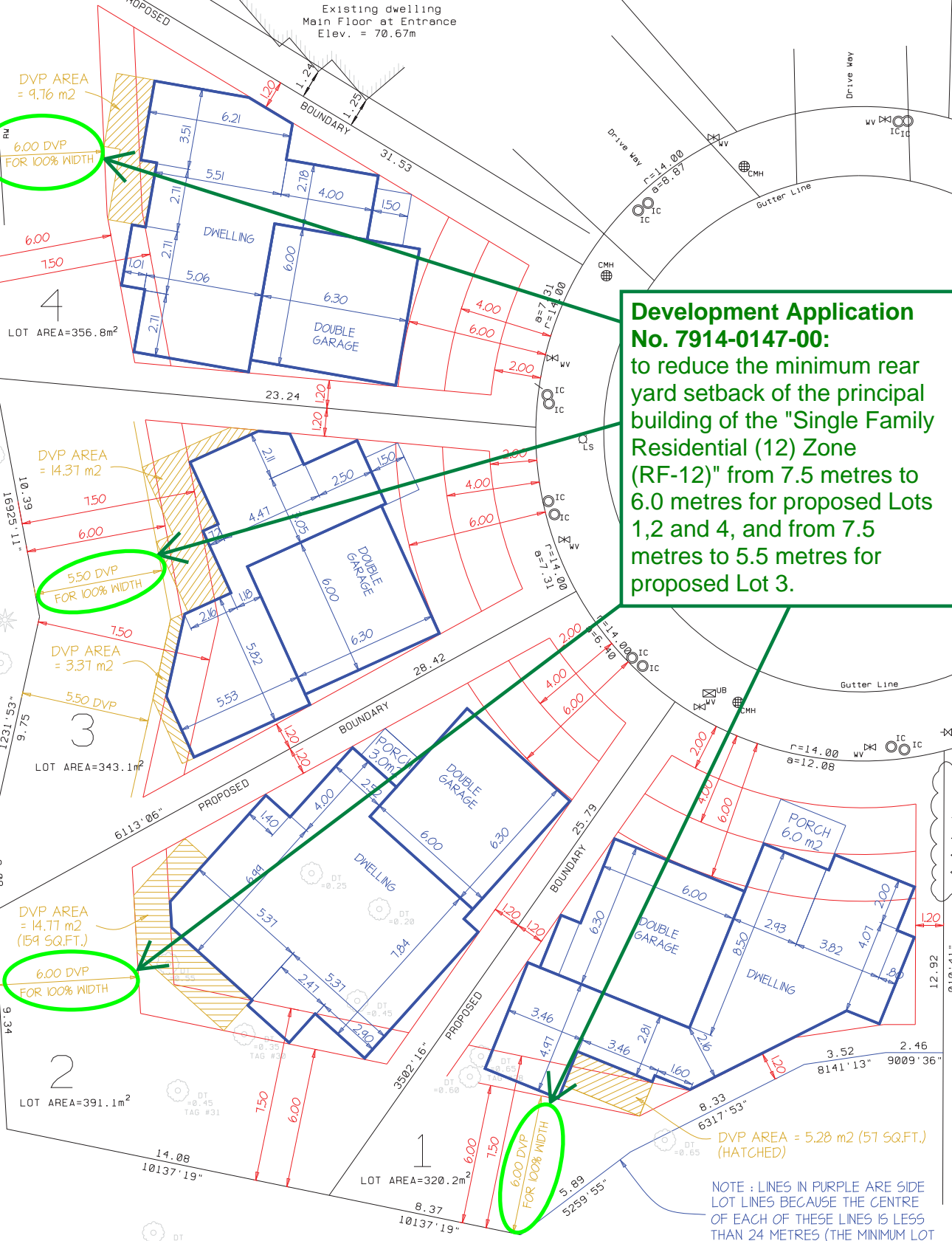
(of Appendix III, 7914-0147-00/02)

PLAN BCP50999

PLAN BCP50999

LOT AREA=472.4m<sup>2</sup>

PARK  
PLAN BCP50999



**Development Application No. 7914-0147-00:**  
to reduce the minimum rear yard setback of the principal building of the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres to 6.0 metres for proposed Lots 1,2 and 4, and from 7.5 metres to 5.5 metres for proposed Lot 3.

NOTE : LINES IN PURPLE ARE SIDE LOT LINES BECAUSE THE CENTRE OF EACH OF THESE LINES IS LESS THAN 24 METRES (THE MINIMUM LOT DEPTH FOR THE RF-13 ZONE) FROM THE CENTRE OF THE FRONT LOT LINE.