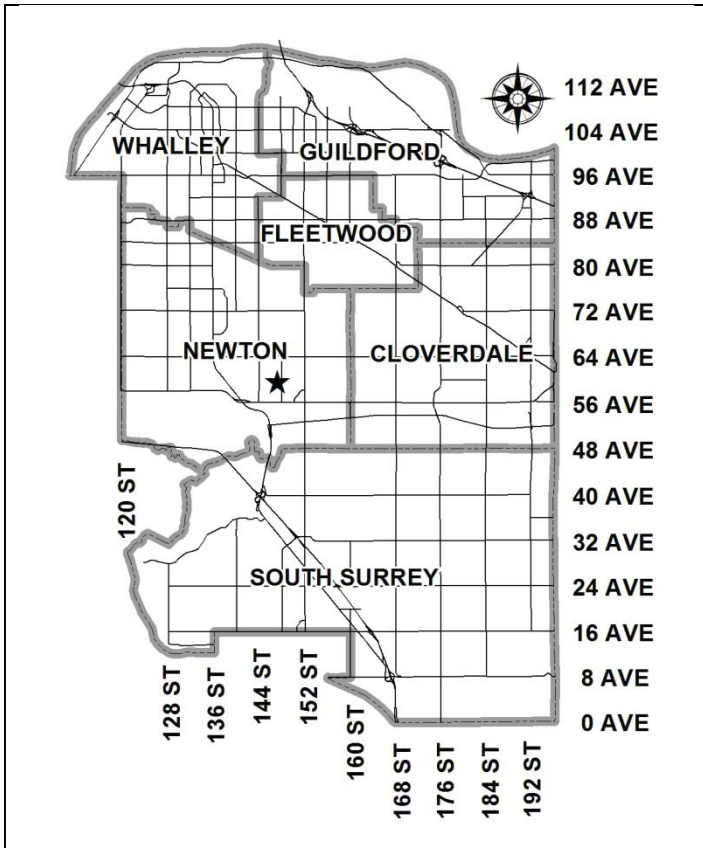


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0202-00

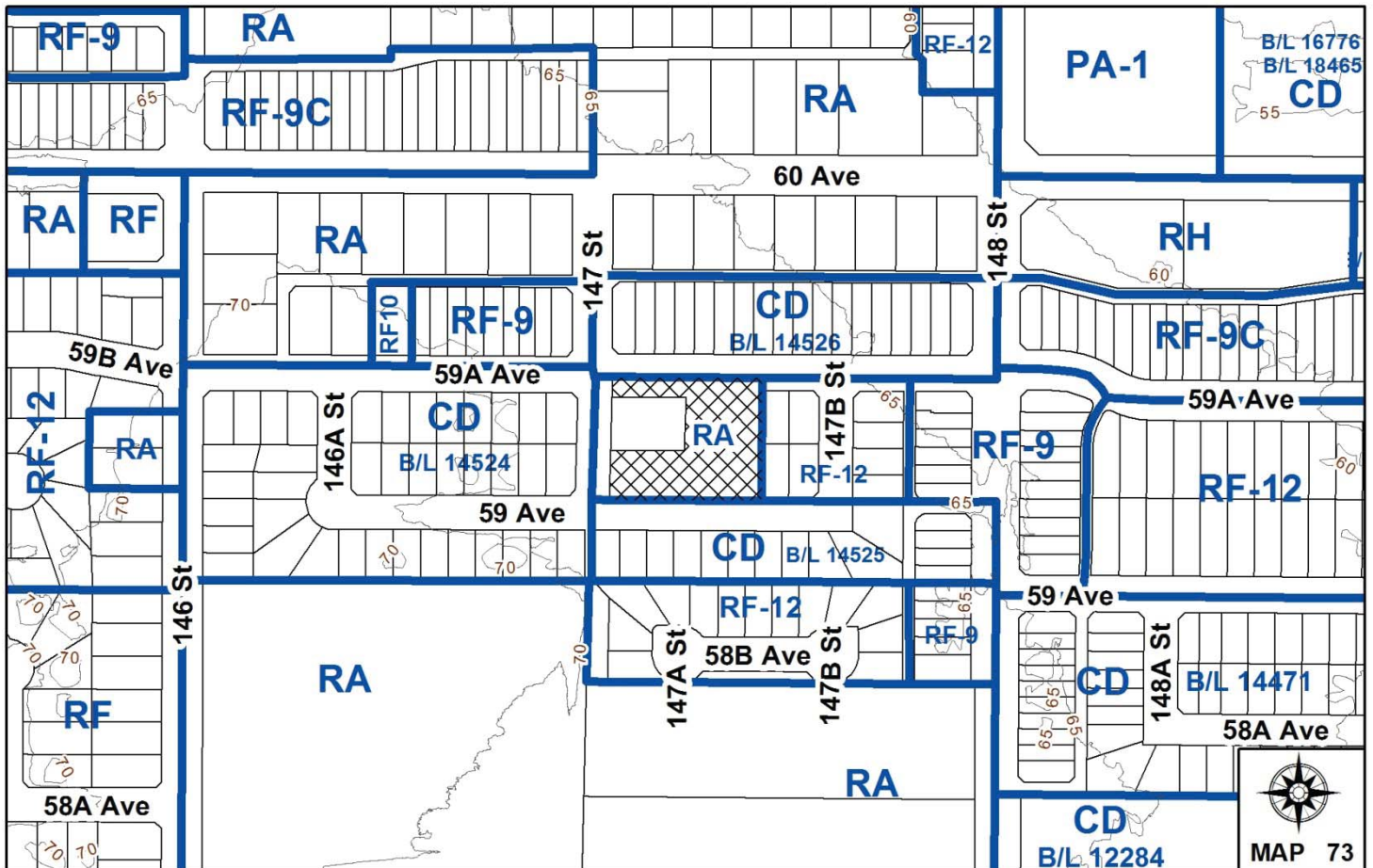
Planning Report Date: May 29, 2017



PROPOSAL:

- Rezoning from RA to RF-13
 - Development Variance Permit
- to allow subdivision into 6 single family small lots.

LOCATION: 5924 - 147 Street
OWNER: 1094175 B.C. Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a Development Variance Permit (DVP) for reduced lot width and lot depth under the RF-13 Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP and NCP designation for the property.
- The proposed variance to the minimum lot widths of Lots 5 and 6 are minimal and are required due to the shape of the existing block, which tapers slightly on the northern portion of the site.
- The proposed variance to the minimum lot depth of Lot 1 is required in order to achieve the proposed lots, while also preserving the future development potential of the adjacent property (5930 - 147 Street). The proposed area and width of Lot 1 exceed the minimum lot area and width requirements of the RF-13 Zone.
- The owners of 5930 - 147 Street have elected not to participate in development at this time. A no-build restrictive covenant will be required on portions of proposed Lot 2 until future consolidation with the adjacent property can occur.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0202-00 (Appendix VII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the Type I Interior Lot of the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lots 5 and 6; and
 - (b) to reduce the minimum lot depth of the Type II Corner Lot of the RF-13 Zone from 24 metres (79 ft.) to 22 metres (72 ft.) for proposed Lot 1.
3. 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 2 until future consolidation with the adjacent property (5930 147 Street); and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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:

3 Elementary students at Goldstone Park Elementary School
2 Secondary students at Sullivan 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 Summer 2018.

SITE CHARACTERISTICS

Existing Land Use: Single family residence on large lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 59A Avenue):	Single family small lot dwellings	Urban/ Single Family Small Lots	CD (Bylaw No. 14526)
East:	Single family small lot dwellings	Urban/ Single Family Small Lots	RF-12
South (Across 59 Avenue):	Single family small lot dwellings	Urban/ Single Family Small Lots	CD (Bylaw No. 14525)
West:	Single family dwelling	Urban/ Single Family Small Lots	RA
West (Across 147 Street):	Single family small lot dwellings	Urban/ Single Family Small Lots	CD (Bylaw No. 14524)

DEVELOPMENT CONSIDERATIONSBackground:

- The subject property located at 5924 - 147 Street is approximately 0.36 hectares (0.89 acres) in size. The property is designated "Urban" in the Official Community Plan (OCP); designated "Single Family Small Lots" in the South Newton NCP; and zoned "One-Acre Residential Zone (RA)".
- The subject property surrounds the adjacent property (5930 147 Street) on three sides (north, east, and south). The owners of 5930 147 Street have chosen not to participate in development at this time.

Current Proposal

- The applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 6 single family small lots.

- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum lot width of Lots 5 and 6 from 13.4 metres (44 ft.) to 13.1 metres (43 ft.).
- The applicant is also proposing a Development Variance Permit (DVP) to reduce the minimum lot depth of Lot 1 from 24 metres (79 ft.) to 22 metres (72 ft.).
- Since the owners of 5930 - 147 Street have elected not to participate in development at this time, a no-build restrictive covenant will be required on portions of proposed Lot 2 until future consolidation with the adjacent property can occur. The proposed subdivision layout (Appendix II) illustrates how portions of Lot 2 and the adjacent property can redevelop under a future development application to create 5 additional RF-13 lots.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which confirmed that new homes in the immediate area provide an acceptable architectural context for the subject site. The design of the proposed homes will maintain the existing character of the neighbourhood and will be designed in a compatible style range, as determined by the design consultant. The proposed design guidelines have been reviewed by staff and found to be generally acceptable (Appendix V).

Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading plan (prepared by Citiwest Consulting Ltd.). Basements will be achieved with minimal cut or fill. The grading information provided has been reviewed by staff and found acceptable.

PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 129 houses within 100 metres (330 ft.) of the subject site on March 7, 2017, and a Development Proposal Sign was installed in front of the property on March 15, 2017. In response, staff have received 1 email and 1 phone call. A summary is provided below with staff comments provided in italics:

- 1 respondent requested more information about the proposed subdivision.

(Staff responded by providing a more detailed description of the proposed development and a current site plan showing the proposed subdivision layout).

- The owners of the adjacent property surrounded by the proposed development (5930 - 147 Street) requested more information on the proposal and to meet with staff to discuss the development potential of their property and opportunities to participate in redevelopment.

(Staff met with the owners of 5930 - 147 Street to discuss the development application and their options for participating in development, either now or in the future. It is the owners' intention to develop, but they have not decided if they want to do so now. The owners appreciated that the current proposal, through the no-build covenant, preserves their ability to redevelop in the future).

TREES

- Dan Brown, ISA Certified Arborist of Diamond Head Consulting Inc. 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			
Cottonwood	5	5	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Coniferous Trees			
Douglas Fir	8	8	0
Western Red Cedar	4	4	0
Total (excluding Alder and Cottonwood Trees)	12	12	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		\$8,000	

- The Arborist Assessment states that there are a total of 12 protected trees on the site, excluding Alder and Cottonwood trees. 5 existing trees, approximately 17% of the total trees on the site, are Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 29 replacement trees on the site. Since only 9 replacement trees are proposed, the deficit of 20 replacement trees will require a cash-in-lieu payment of \$8,000 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$8,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 4, 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"> • The proposal is consistent with the Official Community Plan (OCP) and the South Newton Neighbourhood Concept Plan (NCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development is consistent with the "Single Family Small Lots" designation of the South Newton NCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development incorporates rain water management design considerations, including absorbent soils, roof downspout disconnection, on-lot infiltration trenches or subsurface chambers, bio-swales, dry swales, and sediment control devices. • The applicant proposes to plant 9 replacement trees.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • All proposed houses will be oriented to face the street.
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

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lots 5 and 6.

Applicant's Reasons:

- This variance is required due to the shape of the existing block, which tapers slightly on the northern portion of the site.

Staff Comments:

- The proposed lot width relaxation is minimal as the proposed lots are each approximately 0.3 metres (1 ft.) less than the required minimum lot width of the RF-13 Zone.

(b) Requested Variance:

- To reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 22 metres (72 ft.) for proposed Lot 1.

Applicant's Reasons:

- The relaxation of the minimum lot depth for Lot 1 is required in order to achieved the proposed lots, while also preserving the future development potential of the adjacent property (5930 147 Street).

Staff Comments:

- Proposed Lot 1 is 2 metres (6.5 ft.) less than the required minimum lot depth of the RF-13 Zone. The area and width of proposed Lot 1 are greater than the minimum requirements for a Type II corner lot in the RF-13 Zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	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	Development Variance Permit No. 7916-0202-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

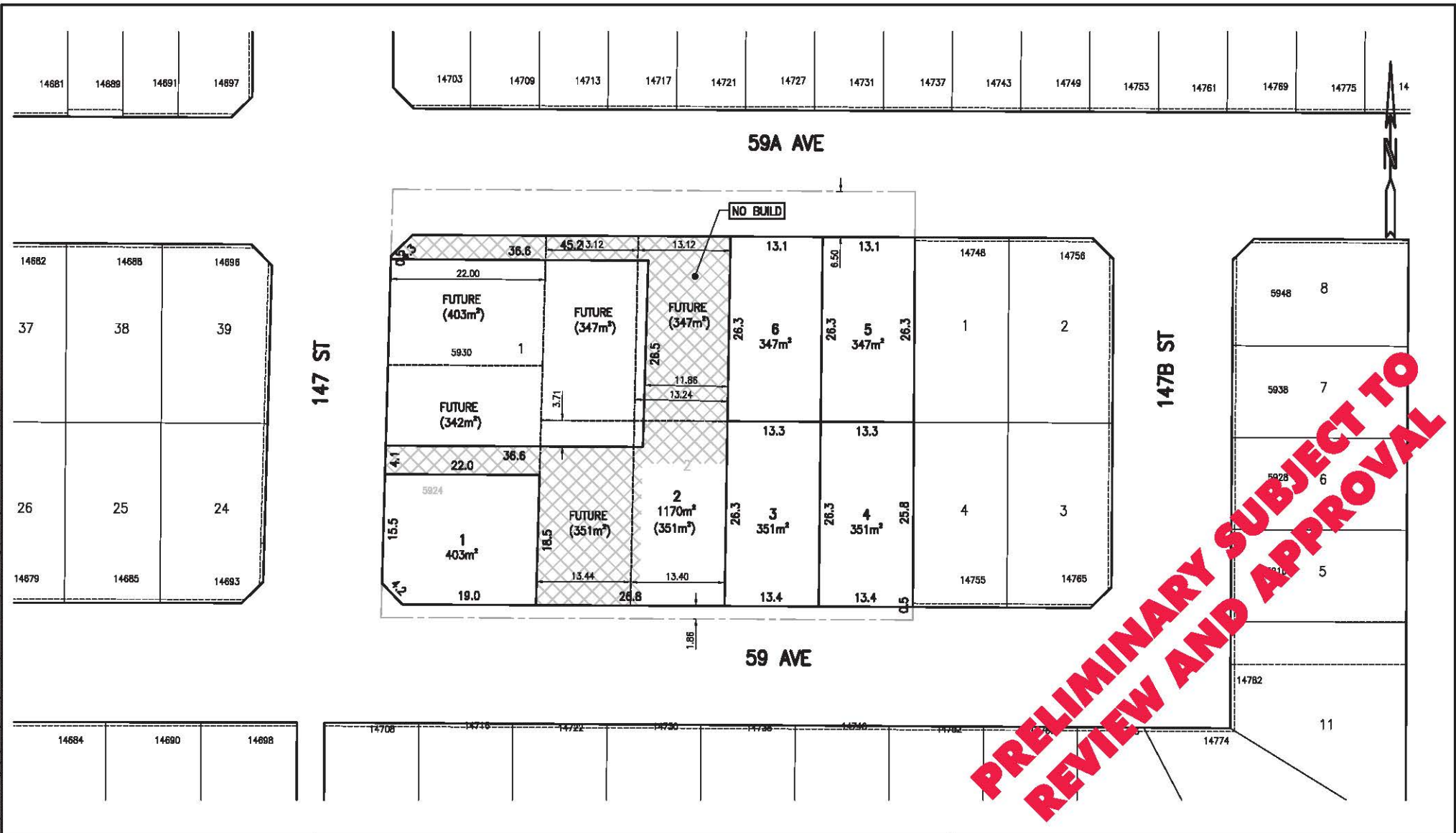
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.89 acres
Hectares	0.36 hectares
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	13.1 m to 18.5 m (excluding Lot 2)
Range of lot areas (square metres)	347 m ² to 403 m ² (excluding Lot 2)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.7 uph / 6.7 upa
Lots/Hectare & Lots/Acre (Net)	20.6 uph / 8.3 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	80%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	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
Others	NO

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PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:		PROJECT: 5924 - 147 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT NO:	16038	DATE:	JAN 2017	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT NO:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.

Engineering and Development Consultants

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

Member
PACIFIC LAND GROUP

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: May 24, 2017 PROJECT FILE: 7816-0202-00

**RE: Engineering Requirements
 Location: 5924 147 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 6.5 m on 59A Avenue for ultimate 18.0 m Through Local Road allowance.
- Dedicate varying width on 59 Avenue from 1.97 m on the west end of the property tapering to 1.86 m at the east end for ultimate 17.0 m Through Local Road allowance.
- Dedicate 3.0 x 3.0 m corner cuts at 147 Street & 59A Avenue, and 147 Street & 59 Avenue.
- Register 0.5 m Statutory Right-of-Way along all frontages.

Works and Services

- Construct south side of 59A Avenue and east side of 147 Street to Through Local Road standard with 8.5 m pavement width.
- Complete north side of 59 Avenue to Through Local Road standard with 1.5 m sidewalk.
- Construct 6.0 m concrete letdowns for all lots.
- Confirm downstream storm system capacity; upgrade if required.
- Provide onsite sustainable drainage measures and Best Management Practices as required in the Hyland Creek Integrated Stormwater Management Plan (ISMP) and to account for the increase in the impervious area from what was originally accounted for in the ISMP.
- Provide water, storm and sanitary service connections for each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager

IKi

NOTE: Detailed Land Development Engineering Review available on file



Planning March-08-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0202-00

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.

Goldstone Park Elementary opened in February 2014 and was built to relieve overcrowding at both Cambridge Elementary and Woodward Hill Elementary. Goldstone Park will soon be significantly over capacity, like all neighbouring elementary schools. From September 2016, a section of the Woodward Hill Elementary catchment was moved to Goldstone Park. The District has received funding approval for additions to Woodward Hill and Sullivan Elementary (up to 8 classrooms each). The Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. There are also extreme enrolment pressures at Sullivan Heights Secondary and the District has requested a 700 student addition to this school as a high priority in the Capital Plan. Incoming enrolment at Sullivan Heights Secondary was capped for the 2016/17 school year (and will be for the foreseeable future) which means all new in-catchment registrants are held on a waitlist and admitted as space permits. Enrolment pressures will remain until new space is approved and constructed.

SUMMARY

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

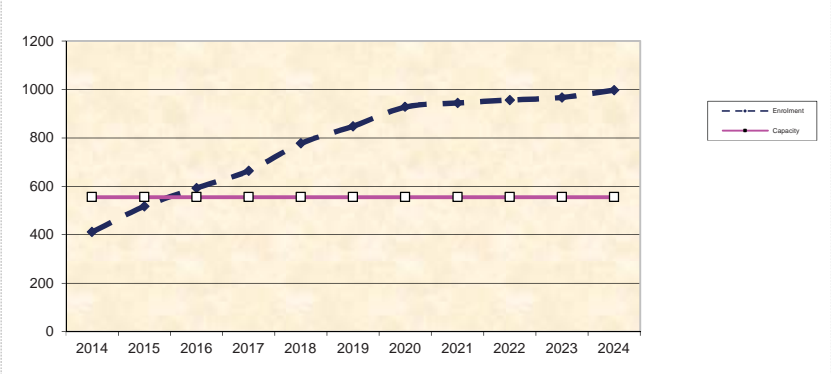
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

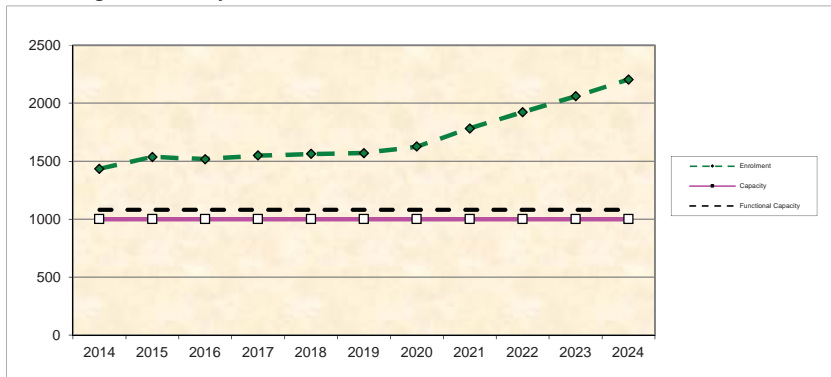
September 2018 Enrolment/School Capacity

Goldstone Park Elementary	
Enrolment (K/1-7):	64 K + 529
Capacity (K/1-7):	80 K + 475
Sullivan Heights Secondary	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Goldstone Park Elementary



Sullivan 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**V.1.0**

Surrey Project no.: 16-0202 (GG Metro)
Property Location: 5924 147 Street, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD
 Apex Design Group Inc.
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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:**

The area surrounding the subject site is an urban area built out in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1600-2400sf.

Most of the existing homes have mid to mid-massing characteristics with 52% of the homes having a one and one half storey front entry.

Roof pitch varies from economical low pitch of 6/12 to a medium pitch of 7-10/12 common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

Wall surface materials are limited in the most part to one of the following: Hardi/Cedar with some Vinyl combo (dominant), Stucco with stone or cedar cladding is used as accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 97% of the homes having Exposed Aggregate driveways.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area only 10-15 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and

construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations:

“Two-Storey”	97.0%
“Basement /Cathedral Entry”	0.0%
“Rancher (Bungalow)”	3.0%
“Split Levels”	0.00%

**Dwelling Sizes/Locations:
(Floor Area and Volume)**

Size range: 83.0% under 2000 sq.ft excl. garage
 17.0% 2001 - 2500 sq.ft excl. garage
 0.0% over 2501 sq.ft excl. garage

**Exterior Treatment
/Materials:**

Cedar: 0.0% Stucco: 3.0% Vinyl: 97.0%
 Brick or stone accent on 38.0% of all homes

Roof Pitch and Materials:

Asphalt Shingles: 100.0% Cedar Shingles: 0.0%
 Concrete Tiles: 0.0% Tar & Gravel: 0.00%
 90.00% of all homes have a roof pitch 6:12 to 8:12.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 10-15 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt roof shingles is on most of the homes. Most homes are clad in Hardi/Cedar with some Vinyl combination.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

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

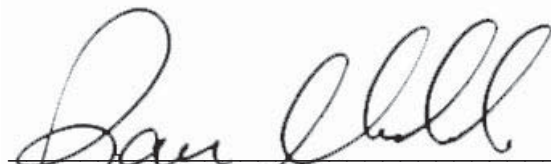
The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types: Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes: Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume: Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 6:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey, brown or black tones only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD
Apex Design Group Inc.

March 08, 2017
Date

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	5924 147 Street Surrey, BC
Registered Arborist:	Dan Brown, B.Sc ISA Certified Arborist (PN7785-A) ISA Qualified Tree Risk Assessor (TRAQ)
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	17
Protected Trees to be Removed	17
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5	29
- All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = 24	
Replacement Trees Proposed	9
Replacement Trees in Deficit	20
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	2
- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	
Replacement Trees Proposed	0
Replacement Trees in Deficit	2

Summary prepared and
submitted by:



March 1, 2017

Arborist

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0202-00

Issued To: 1094175 B.C. LTD.

Address of Owner: 101, 13737 – 72 Avenue
Surrey, BC V3W 2P2

(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: 004-749-588

Lot 2 Section 10 Township 2 New Westminster District Plan 20412

5924 - 147 Street

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 titles have been issued, as follows:

Parcel Identifier:

3. (b) If the civic addresses change, 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 Subsection K.2 Subdivision, of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot width is reduced from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lots 5 and 6; and

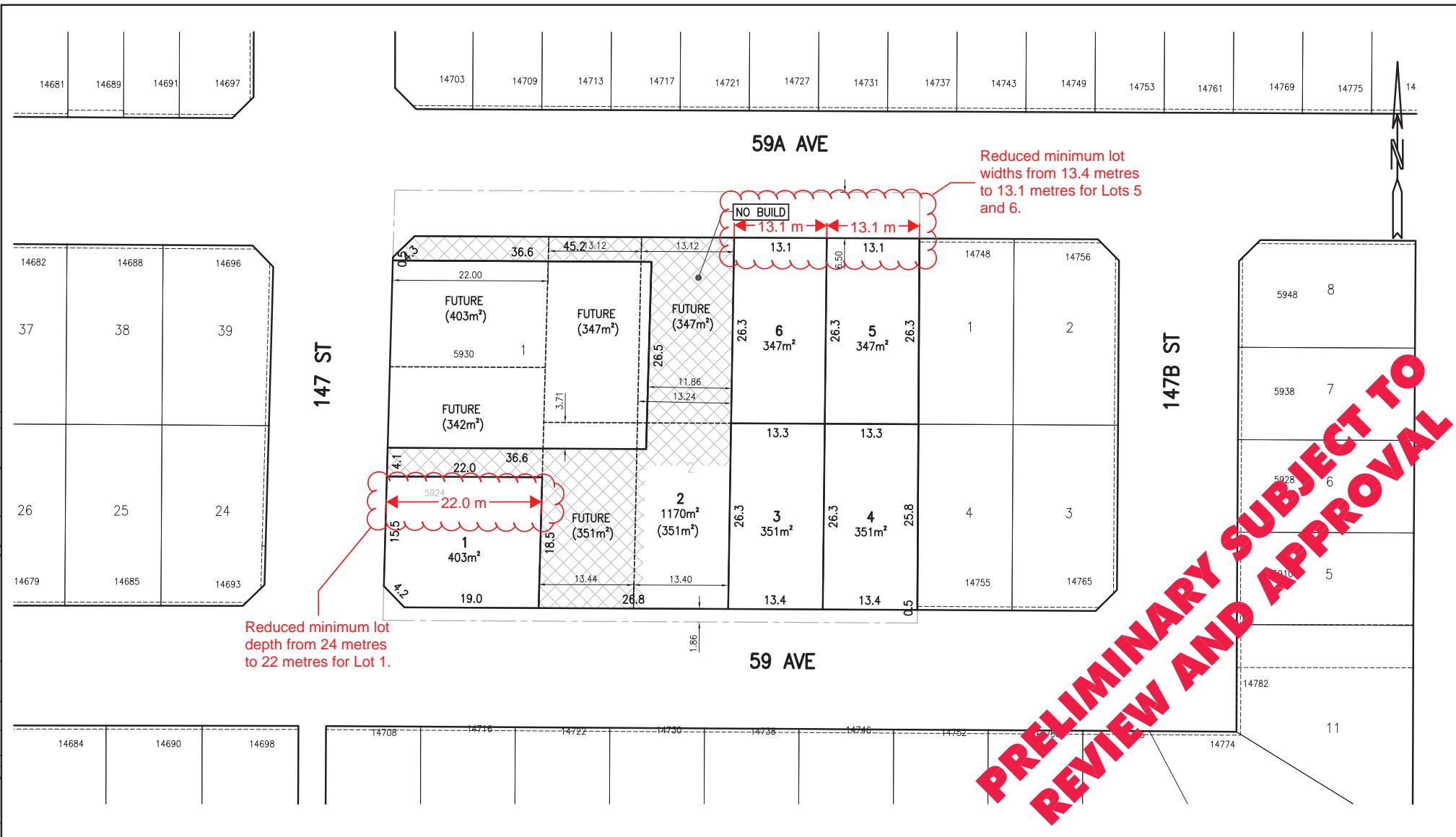
- (b) In Subsection K.2 Subdivision, of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot depth is reduced from 24 metres (79 ft.) to 22 metres (72 ft.) for proposed Lot 1.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

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CLIENT:		PROJECT: 5924 - 147 STREET, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 16038	DATE: JAN 2017	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No:		PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com