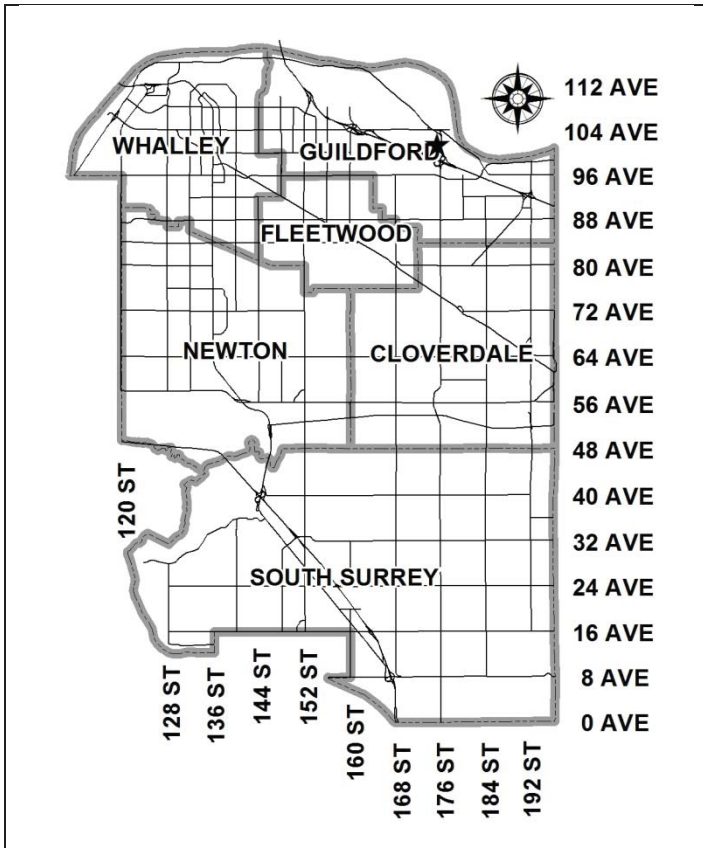


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0206-00

Planning Report Date: October 3, 2016



**PROPOSAL:**

- **Rezoning** from RA to CD (based on RH-G)

to allow subdivision into 3 small suburban single family lots.

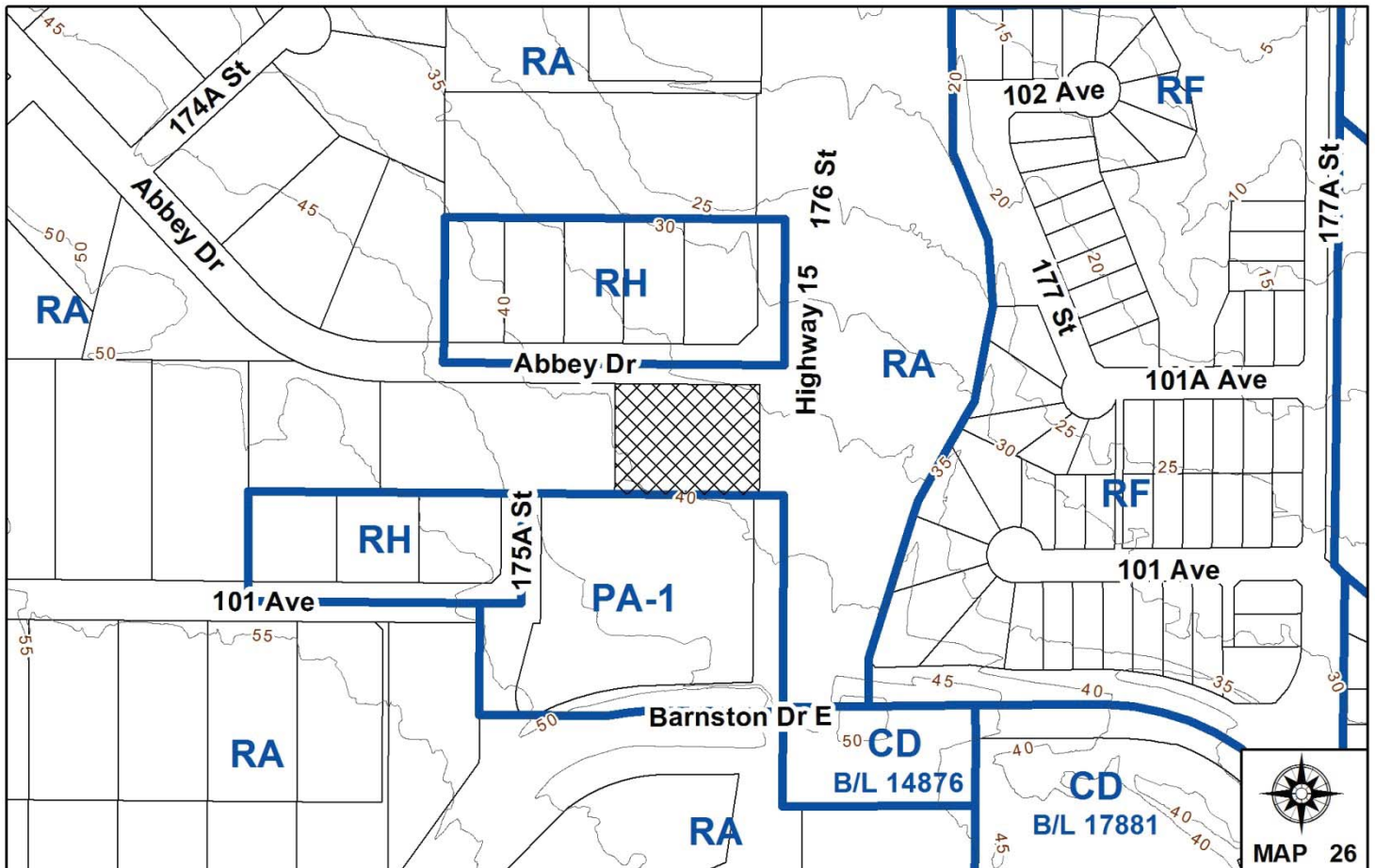
**LOCATION:** 10131 - 176 Street

**OWNER:** Kartar Matharu

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Suburban Residential 2-4 UPA  
 Gross



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Suburban designation in the OCP.
- The proposed density of 7.5 units per hectare (3 upa) complies with the maximum density of 10 units per hectare (4 upa) for Suburban designated lands a minimum of 200 metres (650 ft.) from the edge of the Agricultural Land Reserve (ALR).
- Complies with the “Low Density Cluster 2-4 UPA Gross” designation in the Abbey Ridge Local Area Plan (LAP), which received Stage 1 approval on December 14, 2015 (Corporate Report No. R243; 2015).

## 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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant for no-build and maintenance of landscaping within the required 5-metre (16 ft.) buffer area on proposed Lot 1;
  - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on proposed Lots 1 to 3;
  - (i) the applicant address the 15% cash-in-lieu of parkland dedication associated with gross density type lots to the satisfaction of the General Manager, Planning and Development;
  - (j) 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; and
  - (k) Stage 2 approval of the Abbey Ridge Local Area Plan.

## REFERRALS

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

School District:	Due to the limited size of the development, the School District has advised staff that they have no comment.
Parks, Recreation & Culture:	Parks has concerns over the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to meet with staff representatives to resolve this concern prior to final adoption of the rezoning by-law.
Ministry of Transportation & Infrastructure (MOTI):	The existing noise wall must be relocated to the property line of the subject property. No storm drainage shall be directed to MOTI systems. Preliminary approval of the rezoning from MOTI expires on September 27, 2017.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be demolished.

#### Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across Abbey Drive):	Suburban	Suburban in OCP, Suburban Residential 2-4 UPA Gross in LAP	RH
East (Across Highway No. 15):	Treed lot.	Urban in OCP, Landscape Buffer in LAP	RA
West:	Farm building and unauthorized parking along the southern portion (under Application No. 7914-0029-00 for rezoning to PA-1 in order to consolidate with the adjoining Korean Central Presbyterian Church to the south).	Suburban in OCP, Institutional in LAP	RA (Third Reading for PA-1)
South:	Korean Central Presbyterian Church (under Application No. 7914-0029-00 to consolidate with the property to the north).	Suburban in OCP, Institutional in LAP	PA-1

### DEVELOPMENT CONSIDERATIONS

- The subject site is located at 10131 – 176 Street at the southwest corner of Abbey Drive and 176 Street. The subject site is approximately 4,045 square metres (1 acre) in size and has a width of 55.5 metres (182 ft.) and depth of 72.9 metres (239 ft.).

- The site is designated Suburban in the Official Community Plan (OCP) and “Suburban Residential 2-4 UPA Gross” in the Stage 1 Abbey Ridge Local Area Plan (LAP). Stage 1 of the LAP was endorsed by Council on December 14, 2015. Stage 2 of the plan, which includes a servicing plan and financial strategy, is anticipated for completion later this year.
- Adjacent residential lands to the immediate north and west of the site primarily consist of single family suburban lots zoned “Half-Acre Residential Zone (RH)”. To the south of the site is the Korean Central Presbyterian Church zoned “Assembly Hall 1 Zone (PA-1)”. To the east of the site is Highway No. 15 (176 Street), which connects to Highway No. 17 (South Fraser Perimeter Road).
- The applicant is proposing to rezone 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 3 small suburban single family lots (see CD Zone Section) all fronting Abbey Drive.
- The proposed lots range in size from 1,255 square metres (13,500 sq.ft) to 1,534 square metres (16,500 sq.ft.), in width from 22.6 metres (74 ft.) to 27.6 metres (90 ft.) and are all approximately 55.5 metres (182 ft.) in depth.
- The proposed density of 7.5 units per hectare (3 upa) complies with the maximum allowable density of 10 units per hectare (4 upa) for Suburban designated lands in the OCP a minimum of 200 metres (650 ft.) from the edge of the ALR, and with the “Suburban Residential 2-4 UPA Gross” designation in the Stage 1 Abbey Ridge LAP.
- As no open space is being provided, the applicant is volunteering a 15% cash-in-lieu of open space contribution in support of the proposed RH-G type lots.
- The existing half-acre lots (RH-zoned) immediately north of the site (across Abbey Drive) were created in 2008 under Development Application No. 7906-0327-00. As part of that application, the most easterly lot adjacent to the 176 Street frontage road (17585 Abbey Drive) was required by the Ministry of Transportation and Infrastructure (MOTI) to incorporate a 14-metre (46 ft.) wide landscaped buffer along the east lot line. This buffer was for noise mitigation purposes before the final alignment and design of the 176 Street/Highway No. 15 and South Fraser Perimeter Road/Highway No. 17 improvements were established.
- Now that the Highway No. 17 (South Fraser Perimeter Road) construction is complete, and sound attenuation fences have been installed between Highway 15 and the 176 Street frontage road, MOTI is not requiring a buffer as part of the subject development application.
- However, in order to provide a visual buffer, and to supplement the sound attenuation fencing already installed between Highway No. 15 and the 176 Street frontage road, the applicant proposes a 5.0-metre (16 ft.) wide treed buffer along the east property line of proposed Lot 1. The landscape buffer will be accommodated within the required 7.5-metre (25 ft.) side yard setback on a flanking street in the proposed CD By-law.
- In addition, the applicant will be required to submit an acoustical report making recommendations for noise mitigation measures on all proposed lots as a condition of final adoption of the rezoning by-law. A restrictive covenant will be registered on the title of each

of the proposed lots, ensuring implementation of the noise mitigation measures recommended in that report.

- As no new lots are proposed to front or receive access from the portion of the 176 Street frontage road along the eastern edge of the site, this portion of road is deemed to be excess road. As a condition of the servicing agreement, the Engineering Department will require the applicant to remove this portion of the 176 Street frontage road pavement and sod the area. MOTI is also requesting that the sound attenuation fence be relocated to the property line of the subject site.

#### Comprehensive Development (CD) Zone

- The proposed CD By-law is generally based on the Half-Acre Residential Gross Density Zone (RH-G) with modifications to address no open space provision, and to accommodate the proposed reduced lot sizes and higher unit density.
- The following table provides a comparison of the RH-G Zone and the proposed CD By-law:

	<b>RH-G Zone</b>	<b>Proposed CD By-law</b>
<b>Unit Density</b>	5 dwelling units per hectare (2.0 upa)	10 dwelling units per hectare (4.0 upa)
<b>Floor Area Ratio (FAR) for lots less than 1,500 sq. m. (16,150 sq. ft.)</b>	Sliding scale based on the RF Zone	0.37 FAR
<b>Maximum Floor Area for lots less than 1,500 sq. m. (16,150 sq. ft.)</b>	465 sq. m. (5,000 sq. ft.)	465 sq. m. (5,000 sq. ft.)
<b>Lot Coverage</b>	Sliding scale based on the RF Zone	25%
<b>Subdivision (Lot Size)</b>	<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: 1,250 sq. m. (13,400 sq. ft.) Lot width: 22 m. (72 ft.) Lot depth: 55 m. (180 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 By-law, consistent with the density prescribed in the Stage 1 Abbey Ridge LAP.
- The RH-G Zone requires that 15% of the site be set aside as open space. The Parks, Recreation and Culture Department has not identified a need for parkland at this location. The applicant has, therefore, 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 an RH-G 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 a

minimum lot size of 1,250 square metres (13,400 sq. ft.), with a minimum lot width of 22 metres (72 ft.) and lot depth of 55 metres (180 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 approved Text Amendment also incorporated changes, previously incorporated into the RF Zone, to the method 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 area as floor area after allowing for a reasonable allowance for verandas and porches. These 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” spaces and the enclosure of covered decks as living space after the City’s final inspections.
- The proposed CD By-law incorporates equivalent floor area and lot coverage restrictions to those of the updated RH-G Zone.

#### Building Scheme and Lot Grading

- The applicant retained Ran Chahal of 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, proposed a set of building design guidelines (Appendix V). The design guidelines recommend an architectural standard consistent with new homes.
- A preliminary lot grading plan was submitted by John Curran Neville Graham & Associates Engineers Inc. The applicant proposes basements on all of the lots, with minimal fill. Feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on August 10, 2016 and a Development Proposal Sign was installed on August 15, 2016 and staff received no comments on the application.

#### TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The following table 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/ Cottonwood	14	14	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch	2	0	2
Cherry	1	1	0
Maple	5	4	1
Willow			
<b>Coniferous Trees</b>			
Deodar Cedar	3	1	2
Douglas Fir	3	0	3
Norway Spruce	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>16</b>	<b>8</b>	<b>8</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>30</b>	
<b>Total Retained and Replacement Trees</b>		<b>38</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 16 mature trees on the site, excluding Alder and Cottonwood trees. 14 existing trees, approximately 47% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 8 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 30 replacement trees on the site. The applicant is proposing 30 replacement trees, meeting City requirements.
- The proposed 5-metre (16 ft.) wide landscape buffer, along the eastern edge of proposed Lot 1, includes 15 replacement trees.
- The new trees on the site will consist of a variety of trees including Katsura, Cypress and Japanese Maple.
- In summary, a total of 38 trees are proposed to be retained or replaced on the site.



SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 9, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>Complies with designation in the Abbey Ridge LAP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The proposed development is within the allowable density for Suburban lots.</li> <li>One secondary suite will be permitted in each future home.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Pre-notification letters were mailed to area residents and a development proposal sign was installed on site.</li> </ul>

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.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Stage 1 Abbey Ridge Land Use Concept Plan
Appendix VII.	Proposed CD By-law

*original signed by Judith Robertson*

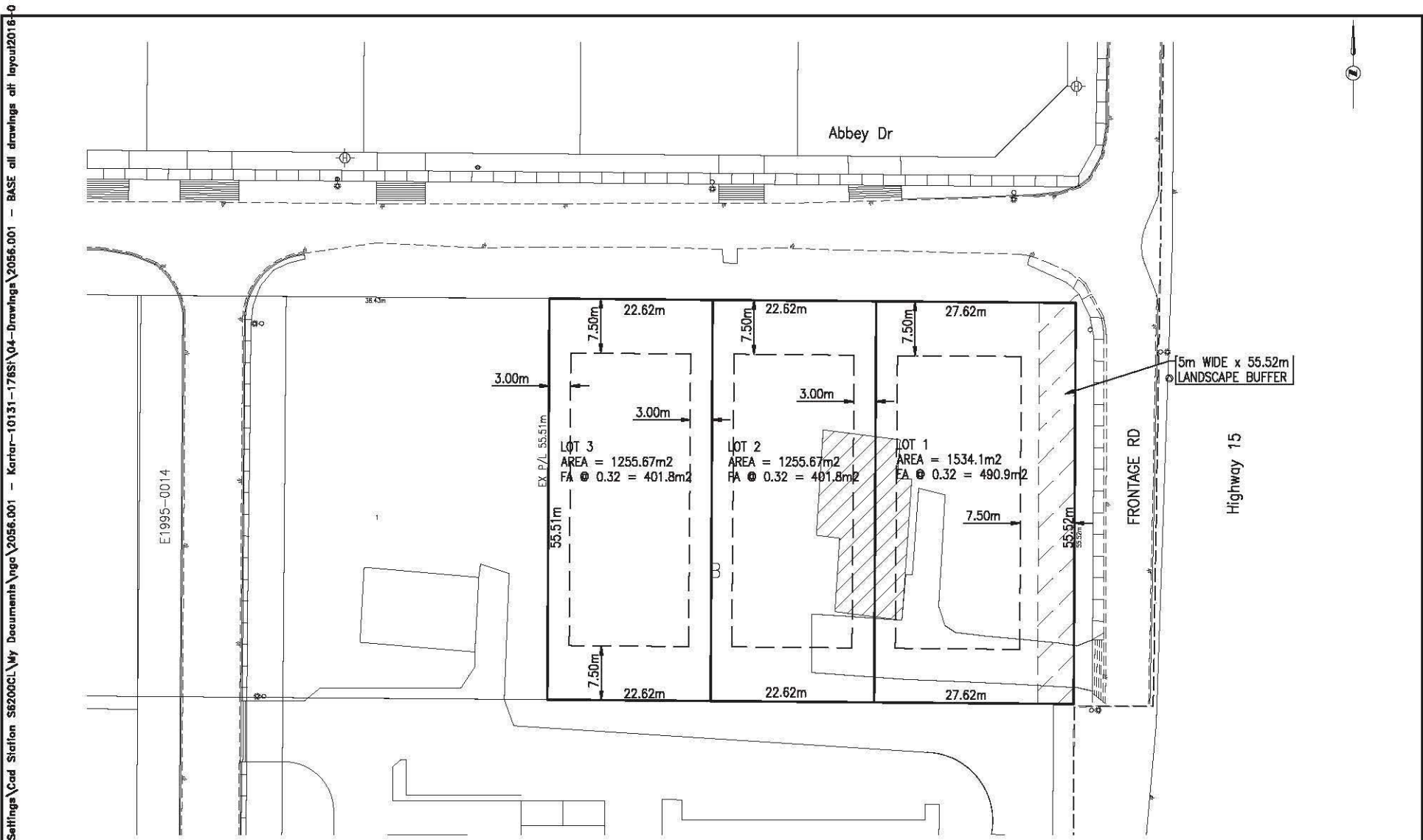
Jean Lamontagne  
General Manager  
Planning and Development



## SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1 acre
Hectares	0.40 ha.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	22.6 – 27.6 metres
Range of lot areas (square metres)	1255 m <sup>2</sup> - 1534 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	7.5 uph /3 upa
Lots/Hectare & Lots/Acre (Net)	7.5 uph /3 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	35%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
15% money in lieu	YES
<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	NO
Works and Services	NO
Building Retention	NO
Others	NO



**LOT LAYOUT**  
SCALE 1:500

3 LOT SUBMISSION FOR REVIEW DESIGN: [ ] DRAWN: [ ] CHECKED: [ ]		<b>John Carron Smith Group &amp; Assoc. Engineers Inc.</b> Suite 201, #74, 15615-24 Avenue, Surrey, B.C., V4A 2H4 Tel. & Fax: (604) 536-1621 Email: <a href="mailto:ngp@parolynz.com">ngp@parolynz.com</a>	SEAL: [ ] OWNER: KARTAR MATHARU 10131 176 ST SURREY, BC TEL No. 604-613-1523 FAX No. [ ]	3 LOT SUBDIVISION LEGAL DESCRIPTION: CIVIC ADDRESS: 10131 176 ST, SURREY	CITY OF SURREY SURVEY PROJECT NO. DP16-0206 4 LOT LAYOUT WITH PARKING FOR DISCUSSION SURVEY DRAWING NO. [ ]	PRINT DATE: 2016.07.28 PLOT DATE: 2016.07.28 PROJECT NO. 2056.01 DRAWING NO. [ ] REV. SK-J A
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TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **September 28, 2016** PROJECT FILE: **7816-0206-00**

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RE: **Engineering Requirements  
Location: 10131 176 Street**

### REZONE/SUBDIVISION

#### *Works and Services*

- Construct the south half of Abbey Drive to the Through Local Road.
- Remove the 176 Street Frontage Road infrastructure and reconstruct with topsoil and sod.
- Construct 6.0 metre concrete driveway letdowns to all lots.
- Provide on-site mitigation features to meet the requirements of the Bon Accord –North Slope ISMP:
- Provide water, storm, and sanitary service connections to service each lot.
- Resolve the downstream sanitary sewer capacity constraint to ensure sufficient capacity is provided for the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

CE4

**BUILDING GUIDELINES SUMMARY****V.1.0**

**Surrey Project no.:** 16-0206-00 (Matharu)  
**Property Location:** 10131-176 ST, Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
 Ran Chahal, Architectural Technologist AIBC, CRD  
 #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 old urban area built out in the 1980'-90's with newer homes built in the 2008's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-4500sf.

Most of the existing homes have mid to mid-massing characteristics with 66% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Asphalt roof shingles being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Vinyl and Cedar with Brick or Stone as an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 67% of the homes having Exposed Aggregate driveways.

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

None except for a few of the newer homes on Abbey Drive that have covered front verandas. Since the majority of the existing homes in the study area are 30-40 years old, a new character area will be created. 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” 88.0%  
 “Basement Entry/Cathedral Entry” 0.00%  
 “Rancher (Bungalow)” 12.0%  
 “Split Levels” 0.00%

**Dwelling Sizes/Locations:** Size range: 12.0% under 3000 sq.ft excl. garage  
**(Floor Area and Volume)** 44.0% 3001 - 4000 sq.ft excl. garage  
 44.0% over 4001 sq.ft excl. garage

**Exterior Treatment** Cedar: 28.0% Stucco: 42.0% Vinyl: 34.0%  
**/Materials:** Brick or stone accent on 42.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 66.0% Cedar Shingles: 0.0%  
 Concrete Tiles: 34.0% Tar & Gravel: 0.00%  
 50.00% of all homes have a roof pitch 6:12 or lower.

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

**Streetscape:** A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Roof Shingles on most of the homes. Most homes are clad in Stucco.

**Other Dominant Elements:** None

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which 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/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

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

<b>Exterior Treatment /Materials:</b>	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. "West Coast Contemporary" designs will also be permitted, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design. "West Coast Contemporary" designs will also be permitted since most of the existing homes in the study area are old older homes with low pitched roofs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl but not allowed on any street side, 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.
<b>Roof Pitch:</b>	Minimum 6:12, with some exceptions, including the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

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

August 29, 2016  
 Date



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: TBD


Address: 10131 - 176 Street

Registered Arborist: Vanessa Melney (PN-5611A)

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)	30
<b>Protected Trees to be Removed</b>	22
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	4
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 14 X one (1) = <u>14</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = <u>16</u></li> </ul>	30
<b>Replacement Trees Proposed</b>	30
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) =</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =</li> </ul>	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

<p style="text-align: center;"></p> <p>Signature of Arborist:</p>	<p>Date: September 22, 2016</p>
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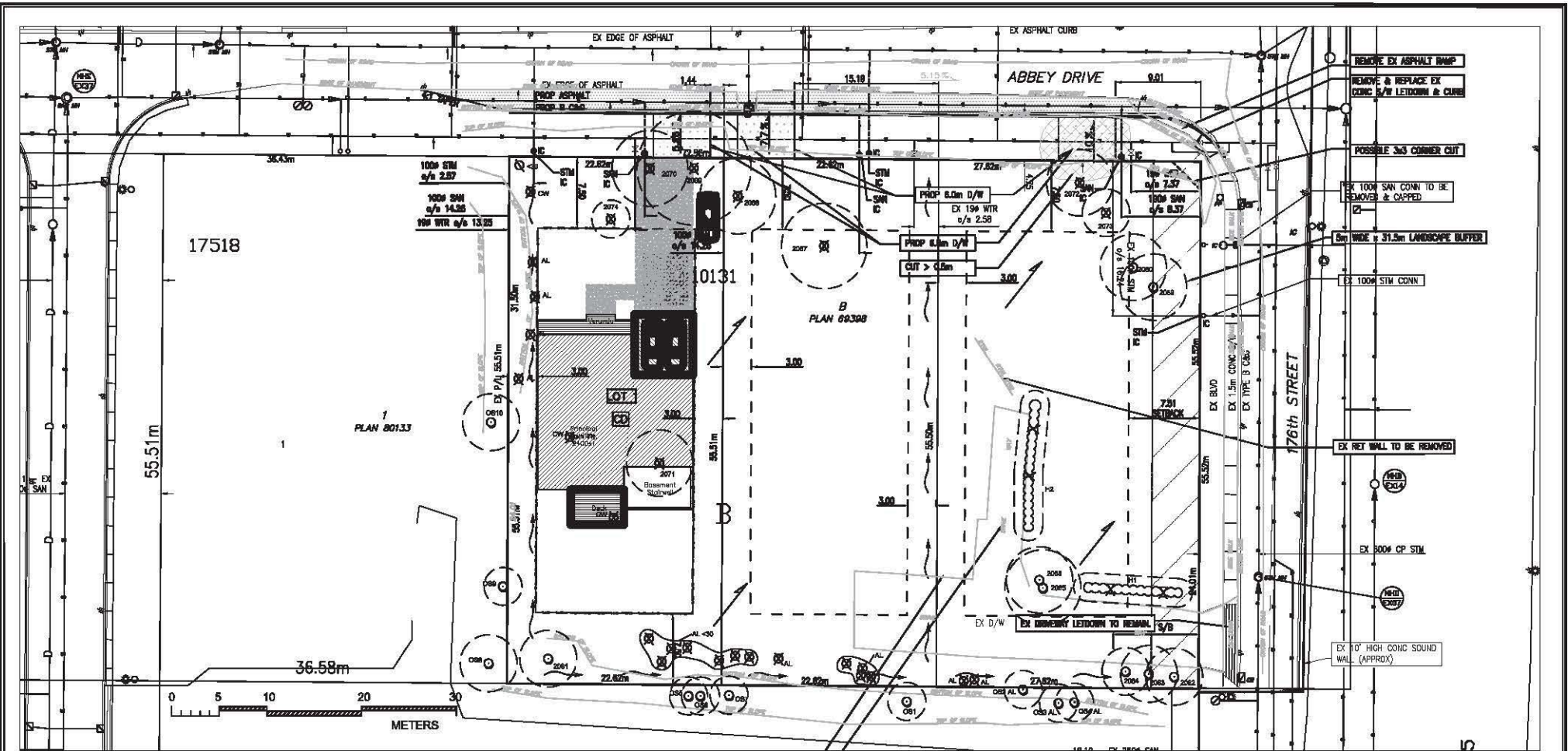
Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/ Cottonwood	14	14	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Birch	2	0	2
Cherry	1	1	0
Maple, Bigleaf	5	4	1
Willow, Sitka			
<b>Coniferous Trees</b>			
Cedar, Deodar	3	1	2
Douglas-fir	3	0	3
Spruce, Norway	2	2	0
Western Hemlock			
<b>Total (excluding Alder and Cottonwood Trees)</b>	16	8	8
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		TBD	
<b>Total Retained and Replacement Trees</b>		TBD	





**LEGEND**

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  MINIMUM NO DISTURBANCE ZONE



NO.	DATE	BY	REVISION
1	MAY0416	NK	LOT GRADING AND LOT LAYOUT
2	MAY0416	NK	LOT GRADING AND LOT LAYOUT REVISED
3	MAY0616	NK	LOT GRADING AND LOT LAYOUT REVISED
4	AUG0816	NK	LOT GRADING AND LOT LAYOUT REVISED
6	SEPTE16	NK	HOUSE PLAN ADDED

**MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS**

#105, 8277 128 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 583-0300  
Fax: (778) 583-0302  
Mobile: (604) 240-0908  
Email: mfadum@fadum.ca

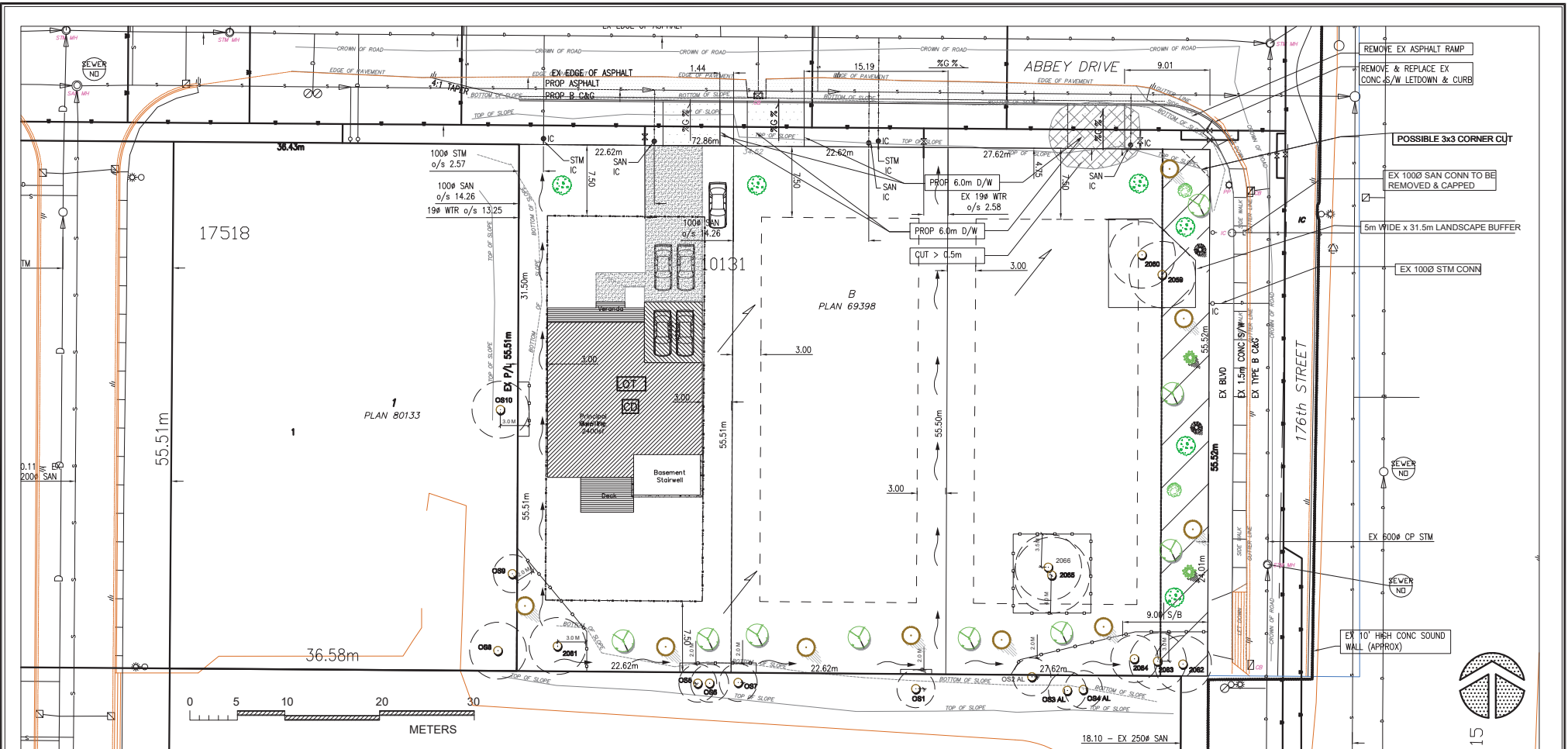
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PROJECT TITLE  
**10131 176 STREET  
SURREY, BC**

DRAWN  
SCALE  
DATE

CLIENT  
DATE  
APRIL 25, 2018

**T-1**  
SHEET 1 OF 2



**LEGEND**

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING

**REPLACEMENT TREE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	REMARKS
TREES	11	Cercidiphyllum japonicum	Katsura Tree	5cm cal - B&B	1.8m Standard
	11	Chamaecyparis nootkatensis	Nootka Cypress	3.0m ht - B&B	1.8m Standard
	8	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	5cm cal - B&B	1.8m Standard
SHRUBS	2	Abelia 'Edward Goucher'	Pink Abelia	#2 pot 30cm ht/spr	
	2	Azalea japonica 'Blue Danube'	Azalea - purple	#2 pot 25cm ht/spr	

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

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NO.	DATE	BY	REVISION
1	MAY0416	MK	LOT GRADING AND LOT LAYOUT
2	MAY0416	MK	LOT GRADING AND LOT LAYOUT REVISED
3	MAY0516	MK	LOT GRADING AND LOT LAYOUT REVISED
4	AUG3016	MK	LOT GRADING AND LOT LAYOUT REVISED
5	SEPT2116	MK	HOUSE PLAN ADDED

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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**PROJECT TITLE**  
**10131 176 STREET**  
 SURREY, B.C.

**SHEET TITLE**  
**T2 - TREE PROTECTION PLAN**

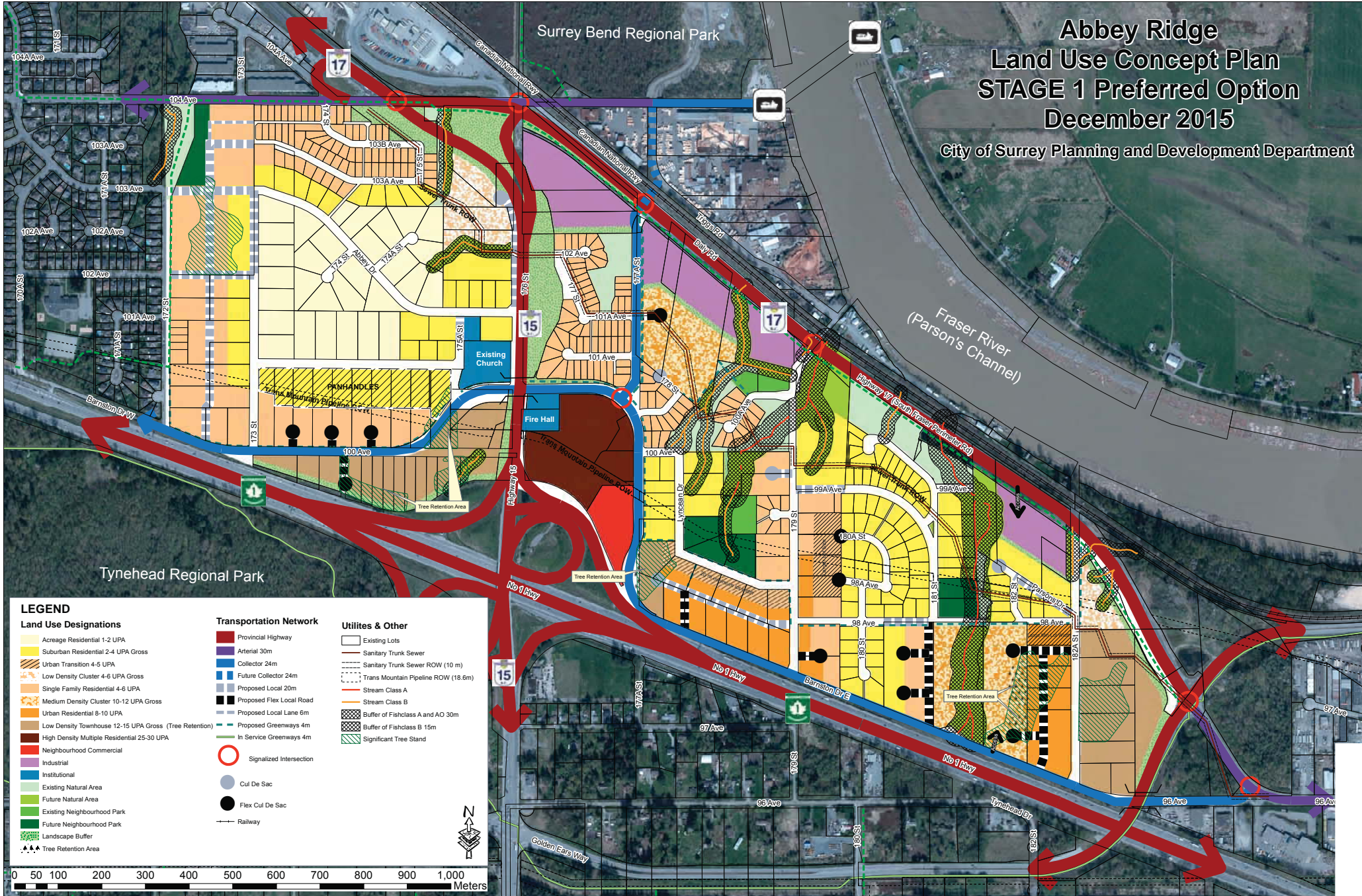
**CLIENT**

**DRAWN** MK  
**SCALE** AS SHOWN  
**DATE** APRIL 25, 2016

**T-2**  
 SHEET 2 OF 2

# Abbey Ridge Land Use Concept Plan STAGE 1 Preferred Option December 2015

City of Surrey Planning and Development Department



**LEGEND**

<p><b>Land Use Designations</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> Acreage Residential 1-2 UPA</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff176; border: 1px solid black; margin-right: 5px;"></span> Suburban Residential 2-4 UPA Gross</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc80; border: 1px solid black; margin-right: 5px;"></span> Urban Transition 4-5 UPA</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9800; border: 1px solid black; margin-right: 5px;"></span> Low Density Cluster 4-6 UPA Gross</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff5722; border: 1px solid black; margin-right: 5px;"></span> Single Family Residential 4-6 UPA</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff175d; border: 1px solid black; margin-right: 5px;"></span> Medium Density Cluster 10-12 UPA Gross</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Urban Residential 8-10 UPA</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Low Density Townhouse 12-15 UPA Gross (Tree Retention)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c0392b; border: 1px solid black; margin-right: 5px;"></span> High Density Multiple Residential 25-30 UPA</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9c27b0; border: 1px solid black; margin-right: 5px;"></span> Neighbourhood Commercial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bcd4; border: 1px solid black; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #009688; border: 1px solid black; margin-right: 5px;"></span> Institutional</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> Existing Natural Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e8f5e9; border: 1px solid black; margin-right: 5px;"></span> Future Natural Area</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> Existing Neighbourhood Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e8f5e9; border: 1px solid black; margin-right: 5px;"></span> Future Neighbourhood Park</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> Landscape Buffer</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> Tree Retention Area</li> </ul>	<p><b>Transportation Network</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> Provincial Highway</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bcd4; border: 1px solid black; margin-right: 5px;"></span> Arterial 30m</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #009688; border: 1px solid black; margin-right: 5px;"></span> Collector 24m</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00796b; border: 1px solid black; margin-right: 5px;"></span> Future Collector 24m</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #004d40; border: 1px solid black; margin-right: 5px;"></span> Proposed Local 20m</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #002d27; border: 1px solid black; margin-right: 5px;"></span> Proposed Flex Local Road</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #001d1c; border: 1px solid black; margin-right: 5px;"></span> Proposed Local Lane 6m</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> Proposed Greenways 4m</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #000000; border: 1px solid black; margin-right: 5px;"></span> In Service Greenways 4m</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid red; border-radius: 50%; margin-right: 5px;"></span> Signalized Intersection</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid blue; border-radius: 50%; margin-right: 5px;"></span> Cul De Sac</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> Flex Cul De Sac</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Railway</li> </ul>	<p><b>Utilities &amp; Other</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Existing Lots</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Sanitary Trunk Sewer</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Sanitary Trunk Sewer ROW (10 m)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Trans Mountain Pipeline ROW (18.6m)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Stream Class A</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Stream Class B</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Buffer of Fishclass A and AO 30m</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Buffer of Fishclass B 15m</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px solid black; margin-right: 5px;"></span> Significant Tree Stand</li> </ul>
--	--	---

0 50 100 200 300 400 500 600 700 800 900 1,000 Meters

V:\Policy\Long Range\GIS\_ANALYSIS\FRASER\_HEIGHTS\East\_Fraser\_heights\_Abbey\_Ridge\LAND\_USE\_PLAN

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)

Parcel Identifier: 001-566-555  
 Lot B Section 6 Township 9 Plan 69398 New Westminster District  
 10131 - 176 Street

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

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

**A. Intent**

This Comprehensive Development Zone is intended for *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. The maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. 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 maximum *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* shall not exceed 0.37, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*;
  - (b) Notwithstanding Sub-section D.3.(a), the maximum allowable floor area shall be 465 square metres [5,000 sq.ft.]; and
  - (c) 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 maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
    - 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 [12 ft.], except for a maximum of 19 square metres [200 sq. ft.] on the *lot*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 25%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

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 building*: The *building height* shall not exceed 9 metres [30 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 of 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 (a) and (b) shall not exceed 4.
3. 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* or within 1 metre [3 ft.] of the front *lot line* subject to the residential parking requirements stated in Table C.1 of 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

*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>
1,250 sq. m. [13,400 sq.ft.]	22 metres [72 ft.]	55 metres [180 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, by-laws, 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. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.

9. Tree regulations are set out in Surrey Tree Protection By-law, 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