

Planning Report Date: September 17, 2018

**PROPOSAL:**

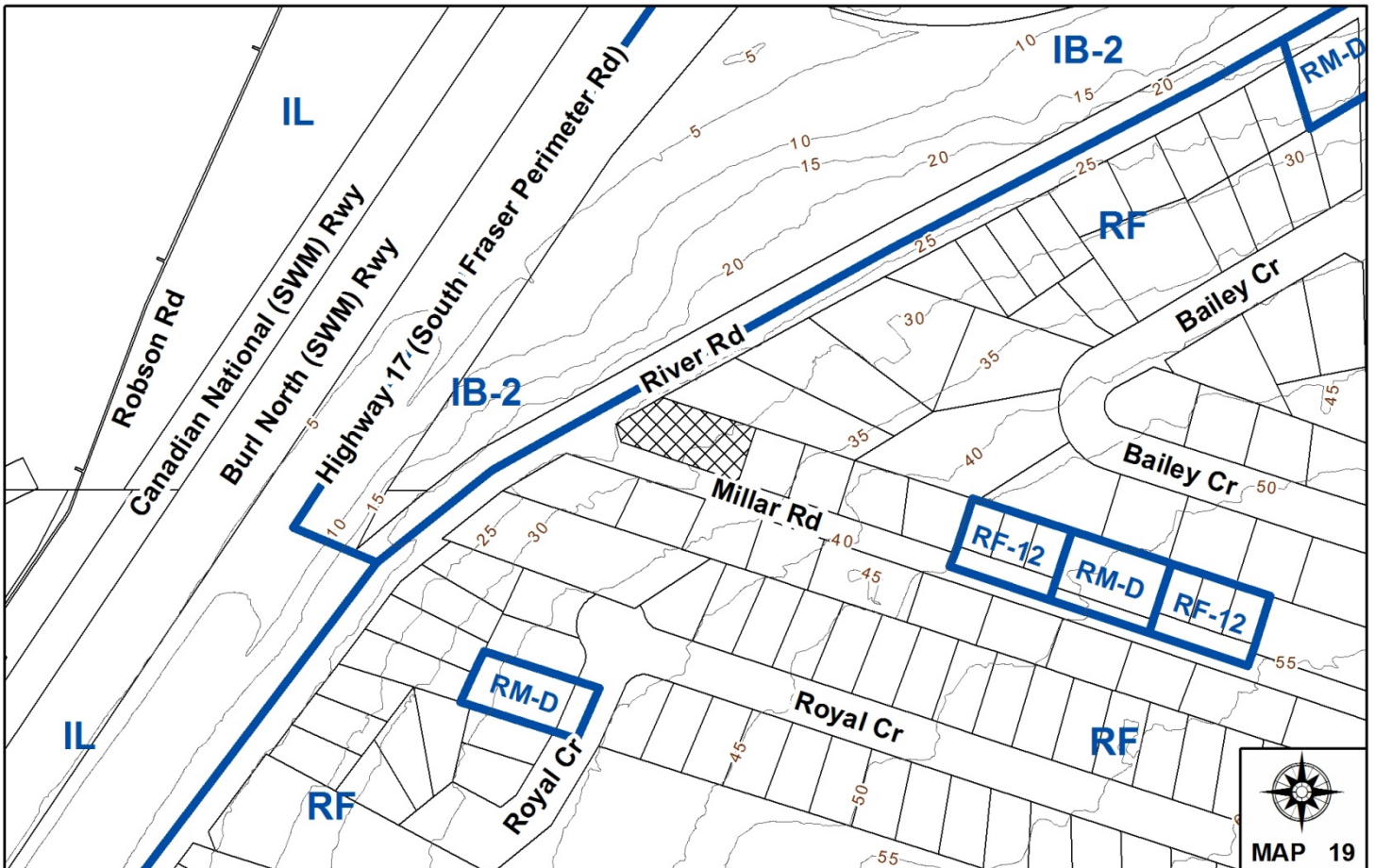
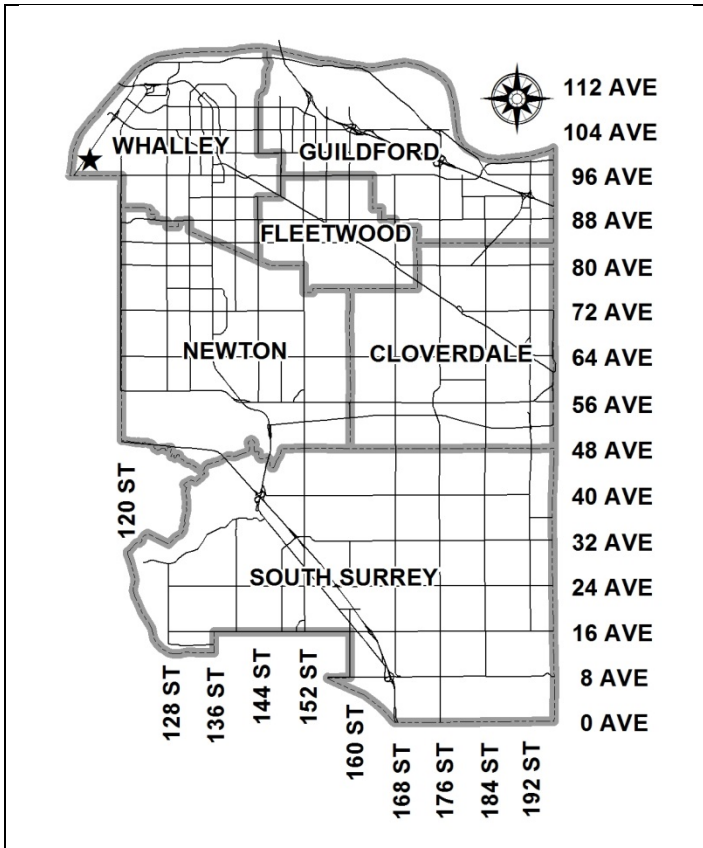
- **Rezoning** from RF to RF-13
- **Development Variance Permit**

to allow subdivision into 3 lots with reduced lot depths and building setbacks. Parking is proposed to be reduced for the existing house to be retained on proposed Lot B.

**LOCATION:** 11439 - Millar Road

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning; and
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Development Variance Permits proposed for reduced lot depth and building setbacks on all three (3) lots and for reduced number of parking stalls and enclosed parking for the house to be retained on proposed Lot B.

### RATIONALE OF RECOMMENDATION

- Complies with the Official Community Plan Urban designation.
- The proposed subdivision conforms to the City's infill policy and Small Lot Residential Zones Policy.
- The proposed lot depths and building setbacks conform with recently approved rezoning and subdivision applications to the east along Millar Road.
- In order to achieve the maximum allowable house sizes on the proposed lots, DVP's for reduced front and rear yard setbacks are required. These setbacks are reflective of recently approved setbacks east along Millar Road and balance house size with livable yards and streetscape.
- DVP's are required to vary the off-street parking provisions for the existing house proposed for retention on Lot B. This house is proposed to be retained in the short to medium term and is not able to accommodate an enclosed parking space and is able to accommodate two (2) of the three (3) required off-street parking stalls. There are no known off-street parking issues in this area and the house to be retained is a small rancher style home that will be approximately 126 square metres (1,355 sq. ft) in floor area. When a new house is constructed on proposed Lot B the house will be required to comply with the parking requirements under the RF-13 Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0185-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum required lot depth of the of the RF-13 Zone from 24.0 metres (79 ft.) to 20.8 metres (68 ft.) for all three proposed lots;
  - (b) to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lot B only;
  - (c) to relax the minimum variable front yard setback from 50% to 56% of the principal building for all proposed lots;
  - (d) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for all proposed lots;
  - (e) to vary the parking requirement of the RF-13 Zone to reduce the required three (3) off-street parking spaces to two (2) for the existing house to be retained on proposed Lot B; and
  - (f) to vary the parking requirement of the RF-13 Zone to eliminate the requirement for one (1) enclosed parking space for the existing house to be retained on proposed Lot B.
3. Council instruct staff to resolve the following issue(s) 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (e) Location certificate, zoning compliance confirmation and spatial separation report for the existing house proposed to be retained on proposed Lot B; and
  - (f) Construction of a parking pad on proposed Lot B to accommodate parking for two (2) vehicles.

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:**

2 Elementary students at Royal Heights School  
1 Secondary student at L.A. Mattheson School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2020.

Parks, Recreation & Culture: The applicant has agreed to address the Parks pressure fee of \$855 per additional lot.

SITE CHARACTERISTICS

Existing Land Use: Single family home on large urban lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings, under development application (16-0207) to create 20 RF-13 lots.	Urban	RF
East:	Single family dwellings.	Urban	RF & RF-13
South (Across Millar Road):	Single family dwellings.	Urban	RF
West (Across River Road):	Undeveloped industrial business park land.	Industrial	IB-2

## DEVELOPMENT CONSIDERATIONS

### Site Context:

- The subject site consists of one (1) lot located at 11439 Millar Road at the corner of River Road.
- The subject lot is approximately 1,279 square metres (13,767 sq. ft) in area and is zoned "Single Family Residential Zone (RF)".
- Recently approved single family small lots have been created east of the subject site along Millar Road, with similar Development Variance Permits applied to the lots as requested under the subject development application.
- The applicant is proposing to rezone from "Single Family Residential Zone (RF)". To "Single Family Residential (13) Zone (RF-13)" to allow subdivision into three (3) single family small lots and retention of the existing house on proposed Lot B. Variances are requested for reduced lot depths and building setbacks. Parking is proposed to be reduced for the existing house to be retained on proposed Lot B.

### Policy Considerations

- The Small Lot Residential zones Policy identifies guidelines for the location of RF-13 lots in urban areas. The RF-13 Zone may be considered in Urban designated areas that are located within 800 metres of the edges of neighbourhood centres.
- The subject site is within 800 metres of the South Westminster Neighbourhood Concept Plan area, 420 metres (1,378 ft.) of Royal Height Elementary and 130 metres (427 ft.) of Royal Heights Park.
- Two single family small lot developments have been recently approved along Millar Road, under Development Application No.'s 7907-0190 and 7910-0132. The proposed development is consistent with these recently approved projects.
- The RF-13 Zone is supportable within the context of the existing land uses surrounding the area and reflective of the Small Lot Residential Zones Policy.
- The requirement for a Development Permit – Hazard Lands was waived by the City as the applicant successfully demonstrated that the slope, which did not exceed 10%, did not meet the criteria for the Hazard Lands Development Permit of slopes in excess of 15%.
- A similar application to the east along Millar Road (7910-0132-00) which involved a rezoning from RF to RF-12 and subdivision into three (3) RF-12 lots, received final adoption on February 20, 2012.
- The existing RF lots to the east are also sub-dividable to create RF-13 lots subject to Council approval of the rezoning.

Building Design Guidelines

- The applicant has retained Tejeshwar Singh, of Simplex Consultants ltd., as the design consultant. A character study of the surrounding homes was conducted in order to prepare the proposed building design guidelines (Summary attached as Appendix V).
- A preliminary lot grading plan, submitted by Coastland Engineering, has been reviewed by staff and found to be generally acceptable. Fill in excess of 0.6 metres (2 ft.) is proposed on a portion of Lot C in order to meet grade with the adjacent property to the east.

PRE-NOTIFICATION

- Pre-notification letters were mailed on March 13, 2018 and staff received no comments.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Arbutus	13	13	0
English Oak	1	0	1
Weeping Willow	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	1	1	0
Western Hemlock	1	1	0
Douglas Fir	7	7	0
Sawara Cypress	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>25</b>	<b>24</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>4</b>	
<b>Total Retained and Replacement Trees</b>		<b>5</b>	
<b>Contribution to the Green City Fund</b>		<b>\$8,043</b>	

- The Arborist Assessment states that there are a total of 25 protected trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that one tree 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 48 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 44 replacement trees will require a cash-in-lieu payment of \$17,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law. However, based on a maximum of \$30,000 per acre, the amount due will be \$8,043.00
- In addition to the replacement trees, boulevard street trees will be planted on Millar Road. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 44 trees are proposed to be retained or replaced on the site with a contribution of \$8,043.00 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

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

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	• Urban infill area in close proximity to the South Westminster NCP area.
2. Density & Diversity (B1-B7)	• Single family infill and increased density.
3. Ecology & Stewardship (C1-C4)	• Some low impact development standards are proposed.
4. Sustainable Transport & Mobility (D1-D2)	• None proposed.
5. Accessibility & Safety (E1-E3)	• None proposed.
6. Green Certification (F1)	• None proposed.
7. Education & Awareness (G1-G4)	• Public notification and development proposal sign.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum required lot depth of the RF-13 Zone from 24.0 metres (79 ft.) to 20.8 metres (68 ft.).

## Applicant's Reasons:

- The required 3.5 metre (11.5 ft.) road dedication along Millar Road does not leave sufficient depth to subdivide the property as other property owners have done along Millar Road.

## Staff Comments:

- The applicant is required to dedicate 3.5 metres (11.5 ft.) along Millar Road which does not leave sufficient lot depth to allow subdivision to create single family small lots similar to recently approved subdivisions along Millar Road.
- The proposed RF-13 lots meet or exceed the minimum lot area and satisfy the width requirements for Type II RF-13 lots.
- The proposed lots will conform with the character of newly created lots along Millar Road.
- Staff support the variances.

## (b) Requested Variance:

- To reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lot B only.
- To relax the minimum variable front yard setback from 50% of the principal building to 56% for all proposed lots.
- To reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for all proposed lots.

## Applicant's Reasons:

- The building setback reductions are proposed in order to allow for the maximum building floor area to be achieved on the new lots being created.
- The proposed front yard setback reduction of 3.0m (10 ft.) on proposed Lot B is to accommodate the retention of the existing house.



**Staff Comments:**

- The proposed setback reductions are in keeping with the existing streetscape of recently established setbacks east along Millar Road under Development Application No.'s 7907-0190-00 and 7910-0132-00).
- The proposed setbacks enable the maximum house sizes to be achieved on the lots.
- The additional setback reduction on Lot B from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) is to allow for the retention of the existing house. This setback reduction will not be applicable to new house construction on the lot.
- Staff support the variances.

**(c) Requested Variance:**

- To vary the parking requirements of the RF-13 Zone to reduce the required three (3) off-street parking spaces to two (2) for the existing house to be retained on proposed Lot B.
- To vary the parking requirements of the RF-13 Zone to eliminate the requirement for one (1) enclosed parking space for the existing home to be retained on proposed Lot B.

**Applicant's Reasons:**

- The existing house proposed for retention on Lot B is going to be retained for several years. The siting of the house does not allow for more than two (2) parking spaces or a garage.

**Staff Comments:**

- The existing house on the subject property does not have a garage and parking is currently accommodated on the driveway to Millar Road. The driveway will be removed with the creation of proposed Lot C.
- The existing house to be retained on proposed Lot B can accommodate two (2) outdoor parking spaces on a parking pad which the applicant will be required to construct prior to final adoption of the proposed rezoning by-law.
- The construction of a garage, in order to comply with the RF-13 requirement for an enclosed parking space, would be challenging because of the configuration of the existing home and is considered onerous, as there is likely to be a new house constructed on the lot in the near future which will comply with the parking regulations outlined in the RF-13 Zone.
- Staff support the variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Preliminary 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. Development Variance Permit No. 7916-0185-00

INFORMATION AVAILABLE ON FILE

None.

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

IM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.316 ac.
Hectares	0.128 ha.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	16m to 24 m
Range of lot areas (square metres)	336 sq.m to 413 sq.m
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	23/ha. & 9.5/ac.
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	60%
<b>PARKLAND</b>	
Area (square metres)	NA
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	YES
Works and Services	NO
Building Retention	YES
Others	YES

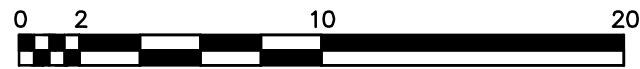
BC Land Surveyors Sketch Plan to Accompany Subdivision Application:

**Civic: 11439 Millar Road**

Legal Lot 1, Except Parcel "A" (Bylaw Plan 48499), Section 35,  
Block 5, North Range 3 West, New Westminster District, Plan 13085

Parcel Identifier: 009-765-018 in the City of Surrey

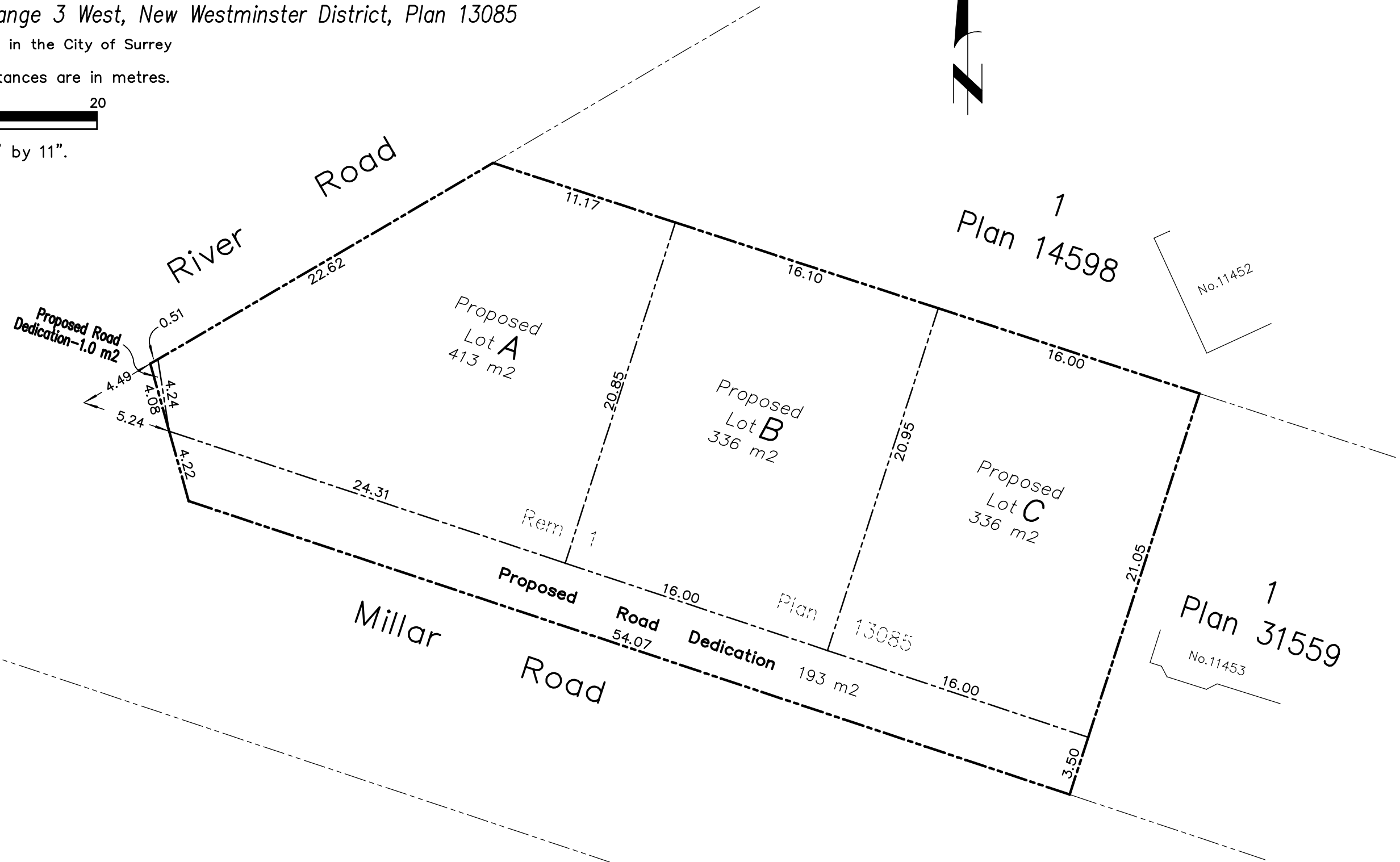
Scale - 1 : 2 5 0 Distances are in metres.



The intended print size is 17" by 11".

# Preliminary Plan

Subject to review and approval  
by the City of Surrey.



w/o house September 11, 2018  
revision March 16, 2018  
January 11, 2018

File : Millar Rd
POWELL & ASSOCIATES
B C Land Surveyors
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

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

FROM: **Development Engineer, Engineering Department**

DATE: **Aug 29, 2018** PROJECT FILE: **7816-0185-00**

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RE: **Engineering Requirements  
Location: 11439 Millar Rd**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- dedicate 3.5-metre along Millar Road to 16.5-metre unique collector road.
- register 0.5-metre statutory right-of-way (SRW) along Millar Road.
- dedicate 5.0-metre x 5.0-metre corner cut at the River Road and Millar Road intersection.

#### *Works and Services*

- construct north side of Millar Road to a unique collector road cross section.
- construct south/east side of River Road a unique collector road cross section.
- provide on-site stormwater mitigation features per the South Westminster Integrated Stormwater Management Plan.
- provide each lot with a storm, water, and sanitary service connection.
- register legal documents as determined through detail design stage.

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/Development Variance Permit beyond those noted above.



Tommy Buchmann, P.Eng.  
Acting Development Services Manager

SK2



Planning

July 3, 2018

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0185 00

**SUMMARY**

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

September 2017 Enrolment/School Capacity

<b>Royal Heights Elementary</b>	
Enrolment (K/1-7):	21 K + 165
Operating Capacity (K/1-7)	38 K + 326
<b>L. A. Matheson Secondary</b>	
Enrolment (8-12):	1123
Capacity (8-12):	1400

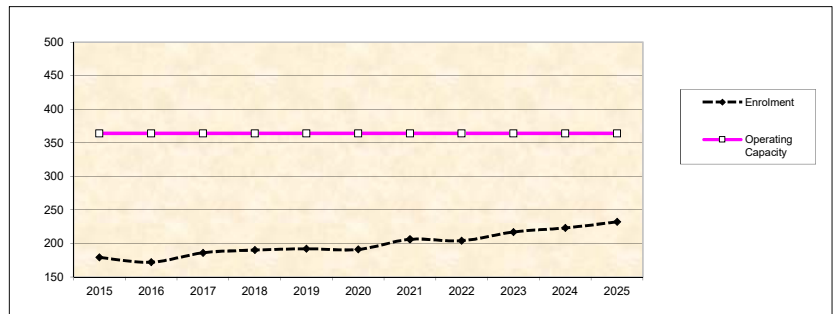
**School Enrolment Projections and Planning Update:**

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

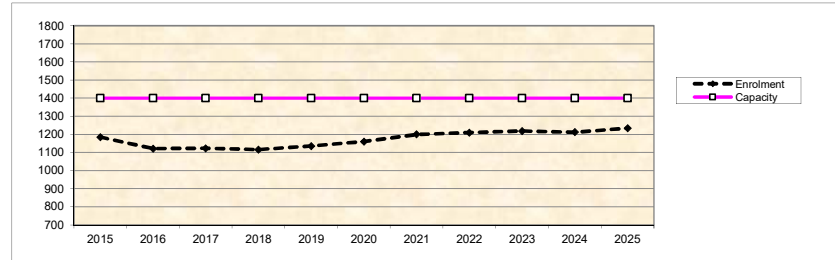
Royal Heights Elementary is currently operating at 51%, and is projected over the next 10 years to stay at current enrolment level. Even though some parcels are looking to increase their housing density, the projected development is not enough to overcome a maturing enrolment trend in the area. Currently, there are no plans to expand this school.

L.A. Matheson Secondary is currently operating at 80%. Though the 10 year enrollment projections do show modest growth, the current capacity of the building can accommodate it. Currently, there are no plans to expand this school.

**Royal Heights Elementary**



**L. A. Matheson Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7916-0185-00  
 Project Location: 11439 Millar Rd, Surrey, BC  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

The area surrounding the subject property consists of a majority of homes built approximately 25-30 years ago along with only a handful of newer homes built about 2-5 years ago. The style of the homes in the area "traditional west coast" and "west coast modern" which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- There are only a handful of homes surrounding the property which are approximately 2-5 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 5:12 up to 8:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily stucco or hardi with stone or brick accents. These newer homes can be used as context homes.
- The majority of homes are approximately 25-30 year old "Ranchers" under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly siding or stucco.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.





- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 5:12 for the newer context homes.

**Dwelling Types/Locations:** 2 or 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** None.

**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can



be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

- Roof Pitch:** Minimum roof pitch must be 5:12 and maximum of 12:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 2 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
 – 50% will be refunded after inspection by developer  
 - Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: September 19, 2016

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

\_\_\_\_\_  
 Date: September 19, 2016



Table 3. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	11439 Millar Rd Surrey, BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN-0599A) ISA Qualified Tree Risk Assessor (TRAQ) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>25</b>
<b>Protected Trees to be Removed</b>	<b>24</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>1</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	<b>48</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 0	
<b>Replacement Trees Proposed</b>	<b>4</b>
<b>Replacement Trees in Deficit</b>	<b>44</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 2	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:

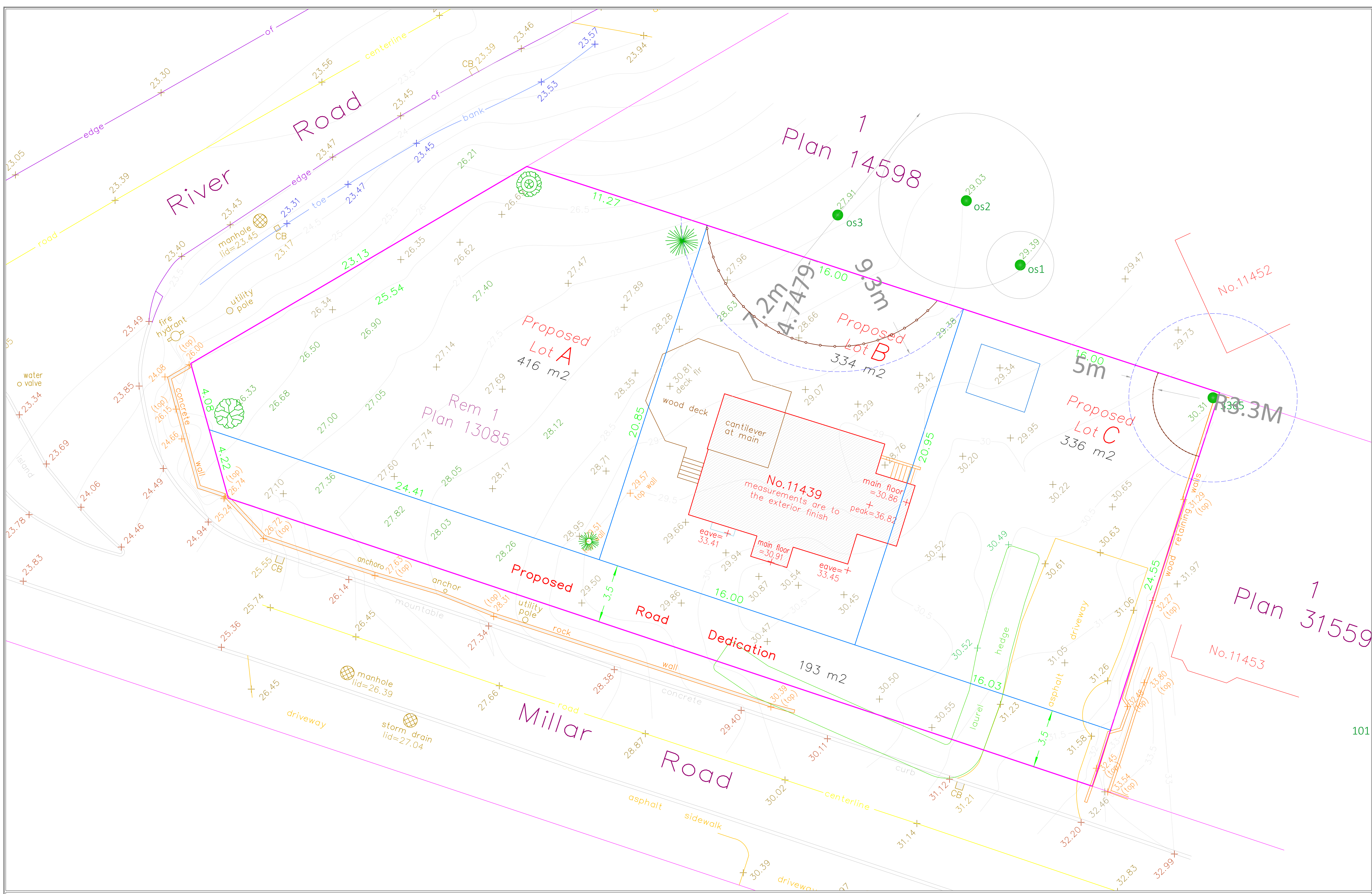


Arborist

June 8, 2016

Date





**LEGEND**

- TREE PROTECTION ZONE
- NO-BUILD ZONE = TPZ+1.5m
- TREE PROTECTION FENCE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- TREE TO BE REMOVED

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree.)
  - Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
  - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
○	CORNUS TODDII WHITE WONDER	DOGWOOD	1	6 CM. CAL.	AS SHOWN	B. & B.
○	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	1	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER GRASSEUM	PAPERBARK MAPLE	0	6 CM. CAL.	AS SHOWN	B. & B.
○	PICEA DOMORICA	SERBIAN SPRUCE	1	3.0 METERS	AS SHOWN	B. & B.
○	CHAMAECIPARUS NODOSUS 'PENDULA'	WEeping KOOTIKA CEDAR	1	3.0 METERS	AS SHOWN	B. & B.

TOTAL REPLACEMENT TREES: 4

**PLANTING STANDARDS:** All planting works should be done in accordance with the current edition of BCLNA Landscape Standards. Tree works should adhere to City of Surrey Tree Protection Bylaw #16100, 2006.

Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown due to site specific issues and conditions.

- REFERENCE DRAWINGS**
- Base Survey by: Client

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0185-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as "the Owner")

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

Parcel Identifier: 009-765-018

Lot 1 Except: Parcel "A" (Bylaw Plan 48499), Section 35 Block 5 North Range 3 West New Westminster District Plan 13085

11439 - Millar Rd

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
- 

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum required lot depth is reduced from 24.0 metres (79 ft.) to 20.8 metres (68 ft.) for all proposed lots;
  - (b) In Section F. Yards and Setbacks of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum variable front yard setback is increased from 50% to 56% of the width of the front of the principal building for all proposed lots; and
  - (c) In Section F. Yards and Setbacks of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for all proposed lots.
  
- 5. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows, and as shown in Schedule A:
  - (a) In Section F. Yards and Setbacks of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum front yard setback of the RF-13 Zone is reduced from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for the existing principal building to be retained on proposed Lot B only;
  - (b) In Section H. Off-Street Parking of Part 16B "Single Family Residential (13) Zone (RF-13)" the parking requirement is reduced from three (3) off-street parking spaces to two (2) for the existing principal building to be retained on proposed Lot B only; and
  - (c) In Section H. Off-Street Parking of Part 16B "Single Family Residential (13) Zone (RF-13)", the parking requirement is varied to eliminate the requirement for one (1) enclosed parking space for the existing principal building to be retained on proposed Lot B only.
  
- 6. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  
- 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
- 8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule B which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
10. This development variance permit is not a building permit.

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

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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



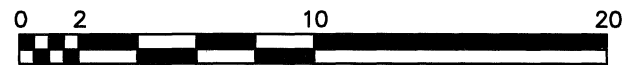
BC Land Surveyors Sketch Plan to Accompany Subdivision Application:

**Civic: 11439 Millar Road**

Legal Lot 1, Except Parcel "A" (Bylaw Plan 48499), Section 35, Block 5, North Range 3 West, New Westminster District, Plan 13085

Parcel Identifier: 009-765-018 in the City of Surrey

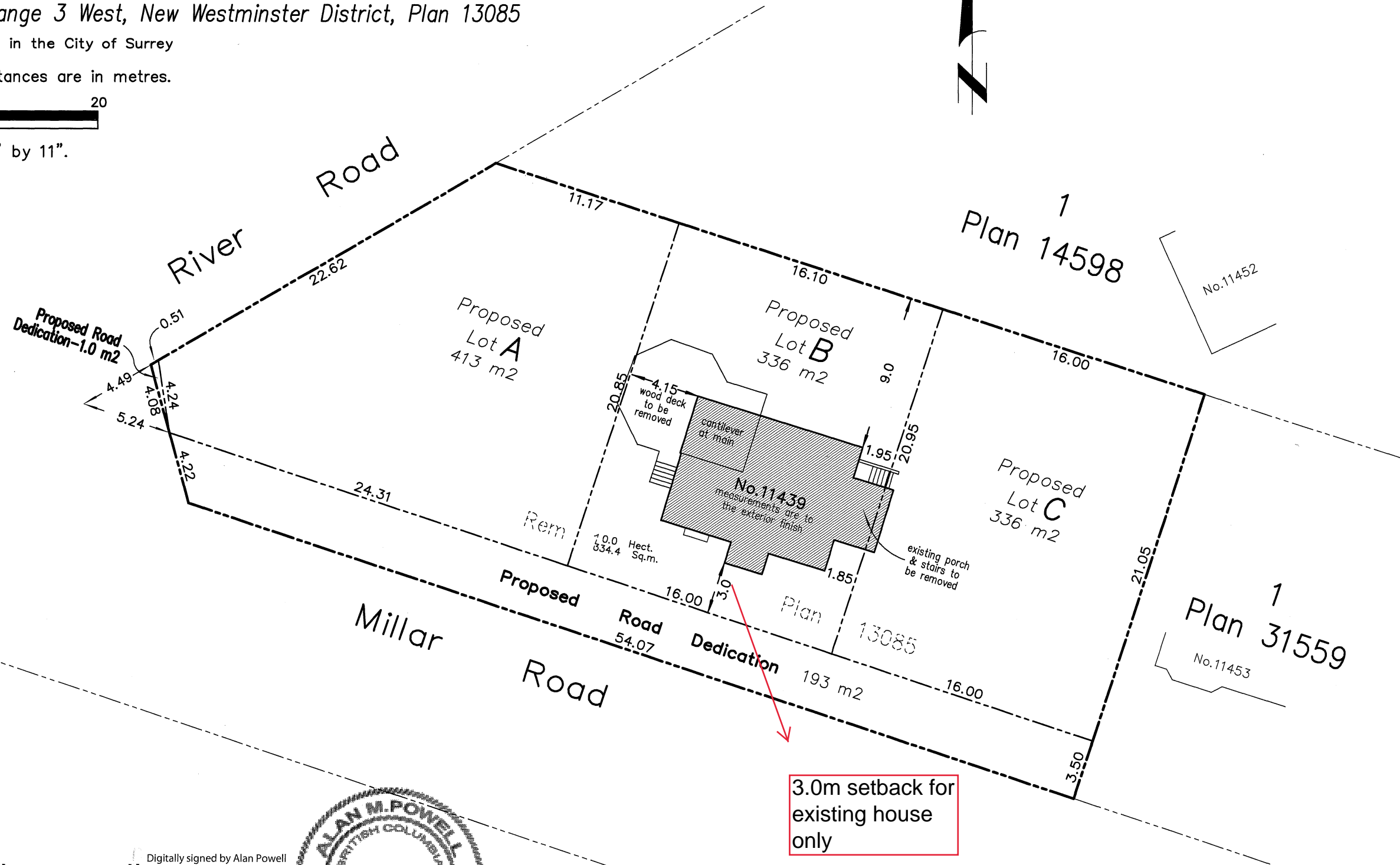
Scale - 1 : 2 5 0 Distances are in metres.



The intended print size is 17" by 11".

# Preliminary Plan

Subject to review and approval by the City of Surrey.

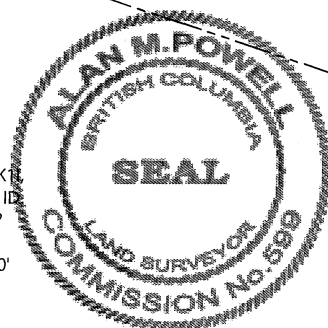


revision March 16, 2018  
January 11, 2018

File : Millar Rd  
**POWELL & ASSOCIATES**  
 B C Land Surveyors  
 250-2950 Douglas Street  
 Victoria, BC V8T 4N4  
 phone (250) 382-8855

**Alan Powell**  
 79QK11

Digitally signed by Alan Powell  
 79QK11  
 DN: c=CA, cn=Alan Powell 79QK11,  
 o=BC Land Surveyor, ou=Verify ID  
 at www.juricert.com/LKUP.cfm?  
 id=79QK11  
 Date: 2018.03.16 10:16:34 -07'00'



3.0m setback for existing house only



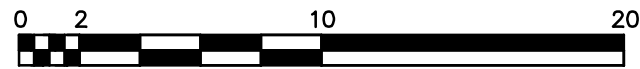
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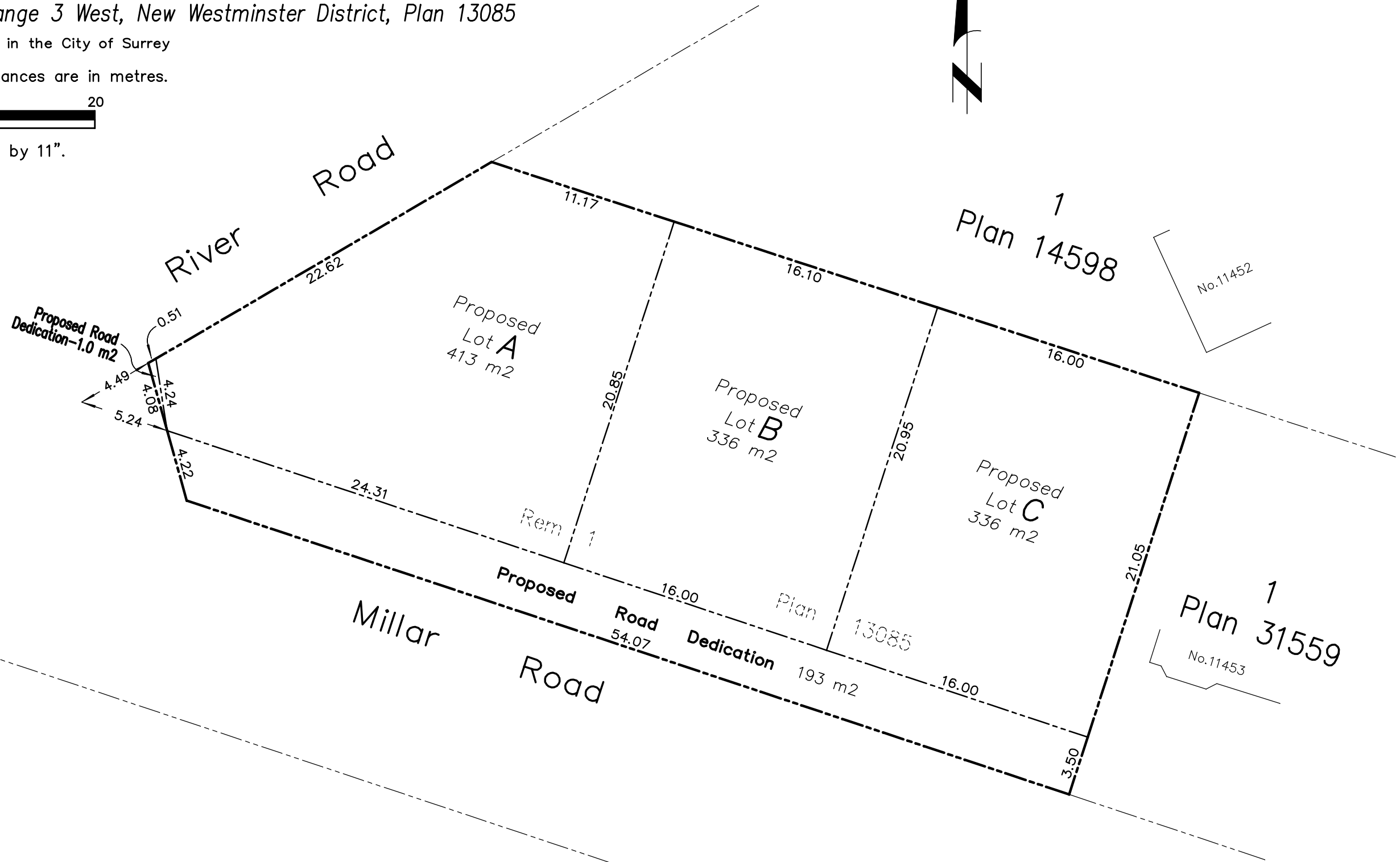
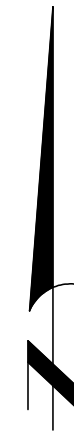
Scale - 1 : 2 5 0 Distances are in metres.



The intended print size is 17" by 11".

# Preliminary Plan

Subject to review and approval  
by the City of Surrey.



w/o house September 11, 2018  
revision March 16, 2018  
January 11, 2018

File : Millar Rd  
POWELL & ASSOCIATES  
B C Land Surveyors  
250-2950 Douglas Street  
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