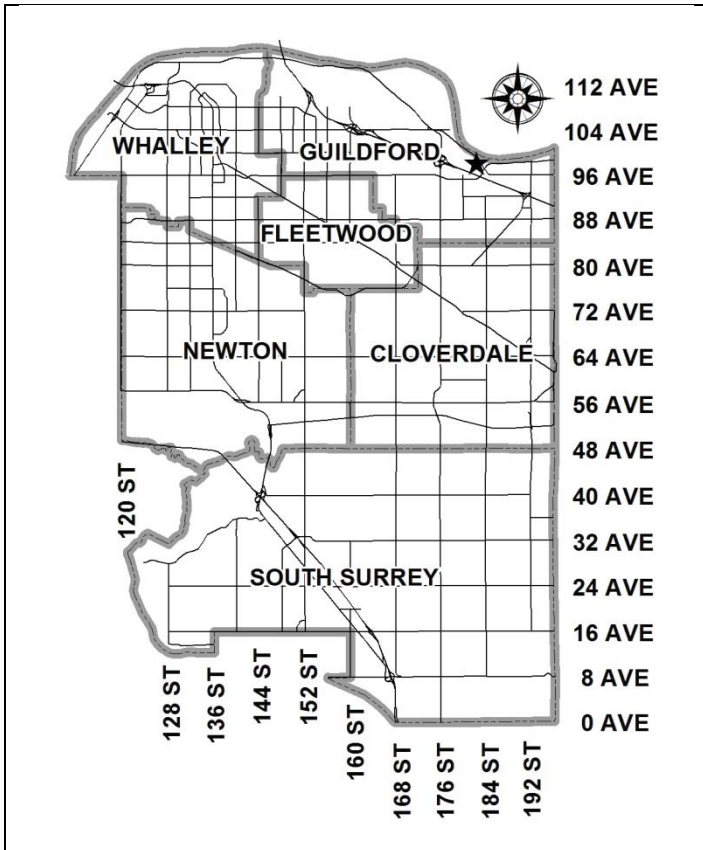


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0029-00

Planning Report Date: March 6, 2017



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to CD (based on RF-13) and RF-13
- **Development Permit**

to allow subdivision into 40 single family lots.

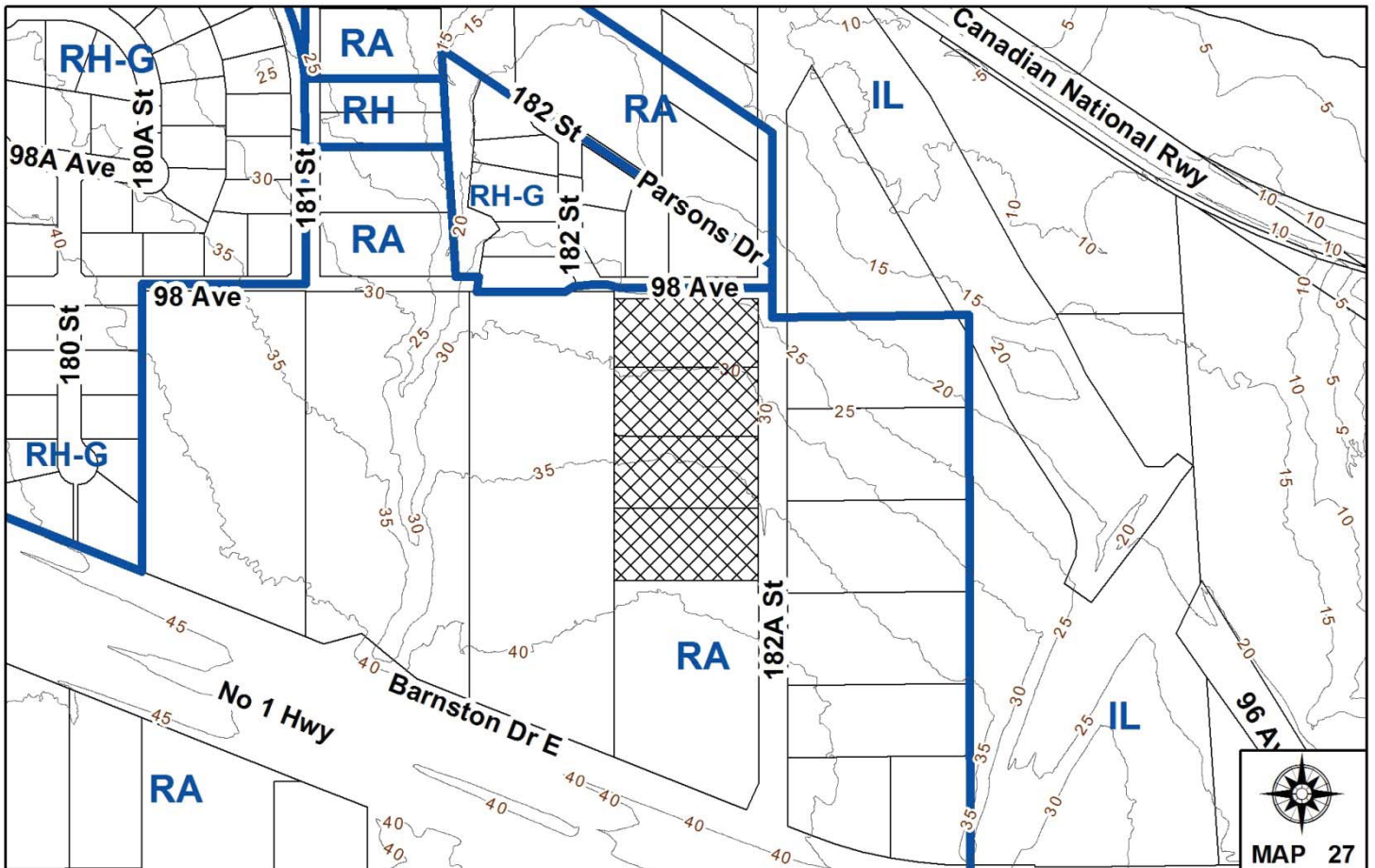
LOCATION: 9731, 9749, 9713 and 9797 - 182A Street

OWNER: Canadian Horizons (182A) Land Corp.

ZONING: RA

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential 8-10 UPA and Urban Residential 8-10 UPA Transition



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Hazard Lands Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed lots comply with the "Urban Residential 8-10 UPA" and "Urban Residential 8-10 UPA Transition" designations in the Abbey Ridge Local Area Plan (LAP), which received approval from Council on February 6, 2017 (Corporate Report No. R032; 2017).
- A CD By-law (based on the RF-13 Zone) is proposed for proposed Lots 1 to 6 inclusive, to provide transitional-sized lots a minimum of 15 metres (16 ft.) wide, interfacing with existing Suburban lots on the north side of 98 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone a portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. a By-law be introduced to rezone a portion of the subject site shown as Block B on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", and a date be set for Public Hearing.
5. Council authorize staff to draft Hazard Land Development Permit No. 7916-0029-00 generally in accordance with the geotechnical assessment and lot grading plan.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscape plan and cost estimate for the landscape buffer along the west lot line of proposed Lots 14 to 22 to the satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of a Section 219 Restrictive Covenant for a "no build" area and to ensure the installation and maintenance of a 10-metre (33-ft.) wide landscape buffer at the rear of proposed Lots 14 to 22;

- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (i) final adoption of Zoning Amendment By-law, 2016, By-law No. 18772, incorporating the RF-13 Zone in the Zoning By-law.

REFERRALS

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

School District: **Projected number of students from this development:**

20 Elementary students at Bothwell Elementary School
10 Secondary students at Fraser Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by July 2018.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the rezoning is granted for one year by MOTI.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on one-acre lots, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP and Abbey Ridge LAP Designation	Existing Zone
North (Across 98 Avenue):	Single family dwellings on half-acre lots.	Suburban in OCP and Suburban Residential 2-4 UPA Gross in LAP	RH-G
East (Across 182A Street):	Single family dwelling on 1-acre lots and vacant lots.	Suburban and Industrial in OCP and Landscape Buffer and Low Density Townhouse 12-15 UPA Gross in LAP	RA and IL
South:	Vacant acreage.	Suburban in OCP and Urban Residential 8-10 UPA in LAP	RA
West:	Vacant acreage.	Suburban in OCP and Medium Density Cluster 10-12 UPA Gross in LAP	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the west side of 182A Street at 98 Avenue in East Fraser Heights. The subject site is designated Suburban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject site is also located within the Abbey Ridge Local Area Plan (LAP) area, which was adopted by Council on February 6, 2017 (Corporate Report No. R032; 2017). The preferred land use designation for the subject site is "Urban Residential 8-10 UPA" for the southern portion of the site and "Urban Residential 8-10 UPA Transition" for the northern portion of the site along 98 Avenue.
- The Abbey Ridge LAP also identifies portions of the subject site as an area of significant tree stands.

Current Application

- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Comprehensive Development Zone (CD)" (based on the RF-13 Zone), in order to allow subdivision into 40 single family lots.
- The subject site is designated Suburban in the OCP. An OCP Amendment is required to redesignate the site from Suburban to Urban in order to comply with the "Urban Residential 8-10 UPA" and "Urban Residential 8-10 UPA Transition" designations in the Abbey Ridge LAP.
- In accordance with the Abbey Ridge LAP, the applicant proposes two new roads within the development site: a new east-west 97A Avenue which will provide future access to the lot to the west; and a new north-south 182 Street.
- Proposed Lots 1 to 6 will have access from 98 Avenue, proposed Lots 7 to 14 will have access from 97A Avenue, proposed Lots 1 to -31 will have access from 182 Street, and proposed Lots 32 to 40 will have access from 182A Street.
- Proposed Lots 1 to 6 are proposed to be rezoned to CD (based on RF-13). The CD By-law is designed to facilitate transitional lots in accordance with the Abbey Ridge LAP to interface with the existing Suburban lots on the north side of 98 Avenue (see CD By-law Section). The uses and densities proposed in the CD By-law will be similar to the RF-13 Zone, but will have larger lot areas and will require a minimum lot width of 15 metres (50 ft.) in accordance with the requirements in the Abbey Ridge LAP.
- Proposed Lots 7 to 40 are proposed to be rezoned to RF-13. All of the proposed lots meet the minimum area and dimensional requirements of the proposed RF-13 Zone (which is currently at Third Reading).
- Proposed Lot 14 is a Type I corner lot and will likely have garage access from 97A Avenue in order to facilitate a double car side-by-side garage.

- The RF-13 Zone will be considered for Final Adoption just prior to the first rezoning application proposing the RF-13 Zone being considered for Final Adoption.

Development Permit for Hazard Lands

- The site is subject to a Development Permit (DP) for Hazard Lands under the Official Community Plan (OCP), given there are existing slopes on the property in excess of 15% grade.
- As part of a Development Feasibility Study, the applicant has submitted a comprehensive geotechnical report providing soil stability analysis in relation to the slope and its ability to accommodate development, and has determined that a geotechnical setback is not required. The report has been reviewed by Drainage Engineering staff and found to be generally acceptable.

Neighbourhood Character Study and Building Scheme

- Andy Igel, AIBC Architect of Aplin & Martin Consultants Ltd. has prepared a Neighbourhood Character Study and Building Scheme for the proposed subdivision. The character study involved reviewing a number of existing homes in the neighbourhood and considering the standards of newer construction in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).

Proposed Lot Grading

- Preliminary lot grading plans were prepared and submitted by Aplin & Martin Consultants Ltd. and the plans have been reviewed by staff and are generally acceptable.
- Basements are proposed for each of the 40 lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

Comprehensive Development Zone (CD)

- The applicant is proposing to rezone the northern portion of the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Single Family Residential (13) Zone (RF-13)", in order to allow subdivision into 6 oversized transitional single family lots fronting 98 Avenue.
- The RF-13 Zone requires a minimum lot size of 336 square metres (3,595 sq.ft.) and 13.4-metre (44-ft.) minimum lot width.
- The uses and densities proposed in the CD By-law are similar to the RF-13 Zone, but a larger minimum lot area of 402 square metres (4,327 sq.ft.) is required along with a minimum lot width of 15.8 metres (52 ft.) in accordance with the requirements in the Abbey Ridge LAP.
- The floor area ratio, lot coverage and setbacks in the CD By-law will be identical to those in the RF-13 Zone.
- A comparison between the proposed CD By-law and the RF-13 Zone is provided in the table below:

	RF-13 Zone	Proposed CD By-law (Based on RF-13)
Density		
Units per hectare / units per acre	28 u.p.h. / 11.5 u.p.a.	28 u.p.h. / 11.5 u.p.a.
Floor Area Ratio (FAR)	0.72	0.72
Lot size	336 sq.m. (3,595 sq.ft.)	402 sq.m. (4,327 sq.ft.)
Lot width	13.4 m. (44 ft.)	15.8 m. (52 ft.)
Lot depth	24 m. (79 ft.)	24 m. (79 ft.)
Setbacks		
Front yard	6.0 m. (20 ft.)	6.0 m. (20 ft.)
Rear yard	7.5 m. (25 ft.)	7.5 m. (25 ft.)
Side yard	1.2 m. (4 ft.)	1.2 m. (4 ft.)
Side yard on flanking street	2.4 m. (8 ft.)	2.4 m. (8 ft.)

Proposed Tree Buffer

- The Abbey Ridge LAP identifies portions of the adjacent site to the west (18175 - Barnston Drive East) as a Tree Retention Area. The LAP also identifies portions of the subject site as having significant stands of trees.
- In order to provide additional windfirmness protection to the proposed Tree Retention Area to the west, the applicant is proposing a 10-metre (33-ft.) wide tree protection area at the rear of proposed Lots 14 to 22. The applicant is proposing to retain all mature and undersized trees within the buffer area and is proposing to plant additional trees within the buffer area. A corresponding Section 219 Restrictive Covenant is to be registered on proposed Lots 14 to 22 to secure installation and maintenance of the buffer.

PRE-NOTIFICATION

Pre-notification letters were sent on December 7, 2016, and the Development Proposal Signs were installed. Staff received 23 responses from neighbouring residents including from the Fraser Heights Community Association (*staff comments in italics*).

- The Fraser Heights Community Association (FHCA) voiced their opposition to the proposal and to the densities proposed in the Abbey Ridge LAP in general. Residents expressed concern that the proposed RF-13 zoned lots are too small in comparison to the existing homes within Abbey Ridge/East Fraser Heights. The homes will be too large for the proposed lot sizes and not in keeping with the existing character of the neighbourhood.

(The proposed RF-13 lots comply with the "Urban Residential 8-10 UPA" designation in the Abbey Ridge Local Area Plan (LAP), which received Stage 1 approval on December 14, 2015 (Corporate Report No. R243; 2015) and final approval on February 6, 2017 (Corporate Report No. R032; 2017.)

- The proposed RF-13 zoned homes will have suites and will have inadequate parking available on the lots which will result in too many vehicles parking on the street.

(Based on the proposed lot grading, basements can be achieved on all of the proposed lots. The Zoning By-law permits one secondary suite in all single family homes.

There will be 4 parking spaces provided on each lot, based on 2 in the garage and 2 in the driveway. The completion of the road frontages as part of the proposed development will create additional on-street parking opportunities.)

- The streets are inadequate to handle the traffic volume, and there is poor connectivity to the City's Major Arterial Roads (e.g. 104 Avenue) and Provincial Highways (e.g. Highway Nos. 15 and 17).

(The future Golden Ears Connector to the north of the subject site will be connected to 179 Street with a traffic signal. This future intersection will allow vehicles to access 104 Avenue, Highway No. 17, Highway No. 15 and Highway No. 1. 179 Street will ultimately be completed with pavement widening, concrete curbs, sidewalks, and street lighting with future developments as per the Abbey Ridge LAP.)

- Concerns about over-crowding at Fraser Heights Secondary School.

(With the potential increase in residential development associated with the Abbey Ridge LAP, the School District is currently evaluating future capital requests for this area.)

- East Fraser Heights is lacking in bus service, parks and commercial shopping areas to support the growing community.

(While at this time there are no existing transit services within the Abbey Ridge LAP, 104 Avenue, 100 Avenue, and Barnston Drive will be designed to accommodate bus stops in anticipation of future bus services along these main corridors. Staff will continue to work with TransLink to better define potential future bus service for the area.

The Abbey Ridge LAP proposes three new or expanded neighbourhood parks, serving the western, central and eastern neighbourhoods.

There are 1.46 hectares (3.6 acres) of land designated for future commercial uses in the Abbey Ridge LAP. This land is currently under Development Application No. 7916-0037-00 (pre-Council) which is proposing a mixed use development with a commercial component.)

- One (1) respondent indicated support of the proposed development.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Urban designation is consistent with the intended land use in the Stage 1 Abbey Ridge LAP.
- As described in Corporate Report No. R243; 2015, it is anticipated that individual OCP Amendment applications will be brought forward, where applicable, with the companion rezoning applications.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	32	32	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Bigleaf Maple	9	8	1
Birch	2	1	1
Birch, European	1	1	0
Birch, Paper	2	2	0
Cherry	6	4	2
Dogwood, Pacific	1	1	0
Mountain Ash	1	1	0
Pear	2	2	0
Plum	1	1	0
Coniferous Trees			
Douglas Fir	53	49	4
Grand Fir	1	1	0
Ponderosa Pine	1	1	0
Sitka Spruce	1	1	0
Western Hemlock	7	6	1
Western Red Cedar	15	12	3
Total (excluding Alder and Cottonwood Trees)	104	92	12
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		70	
Total Retained and Replacement Trees		82	
Contribution to the Green City Fund		\$58,400.00	

- The Arborist Assessment states that there are a total of 104 mature trees on the site, excluding Alder and Cottonwood trees. Thirty-two (32) existing trees, approximately 24% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 12 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.
- The front yard setbacks of proposed Lots 14 to 22 needs to be reduced in order to accommodate the proposed tree buffer at the rear of proposed Lots 14 to 22 (see By-law Variance section). A no-build restrictive covenant will be required to identify the tree preservation areas.
- 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 216 replacement trees on the site. Since only 70 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 146 replacement trees will require a cash-in-lieu payment of \$58,400 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 98 Avenue, 182A Street, 97A Avenue 182 Street. This will be determined by the Engineering Department during the servicing design review process.
- The new trees within the buffer zone will consist of a variety of trees including Western Red Cedar, Douglas Fir and Katsura.
- In summary, a total of 82 trees are proposed to be retained or replaced on the site, in addition to those proposed within the buffer zone, with a contribution of \$58,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 25, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Located within the Abbey Ridge Local Area Plan area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • A range of lot and house sizes proposed. • Secondary suites permitted.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils proposed, and other provisions according to the Abbey Ridge LAP. • Garbage, recycling, and organics pickup available.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Front-loaded lots proposed to create a more animated street frontage.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Front-loaded garages allows for increased surveillance of and by the community.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	LAP Plan
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Canadian Horizons Dated December 2, 2015

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Anya Paskovic
 Aplin & Martin Consultants Ltd.
 Address: 13450 – 102 Avenue, Suite 1680
 Surrey, BC V3T 5X3

2. Properties involved in the Application
 - (a) Civic Addresses: 9731 - 182A Street
 9749 - 182A Street
 9713 - 182A Street
 9797 - 182A Street

 - (b) Civic Address: 9731 - 182A Street
 Owner: Canadian Horizons (182A) Land Corp.
 Director Information:
 Alan Baumann
 Richard DeGroat

 Officer Information as at January 27, 2017:
 Alan Baumann (President)
 Richard DeGroat (CEO)
 PID: 010-964-886
 South Half of the North 10 Chains Lot 6 Except: Part Subdivided by Plan 36763 District Lot
 121 Group 2 New Westminster District Plan 3519

 - (c) Civic Address: 9749 - 182A Street
 Owner: Canadian Horizons (182A) Land Corp.
 Director Information:
 Alan Baumann
 Richard DeGroat

 Officer Information as at January 27, 2017:
 Alan Baumann (President)
 Richard DeGroat (CEO)
 PID: 010-964-843
 North Half of the North 10 Chains Lot 6 Except: Part Subdivided by Plan 39201 District Lot
 121 Group 2 New Westminster District Plan 3519

(d) Civic Address: 9713 - 182A Street
Owner: Canadian Horizons (182A) Land Corp.
Director Information:
Alan Baumann
Richard DeGroat

Officer Information as at January 27, 2017:
Alan Baumann (President)
Richard DeGroat (CEO)
PID: 007-417-471
Lot 17 District Lot 121 Group 2 New Westminster District Plan 36763

(e) Civic Address: 9797 - 182A Street
Owner: Canadian Horizons (182A) Land Corp.
Director Information:
Alan Baumann
Richard DeGroat

Officer Information as at January 27, 2017:
Alan Baumann (President)
Richard DeGroat (CEO)
PID: 008-606-340
Lot 18 District Lot 121 Group 2 New Westminster District Plan 39201

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the site.
- (b) Introduce two Rezoning By-laws to rezone the site.
- (c) Application is under the jurisdiction of MOTI.
MOTI File No. 2016-06194

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RF-13) and RF-13

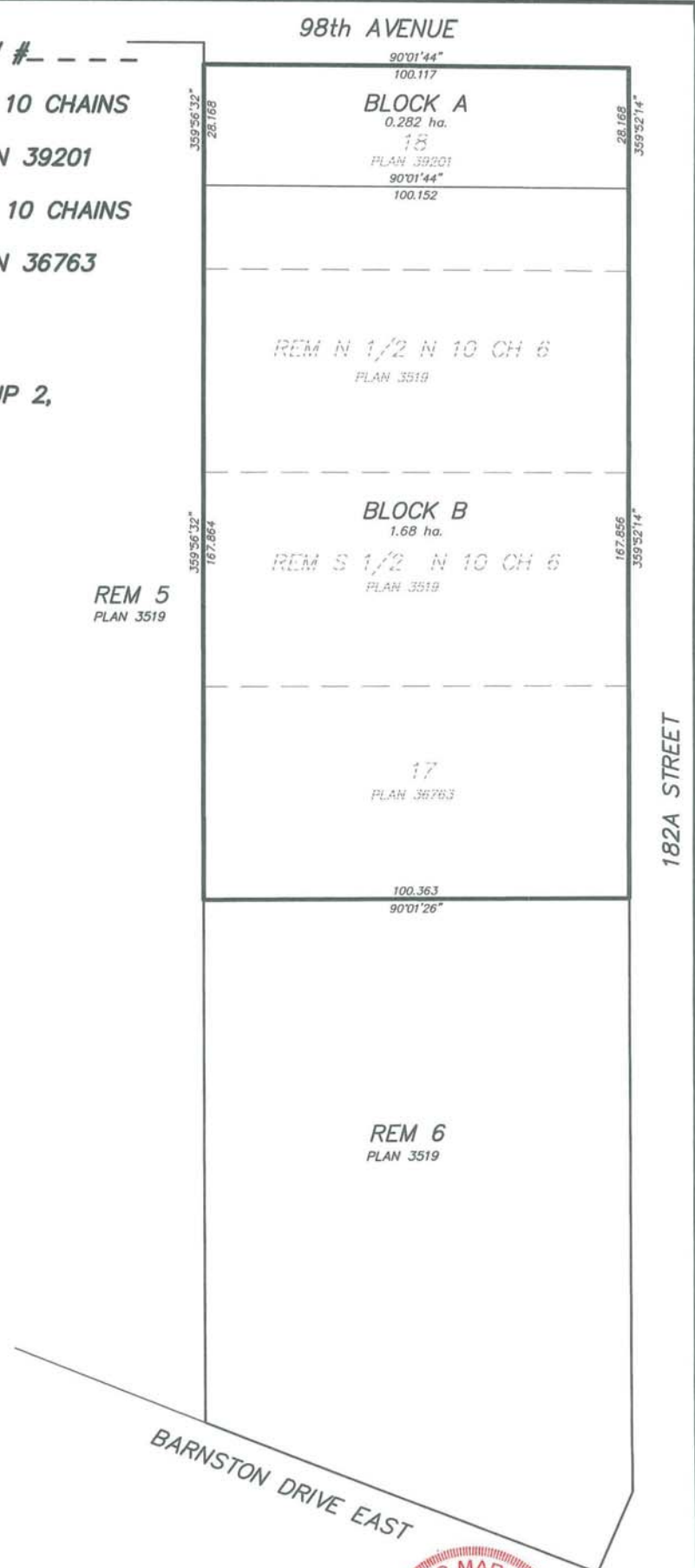
Requires Project Data	Proposed	
	CD (like RF-13)	RF-13
GROSS SITE AREA		
Acres	4.85 Ac	
Hectares	1.96 Ha	
NUMBER OF LOTS		
Existing	4	
Proposed	40 (6 CD & 32 RF-13)	
SIZE OF LOTS		
Range of lot widths (metres)	15.8-21.1 m.	13.4-15.5 m.
Range of lot areas (square metres)	402 – 542 sq.m.	341 – 530 sq.m.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	21.4 uph & 8.5 upa	20.2 uph & 8.2 upa
Lots/Hectare & Lots/Acre (Net)	23 uph & 9.5 upa	26 uph & 10.6 upa
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	50%	50%
Estimated Road, Lane & Driveway Coverage	5%	5%
Total Site Coverage	55%	55%
PARKLAND		
Area (square metres)	N/A	
% of Gross Site	N/A	
Required		
PARKLAND		
5% money in lieu	YES	
TREE SURVEY/ASSESSMENT		
YES		
MODEL BUILDING SCHEME		
YES		
HERITAGE SITE Retention		
NO		
FRASER HEALTH Approval		
NO		
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Setbacks	NO	

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW # - - - -
OF**

- 1) NORTH HALF OF THE NORTH 10 CHAINS
LOT 6 EXCEPT:
PART SUBDIVIDED BY PLAN 39201
PLAN 3519
- 2) SOUTH HALF OF THE NORTH 10 CHAINS
LOT 6 EXCEPT:
PART SUBDIVIDED BY PLAN 36763
PLAN 3519
- 3) LOT 17, PLAN 36763,
AND
- 4) LOT 18, PLAN 39201,
ALL OF DISTRICT LOT 121, GROUP 2,
NEW WESTMINSTER DISTRICT



SCALE 1 : 1000
ALL DISTANCES ARE IN METRES



MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

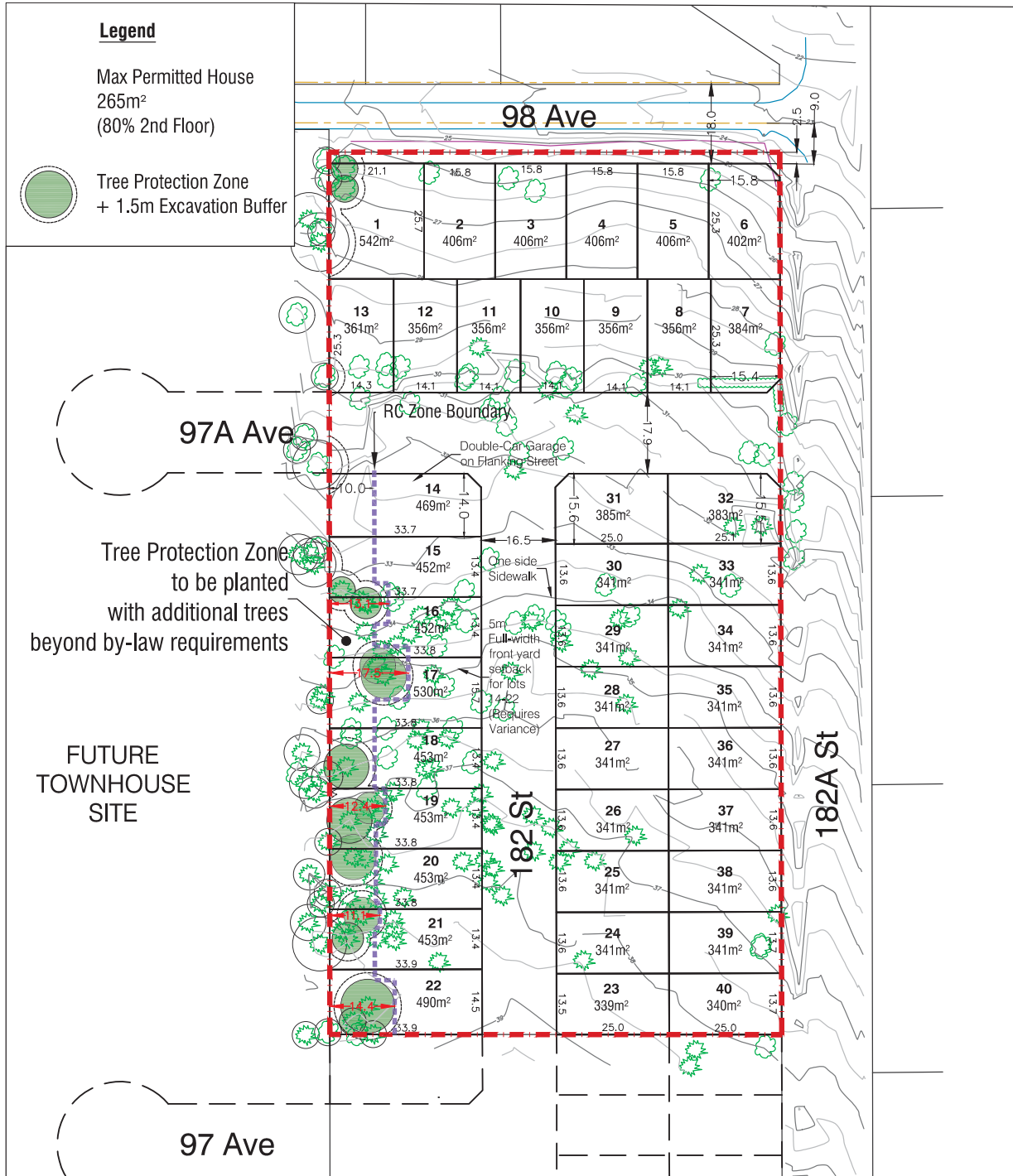
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 23rd DAY OF FEBRUARY, 2017.



B. C. L. S.

FILE 10146-02



Canadian Horizons
 Single Family Subdivision
 9797, 9749, 9731, 9713 182A St
 Surrey, BC

SUBDIVISION PLAN

APLIN MARTIN
 Project No.: 14-299
 Date: 27 / 02 / 2017

Drawing
1

LEGAL DESCRIPTION PID: 008-606-340 PID: 010-964-843 PID: 010-964-886 PID: 007-417-471	GROSS SITE AREA 1.96 hectares / 4.85 acres (approx.) NET SITE AREA 1.54 hectares / 3.82 acres (approx.)	EXISTING DESIGNATIONS Zoning: RA NCP: N/A OCP: Suburban PROPOSED DESIGNATIONS Zoning: RF-13 NCP: N/A OCP: Urban	LOT YIELD Existing Number of Lots: 4 Proposed Number of Lots: 40 DENSITY Gross: 20.4 uph / 8.2 upa Net: 26 uph / 10.5 upa
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Scale: 1:900

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: March 1, 2017 **PROJECT FILE:** 7816-0029-00

RE: Engineering Requirements
Location: 9797 182A Street

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.5-metres along 98 Avenue for a unique cross-section to support a pathway;
- dedicate 16.5-metres for 182 Street;
- dedicate 18.0-metre for 97A Avenue;
- dedicate corner cuts; and
- register 0.5-metre statutory rights-of-way along all road frontages.

Works and Services

- construct west side of 182A Street to the through local road
- construct south side of 98 Avenue to a modified local road complete with a 3.0-metre multiuse pathway;
- construct 182 Street and 97A Avenue to the local road cross section;
- construct water, storm, and sanitary mains to service the development and provide service connections to each lot;
- Resolve downstream drainage constraints and provide on-lot stormwater management features in accordance with the Abbey Ridge Local Area Plan; and
- Resolve downstream sanitary constraints, including but not limited to, replacing the existing sanitary mains within SRW E1977-0038 between 100A Avenue to the manhole within Barnston Park and within SRW E1977-0030/ E1977-0029 between the manhole located at the property line of 10245 and 10267 176 Street to the manhole located at the north property line of 10267 176 Street.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

SK2

NOTE: Detailed Land Development Engineering Review available on file



Thursday, December 22, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0029 00

SUMMARY

The proposed 40 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

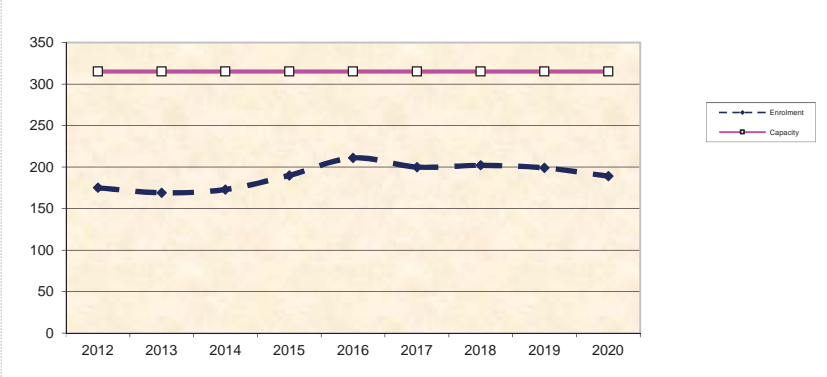
Elementary Students:	20
Secondary Students:	10

September 2016 Enrolment/School Capacity

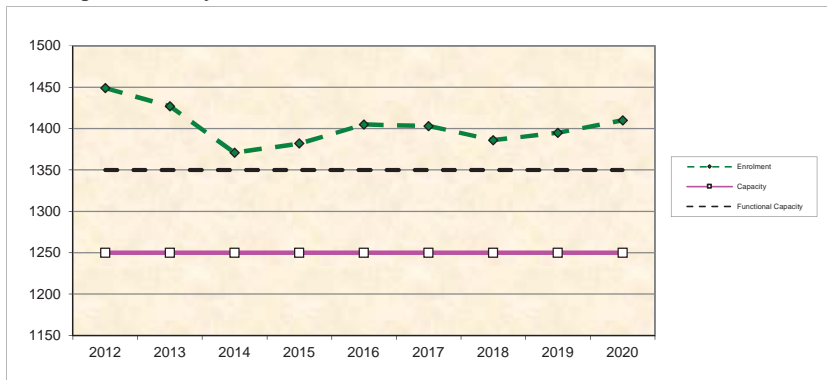
Bothwell Elementary	
Enrolment (K/1-7):	26 K + 185
Capacity (K/1-7):	40 K + 275
Fraser Heights Secondary	
Enrolment (8-12):	1405
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.
 There is enough space at Bothwell Elementary to accommodate additional enrolment. An addition to Fraser Heights Secondary was completed in April 2014, increasing the school's nominal capacity from 1000 to 1200 + Neighbourhood Learning Centre. Fraser Heights Secondary still has some capacity constraints. With the potential increase in residential development associated with the Abbey Ridge Local Area Plan, the school district is currently evaluating future capital requests for this area.

Bothwell Elementary



Fraser Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Project Location: 9797, 9749, 9731 & 9713 182A Street
Design Consultant: Aplin & Martin Consulting Ltd., (Andy Igel)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

This area was built out in several phases. The subject properties were established in 1922 and 1970. The lots to the east of 182A Street were established in 1955. The homes to the north of 98 Avenue were built in the 1990s. Of the neighbouring properties, only the homes to the north were suitable for context. 100% of the homes were built in the 1990s

A majority of homes in this area have a floor area in the 200 - 300 sq.m. size range. Home size distribution is: 200-249 sq.m. (75%), 250 - 300 sq.m. (25%). Styles found in this area include: "Neo-Heritage", and "Neo-Traditional". Home types mainly include Two-Storey.

Massing scale (front wall exposure) characteristics include: Low mass (50%) and Mid-scale massing (50%) The scale (height) range for front entrance structures include: One storey front entrance (100%).

The range of roof slopes found in this area is: 6:12 (25%), 10:12 (50%), 12:12 (25%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (50%), and Main common gable roof (50%). Feature roof projection types include: Common Hip (100%). Roof surfaces include: asphalt shingles (100%).

Main wall cladding materials include: Plank (wood/Hardi) cladding (100%). Feature wall trim materials used on the front facade include: No feature veneer (50%), Shake feature veneer (25%), and Stone feature veneer (25%). Wall cladding and trim colours include: Neutral (25%), and Natural (75%).

Covered parking configurations include: Double garage (100%).

A variety of landscaping standards are evident ranging from a modest standard including sod a few shrubs, and large asphalt coverage, to a high modern standard featuring two dozen or more shrubs, sod, trees, and exposed aggregate driveways. Driveway surfaces include: exposed aggregate (100%).

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** One-hundred percent of existing neighbouring homes provide suitable architectural context for use at the subject. Context homes include: 18249, 18233, 18225 98 Avenue and 9809 182A Street. These homes, as well as typical post 2010 RF homes, are to serve as standards for the subdivision.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.

- 3) **Home Types:** While homes are largely two-storey, so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc.) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos are typically one storey in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** Recent housing is largely clad with plank siding (either wood or composite material), with brick and stone being used as an accent. Vinyl is not recommended on the front, nor on side walls within 3 feet of the front.
- 7) **Roof Surface:** The main roof surfacing material used in this area is asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- The new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural Heritage", "Mid-century Modern", or "West Coast Modern". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

- Interfacing Treatment** Sixty-seven percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 33 percent of homes are considered 'non-context'). Context homes include: 18808, 18811, 18818 and 18819 55 Avenue and 5540 and 5552 188 Street. These homes, as well as typical post 2010 RF homes, are to serve as standards for the subdivision
- Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. Note that vinyl siding will not be permitted on the front of the home, nor on the side of the home at any point within 3 feet of the front. Also, there must be a seamless colour transition from materials used on the front to vinyl used on the side. "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered on trim only. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
- Roof Pitch:** Minimum 3:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard.* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Aplin & Martin Consultants Ltd. **Date:** October 26, 2016

Reviewed and Approved by:



Date: October 26, 2016

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

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CLIENT

CANADIAN HORIZON

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

9797, 9749, 9731, 9713
 182A STREET
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	NOV2815	NK	NEW SITE PLAN
2	MAR0816	NK	NEW SITE PLAN
3	MAR3016	NK	NEW SITE PLAN
4	APR2716	NK	NEW SITE PLAN
5	MAY2616	NK	REVISIONS
6	JUNE0716	SL	CHANGES TO SITE PLAN
7	JUNE1216	SL	CHANGES TO SITE PLAN
8	SEPT0716	NK	CHANGES TO SITE PLAN

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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JT

SCALE

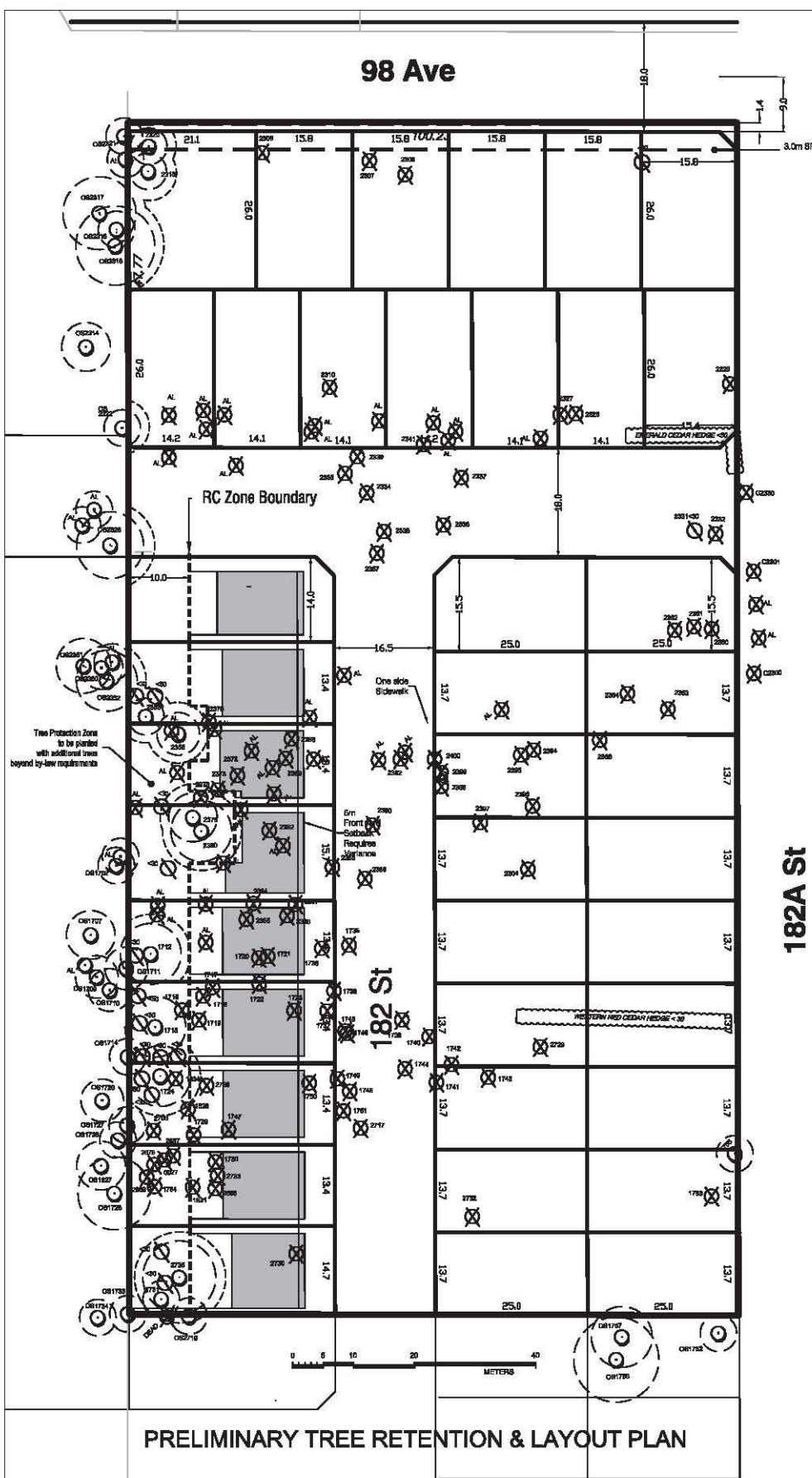
AS SHOWN

DATE

JULY 17, 2015

T-1

SHEET 1 OF 2



PRELIMINARY TREE RETENTION & LAYOUT PLAN

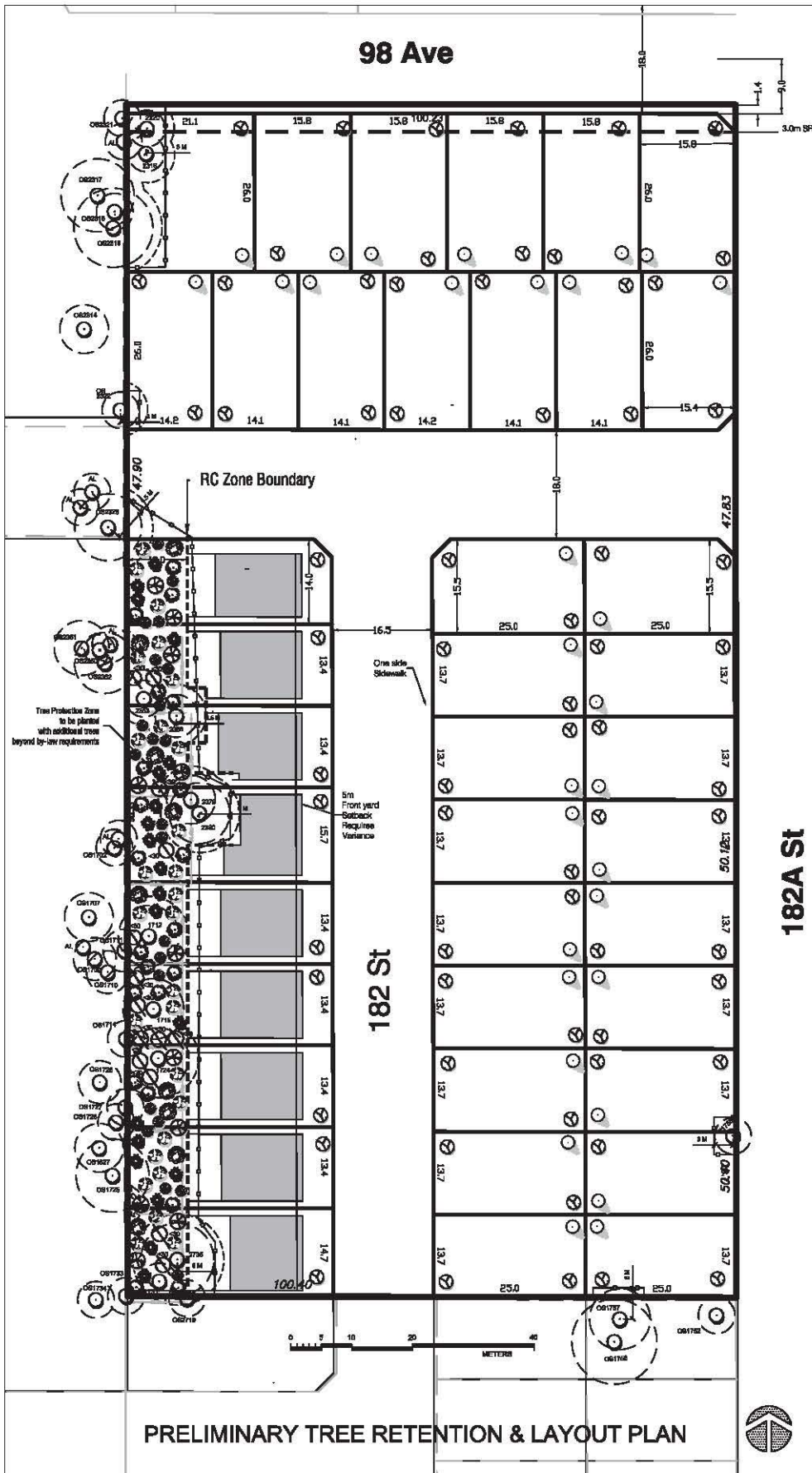
LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE <30 - TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- 1.5 m EXCAVATION BUFFER

FOR INTERNAL USE ONLY



98 Ave



PRELIMINARY TREE RETENTION & LAYOUT PLAN

LEGEND

- TREE TO BE RETAINED
- TREE <30' TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5CM. DIA. MIN)
- CONIFEROUS REPLACEMENT TREE (3.0M.HT MIN)
- TREE PROTECTION FENCING
- REPLACEMENT TREES FOR BUFFER ZONE**
- Westernred Cedar 3M HT (27)
- Douglas fir 'Pseudotsuga menziesii' 3M HT (11)
- Katsura 5CM CAL (9)
- Acer Griseum 6 CM CAL (21)
- Carpinus betulus 'Franz Fontaine' 6CM CAL (20)
- Stawardi pseudocornicola 5CM CAL (22)

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CLIENT
 CANADIAN HORIZON

FILE NO.

PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN
 9797, 9749, 9731, 9713
 182A STREET
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	NOV2316	MK	NEW SITE PLAN
2	MAR0918	MK	NEW SITE PLAN
3	MAR2018	MK	NEW SITE PLAN
4	APR2718	MK	NEW SITE PLAN
5	MAY2818	MK	REVISIONS
6	JUNE0718	SL	CHANGES TO SITE PLAN
7	JUNE1218	SL	CHANGES TO SITE PLAN
8	SEPT0718	MK	CHANGES TO SITE PLAN

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

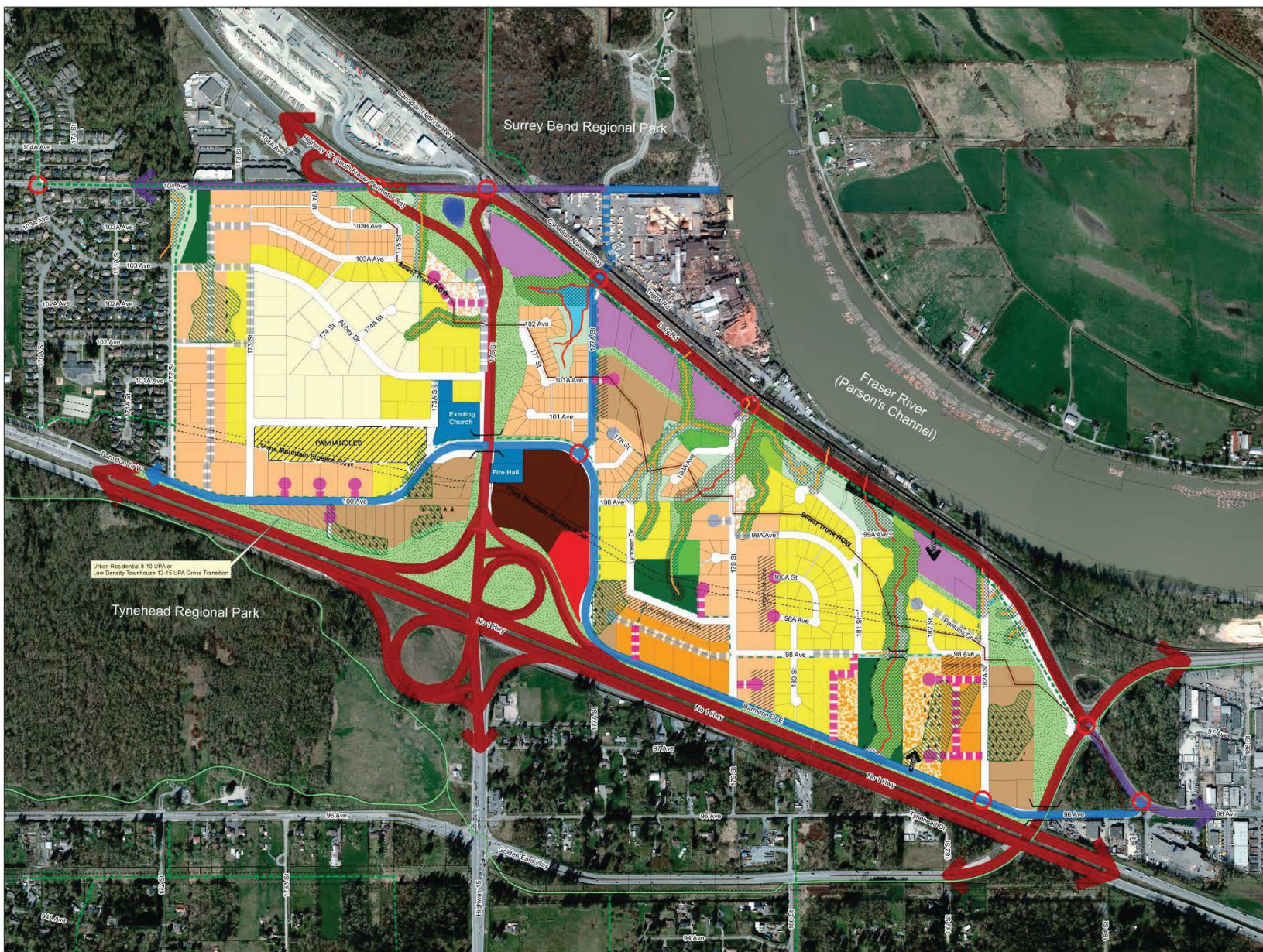
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SCALE
 AS SHOWN

DATE
 JULY 17, 2015

T-2
 SHEET 2 OF 2



LEGEND

Land Use Designations

- Acreage Residential 1-2 UPA
- Suburban Residential 2-4 UPA Gross
- Urban Transition 4-5 UPA
- Low Density Cluster 4-6 UPA Gross
- Single Family Residential 4-6 UPA
- Medium Density Cluster 10-12 UPA Gross
- Urban Residential 8-10 UPA Transition
- Urban Residential 8-10 UPA
- Low Density Townhouse 12-15 UPA Gross Transition
- Low Density Townhouse 12-15 UPA Gross
- High Density Multiple Residential 30-45 UPA
- Neighbourhood Commercial
- Industrial
- Institutional
- Existing Natural Area
- Future Natural Area
- Existing Neighbourhood Park
- Future Neighbourhood Park
- Landscape Buffer
- Storm Water Pond
- Wet Land
- Tree Retention Area

Transportation Network

- Proposed City Greenway
- Railway
- Signalized Intersection
- Cul De Sac
- Flex Cul De Sac
- Provincial Highway
- Arterial 30m
- Collector 24m
- Future Collector 24m
- Proposed Local 20m
- Proposed Flex Local Road
- Proposed Local Lane 6m
- Proposed Greenways 4m
- In Service Greenways 4m

Utilities & Other

- SanitaryTrunkSewer_ROW_10m_AbbyRidge
- SanitaryTrunkSewer_AbbyRidge
- Significant Tree Stand
- Trans Mountain Pipeline ROW (18.6m)
- Stream Class A
- Stream Class B
- Buffer of Fishclass A and AO 30m
- Buffer of Fishclass B 15m

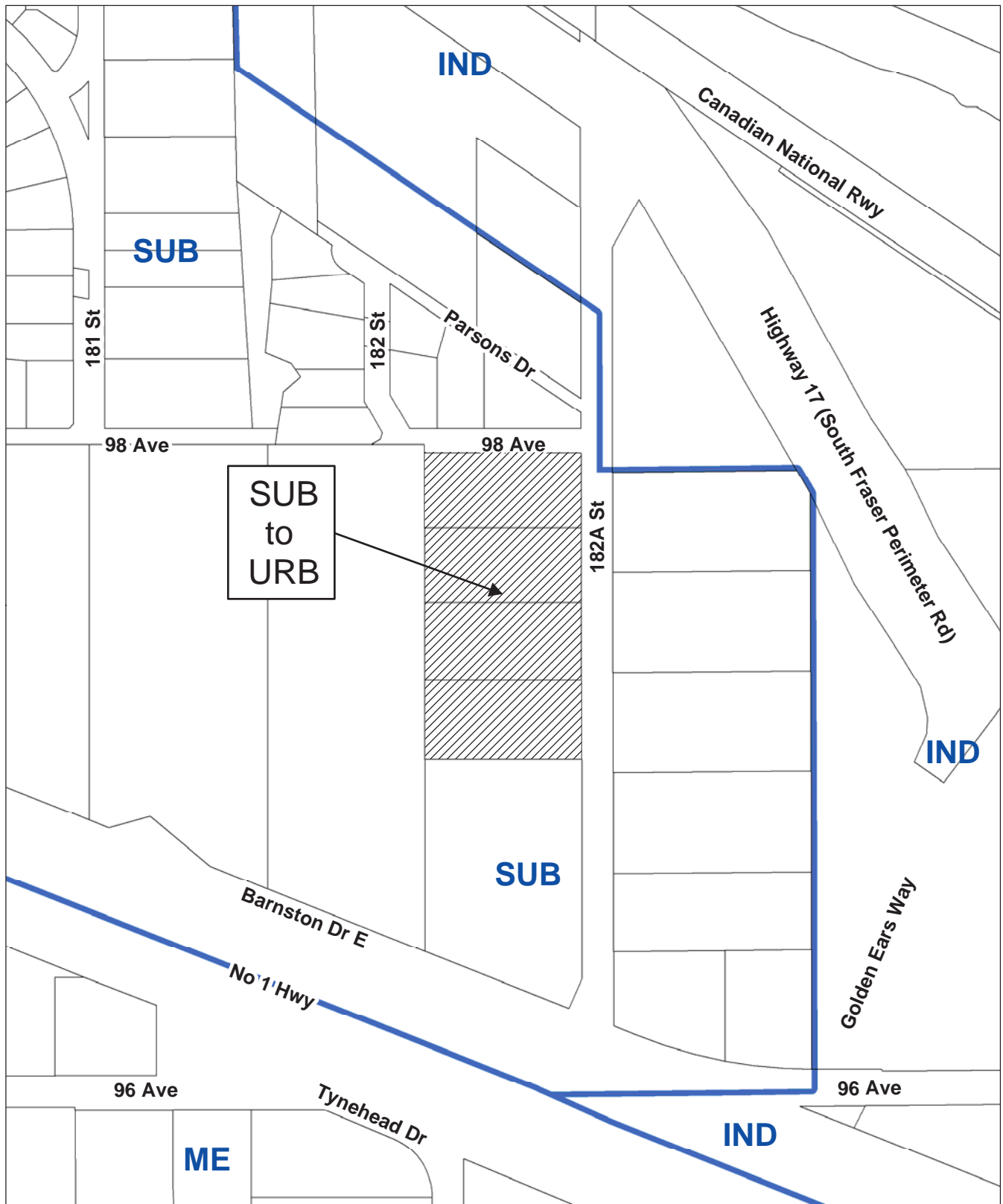
**Abbey Ridge
Stage 2 - Land Use Concept Plan**

Approved by Council at its Regular Council Meeting of February 6, 2017 - Resolution RES R____

City of Surrey Planning and Development Department



V:\Policy\Long Range\GIS_ANALYSIS\FRASER_HEIGHTS\East_Fraser_Heights_Abby_Ridge\LAND_USE_PLAN\Abby_Ridge_STAGE_II



OCP Amendment 7916-0029-00

Proposed amendment from Suburban to Urban



CITY OF SURREY

BYLAW NO. _____

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

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 008-606-340
 LOT 18 DISTRICT LOT 121 PLAN 39201 NWD GROUP 2, as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 23 day of February, 2017, containing 0.282 hectares, called Block A.

Portion of 9797 - 182A Street
 (hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:
 - A. **Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings*.
 - B. **Permitted Uses**

Land and *structures* shall be used only for one *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*.
 - C. **Lot Area**

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision the maximum *unit density* is 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 28 *dwelling units* per hectare [11.5 u.p.a.] and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. For *building* construction within a *lot*:
 - (a) The *floor area ratio* must not exceed 0.72, provided that, of the resulting floor area, 39 metres [420 sq. ft.] shall be reserved for use only as a garage or carport, which may be reduced to 20 square metres [215 sq. ft.] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Section H.4 of this Zone;
 - (b) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls only at the first storey level or a combination thereof;
 - (c) Notwithstanding Sub-section D.2.(a), the maximum allowable floor area, inclusive of garage or carport, is 265 square metres [2,860 sq. ft.]; and
 - (d) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iii. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 14 square metres [150 sq.ft.] on the *lot*.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
Use					
<i>Principal Buildings</i>		6.0 m. ¹ [20 ft.]	7.5 m. ³ [25 ft.]	1.2 m. [4 ft.]	2.4 m. [8 ft.]
<i>Accessory Buildings and Structures</i>		- ²	1.0 m. ⁴ [3 ft.]	0.0 m. [0 ft.]	6.0 m. [20 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- ¹ The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 metres [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or a for a *principal building* not exceeding 5.0 metres [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 metres [20 ft.]. The minimum 6.0 metres [20 ft.] and the permitted 4.0 metres [13 ft.] *front yard setback* may be further reduced to a minimum of 4.0 metres [13 ft.] and 2.0 metres [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.
- ² *Accessory buildings and structures* are not permitted within the *front yard setback*.
- ³ The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 metres [20 ft.] for a maximum of 50% of the width of the rear of the *principal building*. The *rear yard setback* of the *principal building* may be further reduced to 4.5 metres [15 ft.] for a maximum of 50% of the width of the rear of the *principal building* at the first floor by an unenclosed *deck* with a maximum area of 14 square metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.
- ⁴ A minimum *separation* of 5.0 metres [16 ft.] is required between the *principal building* and *accessory buildings and structures* exceeding 3.0 metres [10 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space

such as a *deck* or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:*
 - (a) The *building height* shall not exceed 9.0 metres [30 ft]; and
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 3.0 metres [10 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. A minimum of 3 off-street *parking spaces* shall be provided, 2 of which may be in the *driveway*.
3. The width of a *driveway* on the *lot* shall not exceed 6.0 metres [20 ft.].
4. For a double garage that accommodates two *vehicles* parked side by side, the maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be 6.3 metres [23 ft.] in width; provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].
5. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
6. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 3 cars or trucks.
7. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
8. No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0

metres [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
3. At least 50% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces, provided that the amount of the required landscaped area may be reduced to a minimum of 30% of the *front yard* for a pie-shaped *lot*.

J. Special Regulations

1. *Basement access* and basement wells are permitted only between the *principal building* and the rear *lot line* and must not exceed a maximum area of 14 square metres [150 sq.ft.], including the stairs.
2. *A secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

1. The *lots* created through subdivision shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of the Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
402 sq. m. [4,327 sq.ft.]	15.8 metres [52 ft.]	25 metres [82 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF-12 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF-13 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

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

_____ MAYOR

_____ CLERK

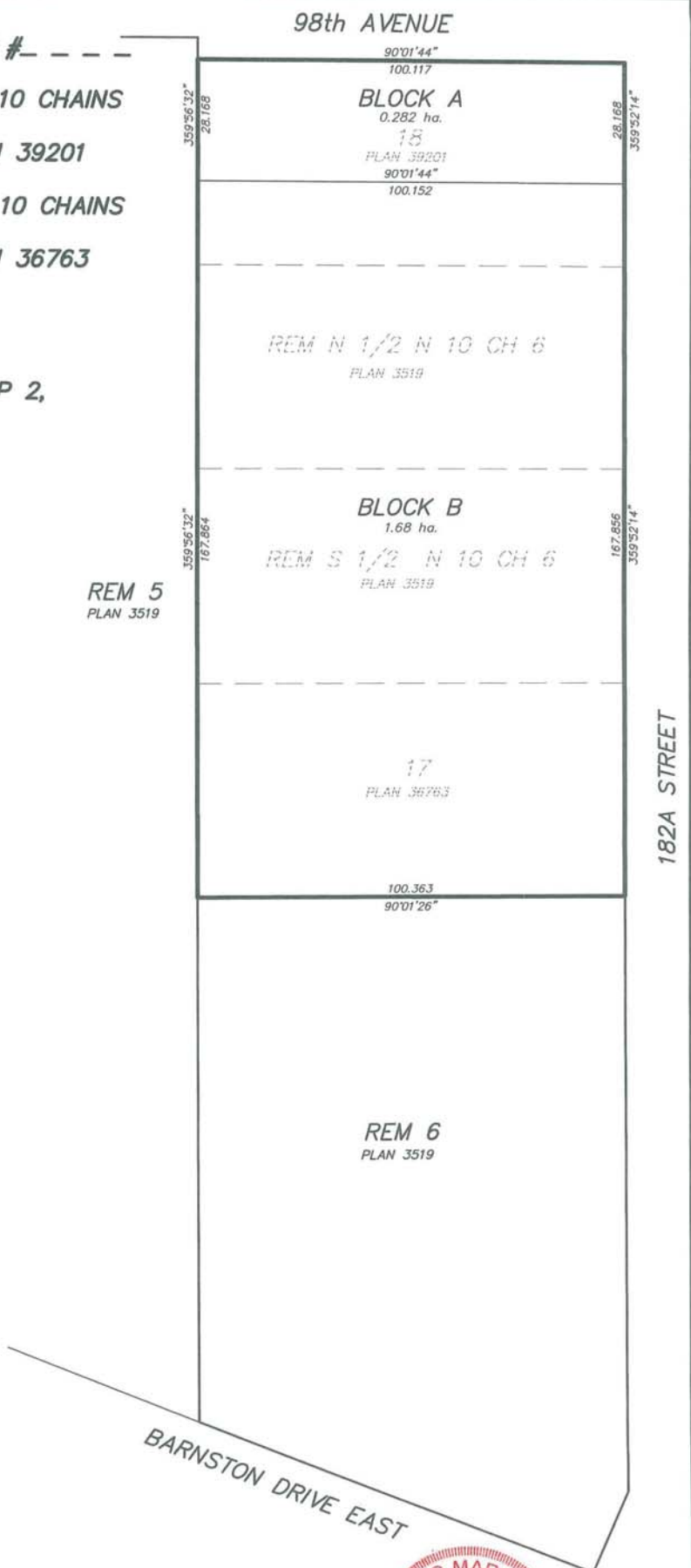
F740

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW # ---
OF**

- 1) NORTH HALF OF THE NORTH 10 CHAINS
LOT 6 EXCEPT:
PART SUBDIVIDED BY PLAN 39201
PLAN 3519
- 2) SOUTH HALF OF THE NORTH 10 CHAINS
LOT 6 EXCEPT:
PART SUBDIVIDED BY PLAN 36763
PLAN 3519
- 3) LOT 17, PLAN 36763,
AND
- 4) LOT 18, PLAN 39201,
ALL OF DISTRICT LOT 121, GROUP 2,
NEW WESTMINSTER DISTRICT



SCALE 1 : 1000
ALL DISTANCES ARE IN METRES



MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 23rd DAY OF FEBRUARY, 2017.



B. C. L. S.

FILE 10146-02