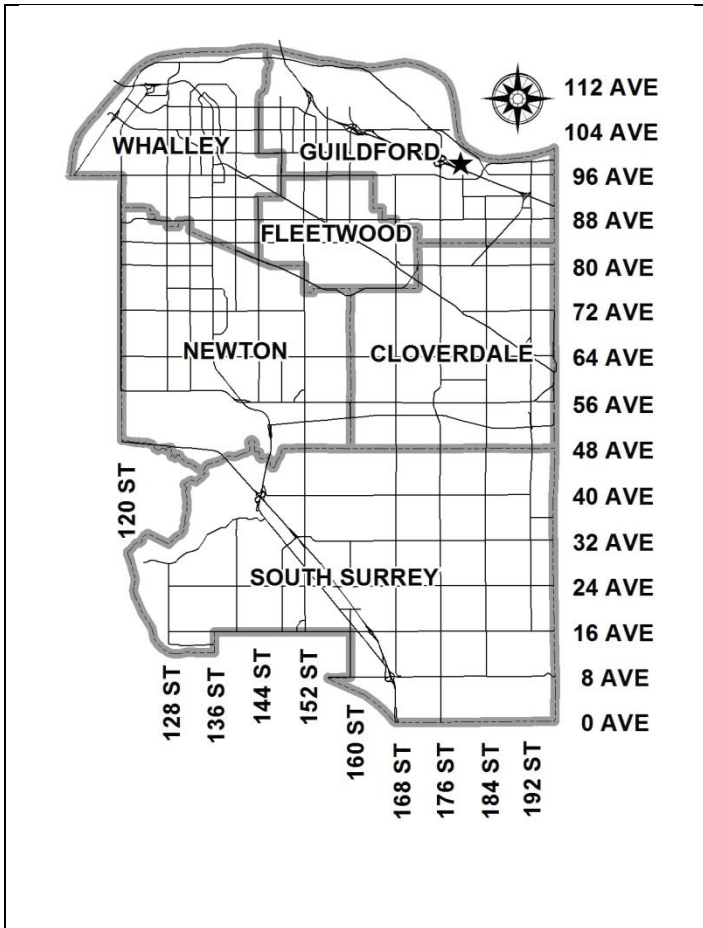


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0031-00

Planning Report Date: February 20, 2017



PROPOSAL:

- **OCP Amendment** for a portion from Suburban to Urban
- **LAP Amendment** for a portion from Urban Transition 4-5 UPA and Single Family Residential 4-6 UPA to Suburban Residential 2-4 upa Gross
- **Rezoning** from RA to CD (based on RH-G) and RF to allow subdivision into 11 single family lots.

LOCATION:

9822 - 179 Street
 9834 - 179 Street

OWNER:

Canadian Horizons (179th Street)
 Land Corp.

ZONING:

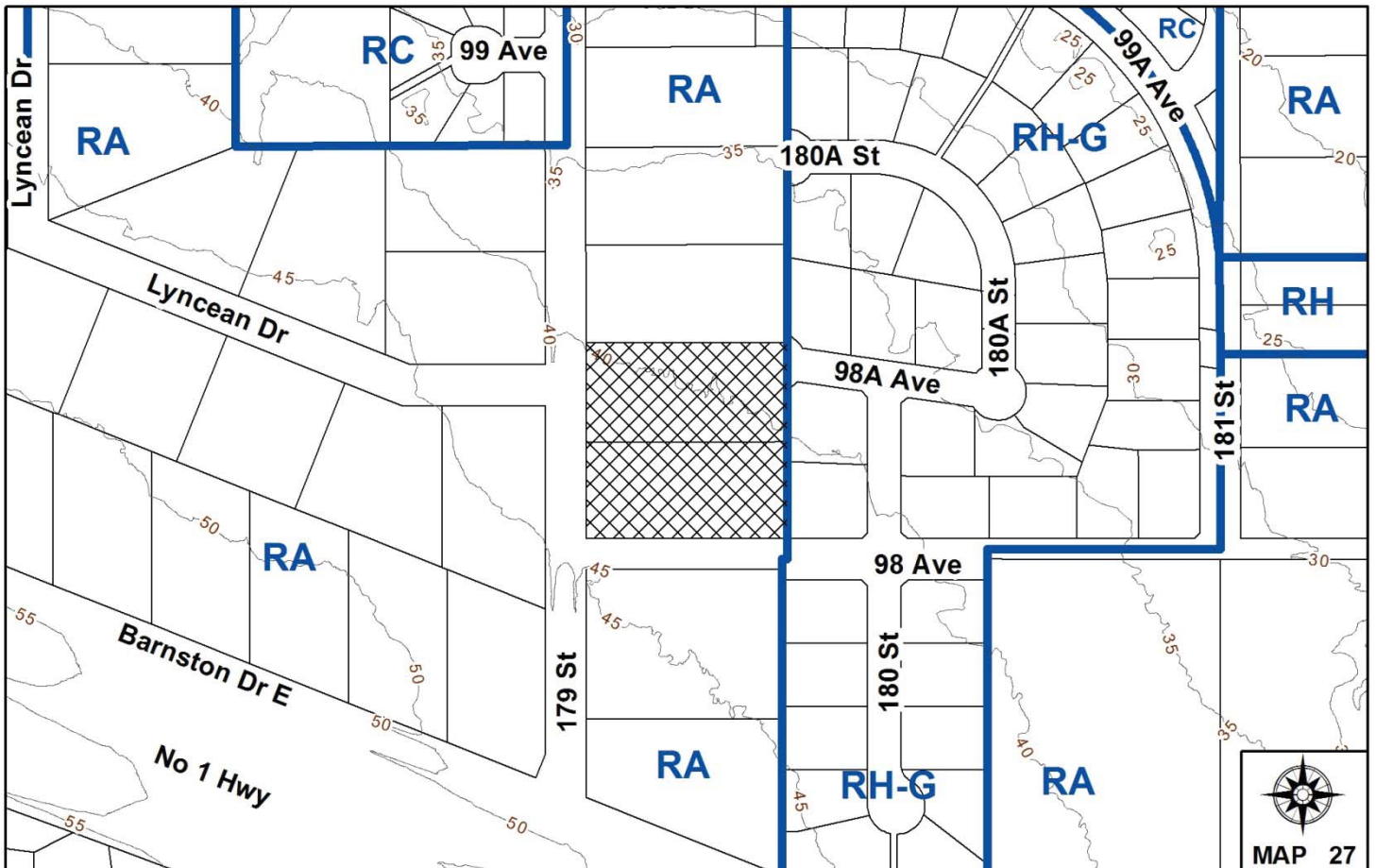
RA

OCP DESIGNATION:

Suburban

LAP DESIGNATION:

Single Family 4-6 UPA and Urban Transition 4-5 UPA



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment for a portion; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Abbey Ridge Local Area Plan (LAP) is required to permit Suburban type lots for proposed Lots 10 and 11.

RATIONALE OF RECOMMENDATION

- Proposed Lots 1 to 9 comply with the "Single Family Residential 4-6 UPA" designation in the Abbey Ridge Local Area Plan (LAP), which received approval from Council on February 6, 2017 (Corporate Report No. R032; 2017).
- Redesignating the northeast portion of the site from "Urban Transition 4-5 UPA" and "Single Family Residential 4-6 UPA" to "Suburban Residential 2-4 UPA Gross" facilitates interface lots that are more in keeping with existing RH-G-zoned lots to the north and east along 98A Avenue and 180 Street. A CD By-law (based on the RH-G Zone) is proposed to accommodate the interface lots in this area of the site (proposed Lots 10 and 11).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of 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 Blocks I and II on Schedule A of the attached CD Bylaw (Appendix IX) 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 Blocks A and B on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
5. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the 15% cash-in-lieu for parkland requirement associated with gross density type lots;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lot 11 until future consolidation with a portion of the adjacent property to the north (9868 – 179 Street).
6. Council pass a resolution to amend the Abbey Ridge Local Area Plan to redesignate a portion of the land from "Urban Transition 4-5 upa" and "Single Family Residential 4-6 UPA" to "Suburban Residential 2-4 UPA Gross" when the project is considered for final adoption.

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:**

6 Elementary students at Bothwell Elementary School
3 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:	Single family dwelling on 1-acre lot.	Suburban in OCP and Single Family Residential 4-6 UPA and Urban Transition 4-5 UPA in LAP	RA
East:	Single family dwellings.	Suburban in OCP and Suburban Residential 2-4 UPA in LAP	RH-G
South (Across 98 Avenue):	Single family dwelling on 1.7-acre lot.	Suburban in OCP and Single Family Residential 4-6 UPA and Urban Transition 4-5 UPA in LAP	RA
West (Across 179 Street):	Single family dwellings on 1-acre lots	Suburban in OCP and Single Family Residential 4-6 UPA, Urban Transition 4-5 UPA and Urban Residential 8-10 UPA in LAP	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the east side of 179 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. The Abbey Ridge LAP was adopted by Council on February 6, 2017 (Corporate Report No. R032; 2017). The preferred land use designation for the subject site is "Urban Transition 4-5 UPA" on the northeastern portion of the site and "Single Family Residential 4-6 UPA" on the remainder of the site.

Current Application

- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" (based on the RH-G Zone), in order to allow subdivision into 11 single family lots.
- The subject site is designated Suburban in the OCP. An OCP Amendment is required to redesignate the south and west portions of the site from Suburban to Urban in order to comply with "Single Family Residential 4-6 UPA" designation in the Abbey Ridge LAP.
- An amendment to the Abbey Ridge LAP is required to redesignate the northeast portion of the site from "Urban Transition 4-5 UPA" and "Single Family Residential 4-6 UPA" to "Suburban Residential 2-4 UPA Gross".
- Proposed Lots 1-5 will have access from 179 Street, proposed Lots 6-9 will have access from 98 Avenue and proposed Lots 10 and 11 will have access from the 98A Avenue cul-de-sac.
- Proposed Lots 1-9 are proposed to be rezoned to RF. All of the proposed lots meet the minimum area and dimensional requirements of the RF Zone.
- Proposed Lots 10 and 11 are proposed to be rezoned to CD (based on RH-G). The CD By-law is designed to facilitate the small Suburban transition lots within the 98A Avenue cul-de-sac in order to provide an appropriate interface with the existing Suburban lots to the east and north (see CD By-law Section). The uses and densities proposed in the CD Zone will be similar to the RH-G Zone.
- As no open space is proposed, the applicant is volunteering 15% cash-in-lieu of open space contribution in support of the proposed RH-G type lots.
- A "no build" covenant is required over portions of proposed Lot 11 until future consolidation with portions of the adjacent property to the north (9868 – 179 Street).
- The applicant will be required to construct 179 Street to the Through Local standard, which will include a 4.0-metre (13-ft.) wide multi-use pathway (MUP).

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 11 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 (CD) Zone

- The applicant is proposing to rezone the northeast portion of the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)", in order to allow subdivision into 2 transitional single family lots with access from the 98A Avenue cul-de-sac.
- The proposed CD By-law is generally based on the RH-G Zone with modifications to address no open space provision and to accommodate the proposed lot widths.
- The following table provides a comparison of the RH-G Zone the proposed CD Zone.

	RH-G Zone	Proposed CD By-law
Unit Density	5 dwelling units per hectare (2.0 upa)	10 dwelling units per hectare (4.0 upa)
Floor Area Ratio (FAR) for lots less than 1,500 sq. m. (16,150 sq. ft.)	Sliding scale based on the RF Zone	Sliding scale based on the RF Zone.
Maximum Floor Area for lots less than 1,500 sq. m. (16,150 sq. ft.)	465 sq. m. (5,000 sq. ft.)	465 sq. m. (5,000 sq. ft.)
Lot Coverage	Sliding scale based on the RF Zone	Sliding scale based on the RF Zone
Subdivision (Lot Size)	<u>Standard:</u> Lot area: 1,300 sq. m. (14,000 sq. ft.) Lot width: 30 m. (100 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 1,120 sq. m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	Lot area: 1,400 sq. m. (15,069 sq. ft.) Lot width: 17.5 m. (57 ft.) Lot depth: 30 m. (100 ft.)

- The maximum unit density has been increased from 5 dwelling units per hectare (2 upa) in the RH-G Zone to 10 dwelling units per hectare (4 upa) in the proposed CD Zone, consistent with the allowable density under the Suburban designation.

- The RH-G Zone requires that 15% of the site be set aside as open space.
- The City's Parks, Recreation and Culture Department has not identified a need for parkland at this location. The applicant has volunteered a 15% cash-in-lieu of open space contribution in support of the proposed RH-G type lots.
- The RH-G Zone requires a minimum lot size of 1,300 square metres (14,000 sq. ft.) with a lot width of 30 metres (100 ft.) and a lot depth of 30 metres (100 ft.). Fifty percent (50%) of the lots within a plan of subdivision may be reduced to 1,120 square metres (12,000 sq. ft.) in area and 24 metres (79 ft.) in width. The proposed CD By-law allows all of the lots to have with a minimum lot width of 17.5 metres (57 ft.).
- On July 25, 2016, Council adopted Text Amendment By-law No. 18771 (Corporate Report No. R158), to amend the density and lot coverage provisions of the RH-G Zone. Prior to these text amendments to the RH-G Zone, the house size that could be built on an oversized RF-zoned lot was larger than a house that could be built on a similar sized RH-G-zoned lot. The RH-G Zone now permits a house size that is identical to the RF Zone, for lots less than 1,500 square metres (16,150 sq. ft.) in size.
- In addition, the Text Amendment also incorporated changes to the RH-G Zone which had previously been incorporated into the RF Zone in 2013. The amendment changed the way in which floor area is calculated by counting extensive "open-to-below" areas (space covered by high, vaulted ceilings) as doubled floor area, and counting covered outdoor deck areas as floor area (after a reasonable allowance for verandas and porches). The changes are intended to reduce the mass and bulk of houses without reducing interior living space, and also to reduce the incidence of unauthorized in-filling of "open-to-below" space and the enclosure of covered decks as living space after final inspections are obtained.
- The proposed CD By-law incorporates the same floor area and lot coverage restrictions as those of the updated RH-G Zone. All other elements of the proposed CD By-law are also identical to the RH-G Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on December 6, 2016, and a Development Proposal Sign was installed. Staff received the following 3 responses from neighbouring residents including from the Fraser Heights Community Association (*staff comments in italics*):

- 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.

(The future Golden Ears Connector (i.e. Highway No. 17) 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 mixed use with a commercial component.)

- One respondent wanted to know what type of development they could expect adjacent to their existing homes.

(Staff reviewed the address and advised of the development potential of the lot and adjacent lots.)

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Urban designation for a portion of the site is consistent with the intended land use in the 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	16	16	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Cherry	3	3	0
Bigleaf Maple	22	22	0
Japanese Maple	1	1	0
Coniferous Trees			
Western Red Cedar	22	20	2
Falsecypress	8	8	0
Grand Fir	2	2	0
Blue Spruce	1	1	0
Norway Spruce	1	0	1
Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	64	61	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees		29	
Contribution to the Green City Fund		\$44,800	

- The Arborist Assessment states that there are a total of sixty-four (64) mature trees on the site, excluding Alder and Cottonwood trees. Sixteen (16) existing trees, approximately 20% of the total trees on the site, are Alder and Cottonwood trees. It was determined that three (3) 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 138 replacement trees on the site. Since only 26 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 112 replacement trees will require a cash-in-lieu payment of \$44,800 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 179 Street and 98 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 29 trees are proposed to be retained or replaced on the site with a contribution of \$44,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 29, 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 proposed.
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.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Front-loaded lots proposed to create a more animated street frontage. • 4-metre multi-use pathway along 179 Street.
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 Redesignation Map
- Appendix VII. OCP Redesignation Map
- Appendix IX. Proposed CD By-law

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: 9822 - 179 Street
 9834 - 179 Street

 - (b) Civic Address: 9822 - 179 Street
 Owner: Canadian Horizons (179th Street) Land Corp.
 PID: 005-183-375
 Lot 20 District Lot 121 Group 2 New Westminster District Plan 53828

 - (c) Civic Address: 9834 - 179 Street
 Owner: Canadian Horizons (179th Street) Land Corp.
 PID: 005-183-383
 Lot 21 District Lot 121 Group 2 New Westminster District Plan 53828

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the site.

 - (b) Introduce two (2) By-laws to rezone the site.

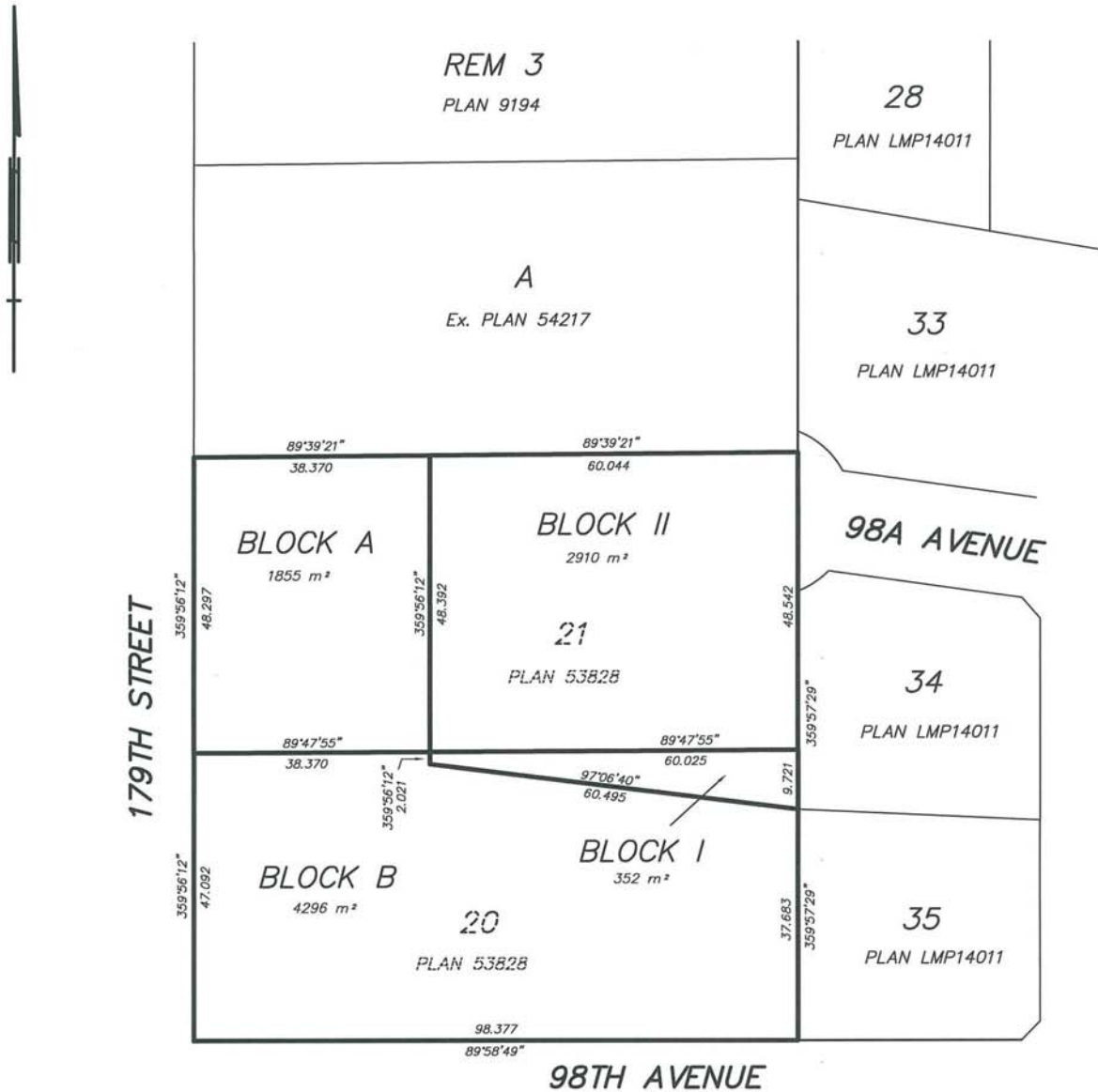
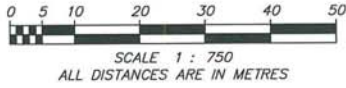
 - (e) Application is under the jurisdiction of MOTI.
 MOTI File No. 2016-06193

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G) and RF

Requires Project Data	Proposed	
	CD (like RH-G)	RF
GROSS SITE AREA		
Acres	2.3 Ac.	
Hectares	0.9 Ha.	
NUMBER OF LOTS		
Existing	2	
Proposed	11 (2 CD & 9 RF)	
SIZE OF LOTS		
Range of lot widths (metres)	17.5 - 23.6 m.	15.0 - 15.2 m.
Range of lot areas (square metres)	1,400 - 1,461 sq.m.	560 - 664 sq.m.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	6.3 uph / 2.6 upa	16.9 uph / 6.7 upa
Lots/Hectare & Lots/Acre (Net)	7 uph / 2.8 upa	17.1 uph / 6.8 upa
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	25%	36-40%
Estimated Road, Lane & Driveway Coverage	5%	5%
Total Site Coverage	30%	41-45%
PARKLAND		
Area (square metres)	N/A	
% of Gross Site	N/A	
Required		
PARKLAND		
Money in lieu	15%	5%
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	
Others	NO	

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____
OVER LOTS 20 AND 21,
BOTH OF DISTRICT LOT 121, GROUP 2,
NEW WESTMINSTER DISTRICT, PLAN 53828**



MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189



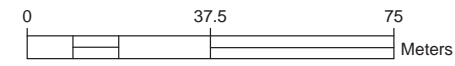
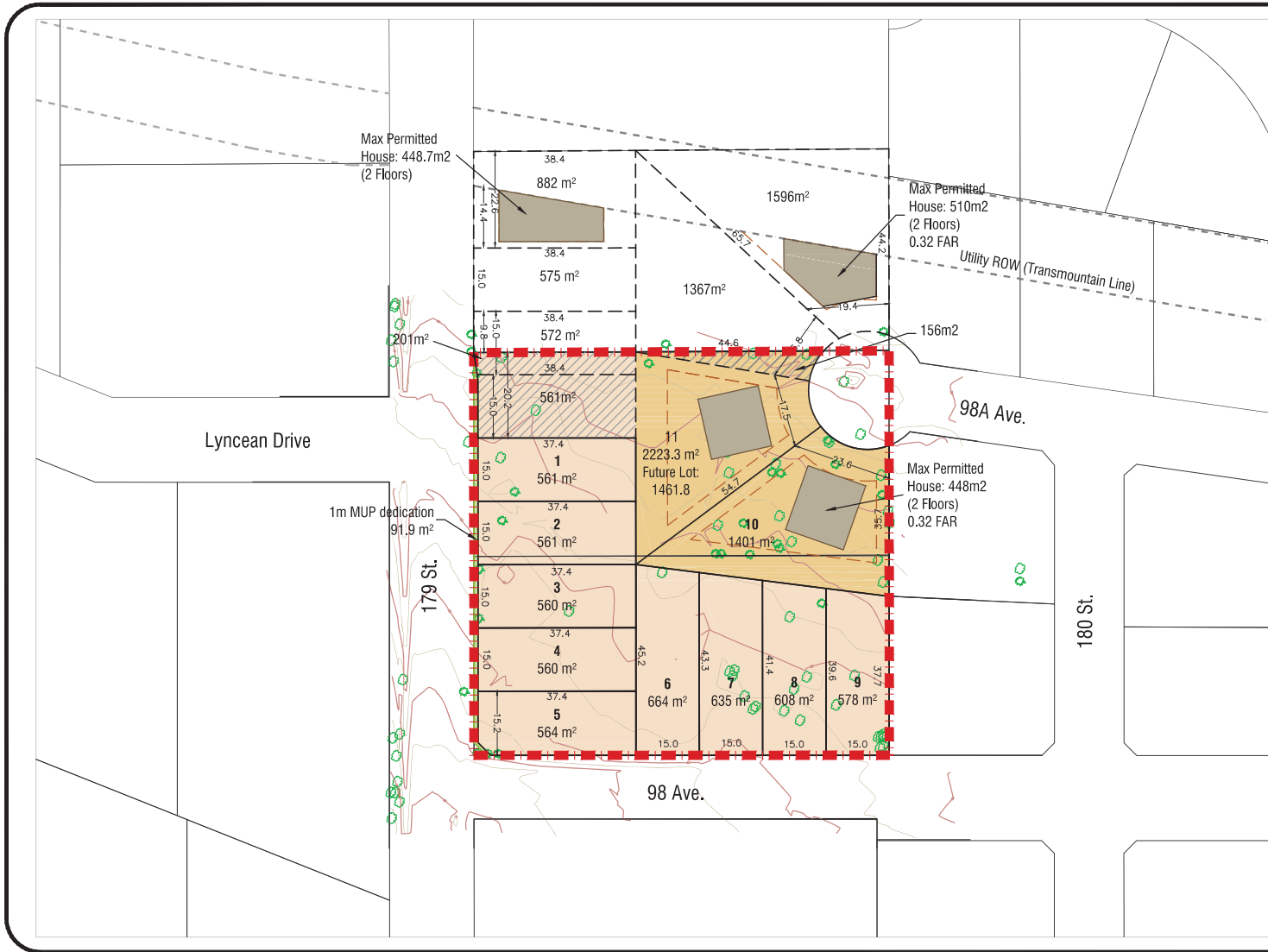
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FILE 9633B-02

Canadian Horizons
Single Family Subdivision
9822, 9834, 179 St., Surrey

FOR DISCUSSION

- RF
- CD based on RH-G



LEGAL DESCRIPTION

PID: 005-183-383
PID: 005-183-375

GROSS SITE AREA

0.9 hectares / 2.3 acres (approx.)

NET SITE AREA

0.89 hectares / 2.2 acres (approx.)

EXISTING DESIGNATIONS

Zoning: RA
NCP: N/A
OCP: Suburban

PROPOSED DESIGNATIONS

Zoning: RF, CD (Based on RH-G)
NCP: (Future Abbey Ridge)
OCP: Urban

LOT YIELD

Existing Number of Lots: 2
Proposed Number of Lots: 11

OVERALL SITE DENSITY

Gross: 12.2 uph / 4.8 upa
Net: 12.3 uph / 5 upa



Scale: 1:1000



Project No.: 16-415
Date: 23 / 01 / 2017

Drawing
1

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.

M:\2016\16-415\PLANNING\DWG\16-415 - Subdivision Plan-16-Jan-2017.dwg

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

FROM: Development Services Manager, Engineering Department

DATE: February 15, 2017 **PROJECT FILE: 7816-0031-00**

**RE: Engineering Requirements
Location: 9822/34 179 Street**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.0-metre along 179 Street local road along with 0.5-metre statutory right-of-way (SRW);
- dedicate 3.0-metre x 3.0-metre corner cut at 179 Street and 98 Avenue; and
- dedicate 98A Avenue cul-de-sac bulb.

Works and Services

- construct 179 Street to the through local road complete with 4.25-metre pavement from centerline, barrier curb and gutter, 4.0-metre multiuse pathway with concrete banding, and streetlighting;
- construct 98A Avenue limited local road cul-de-sac bulb with 11.0-metres of pavement;
- ensure 98 Avenue is constructed to the residential half road standard;
- Construct water, storm, and sanitary mains to service the development and provide service connections to each lot;
- Resolve downstream drainage constraints which may require securing offsite SRWs on private property;
- Provide on-lot stormwater management features in accordance with the Abbey Ridge Local Area Plan; and
- Replace 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 to eliminate the downstream constraint.

A Servicing Agreement is required prior to Rezone/Subdivision.



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 0031 00

SUMMARY

The proposed 12 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

September 2016 Enrolment/School Capacity

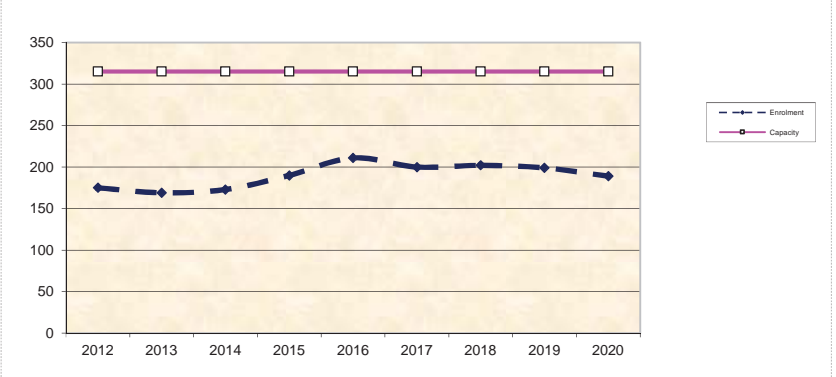
Bothwell Elementary	
Enrolment (K/1-7):	26 K + 185
Capacity (K/1-7):	40 K + 275
Fraser Heights Secondary	
Enrolment (8-12):	1405
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

School Enrolment Projections and Planning Update:

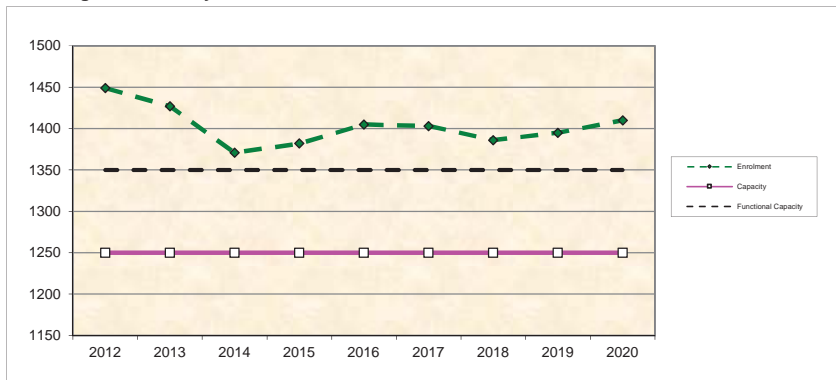
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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: 9822 & 9834 179 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 properties along 179 and to the west were established in the 1970s. The lots to the east and south were established in the 1990s. Of the neighbouring properties, only the homes from the 1990s were suitable for context. The precedent homes include 17989, 1792 98 Avenue, 17979 98a Avenue and 9839 180 Street and consist of 57% of the homes in the study.

A majority of homes in this area have a floor area in the 200 - 300 sq.m. size range. Home size distribution is: 150-199 sq. m. (14%), 200-249 sq.m. (29%), 250 - 300 sq.m. (29%), and 300-350 sq. m (29%). Styles found in this area include: "Neo-Heritage", and "Neo-Traditional", "Mid Century" and "Contemporary". Home types mainly include Two-Storey and split level.

Massing scale (front wall exposure) characteristics include: Low mass (14%) and Mid-scale massing (86%) The scale (height) range for front entrance structures include: One storey front entrance (57%), one and a half storey entrance (43%).

The range of roof slopes found in this area is: Flat (14%), 2:12 (14%), 4:12 (29%), 8:12 (14%), 10:12 (14%), 12:12 (14%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (43%), Main common gable roof (29%), Main common Dutch Hip (14%) and Main common Flat Roof (14%). Feature roof projection types include: Common Gable (58%), Single Pitch (14%), Dutch Hip (14%) and no feature projectopn (14%). Roof surfaces include: asphalt shingles (71%) and membrane roofing (29%).

Main wall cladding materials include: Plank (wood/Hardi) cladding (29%) and Stucco cladding (71%). Feature wall trim materials used on the front facade include: No feature veneer (29%), Brick feature veneer (43%), and Plank feature veneer (29%). Wall cladding and trim colours include: Neutral (57%), and Natural (43%).

Covered parking configurations include: Double garage (71%), Triple garage (14%) and No Garage (14%).

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:** Fifty-seven percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 43 percent of homes are considered 'non-context'). Context homes include: 17989, 1792 98 Avenue, 17979 98a

Avenue and 9839 180 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** Fifty-seven percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 43 percent of homes are considered 'non-context'). Context homes include: 17989, 1792 98 Avenue, 17979 98a Avenue and 9839 180 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.

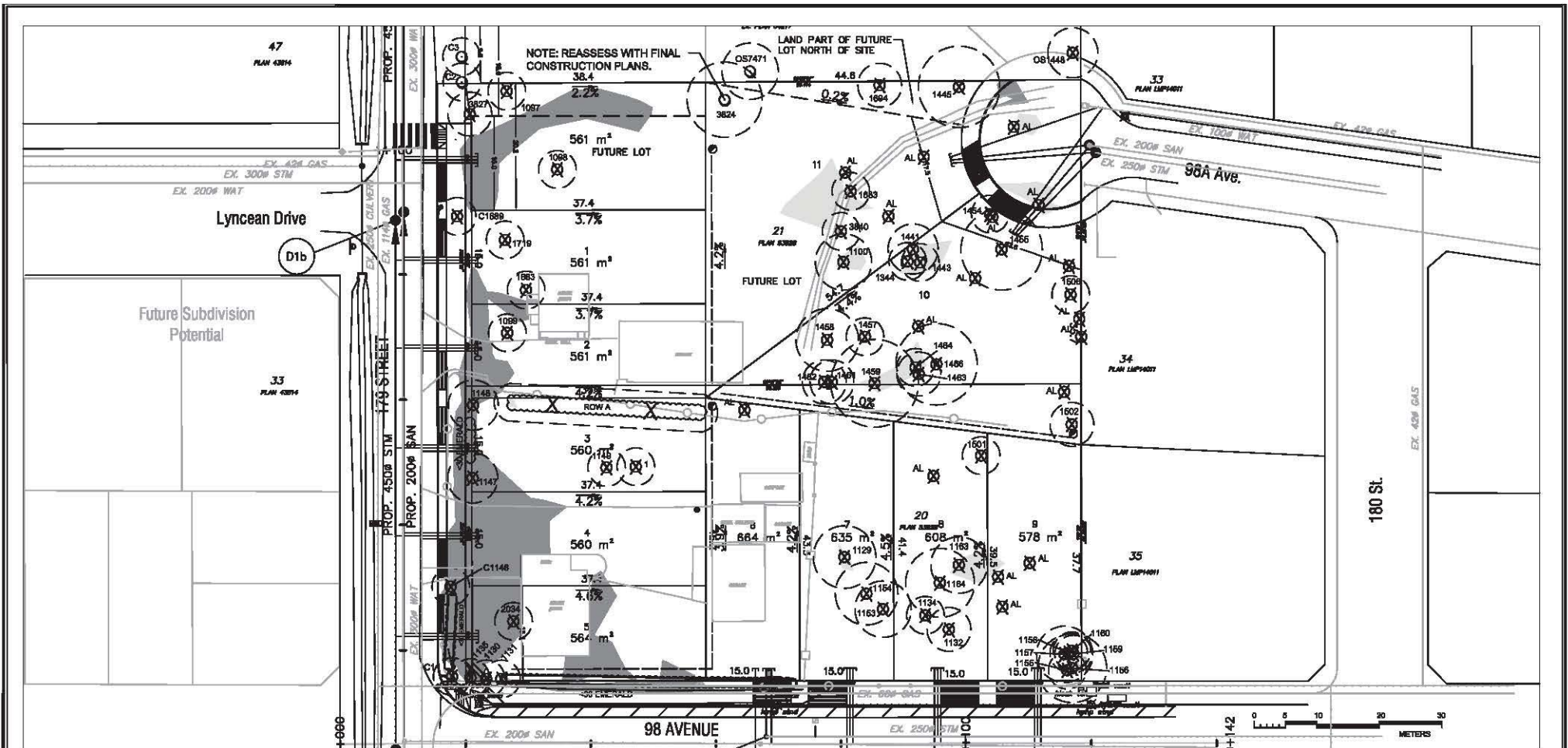
Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Aplin & Martin Consultants Ltd. **Date:** October 28, 2016

Reviewed and Approved by:



Date: October 28, 2016



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE
- FILL > 0.5 m
- CUT > 0.5 m



NO.	DATE	BY	REVISION
1	SEP 12 2016	MK	REVISED SUBDIVISION PLAN
2	OCT 07 2016	MK	GRADING PLAN
3	NOV 07 2016	MK	REVISED GRADING PLAN
4	JAN 28 2017	MK	REVISED GRADING PLAN
5	JAN 27 2017	MK	REVISED GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St
 Surrey, British Columbia
 V3W 0A8
 PH: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: m.fadum@mfadum.ca

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PROJECT TITLE
9822 9834 179 STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN
 MK

SCALE
 AS SHOWN

DATE
 JUNE 15, 2016

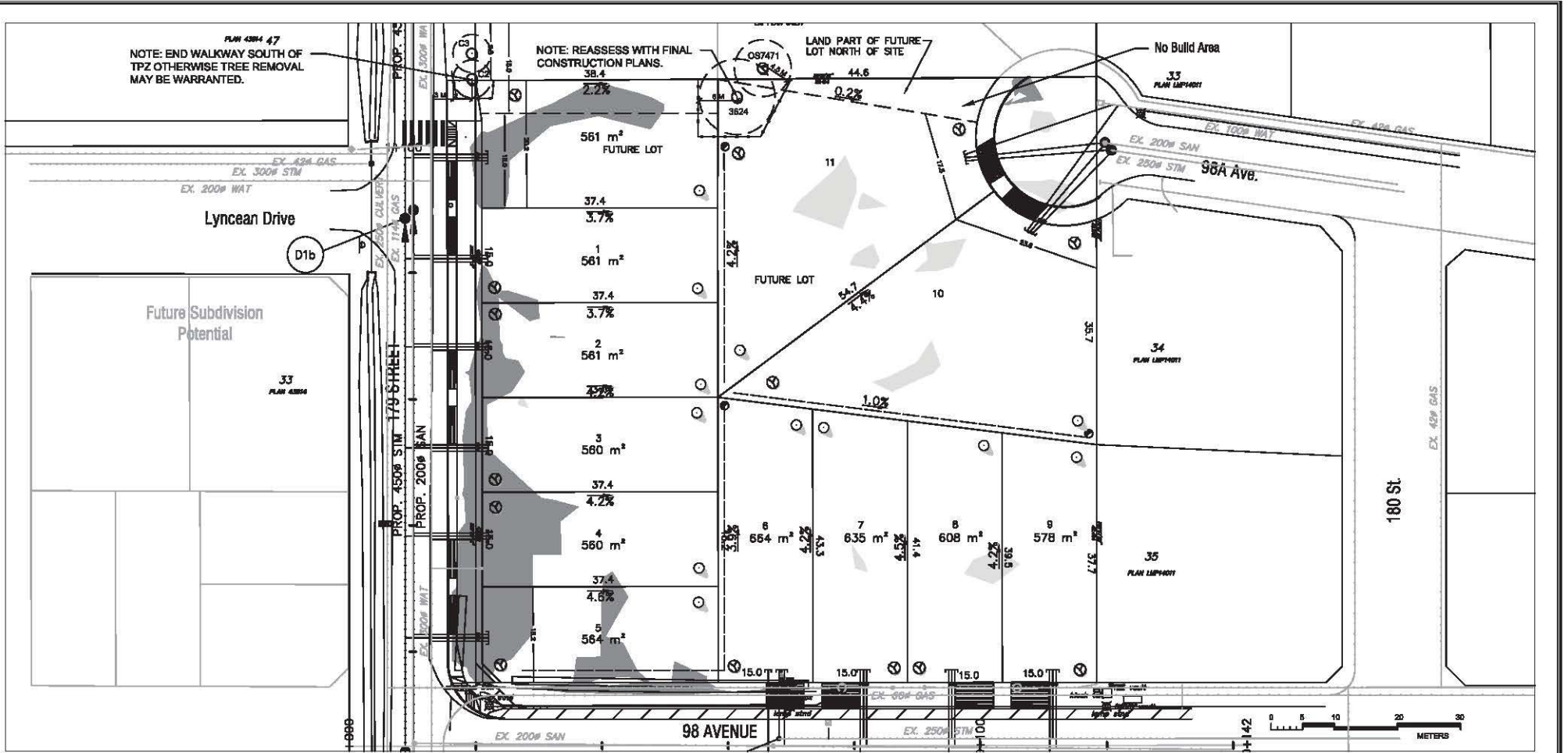
T-1
 SHEET 1 OF 2

PLAN 4384 47
NOTE: END WALKWAY SOUTH OF TPZ OTHERWISE TREE REMOVAL MAY BE WARRANTED.

NOTE: REASSESS WITH FINAL CONSTRUCTION PLANS.

LAND PART OF FUTURE LOT NORTH OF SITE

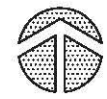
No Build Area



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MIN, 3.0 M. H.T. MIN)
- CONIFEROUS REPLACEMENT TREE (5 CM. DIA. MIN, 3.0 M. HT. MIN)
- TREE PROTECTION FENCING
- FILL > 0.5 m
- CUT > 0.5 m

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS
NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
NOTE: REPLACEMENT TREES SHALL CONFORM TO BC S/LA/CLNA LANDSCAPE STANDARDS.
SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



NO.	DATE	BY	REVISION
1	SEP11216	MK	REVISED SUBDIVISION PLAN
2	OCT0816	MK	GRADING PLAN
3	NOV0718	MK	REVISED GRADING PLAN
4	JAN2817	MK	REVISED GRADING PLAN
5	JAN2717	MK	REVISED GRADING PLAN

MIKE FADUM AND ASSOCIATES LTD.
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#105, 8277 129 St
Surrey, British Columbia
V3W 0A8
PH: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: m.fadum@mfadum.ca

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PROJECT TITLE
9822 9834 179 STREET
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

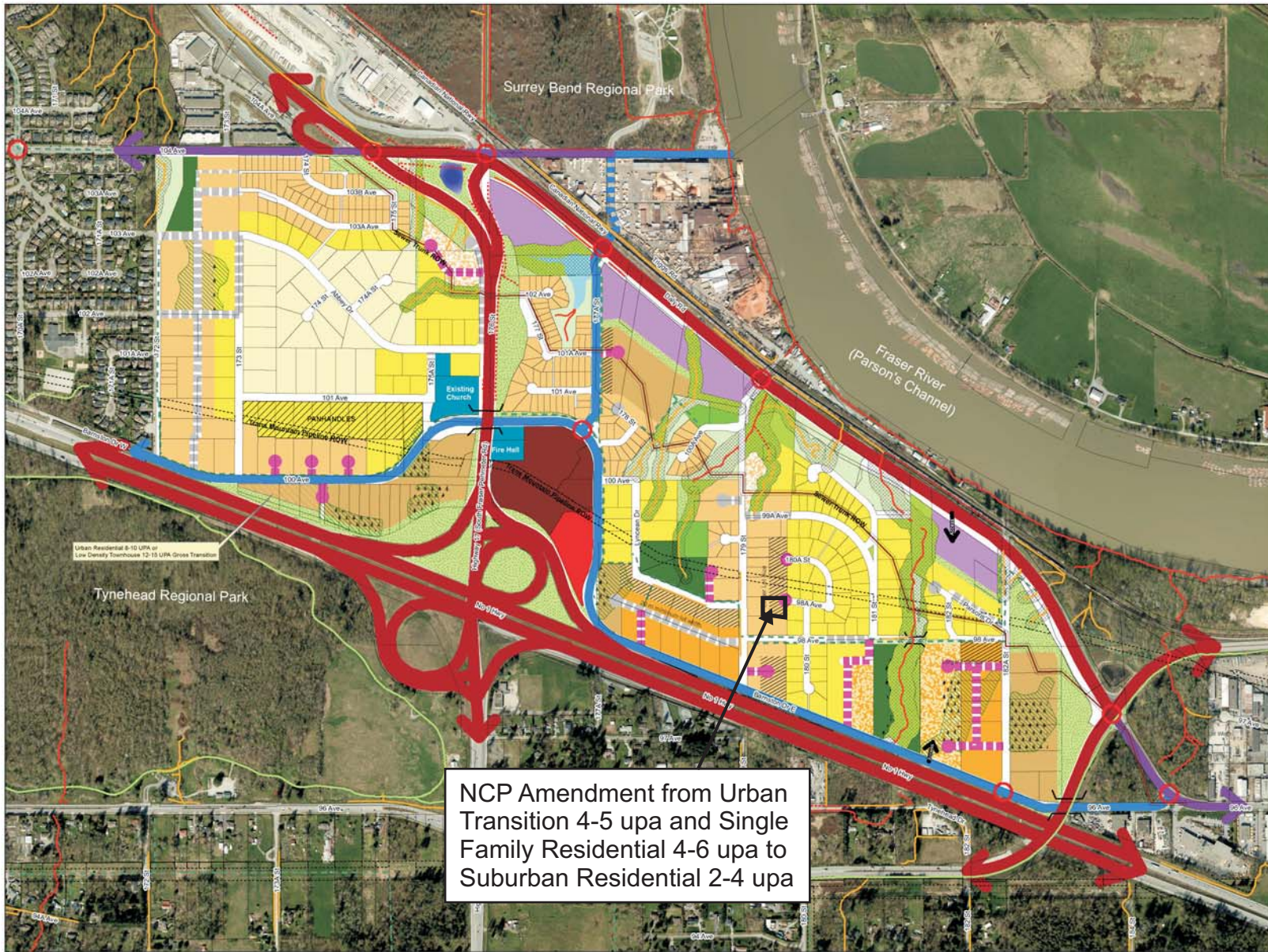
CLIENT

DRAWN
MK

SCALE
AS SHOWN

DATE
JUNE 15, 2016

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

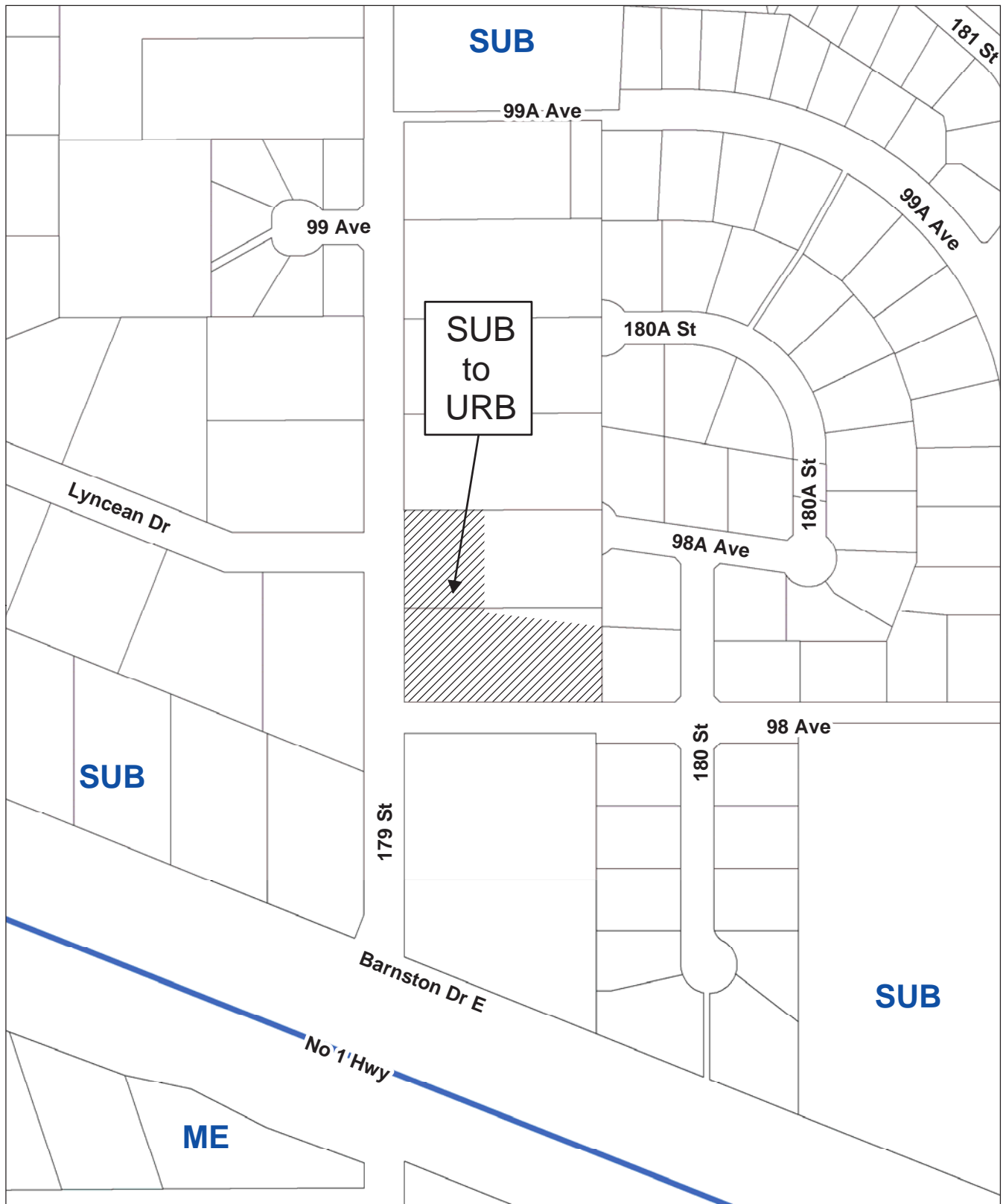
Transportation Network

- Proposed City Greenway
- Railway
- Signaled 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

- Sanitary Trunk Sewer ROW 10m AbbeyRidge
- Sanitary Trunk Sewer AbbeyRidge
- 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

NCP Amendment from Urban Transition 4-5 upa and Single Family Residential 4-6 upa to Suburban Residential 2-4 upa



OCP Amendment 7916-0031-00

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: 005-183-375

Lot 20 District Lot 121 Group 2 New Westminster District Plan 53828, as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Zuzana Fulkova B.C.L.S. on the 8th day of February, 2017, containing 352 square metres, called Block I.

Portion of 9822 - 179 Street

Portion of Parcel Identifier: 005-183-383

Lot 21 District Lot 121 Group 2 New Westminster District Plan 53828, as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, containing 2,910 square metres, called Block II.

Portion of 9834 - 179 Street

(hereinafter referred to as the "*Lands*")

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *suburban lots*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the *unit density* shall not exceed 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 that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. For the purpose of subdivision, the *unit density* shall not exceed 10 *dwelling units* per hectare [4 u.p.a.].
3. For *building* construction within a *lot*:
 - (a) The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport;
 - (b) Notwithstanding Sub-section D.3.(a), the maximum allowable floor area, inclusive of a garage or carport, is 465 square metres [5,000 sq. ft.];

- (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; 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. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a minimum 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
 - iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [200 sq. ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*.

E. Lot Coverage

The maximum *lot coverage* shall be 25%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard
<i>Principal Buildings</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.

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

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 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 4 metres [13 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 [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 cars or trucks;

- (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under Sub-sections H.2(a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *single family dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
- 2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (b) In the case of *rear yards*, this screening requirement may be provided by a 1.8-metre [6 ft.] high solid fence.

J. Special Regulations

- 1. 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 Section 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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,400 sq. m. [15,000 sq.ft.]	17.5 metres [57 ft.]	30 metres [100 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 RH-G 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. 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 RH-G Zone.

8. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
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__ .

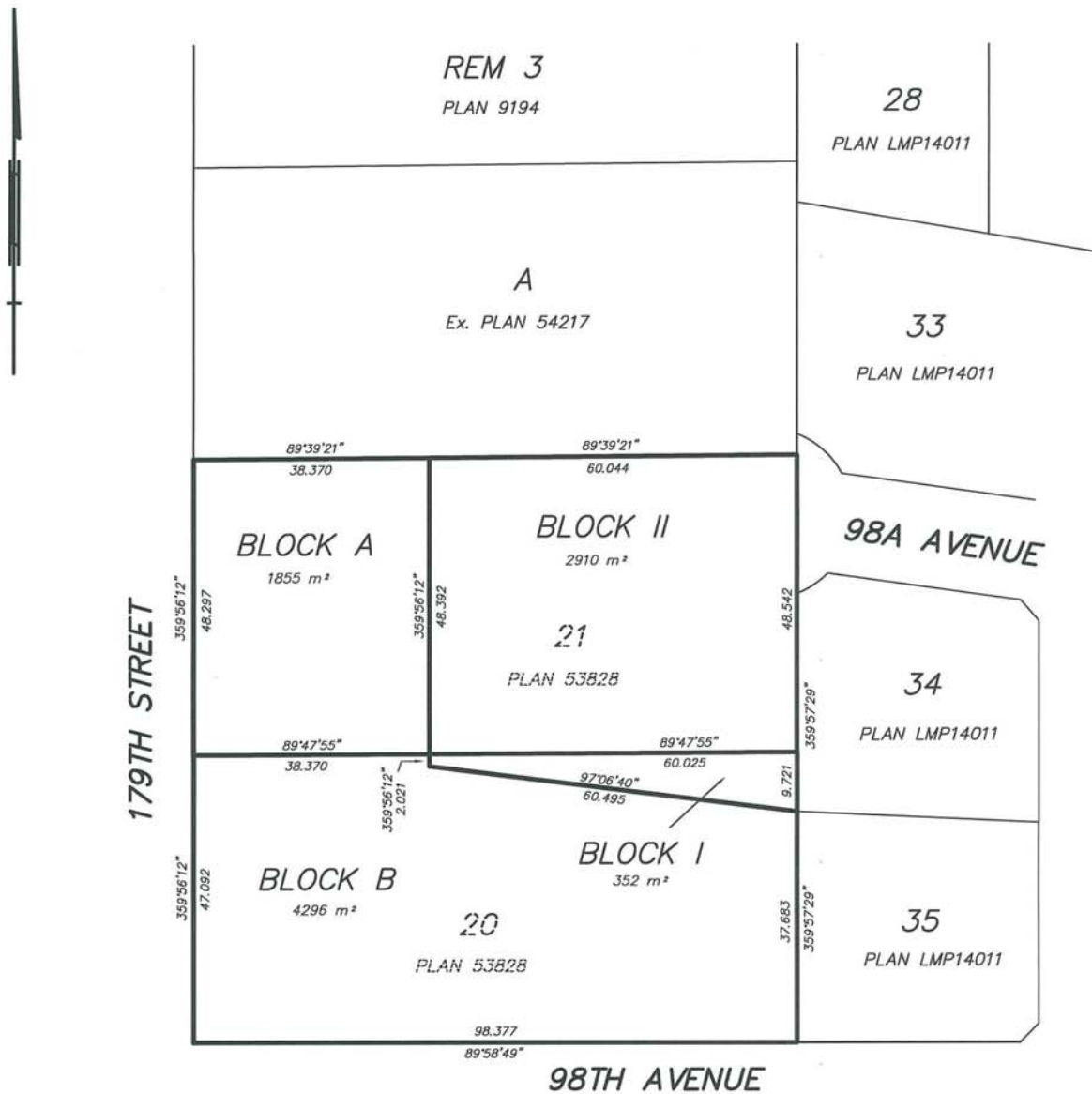
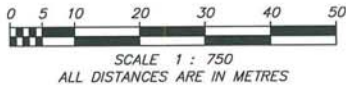
PASSED THIRD READING on the _____ th day of _____, 20__ .

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

_____ MAYOR

_____ CLERK

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____
OVER LOTS 20 AND 21,
BOTH OF DISTRICT LOT 121, GROUP 2,
NEW WESTMINSTER DISTRICT, PLAN 53828**



MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189



CERTIFIED CORRECT AND DATED THIS
8TH DAY OF FEBRUARY, 2017
Suzana Fulkova
LAND SURVEYOR
COMMISSION No. 12345
BCLS