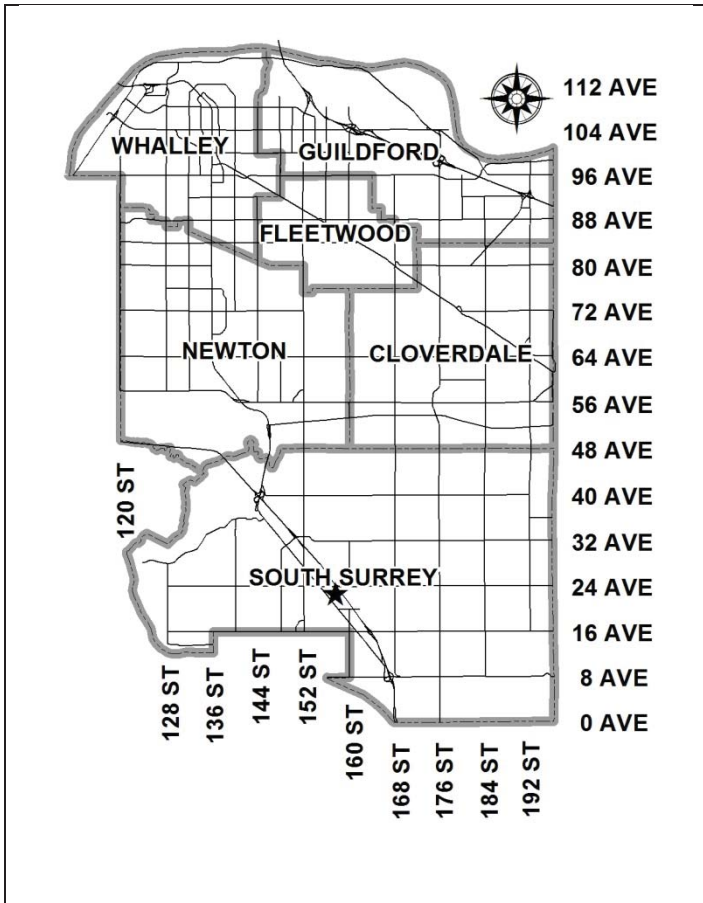


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0308-00

Planning Report Date: December 19, 2016



PROPOSAL:

- **LAP Amendment** to introduce a new land use designation: Single Family Residential (Small Lots)
- **LAP Amendment** from Mobile Home Park to Single Family Residential (Small Lots)
- **Rezoning** from RF to RF-10
- **Development Variance Permit**

to allow subdivision into four single family (small) lots.

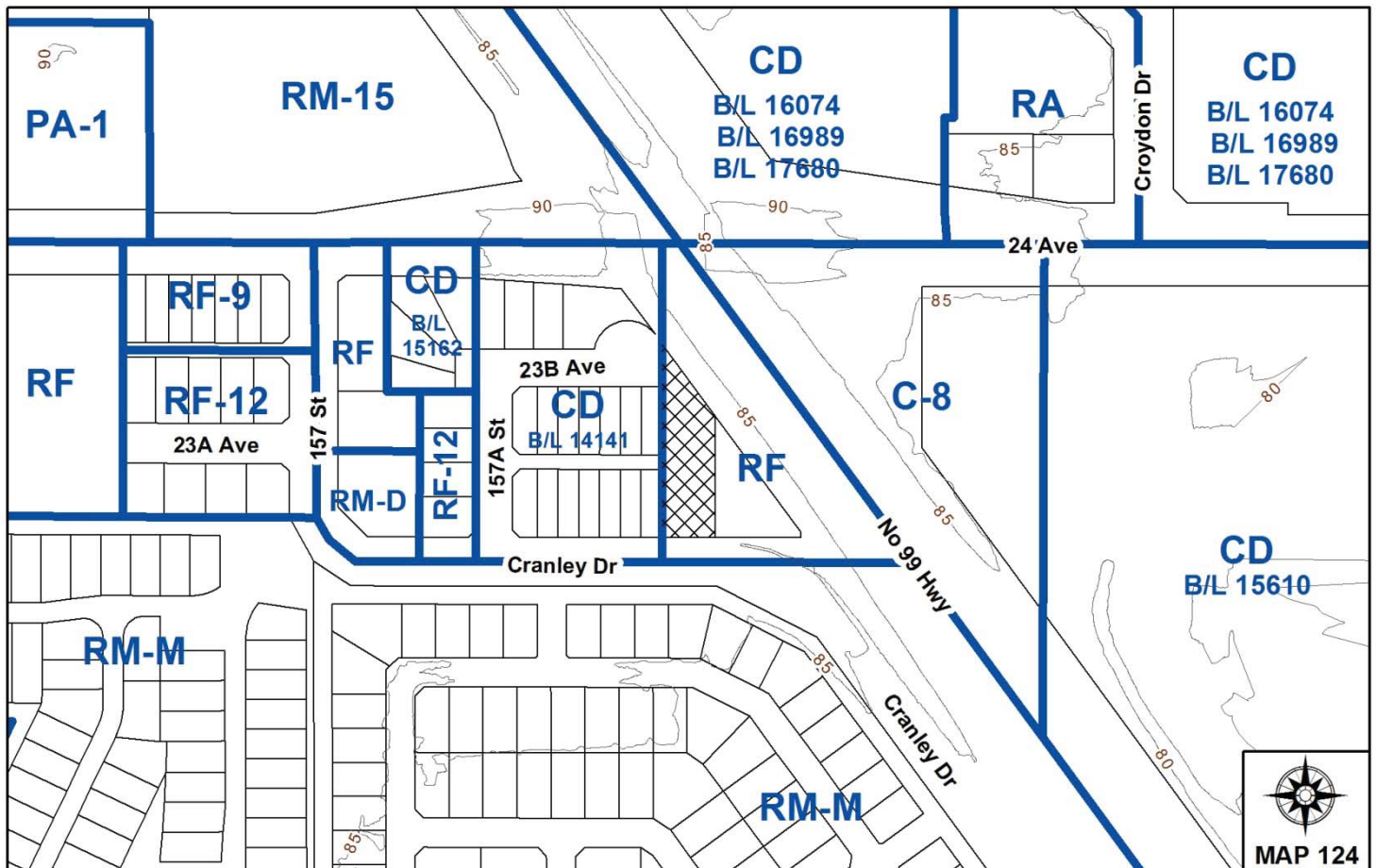
LOCATION: 15779 - Cranley Drive

OWNER: Roger Mulligan
 Fiona Mulligan

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Mobile Home Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires the following amendments to the King George Highway Corridor Land Use/Development Concept Plan:
 - Introduce a new land designation: "Single Family Residential (Small Lots)"; and
 - Redesignation of subject property from "Mobile Home Park" to "Single Family Residential (Small Lots)".
- The applicant is seeking variances to proposed lot dimensions, building setbacks, minimum building separation between the principal building and an accessory building, and increased fence height within a front yard.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP designation for the property.
- The proposed NCP amendment from "Mobile Home Park" to "Single Family Residential (Small Lots)" will result in a development pattern that is consistent with the existing development to the west. The applicant has demonstrated that the property directly to the east has the potential to follow a similar development pattern in the future.
- The proposed lot sizes meet the minimum lot area requirements of the RF-10 Zone and are larger than the lots to the west of the subject property that were created under Development Application No. 7900-0154-00.
- The proposed reduction in the minimum building separation between the principal building and an accessory building and the reduction of the minimum rear yard setbacks is proposed to facilitate the construction of houses of the maximum size permitted under the RF-10 zoning.
- The proposed increased fence height within a front yard will allow for the installation of a 1.8 metre (6 ft.) sound attenuation fence between the subject property and Highway 99.

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 (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0308-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the Type I Interior Lot of the RF-10 Zone for proposed Lots 1, 3, and 4 from 30 metres (98 ft.) to 28 metres (92 ft.);
 - (b) to reduce the minimum rear yard setback for accessory buildings of the Type I Interior Lot of the RF-10 Zone for proposed Lots 1, 3 and 4 from 1.2 metres (4 ft.) to 1.0 metre (3 ft.);
 - (c) to reduce the minimum separation distance required between the principal building and an accessory building for a Type I Interior Lot of the RF-10 Zone for proposed Lots 1, 3, and 4 from 6.5 metres (21 ft.) to 5 metres (16.5 ft.);
 - (d) to reduce the minimum lot width of the Type II Interior Lot of the RF-10 Zone for proposed Lot 2 from 12.3 metres (40 ft.) to 12.2 metres (40 ft.);
 - (e) to reduce the minimum rear yard setback of the Type II Interior Lot of the RF-10 Zone for proposed Lot 2 from 7.5 metres (25 ft.) to 1.0 metre (3 ft.) to the face of the garage and to 7.4 metres (24 ft.) to the remaining portion of the principal building; and
 - (f) to increase the maximum fence height within a front yard for proposed Lot 2 from 1.2 metres (4 ft.) to 1.8 metres (6 ft.).
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from BC Hydro;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) 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;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the proposed lots adjacent to Highway 99 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures, including the installation of a sound attenuation fence as detailed in Appendix VII.
4. Council pass a resolution to introduce a new land use designation "Single Family Residential (Small Lots)" in the King George Highway Corridor Land Use/Development Concept Plan; and to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from "Mobile Home Park" to "Single Family Residential (Small Lots)" when the project is considered for final adoption (Appendix VIII).

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 Jessie Lee Elementary School
1 Secondary student at Earl Marriott 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 late 2017.
- Parks, Recreation & Culture:** Parks has some concerns about the pressure the proposed development will place on existing Parks, Recreation and Culture facilities in the neighbourhood. A park amenity contribution will be required before final approval of this project.
- Ministry of Transportation & Infrastructure (MOTI):** Preliminary Approval granted for the rezoning for one year. No direct access is permitted to Highway 99. All structures having access from a municipal street are to be located a minimum of 3.0 metres (10 ft.) from the highway right-of-way. No storm drainage is to be directed into MOTI systems.
- BC Hydro:** There is 2.5 metre (8.5 ft.) wide BC Hydro Right-of-Way running parallel to the northeast property line of the subject site. BC Hydro advises that the proposed subdivision is feasible and reserves final approval until review of the final subdivision plan once it has been submitted.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Highway 99 and 24 Avenue):	Retail store and Restaurant	Commercial/ Commercial	CD (By-law No. 16074 as amended by 16989 & 17680)
East:	Single Family Dwelling	Urban/Mobile Home Park	RF
South (Across Cranley Drive):	Mobile Home Park	Urban/ not in NCP	RM-M
West:	Single Family Dwellings	Urban/Single Family Residential (Small Lots)	CD (By-law No. 14141)

JUSTIFICATION FOR PLAN AMENDMENT

- The 1,422 square metre (15,306 sq. ft.) subject site is located at 15779 Cranley Drive. The site is zoned "Single Family Residential Zone (RF)", is designated "Urban" in the Official Community Plan (OCP), and "Mobile Home Park" in the King George Highway Corridor Land Use/ Development Concept Plan.
- The proposal requires the following amendments to the King George Highway Corridor Land Use/Development Concept Plan:
 - Introduce a new land use designation: "Single Family Residential (Small Lots)"; and
 - Redesignation of subject property from "Mobile Home Park" to "Single Family Residential (Small Lots)".
- Within the King George Highway Corridor Land Use/Development Concept Plan, the area directly north of an existing mobile home park and south of 24 Avenue, between 156 Street and Highway 99, was designated "Mobile Home Park". The area was never developed as a mobile home park.
- Since the early 2000s, four development applications (Nos. 7900-0154-00, 7902-0354-00, 7903-0229-00, and 7910-0267-00) for rezoning and subdivision within the area designated "Mobile Home Park" have been approved. Although Council approved corresponding amendments to the King George Highway Corridor Land Use/Development Concept Plan to redesignate these properties, an amendment to introduce the new land use designation of "Single Family Residential (Small Lots)" was never introduced.
- The current amendment to the King George Highway Corridor Land Use/Development Concept Plan to introduce the new designation of "Single Family Residential (Small Lots)" will correct this previous omission.

- The proposed redesignation of the subject site from "Mobile Home Park" to "Single Family Residential (Small Lots)" is therefore consistent with the existing development pattern in the area. An additional four properties on 24 Avenue, 157 Street, and Cranley Drive designated as "Mobile Home Park" have the potential to follow a similar development pattern in the future.

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" to facilitate subdivision into four lots.
- The parent lot is an irregular shape. In order to facilitate the construction of houses of the size allowable under the RF-10 zoning, variances are being proposed on Lots 1, 3, and 4 for lot depth, rear yard setbacks, and the minimum distance between the principal building and an accessory building, and on Lot 2 for lot width and rear yard setback.
- The proposed lots will range in size from 294 square metres (3,165 sq. ft.) to 355 square metres (3,821 sq. ft.). The lot widths will range from 9.7 metres (32 ft.) to 12.2 metres (40 ft.). Besides the variance for lot depth on proposed Lots 1, 3, and 4, and lot width on proposed Lot 2, the lots conform to the minimum area requirements of the RF-10 zone.

Lot Grading & Building Scheme

- The applicant has 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, has proposed a set of building design guidelines. A summary is attached as Appendix V.
- A preliminary lot grading plan, submitted by H.Y. Engineering Ltd. has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Trees

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Sycamore Maple	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		0	
Contribution to the Green City Fund		\$2,400	

- The Arborist Assessment states that there are a total of 3 protected trees on the site, none of which are Alder and 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 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. Since no replacement trees are being proposed on the site, the deficit of 6 replacement trees will require a cash-in-lieu payment of \$2,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, no trees are proposed to be retained or replaced on the site and a contribution in the amount of \$2,400 to the Green City Fund will be required.

PRE-NOTIFICATION

- A development proposal sign was erected on September 8, 2016 and pre-notification letters were mailed on September 15, 2016 to the owners of 644 properties within 100 metres (300 ft.) of the subject property and to the Cranley Place Community Association, the Semiahmoo Residents Association, and the Grandview Heights Stewardship Association.
- To date, staff have received four phone calls and two emails in response to the public notification expressing the following concerns:

Additional Traffic and Parking on 23B Avenue and 157A Street:

Several residents expressed concerns over the potential for the proposed development to increase traffic and place additional pressure on street parking on 23B Avenue and 157A Street. Many of the existing houses on 23B Avenue and 157A Street have secondary suites and only 2 on-site parking spaces, which has created a situation where street parking has become an issue for area residents. Concerns were raised that additional traffic and street parking may create safety issues for children playing and could impede emergency vehicle access.

The 4 new proposed lots will be larger (294 to 355 square metres (3,165 to 3,821 sq. ft.)) than the majority of properties that were created under the previous Development Application No. 7900-0154-00 to the west (239 to 278 square metres (2,573 to 2,992 sq. ft.)). The additional area will allow for 3 on-site parking spaces per lot as per the City's current parking requirements for single family dwellings. No street parking will be removed as the proposed RF-10 lots will be accessed from a rear lane and will not have driveways fronting the 23B Avenue cul-de-sac or Cranley Drive.

Removal of Trees along 23B Avenue Cul-de-sac

One resident was concerned over the potential removal of a number of trees that were planted to form a hedge bordering the east side of the cul-de-sac on 23B Avenue when Development Application No. 7900-0154-00 was completed and the effect that would have on noise mitigation from the highway.

The trees forming the hedge are not by-law sized and therefore are not protected. A portion of the hedge will have to be removed to provide frontage to proposed Lots 1 and 2 along the cul-de-sac. The applicant was made aware of the concerns raised regarding noise mitigation and in response will be installing a 1.8 metre (6 ft.) high precast concrete sound attenuation fence along the northeast property line of proposed Lot 1 and the northeast and east property lines of proposed Lot 2. The Landscaping Plan for the sound attenuation fence is attached as Appendix VII).

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 18, 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 subject property is located in the King George Highway Corridor Land Use/ Development Concept Plan Area and is designated "Mobile Home Park". The site is designated "Urban" in the OCP and zoned RF. The application includes an NCP amendment from "Mobile Home Park" to "Single Family Residential (Small Lots)".
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal is for single family residential lots at 28 units per hectare (11 upa).

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	• N/A
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A development proposal sign was erected on September 8, 2016 and pre-notification letters were mailed on September 15, 2016. The rezoning will be subject to a Public Hearing.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot depth of the Type I Interior Lot of the RF-10 Zone on proposed Lots 1, 3, and 4 from 30 metres (98 ft.) to 28 metres (92 ft.).

Applicant's Reasons:

- The proposed reduction in lot depth is necessary to provide the required 6.0 metre (19.5 ft.) wide rear lane access to the proposed RF-10 lots.

Staff Comments:

- The proposed lot depth is consistent with the existing development to the west that was developed under Development Application No. 7900-0154-00.
- The proposed lot areas and lot widths comply with the Type I Interior Lot of the RF-10 Zone.

(b) Requested Variance:

- Reduce the minimum rear yard setback for accessory buildings of the Type I Interior Lot of the RF-10 Zone on proposed Lots 1, 3 and 4 from 1.2 metres (4 ft.) to 1.0 metre (3 ft.); and
- Reduce the minimum separation distance required between the principal building and an accessory building of the Type I Interior Lot of the RF-10 Zone on proposed Lots 1, 3, and 4 from 6.5 metres (21 ft.) to 5 metres (16.5 ft.).

Applicant's Reasons:

- The reduced rear yard setback for accessory buildings and the reduced minimum separation between the principal building and an accessory building will facilitate the construction of houses of the maximum size allowable under the RF-10 zoning.

Staff Comments:

- The proposed 1.0 metre setback for an accessory building is consistent with the minimum required setback in the CD Zone (By-law No. 14141) for the properties located directly to the west of the subject property.
- The proposed reduction in minimum lot depth that is necessary to provide rear lane access constrains the site and the area available for front and rear yards. The reduced separation between the principal dwelling and the garage, and resulting reduction in rear yard area, is considered acceptable given the constrained lot depth.

(c) Requested Variance:

- Reduce the minimum lot width of the Type II Interior Lot of the RF-10 Zone on proposed Lot 2 from 12.3 metres (40 ft.) to 12.2 metres (40 ft.).

Applicant's Reasons:

- The irregular shape of the northern portion of the subject site results in the requirement to create one Type I and one Type II RF-10 lots on this portion of the site. The subject site is slightly too narrow to achieve the combined minimum lot widths required for a Type I and Type II lot.

Staff Comments:

- Given the irregular shape of the northern portion of the subject property, a minor reduction in lot width for proposed Lot 2 is considered acceptable.
- The proposed lot area and lot depth complies with the Type II Interior Lot of the RF-10 Zone.

(d) Requested Variance:

- Reduce the minimum rear yard setback of the Type II Interior Lot of the RF-10 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 1.0 metre (3 ft.) to the face of the garage and 7.4 metres (24 ft.) to the remaining portion of the principal building.

Applicant's Reasons:

- The reduced rear yard setback will facilitate the construction of a house of the maximum size allowable under the RF-10 zoning.

Staff Comments:

- Proposed Lot 2 is an irregular shape and is further constrained by a minimum 3.0 metre side yard setback flanking Highway 99 imposed by the Ministry of Transportation and Infrastructure.
- The proposed 1.0 metre setback to the face of the garage is consistent with the minimum required setback in the CD Zone (By-law No. 14141) for the properties located directly to the west of the subject property.
- The proposed 7.4 metres (24 ft.) setback to the remainder of the principal building is minimal given the context of the site.
- Proposed Lot 2 has an enlarged side yard setback of 3.0 metres to enhance the useable yard area, as well as to maximize separation from Highway 99.

(e) Requested Variance:

- Increase the maximum allowable fence height in a front yard on proposed Lot 2 from 1.2 metres (4 ft.) to 1.8 metres (6 ft.).

Applicant's Reasons:

- The increased fence height will allow for the installation of a 1.8 metre (6 ft.) high sound attenuation fence along the northeast and east property lines of proposed Lot 2 to mitigate noise from Highway 99.

Staff Comments:

- The proposed sound attenuation fence will address a concern raised by a neighbouring resident regarding the removal of a portion of hedge bordering the east side of the cul-de-sac on 23B and Highway 99.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	Proposed Subdivision Layout and Site Plan
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.	Landscape Plan for Sound Attenuation Fence
Appendix VIII.	NCP Plan and Proposed Redesignation
Appendix IX.	Development Variance Permit No. 7916-0308-00

INFORMATION AVAILABLE ON FILE

- Road Traffic Noise Control Study prepared by BAP Acoustics dated November 4, 2016

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.35
Hectares	0.14
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	9.7 m – 12.2 m
Range of lot areas (square metres)	294 m ² – 355 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	28 uph / 11 upa
Lots/Hectare & Lots/Acre (Net)	32 uph / 13 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	37%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	57%
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	YES



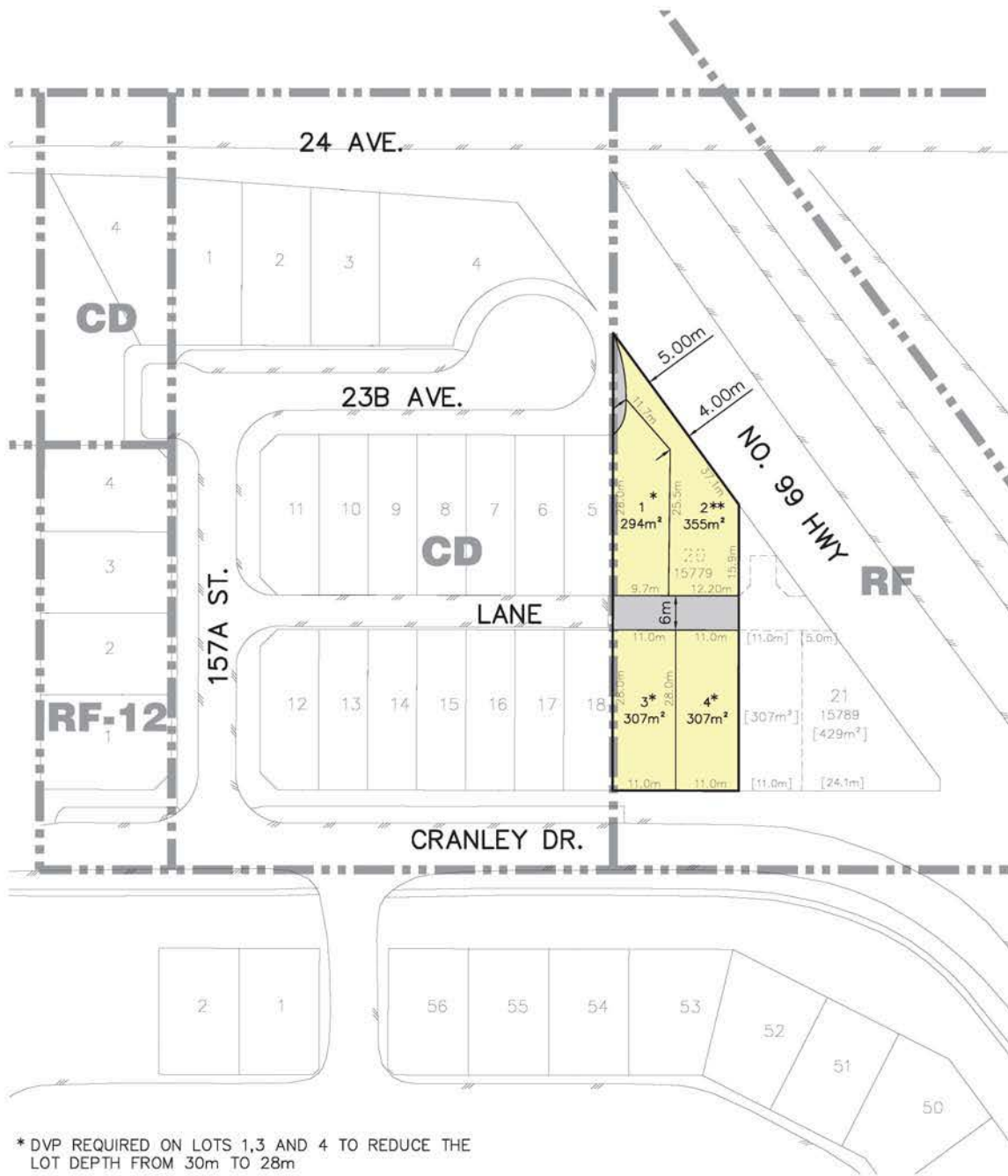
Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

File No: 7916-0308-00
 MAP #: 124
 EXIST. ZONE: RF
 PROP. ZONE: RF-10



CIVIC ADDRESS: 15779 - CRANLEY DRIVE, SURREY, B.C.
 LEGAL: LOT 20 SECTION 14 TOWNSHIP 1 PLAN 37019 N.W.D.



* DVP REQUIRED ON LOTS 1,3 AND 4 TO REDUCE THE LOT DEPTH FROM 30m TO 28m
 ** DVP REQUIRED ON LOT 2 FOR LOT WIDTH AND DEPTH REDUCTIONS

GROSS SITE AREA: 1423.86sqm (0.35ac)
 ROAD DEDICATION AREA: 161.28sqm

H.Y. ENGINEERING LTD.
 • #200-9128-152nd, St. Surrey, BC V3R 4E • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

LEGEND

- FUTURE LOTS
- PROPOSED PROPERTY LINE
- PROPOSED LOTS
- PROPOSED ROAD R.O.W. DEDICATION

H.Y.#:164506 | ALTERNATIVE#03 | DATE: 17 OCT/16 | SCALE: 1:750

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\164506\PLANNING\ALTO1.DWG

(RF-10 Zone)

PROPOSED

B Avenue

Highway 99

LOT 1 TOTAL AREA CALCULATION	
Main Floor :	1000.00
Upper Floor :	915.00

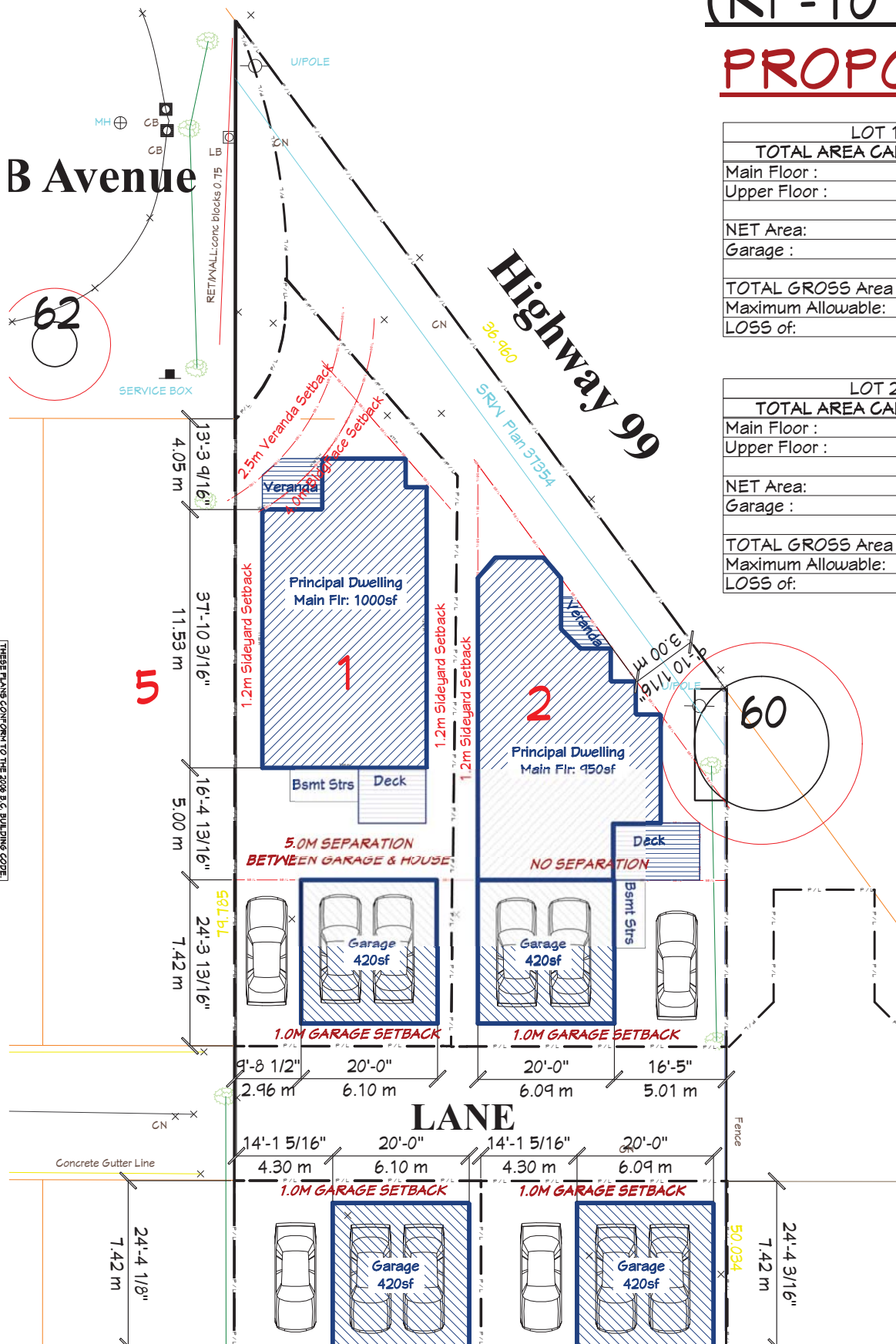
NET Area:	1915.00
Garage :	420.00

TOTAL GROSS Area :	2335.00
Maximum Allowable:	2335.00
LOSS of:	0.0sf

LOT 2 TOTAL AREA CALCULATION	
Main Floor :	950.00
Upper Floor :	965.00

NET Area:	1915.00
Garage :	420.00

TOTAL GROSS Area :	2335.00
Maximum Allowable:	2335.00
LOSS of:	0.00sf



SITE PLAN - Building Envelope

THESE PLANS CONFORM TO THE 2008 B.C. BUILDING CODE.



APPEX DESIGN GROUP INC 1488 ST. JAMES ST. S. VANCOUVER, BC V6P 4K4 TEL: (604) 263-5251 FAX: (604) 263-5288 WWW: APPEXDESIGNGROUP.COM	URBAN PLAN 15719 Cranley Street, Surrey, BC
	CLIENT: Auz Construction CITY PROJECT NO: 16-0306 SITE LOCATION: 15719 Cranley Street, Surrey, BC
DATE: September 10, 2016 SCALE: 1/4" = 1' (for as noted) SHEET TITLE: XS-2016.12.01 R1	PROJECT NO: A-4.0 DATE: December 1, 2016

(RF-10 Zone)

PROPOSED

LOT 3 TOTAL AREA CALCULATION	
Main Floor :	1060.00
Upper Floor :	855.00

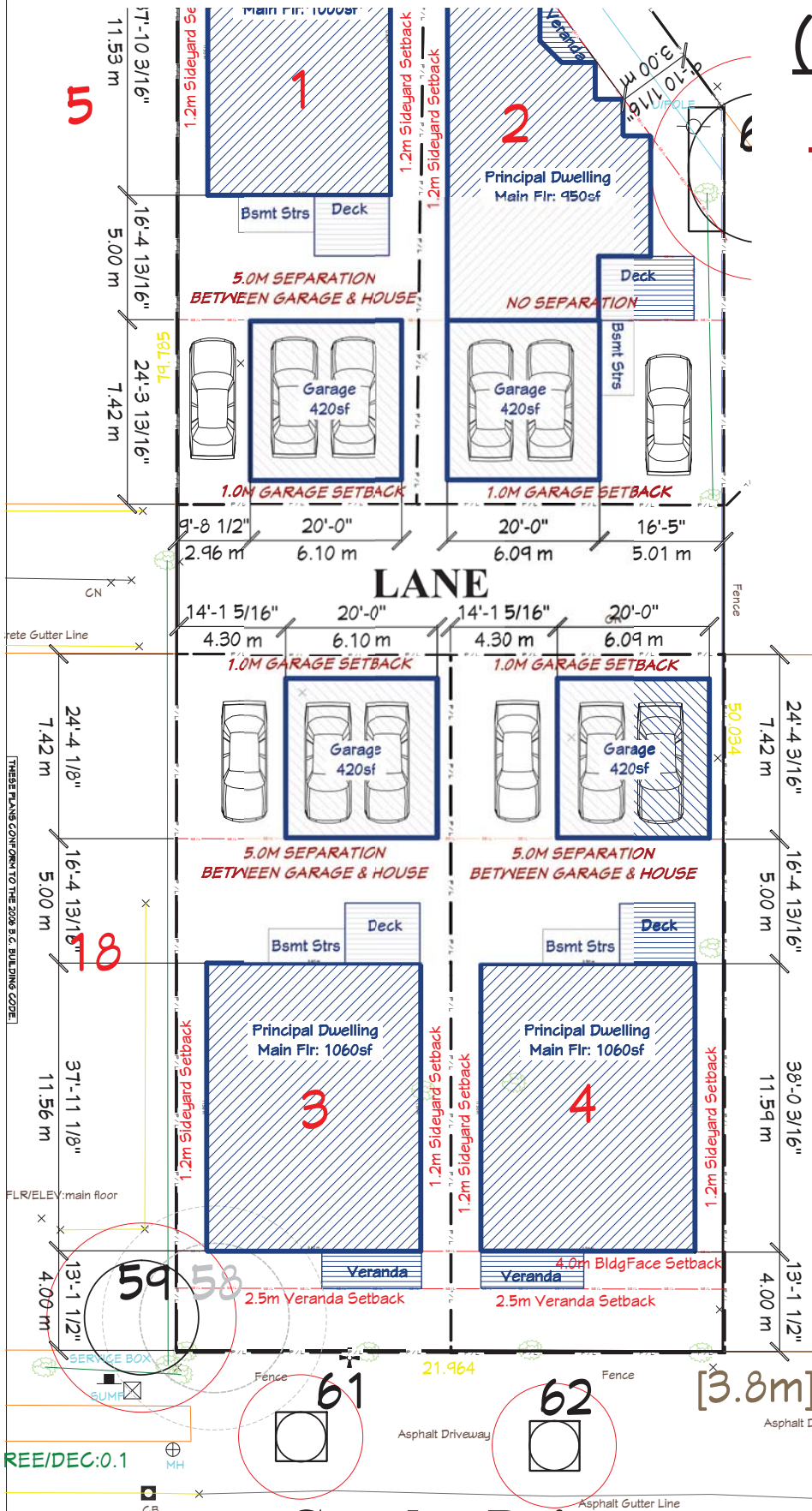
NET Area:	1915.00
Garage :	420.00

TOTAL GROSS Area :	2335.00
Maximum Allowable:	2335.00
LOSS of:	0.0sf

LOT 4 TOTAL AREA CALCULATION	
Main Floor :	1060.00
Upper Floor :	855.00

NET Area:	1915.00
Garage :	420.00

TOTAL GROSS Area :	2335.00
Maximum Allowable:	2335.00
LOSS of:	0.0sf



**Cranley Drive
SITE PLAN - Building Envelope**



Plan Number	A-5.0
Revision	0
Date	December 7, 2016
Scale	1/4" = 1' (for as noted)
Sheet Title	XX-2016.12.07.R1
Client	Auz Construction
City Project No.	16-0306
Site Location	15719 Cranley Street, Surrey, BC

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City Project No.	16-0306
Site Location	15719 Cranley Street, Surrey, BC

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 1488 ST. JAMES STREET
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 TEL: (604) 565-5251 FAX: (604) 565-5288
 WWW: www.appexdesign.com

REGISTERED PROFESSIONAL ENGINEER
 No. 40277
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL ARCHITECT
 No. 1000
 B.C. SOCIETY OF ARCHITECTS

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 No. 1000
 B.C. SOCIETY OF LANDSCAPE ARCHITECTS

REGISTERED PROFESSIONAL CIVIL ENGINEER
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REGISTERED PROFESSIONAL MECHANICAL ENGINEER
 No. 1000
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REGISTERED PROFESSIONAL CHEMICAL ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL BIOMEDICAL ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL MARINE ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL NUCLEAR ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL PETROLEUM ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL WATER ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

REGISTERED PROFESSIONAL WIND ENGINEER
 No. 1000
 B.C. SOCIETY OF PROFESSIONAL ENGINEERS

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

FROM: **Development Services Manager, Engineering Department**

DATE: **December 14, 2016** PROJECT FILE: **7816-0308-00**

RE: **Engineering Requirements
Location: 15779 Cranley Drive**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate to complete cul-de-sac bulb along 23B Avenue.
- Dedicate 6.0 m towards Residential Lane allowance.
- Register 0.5 m statutory right-of-way along Cranley Drive for inspection chambers and sidewalk maintenance.

Works and Services

- Construct the north side of Cranley Drive to Local Road standard.
- Construct the lane to Residential Lane standard.
- All access must be to lane as per Zoning Bylaw.
- Construct sanitary systems to service proposed development.
- Construct looped water main from 23B Avenue to Cranley Drive to maintain water quality.
- Construct water main along north side of Cranley Drive.
- Provide on-site stormwater management features in accordance with the Fergus Creek Integrated Stormwater Management Plan.
- Provide a water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

MB

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, October 12, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0308 00

SUMMARY

The proposed 4 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 2016 Enrolment/School Capacity

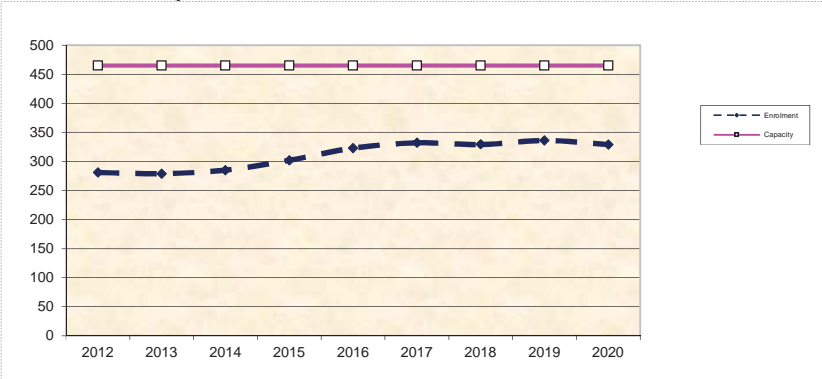
Jessie Lee Elementary	
Enrolment (K/1-7):	41 K + 282
Capacity (K/1-7):	40 K + 425
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

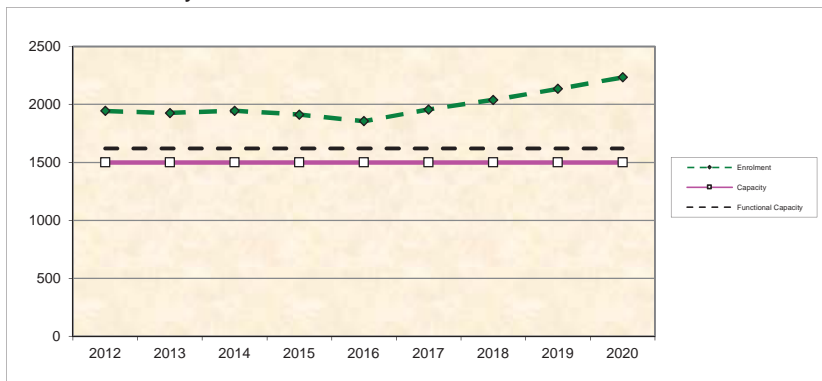
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A Late French Immersion program was moved from White Rock Elementary to Jessie Lee Elementary to help balance enrolment between elementary schools. Also, with the replacement school location of Sunnyside Elementary, there was a boundary move from Sunnyside to Jessie Lee which will help increase enrolment in the coming years. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. Capital project approval has been granted for the new 1,500 student secondary schools (likely opening 2020)

Jessie Lee Elementary



Earl Marriott 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.: 16-0308-00 (Auz Construction)
Property Location: 15779 Cranley, 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 urban area built out in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-2400sf.

Most of the existing homes have mid to mid-massing characteristics with 100% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 6/12 to a medium pitch of 8/12 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: Vinyl (dominant) & Cedar for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 90% 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”	90.0%
“Basement /Cathedral Entry”	0.00%
“Rancher (Bungalow)”	10.0%
“Split Levels”	0.00%

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

Size range: 10.0% under 2000 sq.ft excl. garage
90.0% 2001 - 2500 sq.ft excl. garage
0.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials:

Cedar: 5.0%	Stucco: 0.0%	Vinyl: 95.0%
Brick or stone accent on 0.0% 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 Vinyl.

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 or brown 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.

September 8, 2016
 Date

Tree Preservation Summary

Surrey Project No:

Address: 15779 Cranley Drive Surrey

Registered Arborist: Glenn Murray

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)	3
Protected Trees to be Removed	3
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 <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 3 </u> X two (2) = 6	6
Replacement Trees Proposed	
Replacement Trees in Deficit	6
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 0 </u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

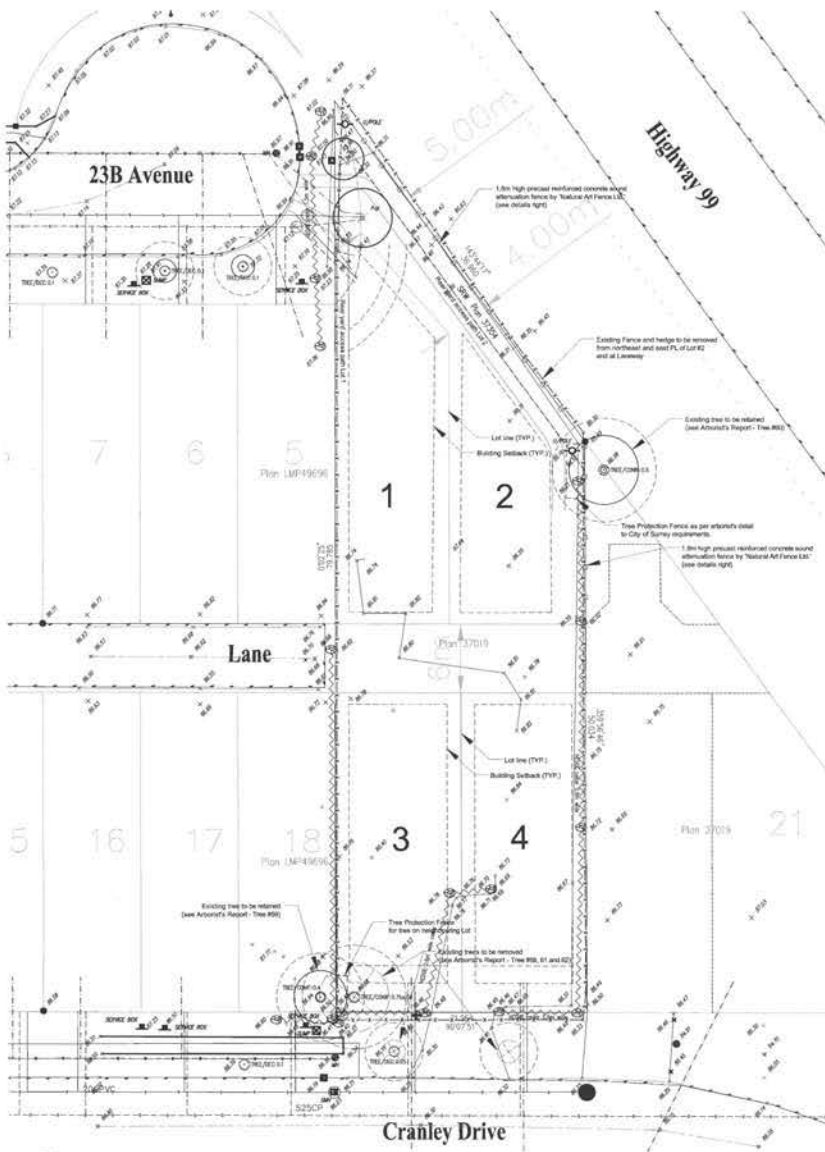
Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

20-Oct-16

 Date



1
L-1 LANDSCAPE PLAN
SCALE: 1:250

LEGEND

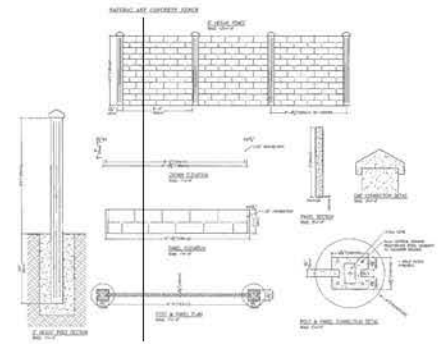
- Existing trees to be removed / retained
- Proposed Replacement Tree Planting
- Precast concrete sound attenuation fence 1.829mm high "Stone Tree" wall by Solid Rock Fencing
- Building envelope setback
- Tree Protection Fence

NOTES:

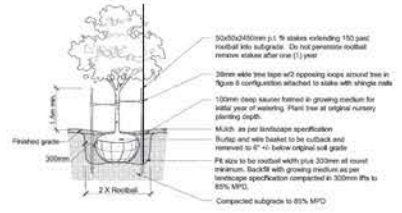
1. All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLA/BCNTA and the contract specification.
2. Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions:
Trees - Minimum 300 mm (1') of topsoil around the rootball compacted to 85% Std. Proctor Density
3. Ensure excavation or fill adjacent to existing trees does not exceed 6" (15cm) depth.
4. Tree protection fence shall be installed prior to construction and maintained until project completion.
5. Provide individual manual irrigation for replacement trees using "Gator Bags" or similar approved for the City of Surrey required Maintenance Period.

15779 Cranley Drive Replacement Tree List (2 trees as per Arborist's Report)

CODE	QTY	BOTANICAL	COMMON	SIZE	SPACING	TYPE	NATIVE
Ac	1	Acer circinatum	Vine maple	18-24"	as shown	tree	native
Ag	1	Acer ginnala 'Red November'	Red November Maple	Tom Cal	as shown	tree	nonnative



2
L-1 SOUND ATTENUATION FENCE - ELEVATION
SCALE: NTS



3
L-1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1:NTS



CITY OF SURREY FILE REF: 7916-0308-00
HY ENG. REF: 164506

REVISION	
No.	DESCRIPTION
1	REVIS PER CLIENT REQUEST
2	MINOR REVIS PER CLIENT REQUEST
3	REVIS PER CLIENT REQUEST

ISSUE	
No.	DESCRIPTION
1	CLIENT REVIEW
2	CLIENT REVIEW
3	CLIENT REVIEW
4	CITY SUBMISSION

DO NOT SCALE - WRITE DIMENSIONS TAKE PRECEDENCE

OWNER:
HY Engineering Ltd.
#200 - 9128 - 172nd Street
SURREY, BC



DESIGNED: SA
DRAWN: SE
CHECKED: SA

PROJECT:
4-Lot Subdivision
15779 Cranley Drive
SURREY, BC

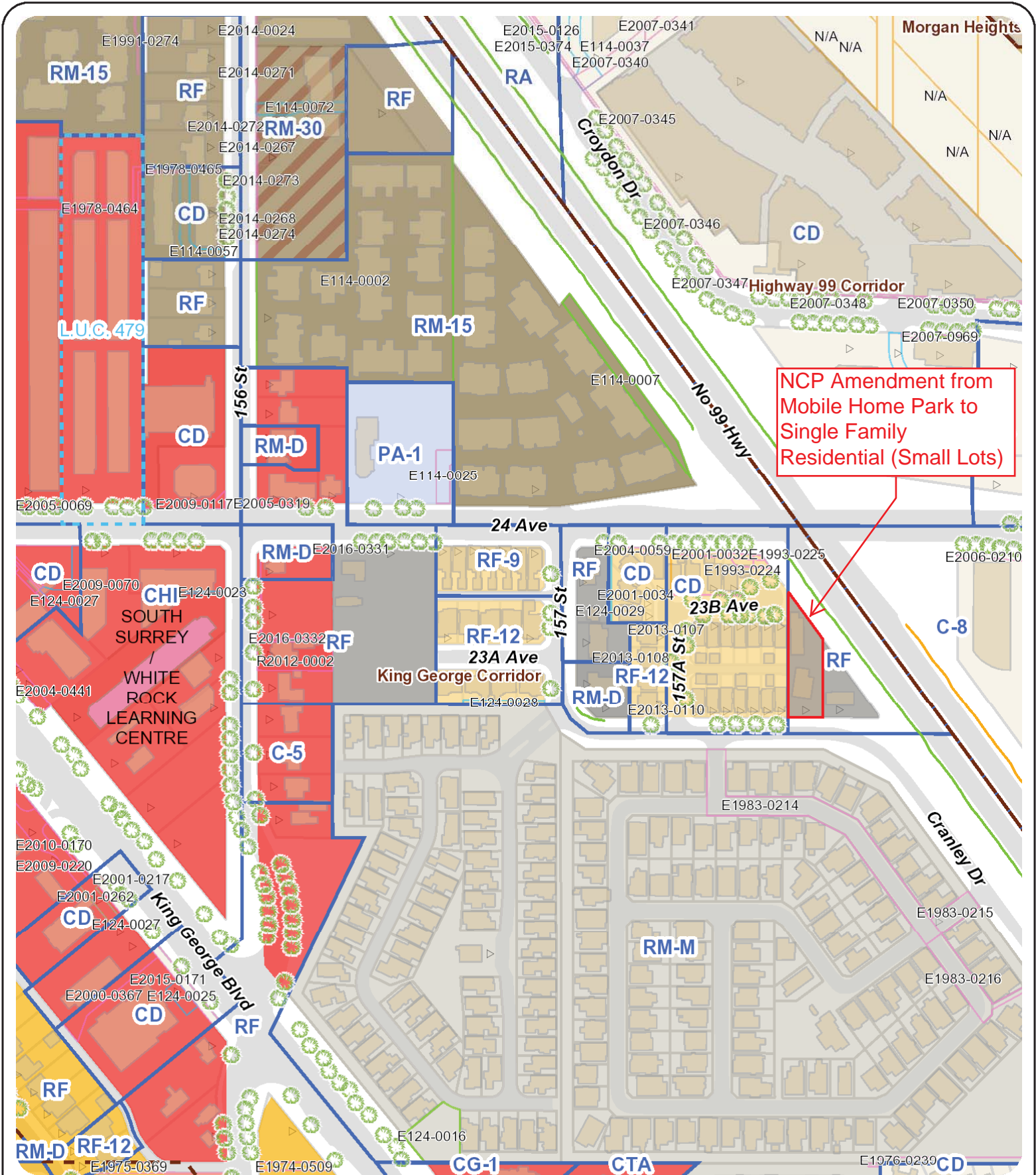
CLIENT:
Pacific Open Concepts Ltd.
#8 - 2970 King George Blvd.
SURREY, BC

LANDSCAPE PLAN			
SCALE:	1:250 & AS SHOWN	DATE:	10/Nov/2018
PROJECT NO.	1630	DWG NO.	L-1
REV			3





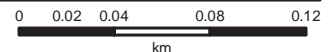
King George Highway Corridor Land Use Plan



NCP Amendment from
Mobile Home Park to
Single Family
Residential (Small Lots)

Scale: 1:3,164

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0308-00

Issued To: ROGER MULLIGAN
 FIONA MULLIGAN

 (the "Owner")

Address of Owner: 2970 - King George Boulevard
 Surrey, BC V4P 0E6

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: 002-216-698
Lot 20 Section 14 Township 1 New Westminster District Plan 37019

15779 - Cranley Drive

(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 titles have been issued, as follows:

Parcel Identifier:

- (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 Section K. Subdivision of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum lot depth of the Type I Interior Lot is reduced from 30 metres (98 ft.) to 28 metres (92 ft.) for Lots 1, 3, and 4;
 - (b) In Section F. Yards and Setbacks of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum rear yard setback for accessory buildings of the Type I Interior Lot is reduced from 1.2 metres (4 ft.) to 1.0 metre (3 ft.) for Lots 1, 3, and 4;
 - (c) In Section F. Yards and Setbacks of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum separation distance required between the principal building and accessory buildings of the Type I Interior Lot is reduced from 6.5 metres (21 ft.) to 5 metres (16.5 ft.) for Lots 1, 3, and 4;
 - (d) In Section K. Subdivision of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum lot width of the Type II Interior Lot is reduced from 12.3 metres (40 ft.) to 12.2 metres (40 ft.) for Lot 2;
 - (e) In Section F. Yards and Setbacks of Part 17C "Single Family Residential (10) Zone (RF-10)" the minimum rear yard setback of the Type II Interior Lot is reduced from 7.5 metres (25 ft.) to 1.0 metre (3 ft.) to the face of the garage and 7.4 metres (24 ft.) to the remaining portion of the principal building for Lot 2;
 - (f) In Section E. Sub-section 8(a)ii. of Part 4 "General Provisions" the maximum fence height within a front yard is increased from 1.2 metres (4 ft.) to 1.8 metres (6 ft.) for Lot 2.
5. The siting of buildings and structures shall be in accordance with the drawings numbered 7916-0308-00 (A) through to and including 7916-0308-00 (B) (the "Drawings") which are attached hereto and form part of this development variance permit.
6. This development variance permit applies to only the portion of the Land shown on 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 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.
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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

(RF-10 Zone)

PROPOSED

LOT 1 TOTAL AREA CALCULATION	
Main Floor :	1000.00
Upper Floor :	915.00

NET Area:	1915.00
Garage :	420.00

TOTAL GROSS Area :	2335.00
Maximum Allowable:	2335.00
LOSS of:	0.0sf

LOT 2 TOTAL AREA CALCULATION	
Main Floor :	950.00
Upper Floor :	965.00

NET Area:	1915.00
Garage :	420.00

TOTAL GROSS Area :	2335.00
Maximum Allowable:	2335.00
LOSS of:	0.00sf

B Avenue

Highway 99

Proposed minimum lot depth for Lot 1: 28 m (92 ft.)

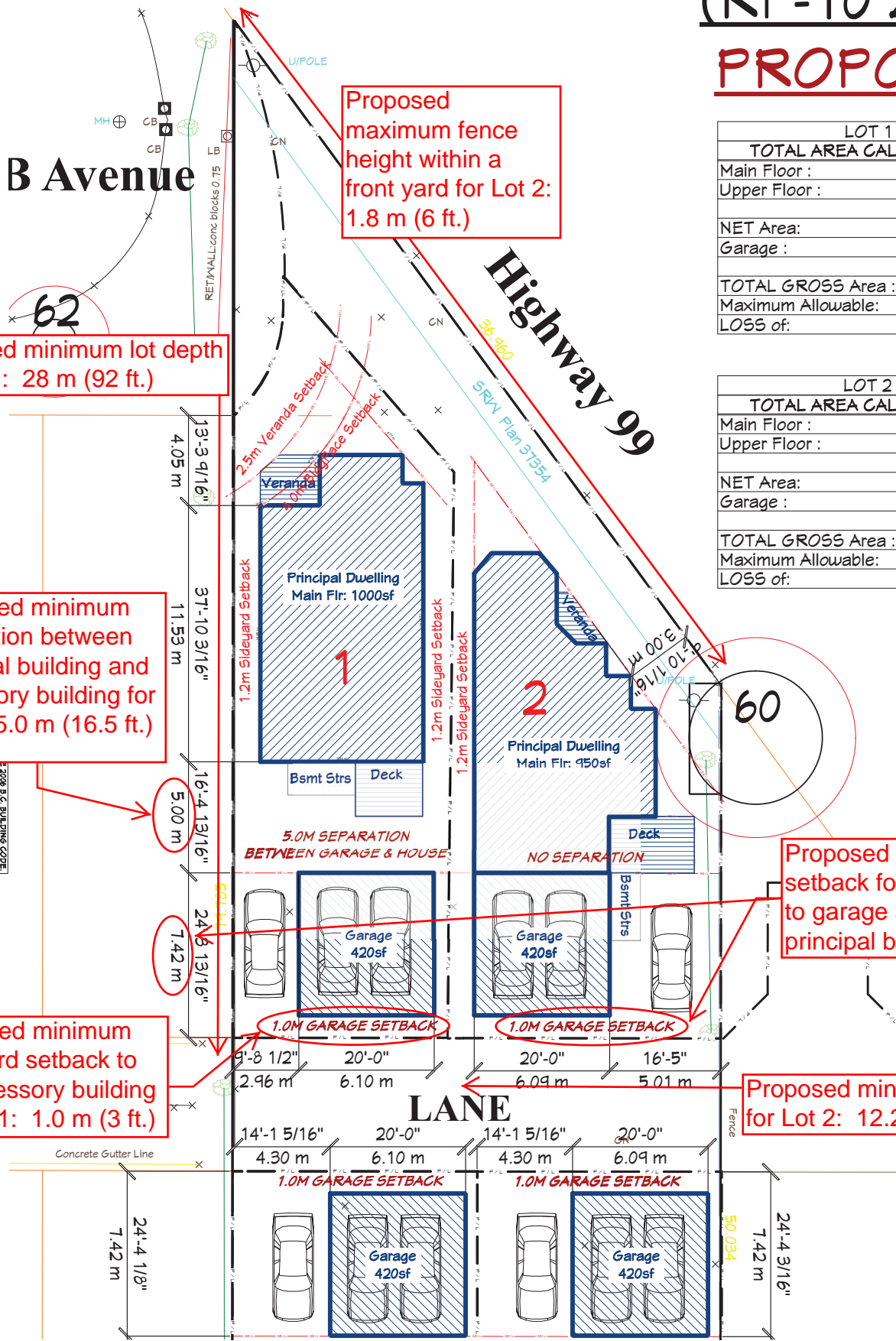
Proposed maximum fence height within a front yard for Lot 2: 1.8 m (6 ft.)

Proposed minimum separation between principal building and accessory building for Lot 1: 5.0 m (16.5 ft.)

Proposed minimum rear yard setback to an accessory building for Lot 1: 1.0 m (3 ft.)

Proposed minimum rear yard setback for Lot 2: 1.0 m (3 ft.) to garage and 7.4 m (24 ft.) to principal building

Proposed minimum lot width for Lot 2: 12.2 m (40 ft.)



SITE PLAN - Building Envelope

<p>Client: Auz Construction</p> <p>City Project No: 16-0306</p> <p>Site Location: 15719 Cranley Street, Surrey, BC</p>	<p>APPEX DESIGN GROUP INC</p> <p>1488 ST. JAMES STREET VANCOUVER, BC V6P 4K6 TEL: (604) 263-5251 FAX: (604) 263-5258 WWW: www.appexdesign.com</p>
<p>Form Number: A-4.0</p> <p>Revision: 0</p> <p>Issue Date: December 7, 2016</p>	<p>Structural Engineers Stamp</p> <p>APPEX DESIGN GROUP INC</p>

(RF-10 Zone)

PROPOSED

LOT 3	
TOTAL AREA CALCULATION	
Main Floor :	1060.00
Upper Floor :	855.00

NET Area:	1915.00
Garage :	420.00

TOTAL GROSS Area :	2335.00
Maximum Allowable:	2335.00
LOSS of:	0.0sf

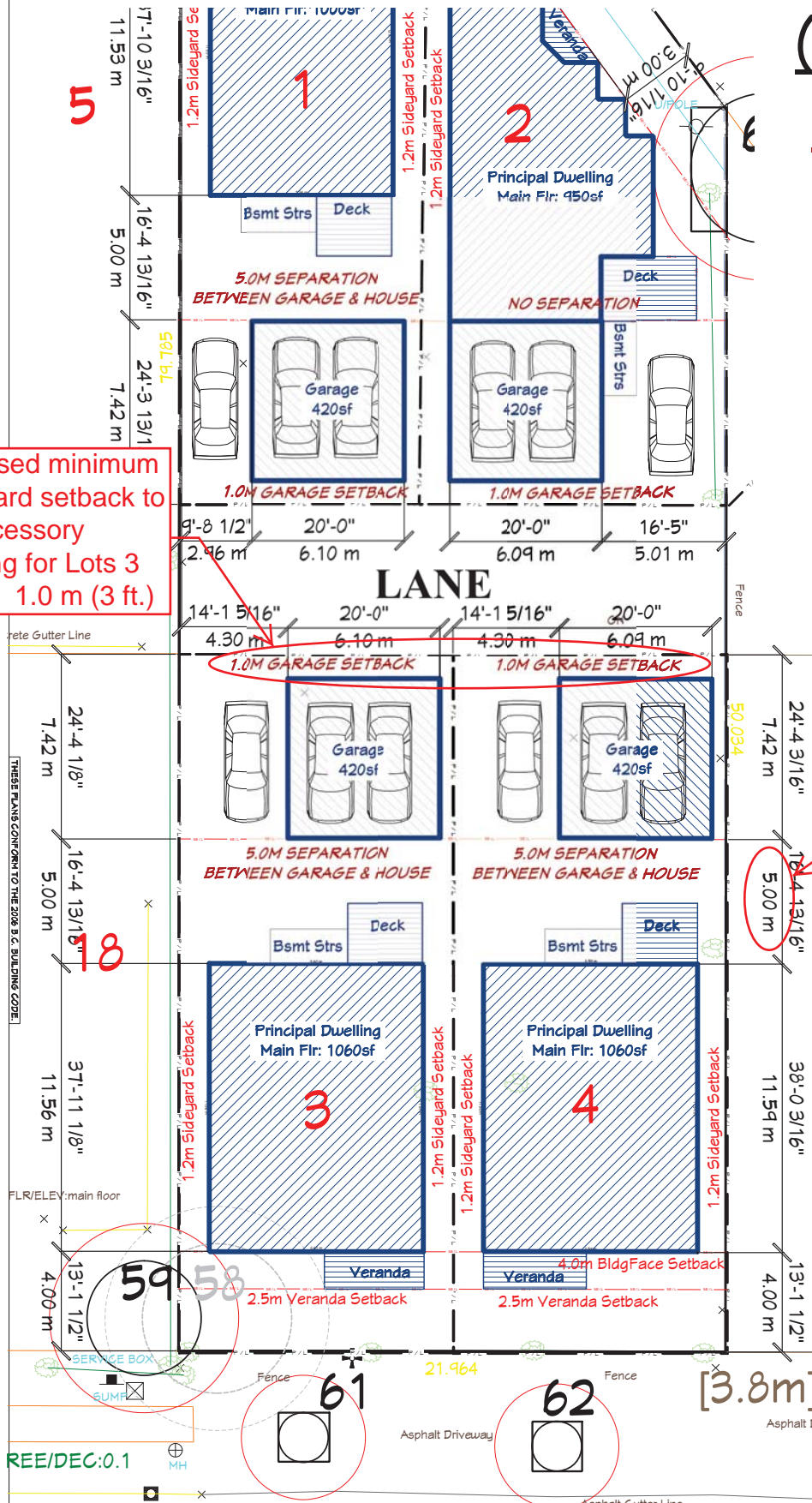
LOT 4	
TOTAL AREA CALCULATION	
Main Floor :	1060.00
Upper Floor :	855.00

NET Area:	1915.00
Garage :	420.00

TOTAL GROSS Area :	2335.00
Maximum Allowable:	2335.00
LOSS of:	0.0sf

Proposed minimum rear yard setback to an accessory building for Lots 3 and 4: 1.0 m (3 ft.)

Proposed minimum separation between principal building and accessory building for Lots 3 and 4: 5.0 m (16.5 ft.)



Cranley Drive SITE PLAN - Building Envelope



<p>DATE: 10/12/2016 DRAWN BY: [Signature] CHECKED BY: [Signature]</p>	<p>CLIENT: Auz Construction</p> <p>CITY PROJECT NO: 16-0308</p> <p>SITE LOCATION: 15719 Cranley Street, Surrey, BC</p>	<p>PROJECT/SUBMISSIONS STAMP:</p> <p>REGISTERED PROFESSIONAL ENGINEER APEX DESIGN GROUP INC. 1048 ST. JAMES STREET VANCOUVER, BC V6C 2R7 TEL: (604) 565-5251 FAX: (604) 565-5288 WWW: APEXDESIGNGROUP.COM</p>
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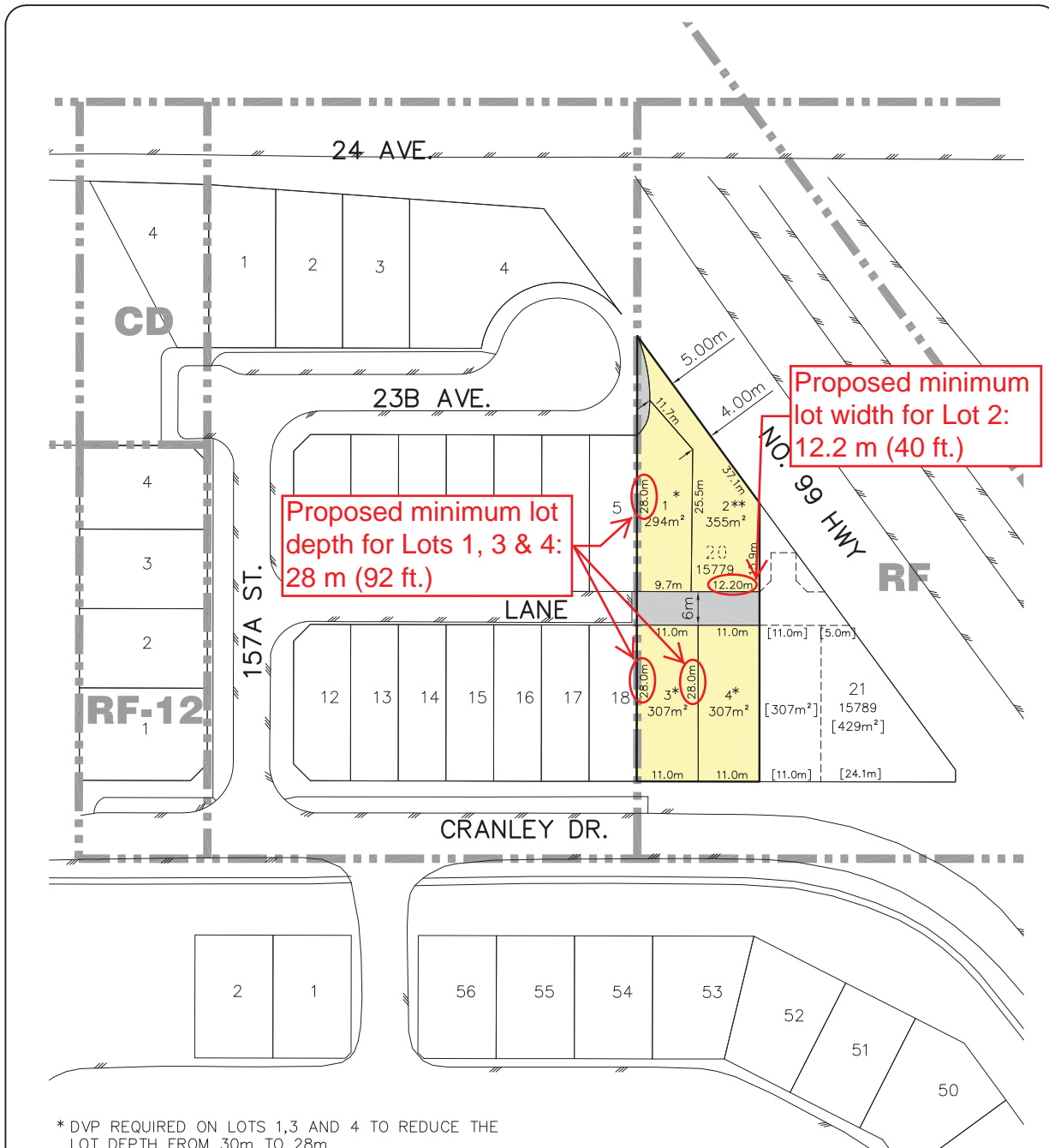
Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

File No: 7916-0308-00
 MAP #: 124
 EXIST. ZONE: RF
 PROP. ZONE: RF-10



CIVIC ADDRESS: 15779 - CRANLEY DRIVE, SURREY, B.C.
 LEGAL: LOT 20 SECTION 14 TOWNSHIP 1 PLAN 37019 N.W.D.



* DVP REQUIRED ON LOTS 1,3 AND 4 TO REDUCE THE LOT DEPTH FROM 30m TO 28m
 ** DVP REQUIRED ON LOT 2 FOR LOT WIDTH AND DEPTH REDUCTIONS

GROSS SITE AREA: 1423.86sqm (0.35ac)
 ROAD DEDICATION AREA: 161.28sqm

LEGEND

- FUTURE LOTS
- PROPOSED PROPERTY LINE
- PROPOSED LOTS
- PROPOSED ROAD R.O.W. DEDICATION

H.Y. ENGINEERING LTD.
 #200-9128-152nd. ST. Surrey, BC V3R 4E7 TEL 604-583-1616
 Website: www.hyengineering.com * FAX 604-583-1737

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#:164506 | ALTERNATIVE#03 | DATE: 17 OCT/16 | SCALE: 1:750

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\164506\PLANNING\AL.T01.DWG