

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0491-00

Planning Report Date: July 23, 2018

PROPOSAL:

- **Rezoning** from Half-Acre Residential Zone (RH) to Quarter Acre Residential Zone (RQ)
- **Development Variance Permit**

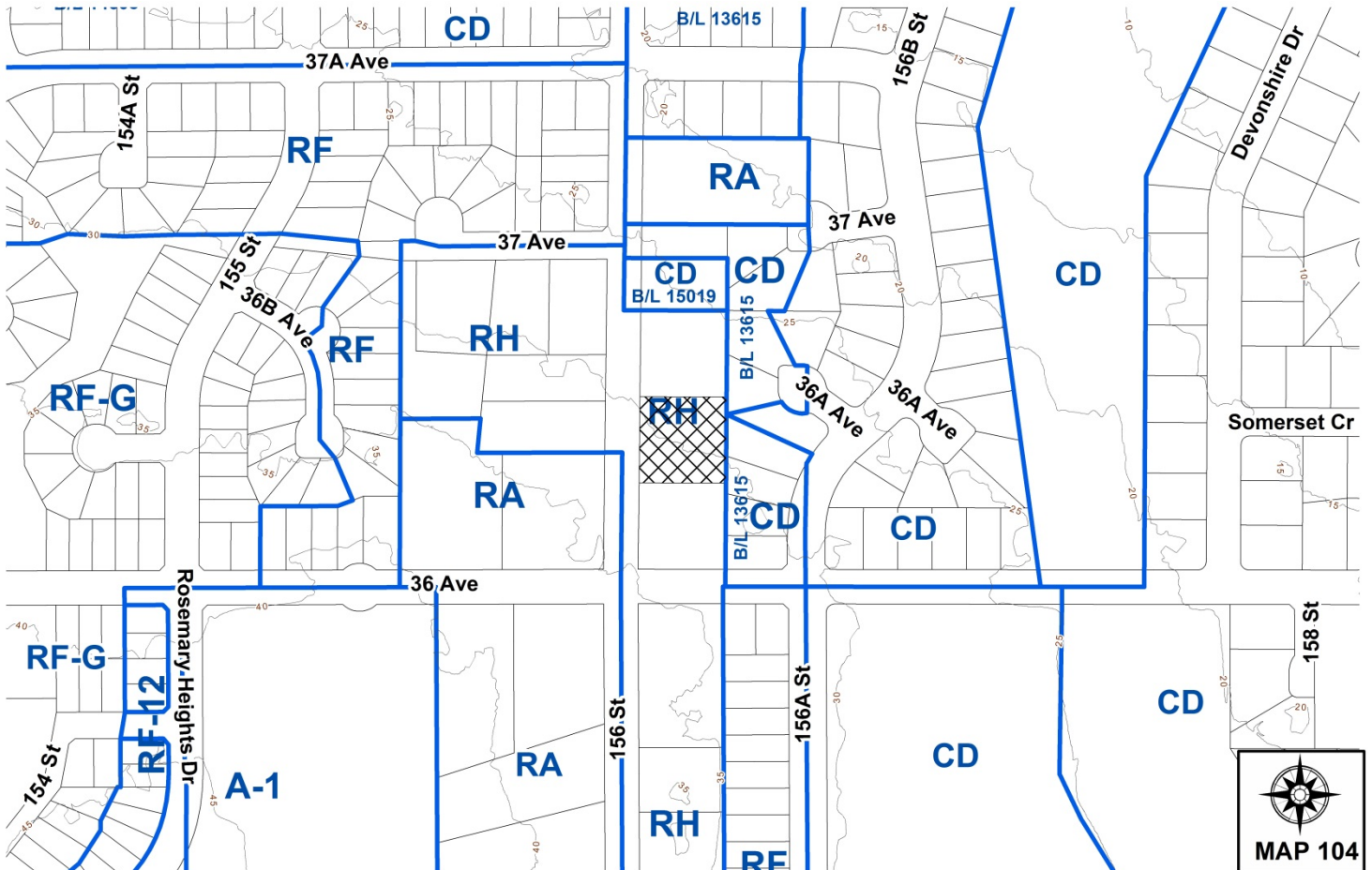
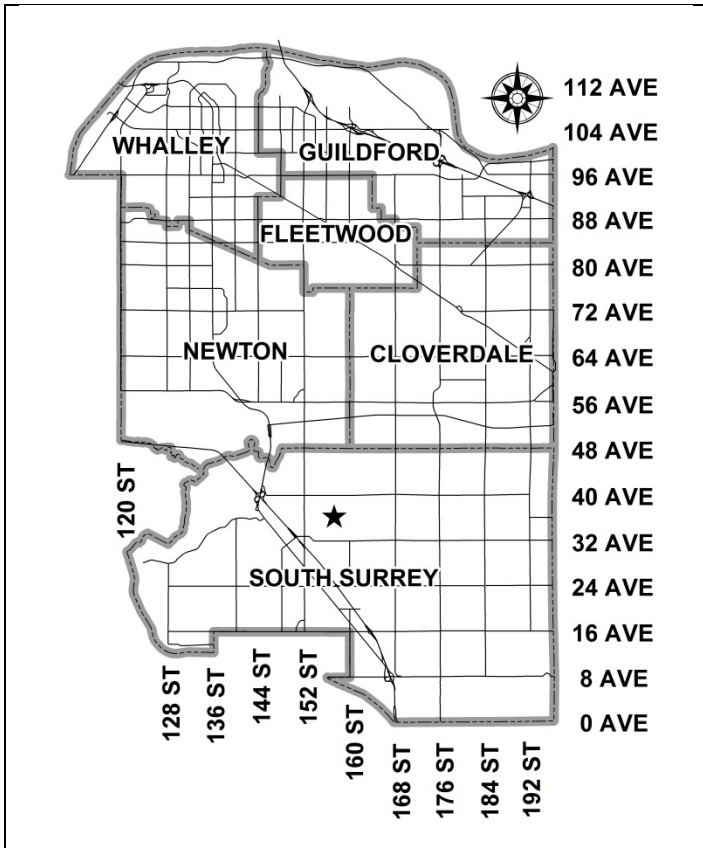
to allow subdivision into two (2) single family residential lots.

LOCATION: 3640 - 156 Street

ZONING: RH

OCP DESIGNATION: Suburban

NCP DESIGNATION: Suburban 1/4 Acre Residential



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 applicant is seeking to reduce the minimum lot width of the RQ Zone for one of the proposed lots.

RATIONALE OF RECOMMENDATION

- On June 12, 2017, Council authorized staff to undertake a land use review of the areas designated Suburban in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). Staff from Community Planning subsequently undertook a community engagement process pertaining to land use and infrastructure in the Suburban pocket within the NCP area.
- Following the community engagement process with residents in Rosemary Heights Central, on March 12, 2018, Council approved recommendations set out in Corporate Report No. Ro48 to amend a portion of the Rosemary Heights Central NCP within the Suburban pocket from "Suburban ½ Acre Residential" to "Suburban ¼ Acre Residential".
- The subject property is within the area now designated as "Suburban ¼ Acre Residential".
- The applicant revised their original application to comply with the Official Community Plan (OCP) designation of "Suburban" and the new Rosemary Heights Central (NCP) designation of "Suburban ¼ Acre Residential".
- The proposed reduction in lot width for proposed Lot 1 is supportable as the area of the proposed lot exceeds the minimum area requirements of the RQ Zone. The proposed variance would facilitate the future subdivision of proposed Lot 2 into two lots with the same lot width and lot area as proposed Lot 1 in conjunction with the neighbouring property to the south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from Half-Acre Residential Zone (RH) to Quarter Acre Residential Zone (RQ) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0491-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the Quarter Acre Residential Zone (RQ) from 24.0 metres (80 ft.) to 21.2 metres (70 ft.) for proposed Lot 1.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Covenant for tree protection; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 2 until future consolidation with the adjacent property at 3624 – 156 Street.

REFERRALS

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

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

1 student at Rosemary Heights Elementary School
1 student at Earl Marriott Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by October 2019.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory structures.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family residential	Suburban ¼ Acre Residential	RH
East:	Single family residential	Single Family Residential	CD (By-law No. 13615)
South:	Single family residential (Development Application No. 7916-0005-00 received Conditional Approval May 28, 2018)	Suburban ¼ Acre Residential	RH
West (Across 156 Street):	Single family residential	Suburban ¼ Acre Residential	RA & RH

DEVELOPMENT CONSIDERATIONSBackground

- The original proposal for the subject site included:
 - an amendment to the Official Community Plan (OCP) from "Suburban" to "Urban";

- an amendment to the Rosemary Heights Central Neighbourhood Concept Plan (NCP) from "Suburban ½ Acre Residential" to "Transitional Single Family Residential (5 upa max.)";
 - rezoning from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" based on "Single Family Residential Zone (RF)"; and
 - subdivision from one lot into three lots.
- On the property to the south at 3624 – 156 Street, Development Application No. 7916-0005-00 originally began with a similar proposal, but was referred back to staff after the Public Hearing on February 6, 2017 due to concerns raised by a number of area residents. Staff were instructed to: address concerns raised during the Public Hearing; conduct public consultation with residents and stakeholders; and explore how the remaining undeveloped properties can be suitably addressed while maintaining the unique character of the neighbourhood.
 - Staff subsequently sought Council authorization to undertake a land use review of the areas designated as "Suburban" in the Rosemary Heights Central NCP, which was granted on June 12, 2017.
 - Led by staff from Community Planning, the initial consultation process for the land use review of the Suburban pocket included an open house, survey, and several meetings with property owners, whereby four land use options were presented to gauge the density preferences of area residents.
 - The initial feedback showed that respondents wanted to see the suburban character of the area maintained, while allowing for gentle densification in specific areas at the north end and along the west side of the Suburban pocket through a quarter acre designation.
 - The preferred option was further refined and presented for feedback at a second open house on December 5, 2017.
 - Based on the response from the consultation process, Community Planning staff presented recommendations to Council on March 12, 2018 in Corporate Report No. Ro48. Council approved the recommendations and amended a portion of the Rosemary Heights Central NCP from "Suburban ½ Acre Residential" to "Suburban ¼ Acre Residential" (Appendix V).
 - The subject property is within the area now designated as "Suburban ¼ Acre Residential".

Current Proposal

- The applicant has revised their proposal to comply with the Official Community Plan (OCP) designation of "Suburban" and the Rosemary Heights Central NCP designation of "Suburban ¼ Acre Residential".
- The applicant is now proposing to rezone the subject property from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" to permit subdivision into two (2) lots.

- The applicant is also proposing a Development Variance Permit to reduce the minimum lot width of Lot 1 from 24.0 metres (80 ft.) to 21.2 metres (70 ft.). The proposed lot area of Lot 1 is 1,069 square metres (11, 507 sq. ft.), which exceeds the minimum lot area of 930 square metres (10,000 sq. ft.) required under the RQ Zone.
- Proposed Lot 2 is currently proposed to be 1,469 square metres (15,812 sq. ft.) and has further subdivision potential in conjunction with the neighbouring property to the south at 3624 - 156 Street. That property has an active development application in process (No. 7916-0005-00), which received Third Reading from Council on May 28, 2018.
- The concept for the future subdivision would result in proposed Lot 2 and the one additional lot to have an ultimate lot width of 21.2 metres (70 ft.) and area of approximately 1,070 square metres (11,517 sq. ft.), which is similar to proposed Lot 1.
- As the net yield of the two properties together will be an additional three lots, the applicant has been advised that a 5% cash-in-lieu of parkland contribution will be required as part of this application.

Building Design Guidelines and Lot Grading

- The applicant will retain the Building Design Guidelines previously registered on title for the property. These guidelines will subsequently be registered against the newly created lots.
- The Design Consultant (Raymond Bonter of Raymond Bonter Designer Ltd.) has indicated the existing Building Design Guidelines reflect the design standards applied in other phases of the "Morgan Creek" development and, therefore, will ensure greater consistency with the existing single family dwellings in the surrounding neighbourhood.
- The preliminary Lot Grading Plan prepared by Coastland Engineering and Surveying Ltd., was reviewed by City staff and considered generally acceptable. The Lot Grading Plan indicates that a minimal amount of fill is proposed to achieve in-ground basements.

TREES

- Cody Laschowski, 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Cherry	1	1	0
Holly	1	1	0
Paper Birch	5	5	0
Pacific Dogwood	1	1	0
Coniferous Trees			
Black Pine	1	0	1
Douglas Fir	13	13	0
Western Red Cedar	16	16	0
Total (excluding Alder and Cottonwood Trees)	39	38	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		7	
Total Retained and Replacement Trees		8	
Contribution to the Green City Fund		\$18,900	

- The Arborist Assessment states that there are a total of thirty-nine (39) protected trees on the site. It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of seventy-six (76) replacement trees on the site. Since only seven (7) replacement trees are proposed on the site, the deficit of sixty-nine (69) replacement trees will require a cash-in-lieu payment of \$18,900, 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 eight (8) trees are proposed to be retained or replaced on the site with a contribution of \$18,900 to the Green City Fund.

PRE-NOTIFICATION

- Pre-notification letters were sent on June 4, 2018, and an updated development proposal sign was installed on-site on June 22, 2018. To date, staff have received no comments on the revised proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 12, 2018. 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 within the Rosemary Heights Central Neighbourhood Concept Plan (NCP) area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The backyards are available for private gardens or green space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes low-impact development standards (LIDS) in the form of absorbent soils and sediment control devices. • The proposed dwellings have access to composting, recycling, and organic waste pickup.
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"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were mailed out, a development proposal sign was installed on site, and the application will be subject to a Public Hearing. Under the previous proposal to rezone to CD (based on RF), a Public Information Meeting was held. Residents were engaged by Community Planning to provide input regarding amendments to the Rosemary Heights Central NCP.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the "Quarter Acre Residential Zone (RQ)" from 24.0 metres (80 ft.) to 21.2 metres (70 ft.) for proposed Lot 1.

Applicant's Reasons:

- The proposed variance will facilitate the future subdivision of proposed Lot 2 into two lots in conjunction with the neighbouring property to the south.

- Without a variance for lot width, only two lots could be achieved on the subject property and due to the depth of the lots, both would far exceed the minimum lot area required under the RQ Zone.

Staff Comments:

- Proposed Lot 1 exceeds the minimum lot area of 930 square metres (10,000 sq. ft.) required under the RQ Zone.
- The variance allows for an efficient lot layout and maintains the potential to create one additional lot of a similar width and area in conjunction with the neighbouring property to the south.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Amended Rosemary Heights Central NCP
Appendix VI.	Development Variance Permit No. 7916-0491-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RQ

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.62
Hectares	0.25
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	21.2 m to 29.1 m
Range of lot areas (square metres)	1,069 m ² to 1,469 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.9 uph (3.2 upa)
Lots/Hectare & Lots/Acre (Net)	7.9 uph (3.2 upa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25 – 29%
Estimated Road, Lane & Driveway Coverage	N/A
Total Site Coverage	N/A
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others – Lot Width	YES



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jul 16, 2018** PROJECT FILE: **7816-0491-00**

RE: **Engineering Requirements
Location: 3640 - 156 Street**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Register 0.5 m statutory right-of-way along 156 Street.


Works and Services

- Construct the east side of 156 Street to Local Road standard.
- Provide on-site mitigation features in accordance to Old Logging Ditch and Burrow's Ditch Integrated Stormwater Management Plan and Rosemary Heights Neighbourhood Concept Plan.
- Proposed secondary drainage system along 156 Street will require primary drainage system to be decommissioned to City standard and all existing services transferred.
- Provide a water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit other than those noted in the Rezone/Subdivision above.


Tommy Buchmann, P.Eng.
Development Engineer

MB



Planning

June 12, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0491 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2017 Enrolment/School Capacity

Rosemary Heights Elementary	
Enrolment (K/1-7):	67 K + 473
Operating Capacity (K/1-7)	152 K + 326
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

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.

Rosemary Heights Elementary reached full capacity in 2010 after only being open for 2 years. As of September 2017, there are 3 portables + 4 modular units on site used as enrolling space. The school is currently operating at 113%. With inflill occurring to the east and south of the school site to be approved in the catchment, enrolment growth is projected to continue to trend modestly upwards over the next 10 years.

In December 2017, the Ministry of Education announced funding for design and construction of the following, in the Grandview area:

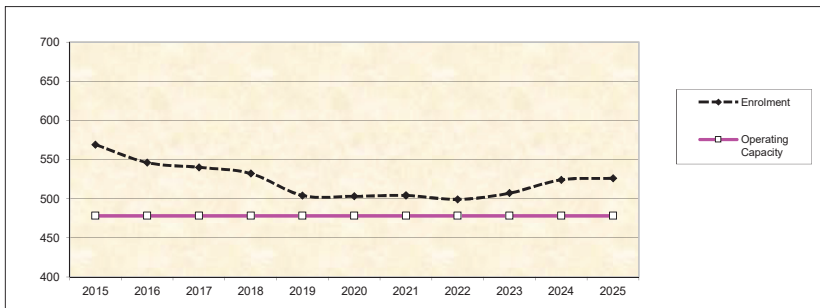
- A 12 classroom addition at Pacific Heights elementary targeted to open September 2019 and
- A new 25 classroom school on Edgewood Drive targeted to open September 2020

And the purchase of a new elementary school site located on 20th Ave.

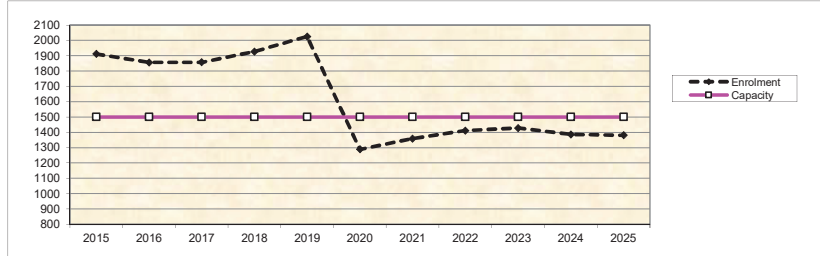
With boundary changes, this new enrolling space will help reduce the enrollment demand that is being felt at Rosemary Heights, Sunnyside and Pacific Heights; however, the effects of this are short term.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary.

Rosemary Heights Elementary



Earl Marriott Secondary



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

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	6340 156 Street, Surrey, BC
Registered Arborist:	Cody Laschowski ISA Certified Arborist (PN- 7870A) ISA Certified Tree Risk Assessor (TRAQ) Certified in Production Horticulture
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)	39
Protected Trees to be Removed	38
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
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 38 X two (2) = 76	76
Replacement Trees Proposed	7
Replacement Trees in Deficit	69
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0
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> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

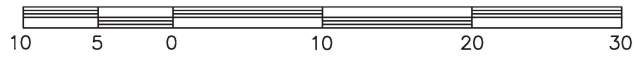
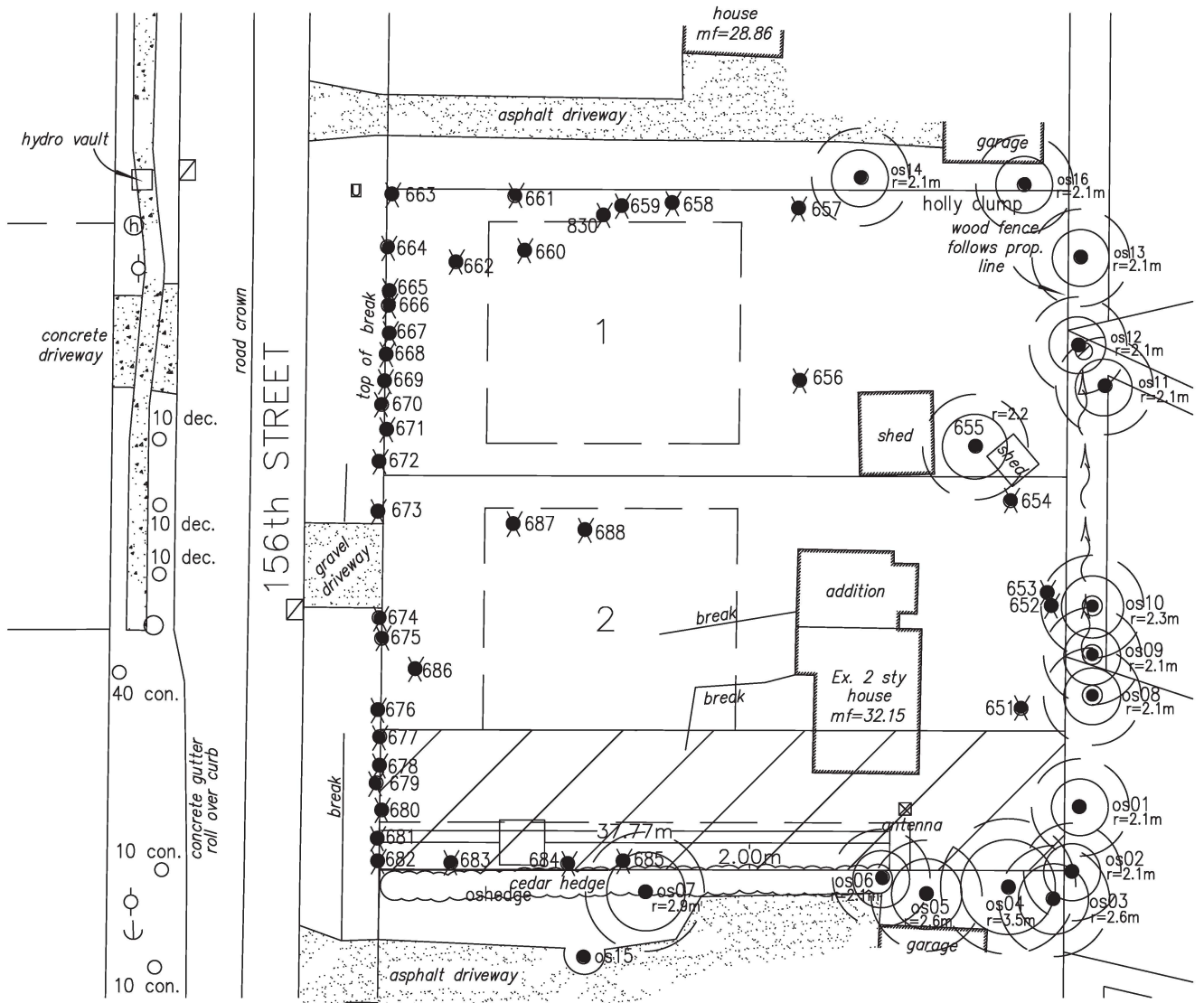
Summary prepared and
submitted by:

Arborist



Updated April
24, 2018

Date



All Distances are in Metres.



LEGEND

- = TREES TO BE RETAINED
- ✱ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	BY

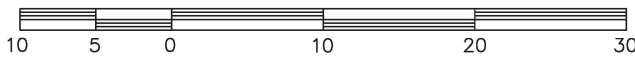
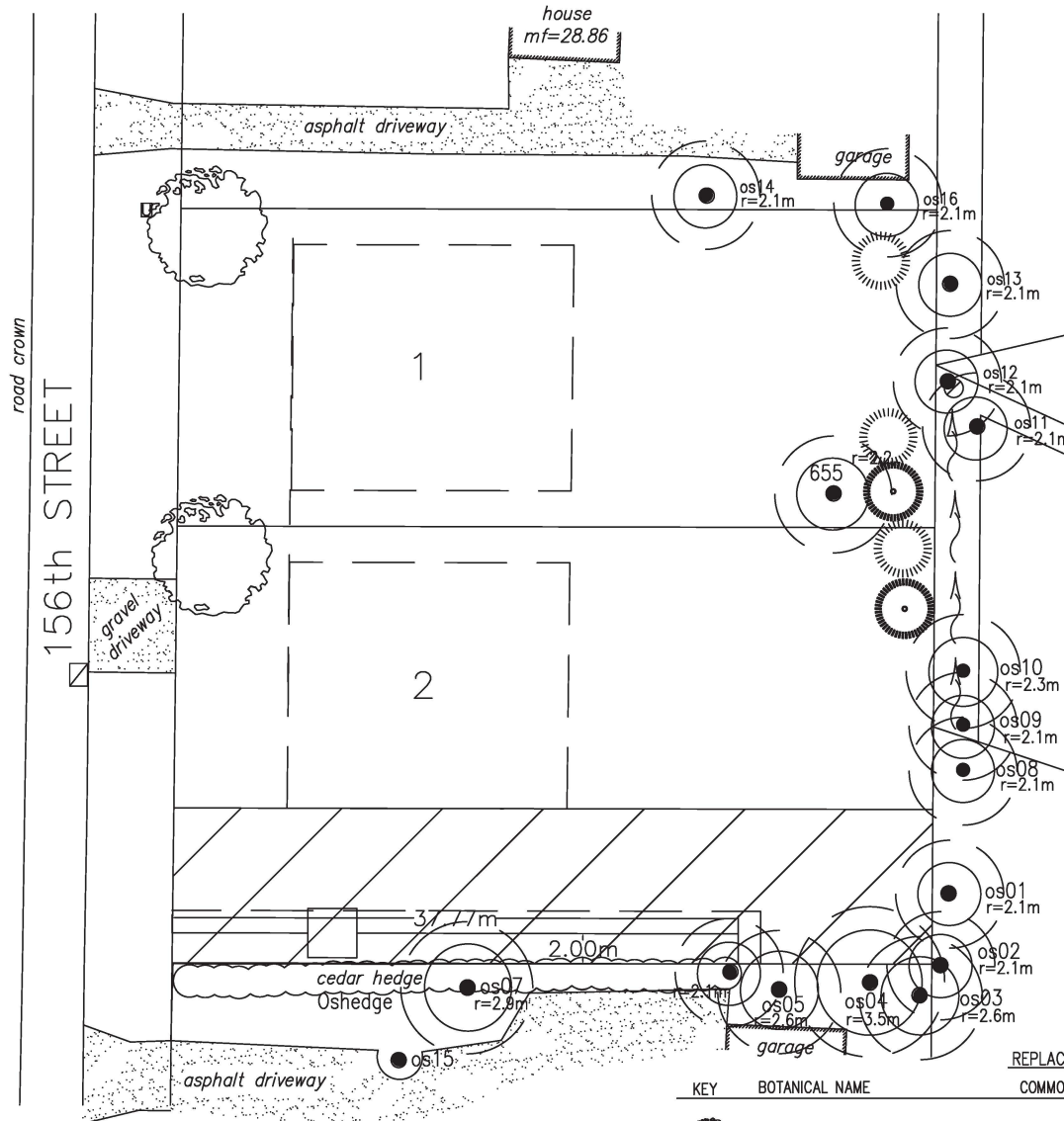
C.KAVOLINAS & ASSOCIATES INC
 BCSPA CSIA
 2402 JONQUIL COURT
 ABERTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. MIKE WELLS
 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 19282 - 66th AVENUE
 SURREY, B.C.
 V3S 1E5
 604-532-9700

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 3 LOT SUBDIVISION
 3640 - 156 STREET
 SURREY, B.C.
 CESL 2558

SCALE	1:150	DATE	June 27, 2018
DRAWN		CHECKED	
DATE		DATE	
APPROVED		AS BUILT	

PROJECT	JOS file
DRAWING NO.	TR-1



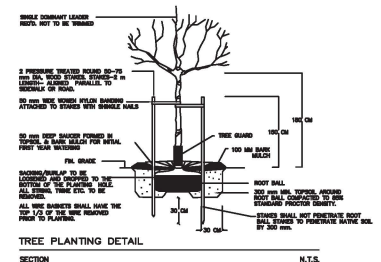
All Distances are in Metres.

REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	2	3.00 METERS	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	3	3.00 METERS	AS SHOWN	B. & B.

NOTES / SPECIAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "SOIL STANDARDS" WITHIN PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SHOWS AND NEVER HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF GROWTH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARDS".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARDS". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTH OVER PREPARED SURFACE SHALL BE:
 - LAWN AREAS 400 mm
 - ROADWAY CURB AREAS 400 mm
 - SHRUB AREAS 400 mm
 - TREE PITS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCEEDING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SOFTENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECORDED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE FREELY FROM STONES, ROOTS, NAIL, ROOTY PLANT PARTS, NESTS OR REPRODUCTION PARTS OF NESTS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STORED OVER 30 MM AND OTHER OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING 25% IN GOOD CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL WEEDS AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE NEAREST IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISED	BY

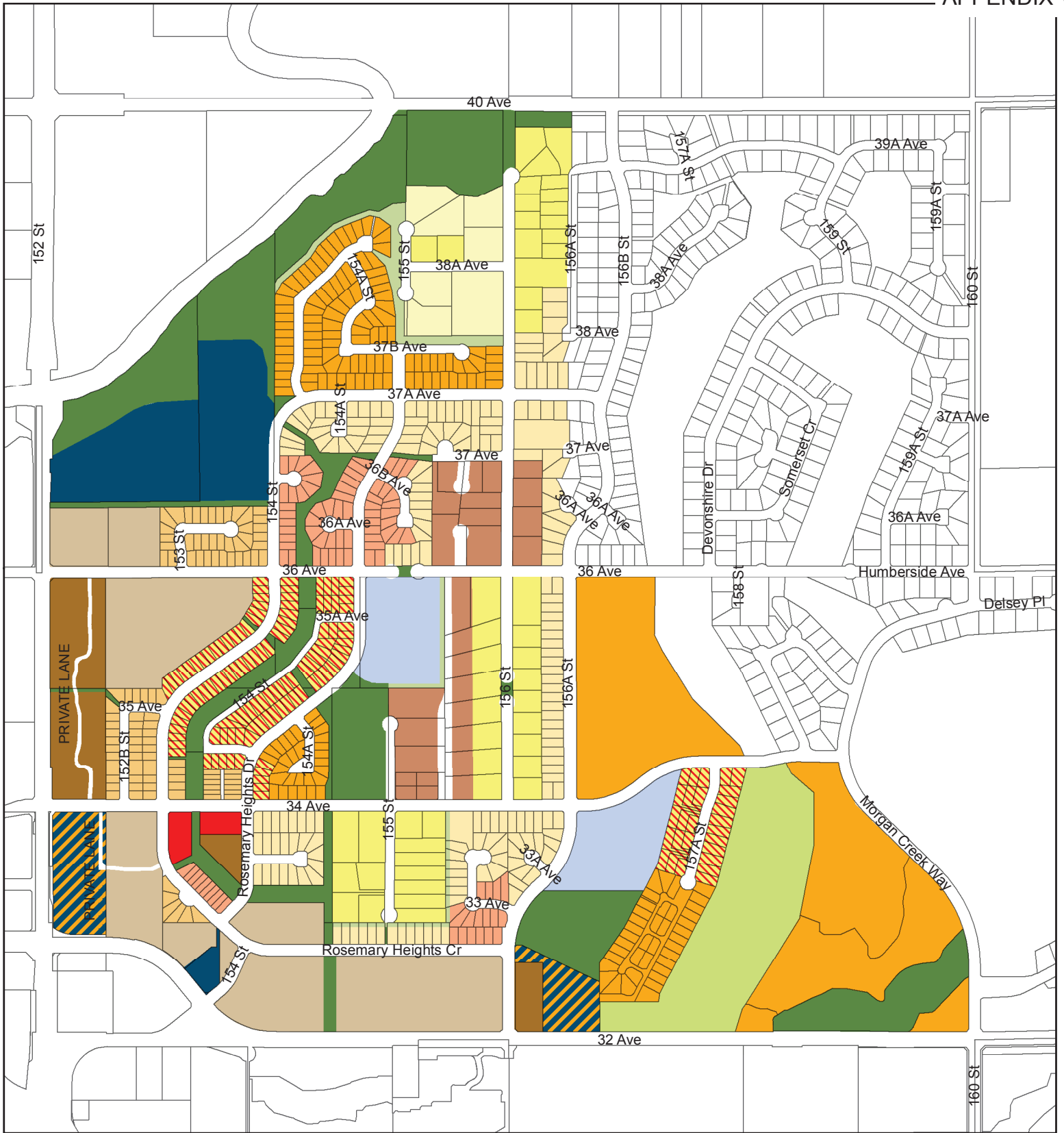
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 604-532-0700

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 3 LOT SUBDIVISION
 3840 - 156th STREET
 SURREY, B.C.
 CESL 2558

SCALE 1:150	DATE APR/18
DRAWN	CHKD
DATE	DATE
APPD	IN CHG

PROJECT	JOB No.
	DRAWING No.
	TR-2



- Suburban 1 Acre Residential
- Suburban 1/2 Acre Residential
- Suburban 1/4 Acre Residential
- Single Family Residential
- Compact Single Family Residential
- Clustering at Single Family Density

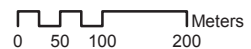
- Compact Single Family/Cluster
- Single Family Small Lot
- Townhouses
- Garden Apartments (3-Storeys)
- Neighbourhood Commercial
- Institutional (Religious, College, Library, Fire Hall, etc.)

- Institutional Residential
- Buffer/Park / Open Space
- Elementary School
- Pond
- Golf Course

ROSEMARY HEIGHTS CENTRAL LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: May 6, 1999 Amended 4 April 2018



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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0491-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 024-533-998
 Lot 68 Section 26 Township 1 New Westminster District Plan LMP42210
 3640 - 156 Street

(the "Land")

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

Parcel Identifier:

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

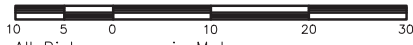
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision, Subsection 2(a), of Part 15C Quarter Acre Residential Zone (RQ), the minimum lot width is reduced from 24.0 metres (80 ft.) to 21.2 metres (70 ft.) for Lot 1.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

PROPOSED SUBDIVISION AND TREE SURVEY PLAN OF LOT 68
SECTION 26 TOWNSHIP 1 NWD PLAN LMP42210

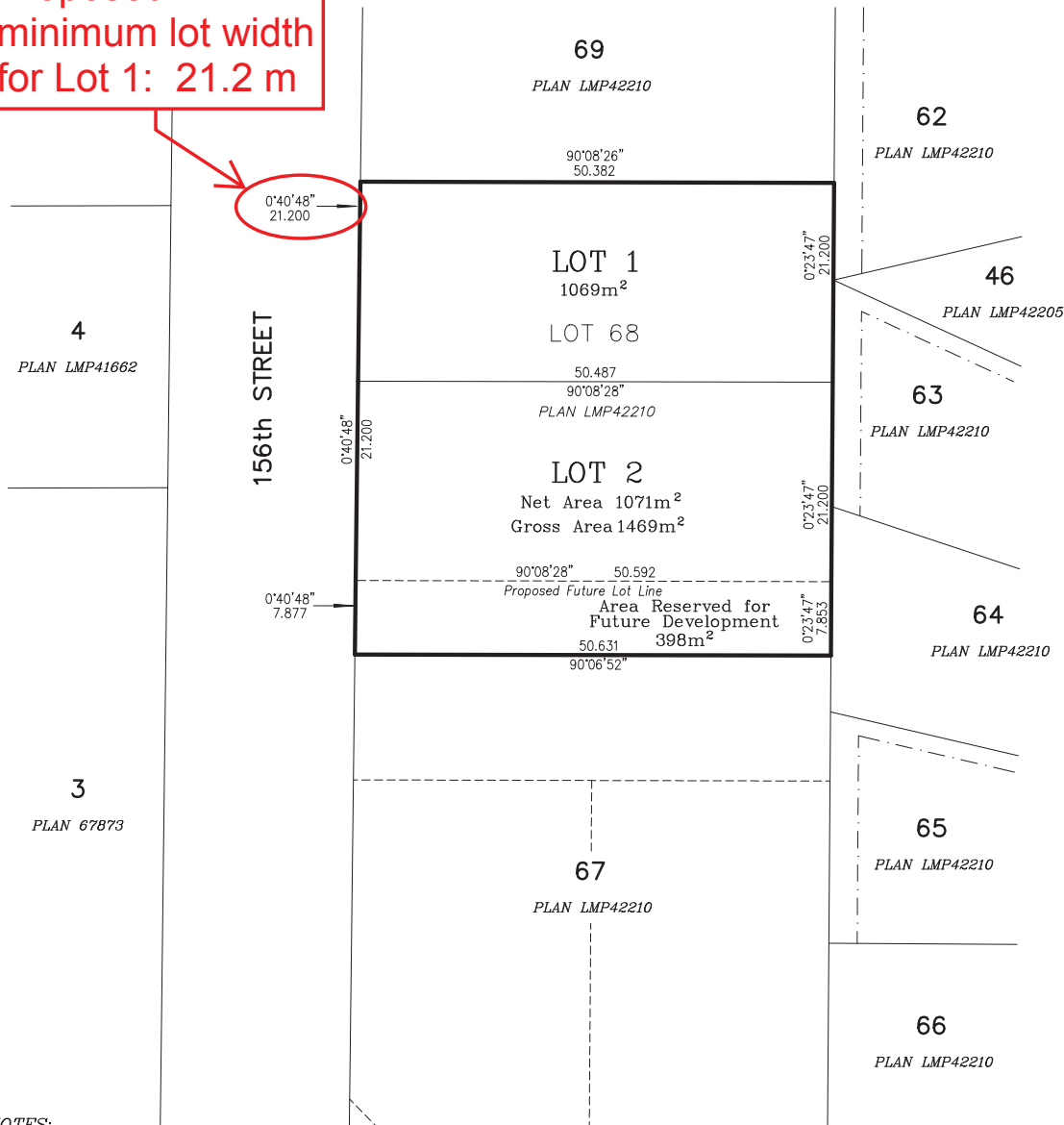


All Distances are in Metres.
The intended plot size of this plan is
280mm in width by 432mm in height
(B size) when plotted at a scale of 1:500

CIVIC ADDRESS:
3640 156th STREET
SURREY, B.C.
P.I.D.: 024-533-998



**Proposed
minimum lot width
for Lot 1: 21.2 m**



NOTES:

- 1) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 3) Tree diameters are taken at 1.4m above grade and are shown in cm. All trees 30cm and larger on project and any trees required by Surrey's Tree Preservation By-law are shown. Trees have been tagged by Diamond Head Consulting Ltd.

36th AVENUE

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS16165_TR2

Certified correct, completed on
the 5th day of April, 2018.

