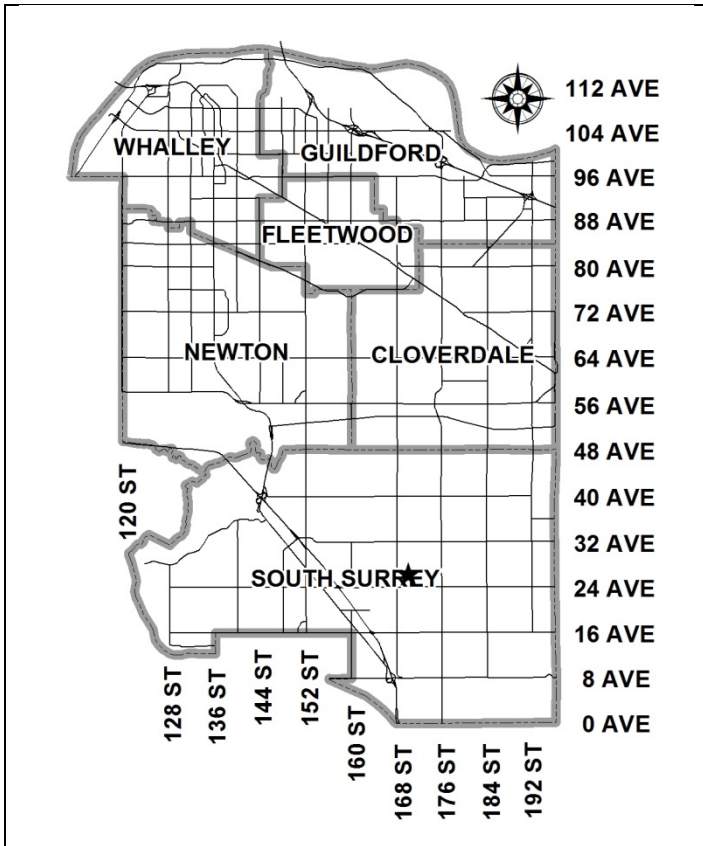


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0015-00

Planning Report Date: February 23, 2015



**PROPOSAL:**

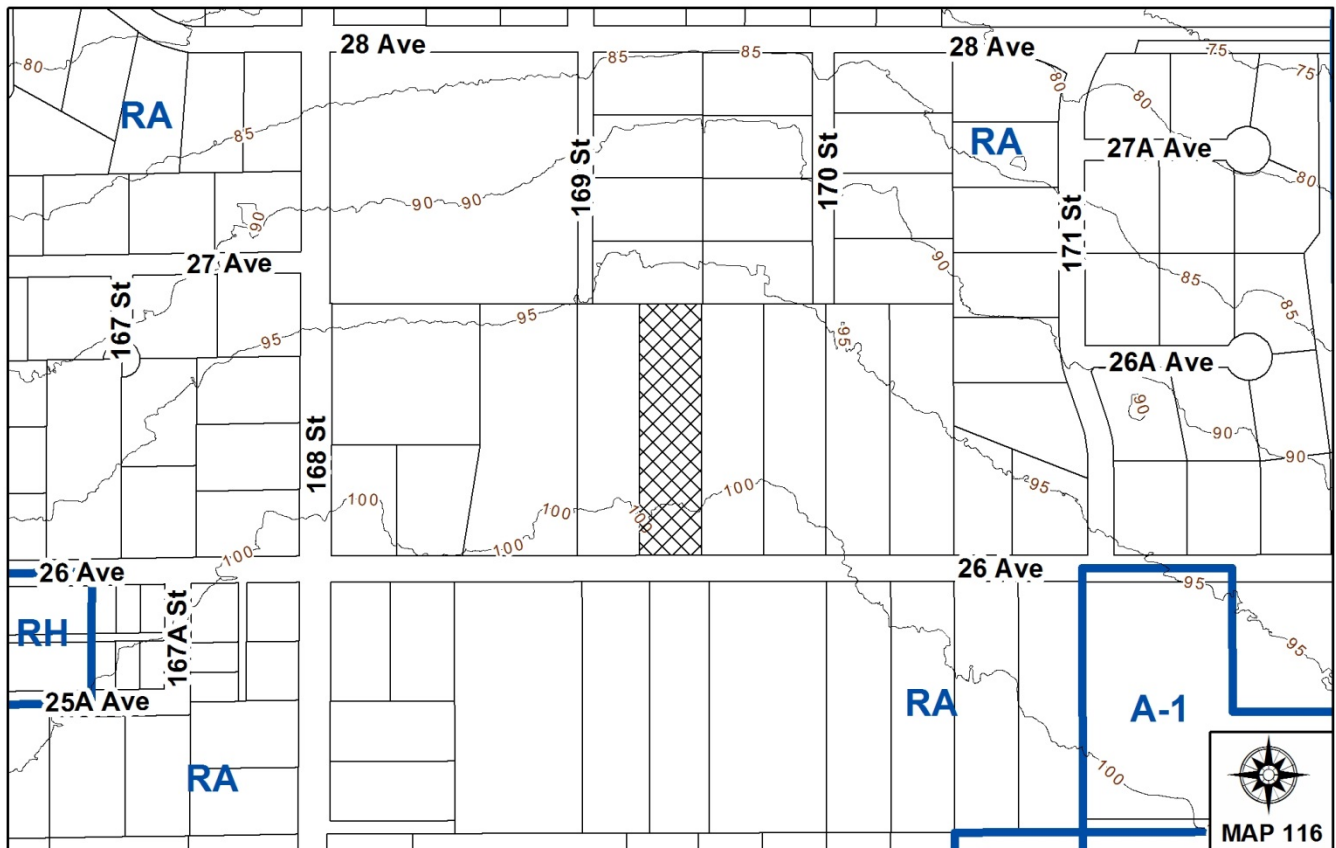
- **Development Variance Permit**  
 in order to relax the minimum allowable front yard setback for an accessory building.

**LOCATION:** 16939 - 26 Avenue

**OWNER:** Ravinder Maan  
 Devinder Maan

**ZONING:** RA

**OCP DESIGNATION:** Suburban-Urban Reserve



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### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance to the Zoning By-law to reduce the minimum front yard setback for an accessory building under the "One Acre Residential Zone (RA)".

### RATIONALE OF RECOMMENDATION

- The variance is required to accommodate the construction of a permanent electrical shed required by B.C. Hydro located at the front of the property. The structure, required by B.C. Hydro, will securely house the proposed 400 amp service to the newly constructed dwelling.
- The proposed location of the permanent structure is outside of the home owner's private gates, in order to provide access to Hydro crews.
- The structure is of the same high quality material of the newly constructed dwelling and will be screened by existing mature Evergreen trees located along the boulevard of 26 Avenue. Additional landscaping will be completed around the structure to further soften the impact and screen the structure.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit 7915-0015-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) To reduce the minimum front yard setback of an accessory building from 18.0 m (60 ft.) to 1.6 m (5ft.).

REFERRALS

Engineering: Engineering has no objection to the project.

B.C. Hydro: B.C. Hydro has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North, East & West:	Single Family Dwelling	Suburban-Urban Reserve	RA
South (Across 26 Ave):	Single Family Dwelling	Suburban-Urban Reserve	RA

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the north side of 26 Avenue and east of 168 Street. The property is designated as "Suburban-Urban Reserve" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject property is 9,192 sq. m. (98,943 sq. ft.) in area. The original dwelling was recently re-placed with a newly constructed home.

Current Proposal

- The applicant is proposing an accessory structure placed near the front property line to accommodate a necessary power source for the new dwelling, required by B.C. Hydro. The proposed electrical shed is a 3.0m by 2.4m (10 ft. by 8 ft.) structure and is secure yet accessible to Hydro crews in case of an emergency situation.

- The RA zone requires accessory buildings to be located at a minimum front yard setback of 18.0 m (60ft.). The structure is proposed to be sited at a 1.6m (5ft.) setback from the front property line, after a 1.94m (6ft.) road dedication is provided by the owner for an ultimate road allowance of 24 metres along 26 Avenue. Thus, a variance is requested to reduce the front yard setback for the structure from 18.0m (60 ft.) to 1.6m (5ft.).

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback from 18.0m (60ft.) to 1.6 m (5ft.).

Applicant's Reasons:

- The structure is required by B.C. Hydro to provide electricity to the newly constructed dwelling.
- The structure is proposed to be placed at the front of the property, in front of the home owner's private gates. The structure will be secure and accessible to Hydro crews.

Staff Comments:

- The structure is relatively small, and with the proposed screening, is expected to have minimal impact on the surrounding neighborhood.
- The composition of the electrical shed will be of the same high quality material as the newly constructed dwelling. Likewise, the structure mimics similar architectural characteristics of the principal dwelling. The design of the shed will be consistent with the primary dwelling and an aesthetically pleasing structure.
- The structure will be screened by existing mature Evergreen trees located along the boulevard of 26 Avenue.
- The applicant proposes additional landscaping around the structure to further soften the impact and help screen the structure. The structure will be partially screened by Vine Maple Trees, Glowing Amber Deciduous Azalea, Rhododendron varieties, Charity Oregon Grape, Japanese Skimmia, and Douglas Fir Trees.
- Staff supports this variance proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations
- Appendix III. Development Variance Permit No. 7915-0015-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

AS/da

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## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	N/A	9,192 sq. m. (98,943 sq. ft.)
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	20%	
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	18.0m (60ft.)	1.6m (5ft.)
Rear	1.8 m (6ft.)	N/A
Side #1 (W)	1.0m (3ft.)	16.98m (55ft.)
Side #2 (E)	1.0m (3ft.)	N/A
BUILDING HEIGHT (in metres/storeys)		
Principal	9m (30ft.)	
Accessory	5m (16.5ft.)	
NUMBER OF RESIDENTIAL UNITS	N/A	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	
FLOOR AREA: Commercial	N/A	
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	
FLOOR AREA: Institutional	N/A	
TOTAL BUILDING FLOOR AREA	N/A	

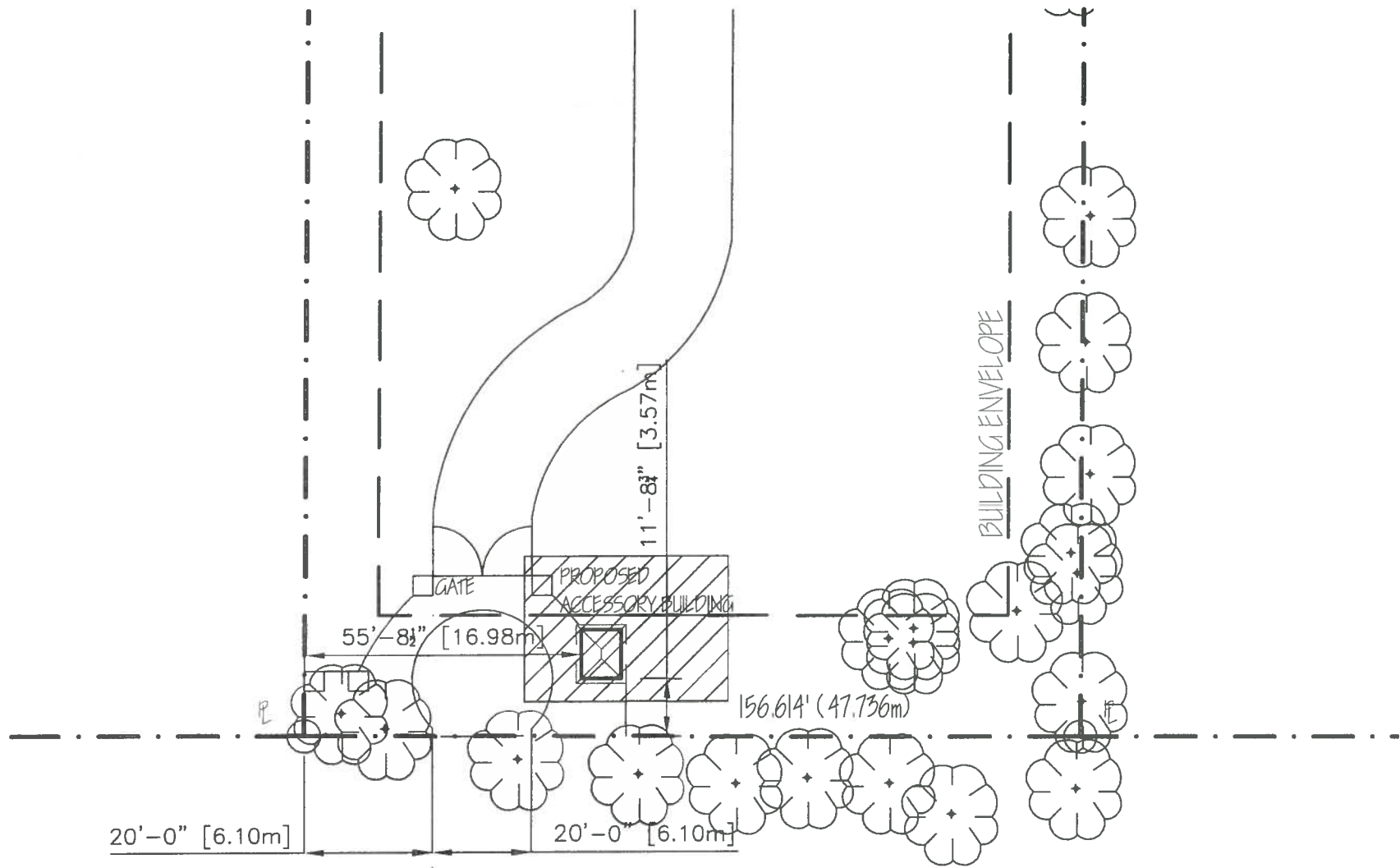
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY	N/A	
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	
Indoor		
Outdoor		
PARKING (number of stalls)	N/A	
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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# 26 A AVE

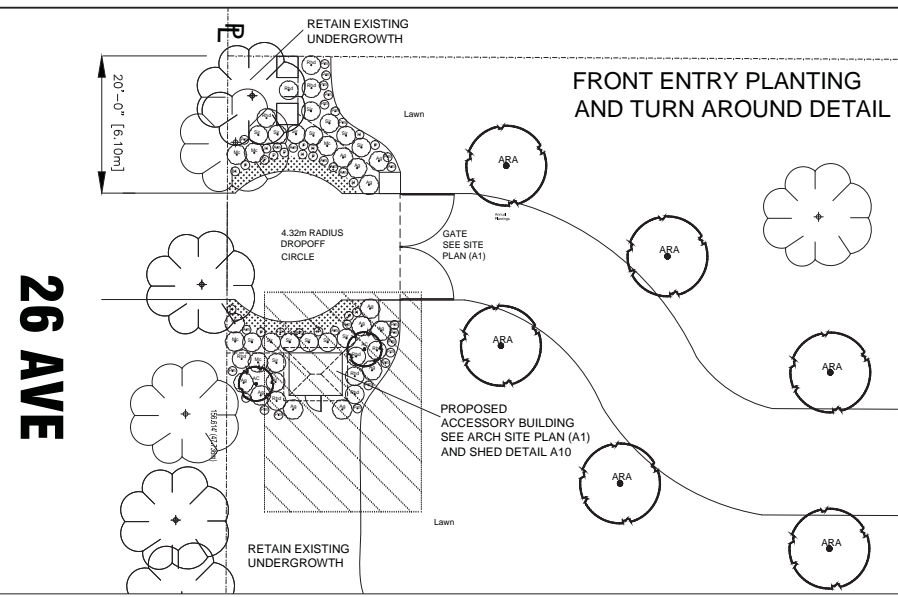
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SITE PLAN

SCALE: 1/32" = 1'-0"

JAN 11 2015





### Maan Residence Plant List

Key	Scientific Name	Common Name	Size	Qty
<b>Trees (R) Replacement Tree</b>				
AC	<i>Acer circinatum</i>	(R) Vine Maple	5cm Cal	12
ARA	<i>Acer rubrum 'Armstrong'</i>	(R) Armstrong Maple	5cm Cal	22
AS	<i>Acer shirasawanum 'Aureum'</i>	(R) Golden Hair Moon Maple	#15 pot	1
ARR	<i>Acer rubrum 'Red Sunset'</i>	(R) Red Sunset Maple	5cm Cal	2
BJ	<i>Betula incanaemontii</i>	(R) Jaccocemontii Birch	5cm Cal	3
CC	<i>Cornus canadensis</i>	(R) Eastern Redbud	5cm Cal	5
CN	<i>Cornus nuttallii</i>	(R) Pacific Dogwood	5cm Cal	4
HM	<i>Halostema monticola</i>	(R) Mountain Silverbell	5cm Cal	3
JSW	<i>Juniperus scopulorum 'Woodwarf'</i>	(R) Woodwarf Juniper	Ht. 1.14	10
LD	<i>Larix decidua</i>	(R) European Larch	3m height	6
MV	<i>Magnolia 'Vulcan'</i>	(R) Vulcan Magnolia	5cm Cal	4
PAI	<i>Podocarpus menziesii</i>	(R) Douglas Fir	3m height	10
RF	<i>Rubus peduncosus 'Frisia'</i>	(R) Yellow Leaf Black Locust	5cm Cal	3
SJ	<i>Syrinx japonica</i>	(R) Japanese Snowbell	5cm Cal	5
TH	<i>Tunga heterophylla</i>	(R) Western Hemlock	3m height	11
YD	<i>Thuja occidentalis 'Smaragd'</i>	(R) Emerald Green Cedar	1.5m height	4
YF	<i>Thuja plicata 'Excelsior'</i>	(R) Western Red Cedar	3m height	29
<b>Total Replacement Trees = 117</b>				
<b>Shrubs</b>				
AJ	<i>Asplenium 'Glowing Embers'</i>	Glowing Embers	#1 pot	29
BD	<i>Buddleia davidii</i> var.	Butterfly Bush varieties	#2 pot	17
CC	<i>Cornus sericea</i>	Red Osier Dogwood	#2 pot	28
CP	<i>Cornus purpurea</i>	Purple smoke tree	#1 pot	11
CD	<i>Conocanace daniellii</i>	Bearberry Conocanace	#2 pot	12
FI	<i>Forsythia intermedia</i>	Forsythia	#2 pot	7
FR	<i>Fragaria nuda</i>	Fountain Bamboo	#2 pot	30
HI	<i>Hamelis x intermedia 'Arnold's Promise'</i>	Arnold's Promise Witch Hazel	#2 pot	17
HB	<i>Hebe 'Blue Mist'</i>	Blue Mist Hebe	#2 pot	7
HS	<i>Hibiscus syriacus 'Red Heart'</i>	Rose of Sharon	#1 pot	8
KI	<i>Kalmia latifolia</i>	Mountain Laurel	#1 pot	15
MC	<i>Mahonia x 'Charity'</i>	Charity Oregon Grape	#1 pot	27
ND	<i>Nandina domestica</i>	Heavenly Bamboo	#1 pot	13
OC	<i>Omanonia cerasiformis</i>	Indian Plum	#2 pot	6
PD	<i>Physocarpus opulifolius 'Diablo'</i>	Diablo Nussbaum	#2 pot	16
Rhd	<i>Rhododendron</i> var.	Rhododendron varieties	#1 pot	43
SH	<i>Sarcococca humilis</i>	Japanese Sweet Box	#1 pot	37
SK	<i>Skimmia japonica</i> ssp. <i>revessiana</i>	Japanese Skimmia	#2 pot	37
SP	<i>Spiraea x vanhouttei</i>	Goldmound Spiraea	#2 pot	11
SP	<i>Spiraea japonica 'Goldmound'</i>	Goldmound Spiraea	#2 pot	15
SV	<i>Syringa vulgaris</i>	Common Lilac	#1 pot	15
Vy	<i>Viburnum plicatum 'Snowball'</i>	Snowball Viburnum	#2 pot	5

### Maan Residence Plant List

Key	Scientific Name	Common Name	Size	Qty
<b>Perennial Groundcovers</b>				
<b>Grasses</b>				
Am	<i>Acanthus mollis</i>	Bears Breadcrumbs	#1 pot	28
A	<i>Anthriscus chinensis</i>	Chinese Anisette	#1 pot	53
B	<i>Buxus sempervirens</i>	Common Boxwood	#1 pot	114
Ca	<i>Calamagrostis acutiflora 'Karl Foerster'</i>	Karl Foerster Reed Grass	#1 pot	11
EP	<i>Echinacea purpurea 'Blau Drom'</i>	Queen Drop Coneflowers	#1 pot	15
Ec	<i>Erica carnea 'Springwood Pink'</i>	Pink Winter Heather	#1 pot	31
G	<i>Gaultheria shallon</i>	Salal	#1 pot	30
Gg	<i>Geranium shawianum</i>	Dwarf Cranesbill	#1 pot	19
Hs	<i>Helleborus niger</i>	Christmas Rose	#1 pot	13
Hst	<i>Helleborus viridis 'Sappho'</i>	Blue Hst	#1 pot	22
Ha	<i>Hosta 'Sun and Substance'</i>	Blue Hosta	#1 pot	49
H	<i>Hosta 'Sun and Substance'</i>	Hosta	#1 pot	52
La	<i>Lavandula angustifolia 'Hidcote'</i>	Hidcote Lavender	#1 pot	28
Lp	<i>Lupinus polyphyllus</i>	Lupine	#1 pot	18
Mp	<i>Miscanthus sinensis 'Gracillimus'</i>	Silver Maiden Grass	#1 pot	10
Pa	<i>Pachysandra terminalis</i>	Japanese Spurge	4" pot	110
Pm	<i>Polystichum mutilum</i>	Western Sword Fern	#1 pot	37
P	<i>Polystichum setiferum</i>	Hedge Fern	#1 pot	37
E	<i>Rudbeckia 'Goldmann'</i>	Black Eyed Susan	#1 pot	50
Sa	<i>Salvia farinacea</i>	Mealy Cup Sage	#1 pot	47
Sk	<i>Sibbana kuramica</i>	Zip-Zap Bamboo	#1 pot	15
YF	<i>Yucca filamentosa 'Golden Sword'</i>	Golden Sword Yucca	#1 pot	6

## MAAN RESIDENCE

Project Address: 16939 26 Ave Surrey, B.C.

Client: Ravinder Maan

Designer: Chad Neufeld

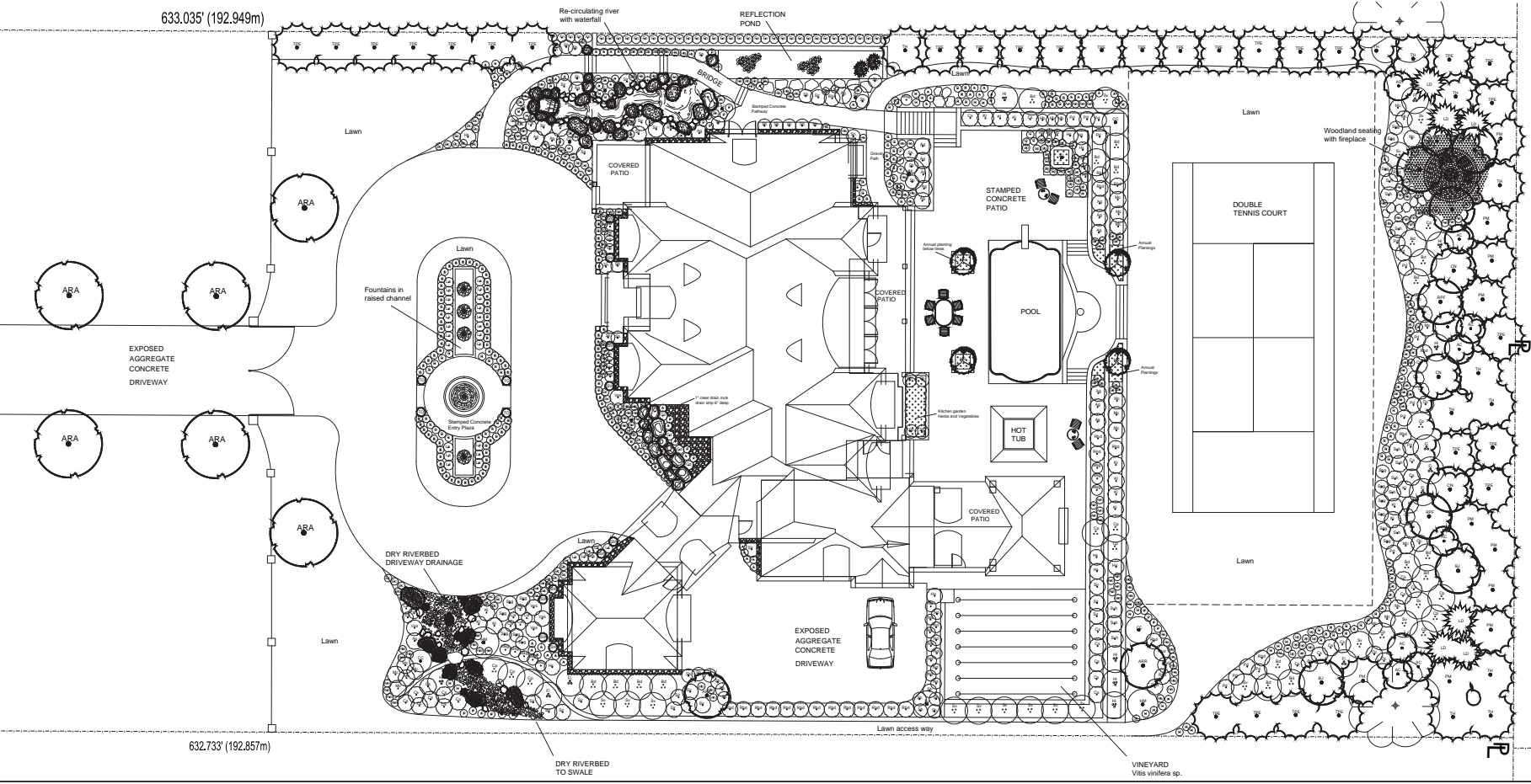
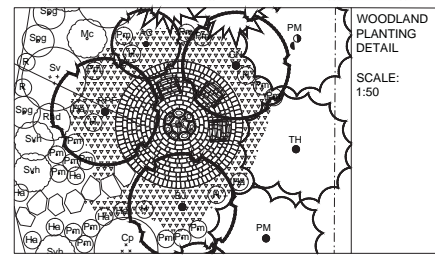
Professional: Pacific Environment Design

Consultant: Chad Neufeld

**Replacement Trees**  
Total replacement trees required by the City of Surrey: 102

Total replacement trees provided: 119

The installation of this landscape shall be in accordance with the requirements of the latest edition of the "British Columbia Landscape Standards" jointly published by the BCLSA and BCINA



- Existing vegetation must be protected by tree protection fencing surrounding the dripline
- Damage caused to existing or proposed infrastructure is the responsibility of the contractor
- The quantities of plants shown on the Planting Plan shall take precedence over the plant list in the case of a discrepancy in total plant numbers
- The callout shown on the plant list shall take precedence over the height of a given plant
- All plant material shall conform to BCINA standards

Revision table:

No.	Date	Revised	By
1	28/07/14	Planting Revision	CH
2	31/03/14	Boxwood and Woodland seeding	CH
3	14/02/13	Front Entry and Hill Revision	CH

Project: PLANTING PLAN

Drawn By: CH, Checked By: CH

Date: January 25, 2014

Scale: 1:100

Sheet No: L1

Maan Residence Plant List				
Key	Scientific Name	Common Name	Size	Qty
<b>Trees (R) Replacement Tree</b>				
AC	<i>Acer circinatum</i>	(R) Vine Maple	5cm Cal	12
ABA	<i>Acer rubrum</i> 'Armstrong'	(R) Armstrong Maple	5cm Cal	22
AS	<i>Acer sibiricum</i> 'Aureum'	(R) Golden Half Moon Maple	#15 pot	1
ARR	<i>Acer rubrum</i> 'Red Sunset'	(R) Red Sunset Maple	5cm Cal	2
BJ	<i>Betula jacquemontii</i>	(R) Jacquemontii Birch	5cm Cal	3
CC	<i>Cercis canadensis</i>	(R) Eastern Redbud	5cm Cal	5
CS	<i>Cornus masalis</i>	(R) <i>Baccharis</i> Dogwood	5cm Cal	4
HM	<i>Halesia monticola</i>	(R) Mountain Silverbell	5cm Cal	3
JSW	<i>Juniperus scopulorum</i> 'Woodward'	Woodland Juniper	10-14, 11"	10
LD	<i>Larix decidua</i>	(R) European Larch	3m height	6
MV	<i>Magnolia 'Vulcan'</i>	(R) Vulcan Magnolia	5cm Cal	4
PM	<i>Pseudotsuga menziesii</i>	(R) Douglas Fir	3m height	10
RPF	<i>Robinia pseudacacia</i> 'Frisia'	(R) Yellow Leaf Black Locust	5cm Cal	3
SJ	<i>Styrax japonica</i>	(R) Japanese Snowbell	5cm Cal	5
TH	<i>Tsuga heterophylla</i>	(R) Western Hemlock	3m height	11
TO	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Hedging Cedar	1.5m height	4
TPE	<i>Thuja plicata</i> 'Excelsior'	(R) Western Red Cedar	3m height	29
<b>Total Replacement Trees = 117</b>				
<b>Shrubs</b>				
AF	<i>Ardisia 'Glossina'</i> 'Embers'	Glossina Embers Deciduous Azalea	#3 pot	29
BM	<i>Buddleia davidii</i> var.	Butterfly Bush varieties	#2 pot	17
CC	<i>Cornus sericea</i>	Red Osier Dogwood	#2 pot	28
CP	<i>Cotinus purpurea</i>	Purple smoke tree	#5 pot	11
CD	<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	#2 pot	12
FI	<i>Forsythia x intermedia</i>	Forsythia	#5 pot	7
FB	<i>Fargesia nitida</i>	Fountain Bamboo	#2 pot	39
HI	<i>Hamamelis x intermedia</i> 'Arnold's Promise'	Arnold's Promise Witch Hazel	#5 pot	7
HB	<i>Hebe 'Blue Mist'</i>	Blue Mist Hebe	#2 pot	17
HS	<i>Hibiscus syriacus</i> 'Red Hort'	Rose of Sharon	#5 pot	8
KI	<i>Kalmia latifolia</i>	Mountain Laurel	#5 pot	15
MC	<i>Malva x 'Charity'</i>	Charity Oregon Grape	#5 pot	29
ND	<i>Nandina domestica</i>	Heavenly Blush	#2 pot	13
OC	<i>Oemonaia cerasiformis</i>	Indian Plum	#2 pot	6
PD	<i>Physocarpus opulifolius</i> 'Dubai'	Dubai Ninebark	#2 pot	16
RHD	<i>Rhododendron</i> var.	Rhododendron varieties	#5 pot	42
SH	<i>Sarcococca humilis</i>	Japanese Sweet Box	#3 pot	37
SJ	<i>Skimmia japonica</i> ssp. <i>recessiana</i>	Japanese Skimmia	#2 pot	37
SKB	<i>Spiraea x vanhouttei</i>	Goldmund Spiraea	#2 pot	11
SPG	<i>Spiraea japonica</i> 'Goldmound'	Goldmound Spiraea	#2 pot	15
SV	<i>Syringa vulgaris</i>	Common Lilac	#5 pot	15
VPS	<i>Viburnum plicatum</i> 'Snowball'	Snowball Viburnum	#5 pot	5

Maan Residence Plant List				
Key	Scientific Name	Common Name	Size	Qty
<b>Perennials Groundcovers</b>				
<b>Grasses</b>				
Am	<i>Acanthus mollis</i>	Bears Breaches	#1 pot	28
A	<i>Anilibe chinensis</i>	Chinese Anilibe	#1 pot	53
B	<i>Buxus sempervirens</i>	Common Boxwood	#1 pot	114
Ca	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	#1 pot	11
Ep	<i>Echinacea purpurea</i> 'Van Drog'	Gum Drop Coneflowers	#1 pot	15
Ec	<i>Erica carnea</i> 'Springwood Pink'	Pink Winter Heather	#1 pot	31
G	<i>Gaultheria shallon</i>	Salal	#1 pot	30
Ge	<i>Geranium cinereum</i>	Dwarf Cranesbill	#1 pot	19
Hn	<i>Helleborus niger</i>	Christmas Rose	#1 pot	13
Hel	<i>Helictotrichon sempervirens</i>	Blue Owl Grass	#1 pot	22
Ha	<i>Hosta subcordata</i>	Blue Hosta	#1 pot	49
H	<i>Hosta 'Stam and Substance'</i>	Hosta	#1 pot	52
La	<i>Lavandula angustifolia</i> 'Falcote'	Hidcote Lavender	#1 pot	28
Lp	<i>Lupinus polyphyllus</i>	Lupine	#1 pot	18
Mg	<i>Miscanthus sinensis</i> 'Gracillimus'	Silver Maiden Grass	#5 pot	10
P	<i>Phydysandra serotina</i>	Japanese Spurge	#4 pot	110
Pm	<i>Polystichum minimum</i>	Western Sward Fern	#1 pot	37
P	<i>Polystichum setiferum</i>	Hedge Fern	#1 pot	37
R	<i>Rudbeckia 'Goldmann'</i>	Black Eyed Susan	#1 pot	50
Sa	<i>Salvia farinacea</i>	Mealy Cup Sage	#1 pot	47
Sk	<i>Shibubata kumasaca</i>	Zip-Zag Bamboo	#1 pot	15
YF	<i>Yucca filamentosa</i> 'Golden Sword'	Golden Sword Yucca	#1 pot	6

# MAAN RESIDENCE

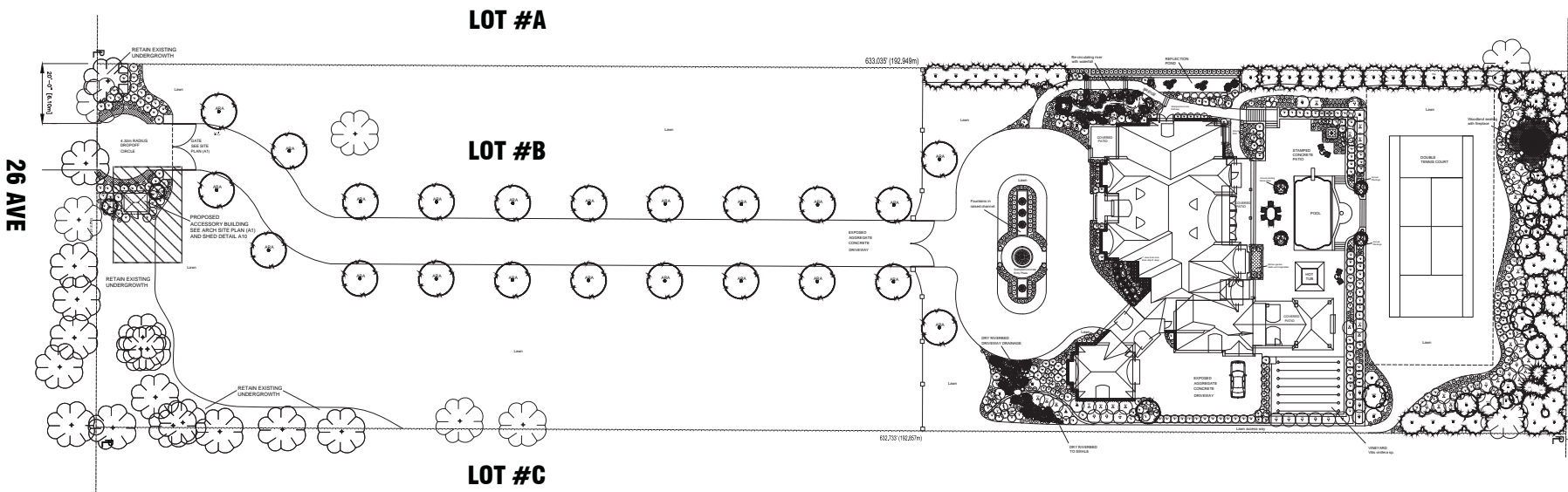
Project Address: 16939 26Ave Surrey, BC

Client: Ravinder Maan

Consultant: Pacific Environment Design

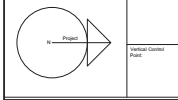
Drawn By: Chad Neufeld

The installation of this landscape shall be in accordance with the requirements of the latest edition of the "British Columbia Landscape Standards" jointly published by the BCSLA and BCINA



- Existing vegetation must be protected by tree protection fencing surrounding the drip-line
- Damage caused to existing or proposed infrastructure is the responsibility of the contractor
- The quantities of plants shown on the Planting Plan shall take precedence over the plant list in the case of a discrepancy in total plant numbers
- The callout shown on the plant list shall take precedence over the height of a given plant
- All plant material shall conform to BCLN standards

No.	Date	Revision	By
1	2017/11/14	Planting Revision	CS
2	21/03/14	Boxwood and Woodland seeding	CS
3	14/02/15	Front Entry and Mail Revision	CS



## PLANTING PLAN

Drawn By: CS  
 Checked By: CS  
 Date: January 25, 2014  
 Project #

Scale: 1:200  
 Sheet No: L2

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0015-00

Issued To: RAVINDER MAAN  
DEVINDER MAAN

(the Owner)

Address of Owner: 16939 - 26 Avenue  
Surrey, BC V3Z 0A4

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

Parcel Identifier: 002-998-645

Lot "B" Legal Subdivision 5 Section 19 Township 7 New Westminster District Plan 17025

16939 - 26 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of "One Acre Residential Zone (RA)", the maximum front yard setback for an accessory building is varied from 18.0 m (60ft.) 1.6 m (5ft.).
4. The siting of buildings and structures shall be in accordance with the drawings numbers 7915-0015-00 (A) through to and including 7915-0015-00 (B) (the "Drawings") which are attached hereto and form part of this development variance permit.
5.
  - (a) The landscaping shall conform to drawings numbered 7915-0015-00 (C ) through to and including 7915-0015-00 (D) (the "Landscaping").
  - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping.
- 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. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 8. This development variance permit is not a building permit.

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

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan