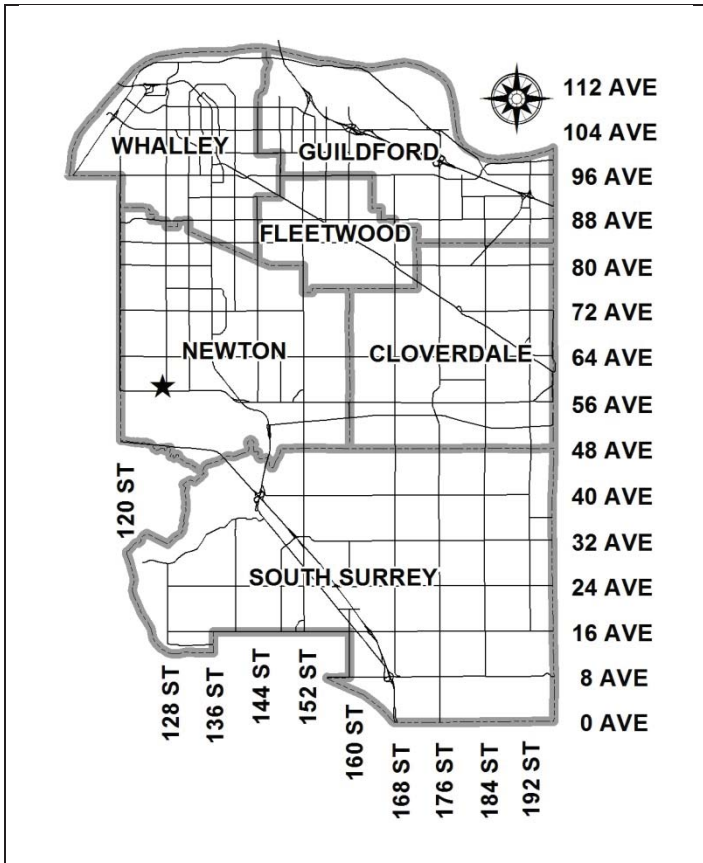


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0353-00

Planning Report Date: April 24, 2017



PROPOSAL:

- **NCP Amendment** for a portion of the site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)" and for changes to the road network.
- **Rezoning** from RA to RF-10 and RF-13 to allow subdivision into 16 single family small lots.

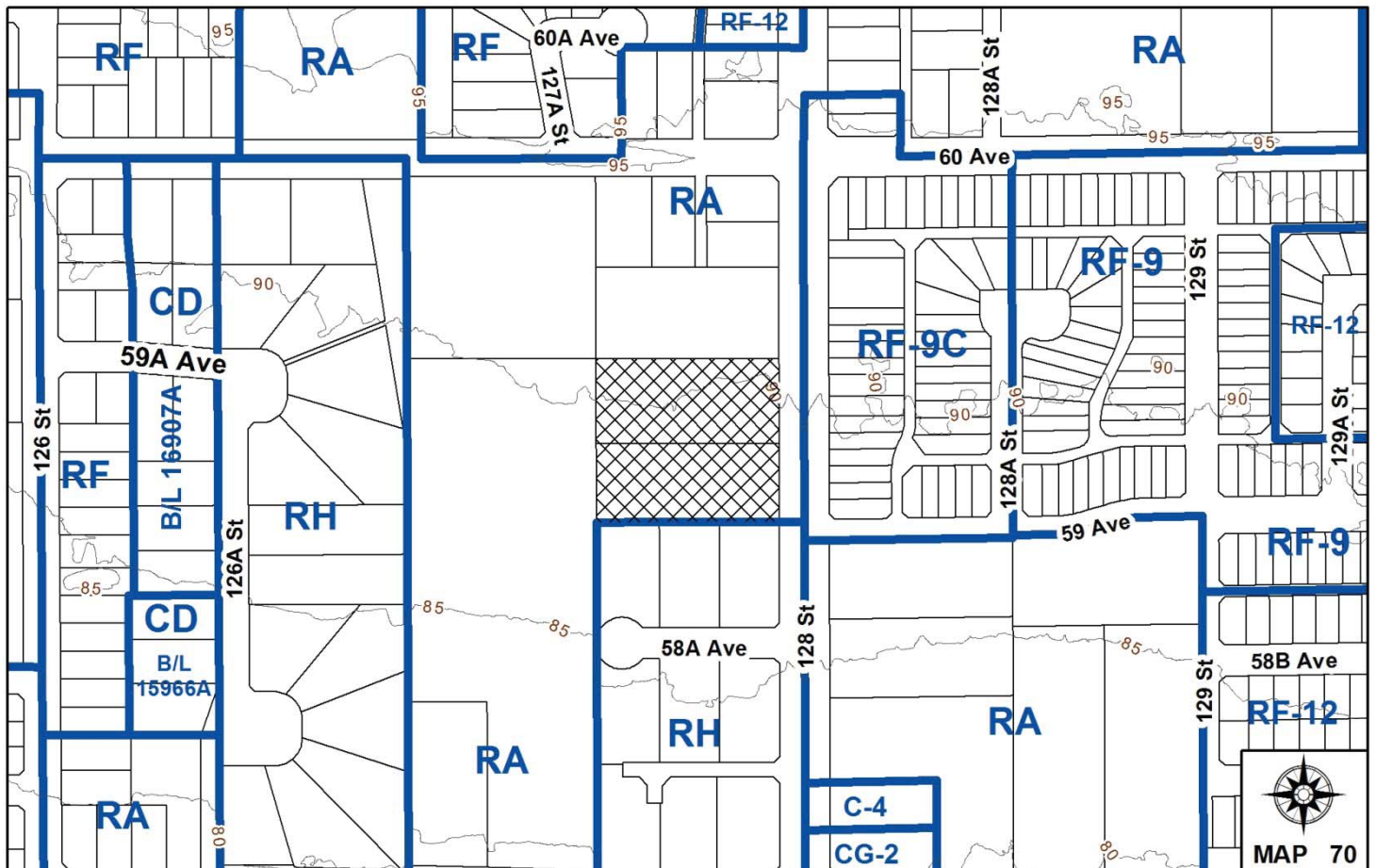
LOCATION: 5927 - 128 Street
 5913 - 128 Street

OWNER: 1025211 B.C. Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Single Family (6 u.p.a.)
 and Small Lot (10 u.p.a.)



RECOMMENDATION SUMMARY

- By-law Introduction and set a date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the West Newton/Highway 10 Neighbourhood Concept Plan for a portion of the site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)", and for changes to the road network.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP designation for the property.
- The applicant proposes to amend the West Newton/Highway 10 NCP for the western half of the site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)" to reflect the blended density proposed across the site. The density calculated on a blended basis is consistent with that which would be permitted under the existing split-designation of the NCP.
- The proposed changes to the road network allow for an efficient subdivision layout and enhanced connectivity to the west and north to 60 Avenue through future development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site shown on the Rezoning Block Plan (Appendix II) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)"; and Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the West Newton/Highway 10 NCP to re-designate a portion of the land from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)", and for changes to the road network when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**

5 Elementary students at J.T. Brown Elementary School
2 Secondary students at Tamanawis Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2018.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on large lots

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings on large lots	Urban/ Proposed Single Family (6 u.p.a.) and Small Lot (10 u.p.a.)	RA
East (Across 128 Street):	Single family small lots with coach houses	Urban/ Small Lot with Lane (13 u.p.a.)	RF-9C
South:	Single family dwellings	Suburban/ Existing Half-Acre Lots	RH
West:	Single family dwelling on large lot and BC Hydro ROW	Urban/ Proposed Single Family (6 u.p.a.)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The West Newton/Highway 10 Neighbourhood Concept Plan (NCP) designates this property as "Proposed Single Family (6 u.p.a.)" and "Small Lot (10 u.p.a.)". The applicant is proposing to amend the NCP designation for a portion of the site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)", and for changes to the road network (Appendix VIII).
- The amendment will facilitate the development of 16 single family small lots. The unit density of the proposed development is 18.4 u.p.h. (7.4 u.p.a.). Under the current NCP designations, the maximum permitted unit density for the split-designated site is 19.5 u.p.h. (7.9 u.p.a.), which equates to 17 units. Therefore, the proposed amendment is consistent with the unit density envisioned for the area by the NCP.
- The proposed changes to the road network would allow for an efficient subdivision layout and enhanced connectivity to the north and west to 60 Avenue through future development.
- In support of the proposed NCP amendment, the applicant has provided signed letters from the three neighbouring property owners to the south acknowledging support for the proposed RF-13 lots.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property located at 5913 and 5927 - 128 Street is approximately 0.87 hectares (2.16 acres) in size. The property is designated "Urban" in the Official Community Plan (OCP); designated "Proposed Single Family (6 u.p.a.)" and "Small Lot (10 u.p.a.)" in the West Newton/Highway 10 NCP; and zoned "One-Acre Residential Zone (RA)".

Current Proposal

- The applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (13) Zone (RF-13)", to allow subdivision into 16 single family small lots. As noted, an NCP amendment re-designating a portion of the site from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)" and for changes to the local road network is also proposed.
- The applicant has provided a concept plan for the surrounding area illustrating how the remaining properties to the north and west can redevelop in the future to similar densities (Appendix III).
- As noted, the changes to the local road network will allow for an efficient layout and enhance connectivity in the area. The City's Transportation Division has reviewed and is supportive of the proposed layout.
- All of the proposed lots will meet the minimum requirements of the RF-10 and RF-13 Zones for lot area, width, and depth.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes, which confirmed that new homes in the immediate area provide an acceptable architectural context for the subject site. The design of the proposed homes will be in a compatible style range, including Neo-Traditional and West Coast Contemporary styles as determined by the design consultant. The proposed design guidelines have been reviewed by staff and found to be generally acceptable (Appendix VI).

Proposed Lot Grading

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

PRE-NOTIFICATION

- Pre-notification letters were mailed to the owners of 220 houses within 100 metres (330 ft.) of the subject site on March 7, 2017, and a Development Proposal Sign was installed in front of the property on March 9, 2017. To date, the Planning and Development Department has not received any calls or correspondence concerning the project.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	37	37	0
Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Bigleaf Maple	2	2	0
Cherry	1	1	0
Kentucky Yellow-wood	2	1	1
Magnolia	3	0	3
Pacific Dogwood	2	1	1
Paper Birch	1	1	0
Coniferous Trees			
Douglas Fir	29	27	2
Ponderosa Pine	3	3	0
Western Red Cedar	119	119	0
White Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	165	158	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees		22	
Contribution to the Green City Fund		\$64,800.00	

- The Arborist Assessment states that there are a total of 165 protected trees on the site, excluding Alder and Cottonwood trees. 41 existing trees, approximately 20% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 7 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 357 replacement trees on the site. Since only 15 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 342 replacement trees will require a cash-in-lieu payment of \$64,800 representing \$30,000 per gross acre, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with a contribution of \$64,800 to the Green City Fund.
- The applicant has agreed to work with the Planning and Development Department in effort to retain additional trees.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 21, 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 properties are located in the West Newton/Highway 10 NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The permitted unit density in the NCP is 7.9 u.p.a. • The proposed unit density is 7.4 u.p.a. • The development proposes a mix of RF-10 and RF-13 single family lots. • Secondary suites are proposed for all 16 units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development incorporates on-lot infiltration trenches or subsurface chambers, bio-swales, and dry swales. • The applicant also proposes to retain on site trees where they are not in conflict with the building envelopes and service connections.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • All homes will face towards city streets.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The applicant has had discussions with neighbouring residents regarding the proposed development.

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.	Rezoning Block Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed NCP Amendment

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10 and RF-13

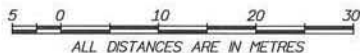
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.16 Acres
Hectares	0.87 Hectares
NUMBER OF LOTS	
Existing	2
Proposed	16
SIZE OF LOTS	
Range of lot widths (metres)	9.0 m to 17.1 m
Range of lot areas (square metres)	342 m ² to 429 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18.4 u.p.h / 7.4 u.p.a
Lots/Hectare & Lots/Acre (Net)	27.5 u.p.h / 11.1 u.p.a
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	-
% of Gross Site	-
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF
 LOTS 3 EXCEPT: FIRSTLY: THE SOUTH 139 FEET; SECONDLY : PART DEDICATED ROAD
 ON PLAN BCP13163 & SOUTH 139 FEET LOT 3, EXCEPT PART ON PLAN BCP12756
 SEC 7 TP 2 NWD PLAN 13698**

FOR RE-ZONING PURPOSES



SCALE 1 : 500



Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT
 DATED THIS 19TH DAY OF APRIL, 2017

M. Adam Fulkerson
 M. Adam Fulkerson B.C.L.S.



41
 PLAN 37180

REM 2
 PLAN 13698

BLOCK "A"
 AREA = 2922.5 Sq.m.

REM. 3
 PLAN 13698

REM. 42
 PLAN 37180

BLOCK "B"
 AREA = 5843.7 Sq.m.

3
 (S. 139. FT.)
 PLAN 13698

18.000
 17.9'
 28.114
 50'
 40'
 42.367

89°56'42"
 58.559

58.549

99.049
 89°57'33"

89°57'33"
 99.034

89°56'42"
 99.066

179°51'57"
 28.128

179°51'57"
 46.138

179°51'52"
 42.367

128 STREET

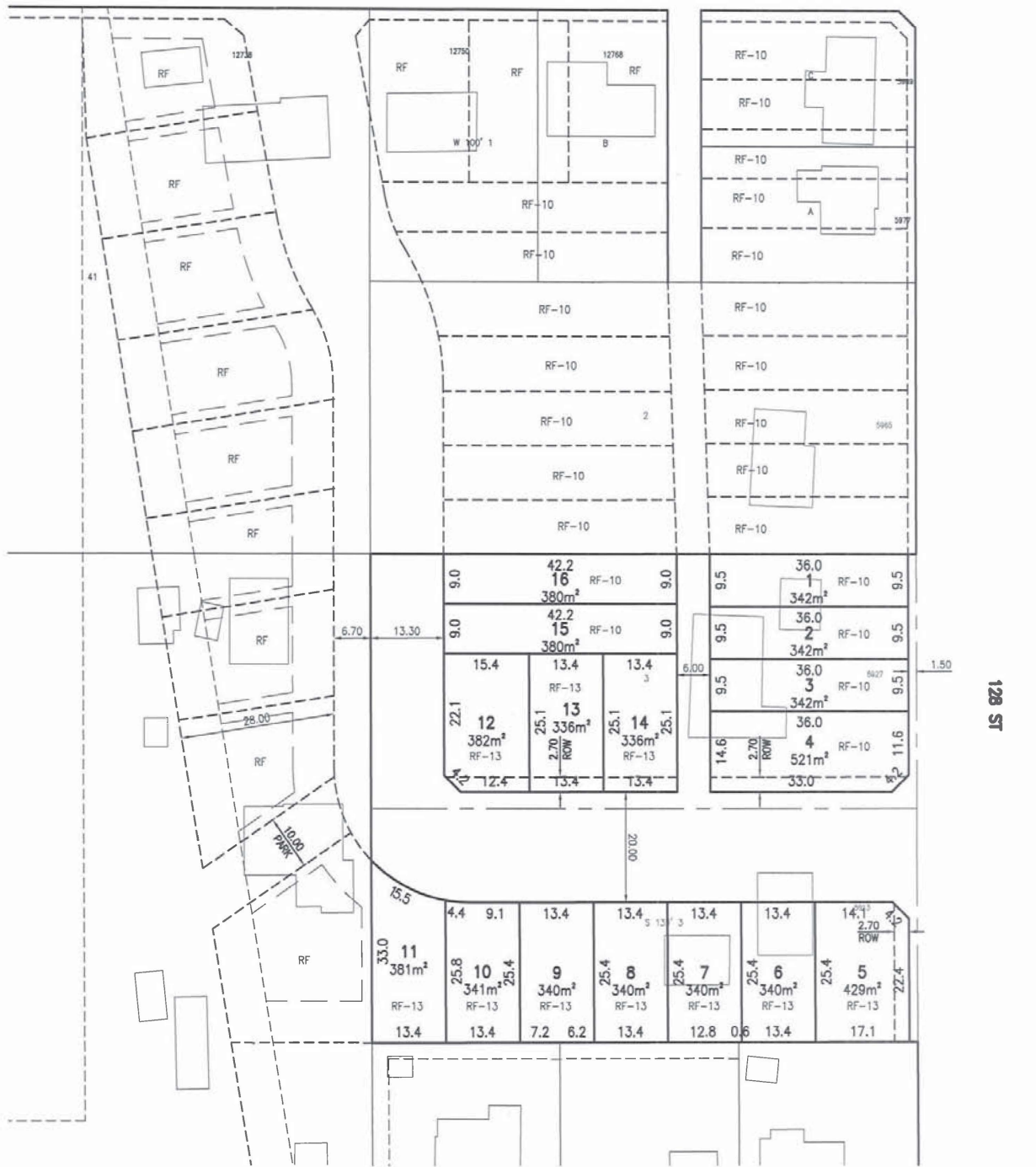
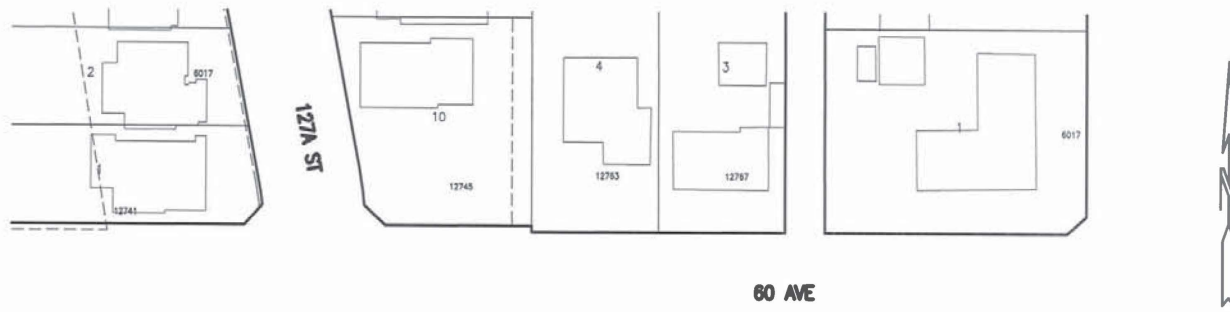
EASEMENT
 7
 PLAN

PLAN
 LMP11683
 8

9
 11683



FILE: 7424-block plan



Hub Engineering Inc. Member PACIFIC SAND GROUP
 Engineering and Development Consultants
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

G:\Projects\16068\sub\MO Drawings\Layout\Lot Layout - Op. 17 - Apr. 4, 2017.dwg [Lot Portrail. 11x17] 4/05/2017 9:38AM

CLIENT:		PROJECT: 5913 AND 5927 128 STREET	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 16068	DATE: APR 2017	LEGAL:	SCALE: 1:750
MUNICIPAL PROJECT No:			

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

FROM: Development Services Manager, Engineering Department

DATE: April 20, 2017 **PROJECT FILE:** 7816-0353-00

RE: Engineering Requirements
Location: 5913 128 Street and 5927 128 Street

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.50 metre fronting 128 Street for a 30 metre arterial road.
- dedicate 0.5m ROW fronting 128 Street, 127A Street and 59A Avenue.
- Dedicate 18.00 metres for the ultimate width of 59A Avenue.
- Dedicate 11.50 metres for the 18.0 metre ultimate width of 127A Avenue.
- Dedicate 6.0 metres for a north/south lane.
- 3.0m x 3.0m corner cuts at the intersection of 128 Street and 59A Avenue.
- 1.0m x 1.0m corner cuts at the intersection of 59A Avenue and lane.

Works and Services

- construct 59A Avenue to a through local standard.
- construct the east half of 127A Street to a through local standard.
- construct 6.0 metre north/south lane.
- construct storm, sanitary sewer and water mains to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

LRi



Wednesday, March 08, 2017
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 17-0073-00

SUMMARY

The proposed 16 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2018 Enrolment/School Capacity

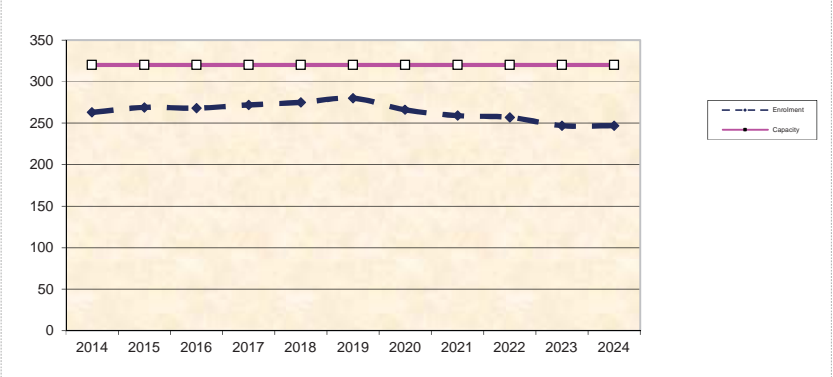
J.T. Brown Elementary	
Enrolment (K/1-7):	30 K + 238
Capacity (K/1-7):	20 K + 300
Tamanawis Secondary	
Enrolment (8-12):	1446
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12):	1215

School Enrolment Projections and Planning Update:

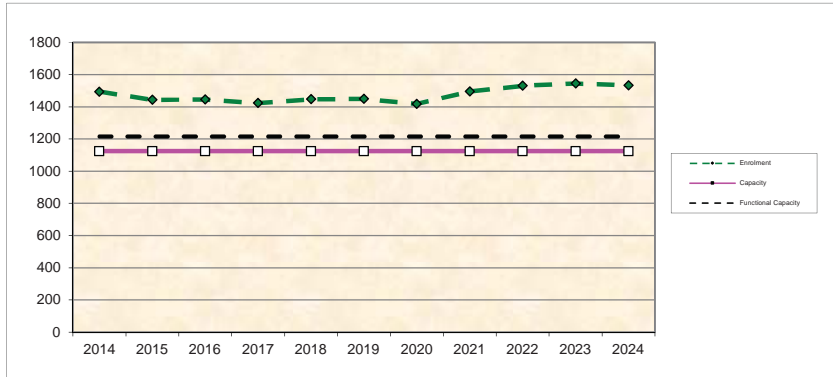
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A seismic upgrade of J.T. Brown was completed in 2015 and there are no other capital projects are currently planned for this school. There are some enrolment pressures at Tamanawis Secondary that may be managed in the near-term with portable placements and potential catchment changes. Longer-term, an addition to Tamanawis may be required. The proposed development will not have an impact on these projections.

J.T. Brown Elementary



Tamanawis 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

Surrey Project #: 7916-0353-00
 Project Location: 5913 & 5927 128 St, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

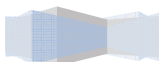
The area surrounding the subject property consists of homes built approximately 5-7 years ago along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 3000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are approximately 5-7 years old "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

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

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



selection for cladding.

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

Dwelling Types/Locations: 2 storey split levels.

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

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

Window/Door Details: Rectangle or arched.

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

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

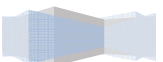
Dwelling Types/Location: 2 storey or 3 storey split levels.

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

Restrictions on Dwellings None.

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

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$12,500** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: November 29, 2016

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

Date: November 29, 2016

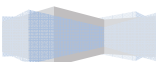
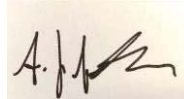


Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	5913 & 5927 128 Street Surrey, BC
Address:	
Registered Arborist:	Amelia Needoba ISA Certified Arborist (AU-0343A) Tree Risk Assessor Qualified
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)	206
Protected Trees to be Removed	199
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 41 X one (1) = 41	357
- All other Trees Requiring 2 to 1 Replacement Ratio 158 X two (2) = 316	
Replacement Trees Proposed	15
Replacement Trees in Deficit	342
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	30
- All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = 30	
Replacement Trees Proposed	0
Replacement Trees in Deficit	30

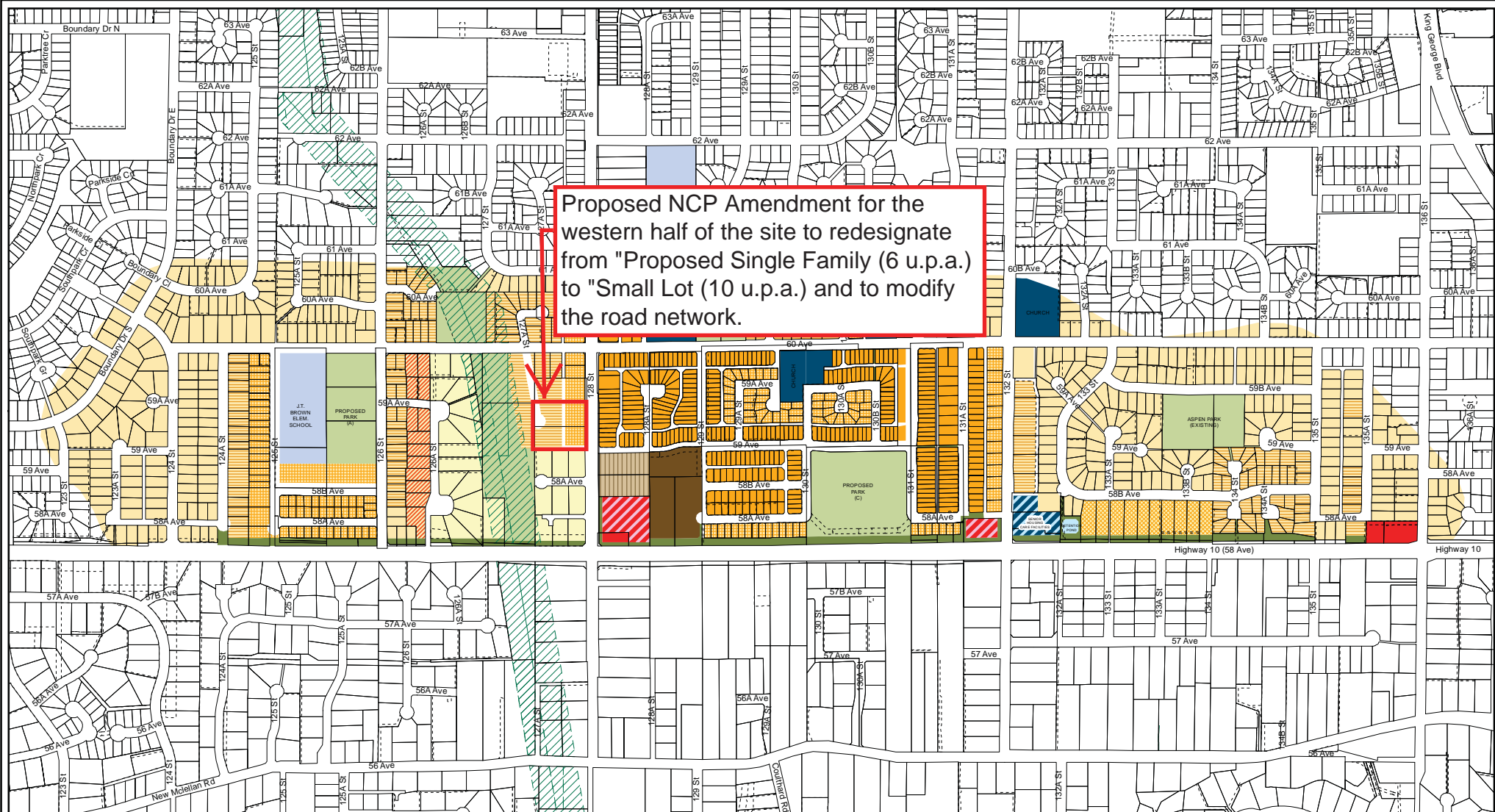
Summary prepared and
submitted by:





















Arborist



February 28, 2017

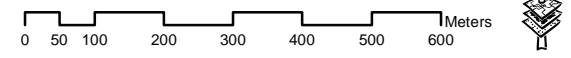
Date



- | | | | |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
|  EXISTING HALF ACRE LOTS |  APPROVED CLUSTER HOUSING (10 UPA) |  INSTITUTIONAL |  BUFFER / GREENWAYS |
|  SUBURBAN TRANSITION LOTS |  SMALL LOT (10 UPA) |  PROPOSED INSTITUTIONAL |  PARKS |
|  EXISTING SUBURBAN TRANSITION LOTS |  SMALL LOT WITH LANE (13 UPA) |  EXISTING LOCAL COMMERCIAL |  WALKWAYS |
|  PROPOSED SINGLE FAMILY (6 UPA) |  ATTACHED HOUSING (MAX 20 UPA) |  PROPOSED LOCAL COMMERCIAL |  MUNICIPAL R.O.W. |
|  EXISTING SINGLE FAMILY |  SENIORS HOUSING (20 UPA) |  SCHOOLS |  R.O.W. (BC HYDRO) |

WEST NEWTON/HWY #10 NCP LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.