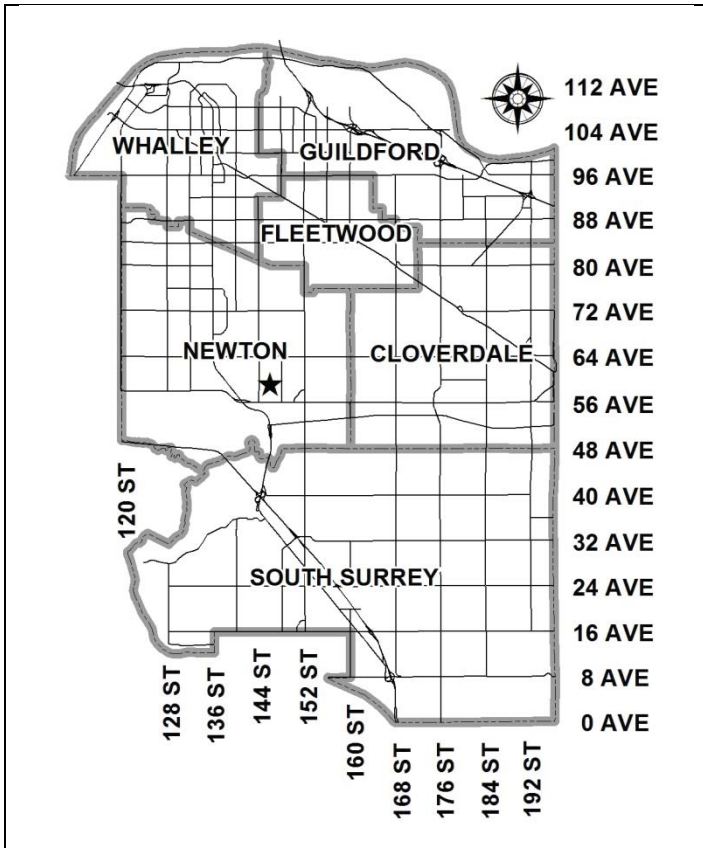


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0690-00

Planning Report Date: May 29, 2017



**PROPOSAL:**

- **Rezoning** from RA to RF-13
- **Development Variance Permit**

to allow subdivision into two single family lots.

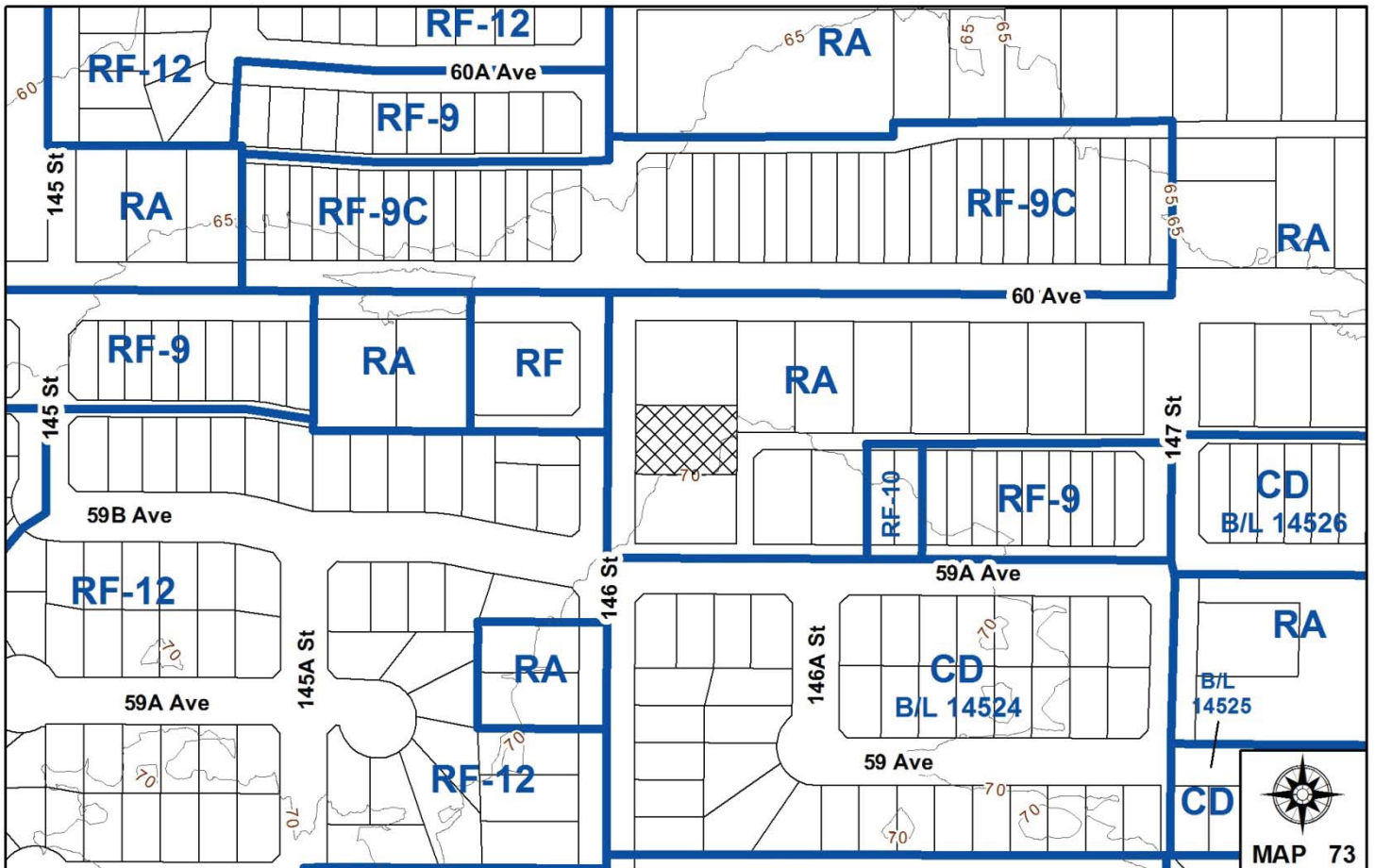
**LOCATION:** 5980 - 146 Street

**OWNER:** Hardial S. Sandhu  
 Karanvir S. Sandhu

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Small Lots



### 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 proposing a Development Variance Permit to vary the Off-Street Parking requirements of the "Single Family Residential (13) Zone (RF-13)" to permit a front access driveway and a double garage on proposed Lot 2.

### RATIONALE OF RECOMMENDATION

- Complies with the "Urban" designation in the Official Community Plan (OCP).
- Complies with the "Single Family Small Lot" designation in the South Newton Neighbourhood Concept Plan.
- The applicant has demonstrated that the properties directly to the north and south have the potential to follow a similar development pattern in the future.
- The portion of proposed Lot 2 that abuts the lane does not have sufficient width to allow for vehicle access to the rear yard of the lot.
- The applicant's design consultant has stipulated in the Building Scheme that the exterior façade and roof pitch of the garage shall have low massing to ensure the double garage is a non-dominant focal element of the future house on proposed Lot 2.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0690-00 (Appendix VII), varying the following, to proceed to Public Notification:
  - (a) to vary the Off-Street Parking requirements of the RF-13 Zone to permit a front access driveway on proposed Lot 2; and
  - (b) to vary the Off-Street Parking requirements of the RF-13 Zone to permit a double garage at the front of proposed Lot 2.
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) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

School District:

Projected number of students from this development:

One Elementary student at Goldstone Park Elementary School  
 One Secondary student at Sullivan Heights School

(Appendix IV)

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling.	Urban / Single Family Small Lots	RA
East:	Single family dwellings.	Urban / Single Family Small Lots	RA
South:	Single family dwellings.	Urban / Single Family Small Lots	RA
West (Across 146 Street):	Single family dwellings.	Urban / Single Family Small Lots and Single Family Residential Flex 6-14 u.p.a.	RF, RF-12

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lot" in the South Newton Neighbourhood Concept Plan (NCP), and zoned "One-Acre Residential Zone (RA)".
- The subject property is a legal, non-conforming RA Zone lot with a width of 25 metres (82 ft.) and an area of 912 square metres (9,816 sq. ft.).

Current Proposal

- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to allow subdivision into two (2) single family small lots.

- The applicant is also proposing a Development Variance Permit (DVP) to vary the Off-Street Parking requirements of the "Single Family Residential (13) Zone (RF-13)" to permit a front access driveway and a double garage on proposed Lot 2.
- The proposed RF-13 Zoned lots are consistent with the "Urban" designation in the Official Community Plan (OCP) and the "Single Family Small Lot" designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed lots meet the minimum lot width, depth, and area requirements of the RF-13 Zone for a Type I Interior Lot (Appendix II). Proposed Lot 1 is 12 metres (39 ft.) wide and has an approximate area of 439 square metres (4,715 sq. ft.). Proposed Lot 2 is 13 metres (43 ft.) wide and has an approximate area of 474 square metres (5,102 sq. ft.).
- All of the existing buildings on the property are proposed to be removed as a condition of approval of the subject application, should this application be supported by Council.

#### Building Design Guidelines and Lot Grading

- The applicant for the subject site 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 proposed a set of building design guidelines based on the findings of the study (Appendix V).
- There are no specific interface treatments required. "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing homes in the study area.
- The applicant is proposing a double car garage on proposed Lot 2 (see DVP section below). Design elements have been included in the Building Scheme that will ensure the double garage, should this be supported, is a non-dominant focal element of the future house on this lot.
- A preliminary lot grading plan was submitted by Westridge Engineering & Consulting Ltd. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on these lots.

#### PRE-NOTIFICATION

- Pre-notification letters were sent to surrounding property owners on December 21, 2016 and a Development Proposal Sign was installed on April 12, 2017.
- Staff met with one neighbour who was concerned about how proposed Lot 2 would access the lane and how that might conflict with her property. Staff informed the neighbour that the proposal included a Development Variance Permit to allow for a front access driveway on Lot 2, and if approved, the applicants would not be required to access their rear yard via the lane.

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associates 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
<b>Deciduous Trees</b>			
Apple	2	2	0
Beech	1	1	0
Japanese Maple	1	0	1
Maple	1	1	0
<b>Evergreen Trees</b>			
Holley	1	1	0
<b>Coniferous Trees</b>			
Deodar Cedar	1	1	0
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>8</b>	<b>7</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>1</b>	
<b>Contribution to the Green City Fund</b>		<b>\$5,600</b>	

- The Arborist Assessment states that there are a total of eight (8) 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 14 replacement trees on the site. Since no replacement trees can be accommodated on the site, the deficit of 14 replacement trees will require a cash-in-lieu payment of \$5,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of one tree is proposed to be retained or replaced on the site with a contribution of \$5,600 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- Vary the Off-Street Parking requirements of the RF-13 Zone to allow a front access driveway on proposed Lot 2.

## Applicant's Reasons:

- There is insufficient room to provide adequate vehicle access from the lane to the rear yard of the lot.

## Staff Comments:

- The RF-13 Zone stipulates that where there is a lane up to or along the rear lot line or side lot line, a driveway access is only permitted from the lane.
- Only a portion of the rear lot line of proposed Lot 2 abuts the lane. This portion of the property line is not wide enough to allow vehicle access from the lane to the subject property.
- The South Newton Neighbourhood Concept Plan (NCP) shows the lane as being extended to service the neighbouring property to the north of the subject property. However, the incentive to develop for the neighbour is diminished due to the amount of land that would need to be dedicated to create the lane extension. Without extending the lane, each property along 60 Avenue on this block could subdivide into two RF-10 lots.

## (b) Requested Variance:

- Vary the Off-Street Parking requirements of the RF-12 Zone to allow a double garage at the front of proposed Lot 2.

## Applicant's Reasons:

- The double garage will allow the future property owners increased parking on their lot.

## Staff Comments:

- The RF-13 Zone stipulates that a double garage providing side by side parking of two vehicles shall not be permitted at the front of a lot that is less than 13.4 metres (44 ft.) wide. Proposed Lot 2 is 13 metres (43 ft.) wide, only 0.4 metres (1 ft.) below the lot width requirement for a double garage at the front of the lot.

- The redevelopment of the property to the north of the subject site will likely not have lane access and will require front driveway access. This property has the potential to subdivide into two (2) RF-13 Zone lots, each of which would exceed the 13.4 metre (44 ft.) width requirement for a double garage at the front of their lots. Allowing the double garage at the front of proposed Lot 2 would be consistent with the development is anticipated on the property to the north of the subject lot.
- The applicant's design consultant has stipulated in the Building Scheme that the exterior façade and roof pitch of the garage shall have low massing to ensure the double garage is a non-dominant focal element of the future house on proposed Lot 2.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7916-0690-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

ARR/da



Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

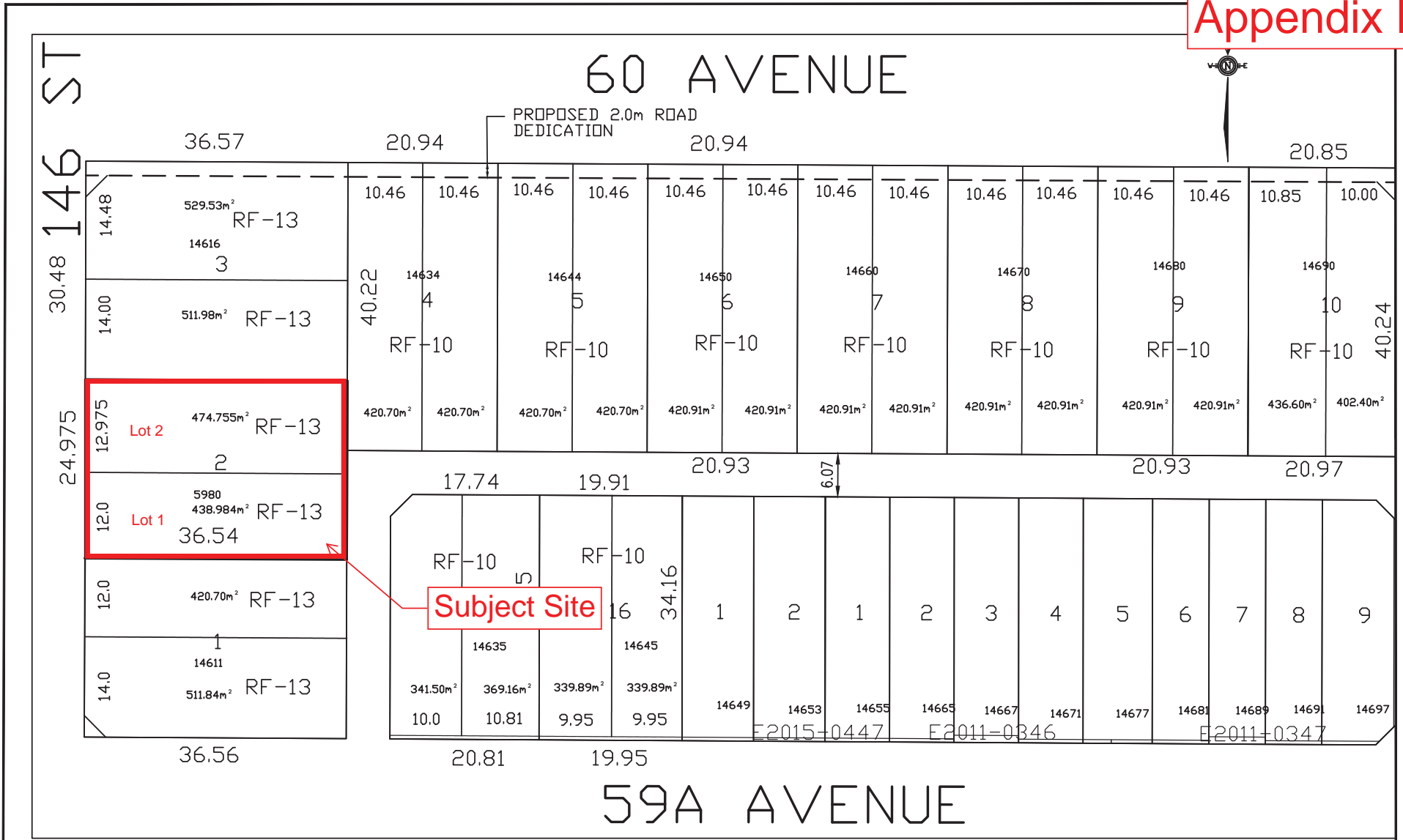
1. (a) Agent: Name: Dave Kajal  
Westridge Engineering & Consulting Ltd.  
Address: Unit 203, 12992 - 76 Avenue  
Surrey, BC V3W 2V6
  
2. Properties involved in the Application
  - (a) Civic Address: 5980 - 146 Street
  
  - (b) Civic Address: 5980 - 146 Street  
Owner: Karanvir S Sandhu  
Hardial S Sandhu  
PID: 010-225-081  
Lot 2 Section 10 Township 2 New Westminster District Plan 17132
  
3. Summary of Actions for City Clerk's Office
  - (a) Introduce a By-law to rezone the site.
  
  - (b) Application is under the jurisdiction of MOTI.  
  
MOTI File No. 2017-00030
  
  - (g) Proceed with Public Notification for Development Variance Permit No. 7916-0690-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.23 acres
Hectares	0.091 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12 metres (39 ft.) to 13 metres (43 ft.)
Range of lot areas (square metres)	439 square metres (4,725 sq. ft.) to 474 square metres (5,102 sq. ft.)
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	21.9 uph / 8.7 upa
Lots/Hectare & Lots/Acre (Net)	21.9 uph / 8.7 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	43.5%
Estimated Road, Lane & Driveway Coverage	5.5%
Total Site Coverage	49%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

# Appendix II



ALL DIMENSIONS ARE IN METRES  
ALL PIPE SIZES ARE IN MILLIMETRES

REVISION	DESCRIPTION	BY	DATE	APPROVED
1	CONCEPT PLAN	YG	04 MAY 2017	DK



WESTRIDGE ENGINEERING & CONSULTING LTD.  
UNIT #203, 12992-76 AVENUE  
SURREY, BC, V3W 2V6  
TEL: (604) 789-9520, FAX: (778) 564-6507  
EMAIL: westridge-eng@shaw.ca

SEAL

LOT# 2, 5980 - 146 STREET  
SURREY, BC  
PRELIMINARY LAYOUT CONCEPT PLAN

SCALE: 1/500	DATE: APR 29, 2017	MUNICIPAL PROJECT NO.: 7916-0690-00
DRAWN: YG	DK	DRAWING NUMBER: WEL-2016-C220
CHECKED: DK, JAL	CONTRACT:	SHEET 1 OF 1   P1
DESIGNED: DK, JAL	DESIGN:	REVISION: 0
P.W. PUL	DESIGN:	REVISION: 0
APPROVED: B. KAJAL	DESIGN:	REVISION: 0

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

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

**DATE: May 16, 2017**                      **PROJECT FILE: 7816-0690-00**

---

**RE: Engineering Requirements  
Location: 5980 146 Street**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- dedicate 146 street as road, without compensation, By-law road for the west 33.0-feet of the north half of Legal Subdivision 6 (PID 024-158-224) for an ultimate 20.0-metre local road; and
- register 0.5-metre Statutory Right-of-Way (SRW) for infrastructure maintenance on 146 Street.

***Works and Services***

- construct east side of 146 Street to the local road standard;
- construct a 6.0-metre wide north/south lane to the residential standard;
- construct storm, sanitary, and water services to service each lot;
- provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements; and
- pay applicable Sanitary Developer Reimbursement (SDR) connection.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

The Engineering Department can support the Development Variance Permit to allow access to 146 Street due to limited access to the rear lane.



Rémi Dubé, P.Eng.  
Development Services Manager

A3H



Planning December-22-16

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0690 00

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

**SUMMARY**

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

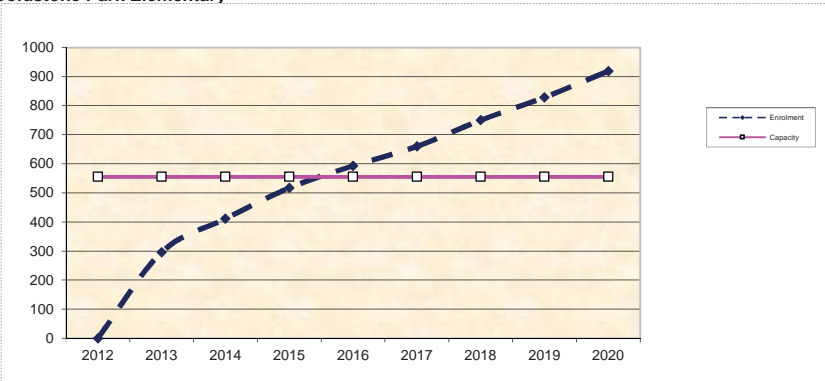
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

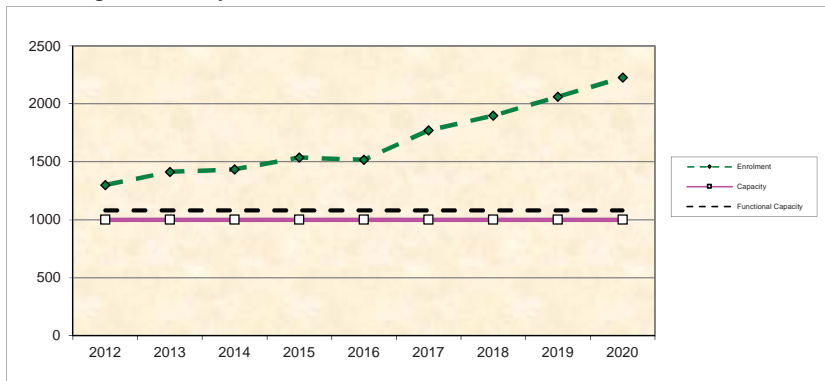
September 2016 Enrolment/School Capacity

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

Goldstone Park Elementary



Sullivan Heights Secondary



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

**BUILDING GUIDELINES SUMMARY**

V.2.b

**Surrey Project no.:** 16-0690  
**Property Location:** 5980-146 Street, Surrey, B.C

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

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

## **1. Residential Character**

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

The area surrounding the subject site is an old urban area built out in the 1960's - 90's with the majority of homes being newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-4000sf.

Most of the existing homes have mid to mid-massing characteristics with 54% of the homes having a one and one half storey front entry.

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

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Cedar & Stucco for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 54% 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" 54.0%
  - "Basement/Cathedral Entry" 25.0%
  - "Rancher (Bungalow)" 21.0%
  - "Split Levels" 0.00%
  
- Dwelling Sizes/Locations:  
(Floor Area and Volume)**
  - Size range: 46.0% under 2000 sq.ft excl. garage
  - 29.0% 2001 - 2500 sq.ft excl. garage
  - 25.0% over 2501 sq.ft excl. garage
  
- Exterior Treatment  
/Materials:** Cedar: 21.0% Stucco: 4.0% Vinyl: 75.0%  
Brick or stone accent on 25.0% of all homes
  
- Roof Pitch and Materials:** Asphalt Shingles: 100.0% Cedar Shingles: 0.0%  
Concrete Tiles: 0.0% Tar & Gravel: 0.00%  
50.00% of all homes have a roof pitch 6:12 or lower.
  
- Window/Door Details:** 100% of all homes have rectangular windows
  
- Streetscape:** A variety of simple "Two Story", 10-15 year old "West Coast Traditional" homes in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Vinyl.
  
- Other Dominant Elements:** Most of the newer homes have covered front verandas.

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

- Dwelling Types:** Two-Storey, Split Levels and Ranchers (Bungalows).
- Dwelling Sizes:** Two-Storey or Split Levels - 2000 sq.ft. minimum

<b>Floor Area/Volume:</b>	Basement Entry - 2000 sq.ft. minimum Rancher or Bungalow - 1400 sq.ft. minimum (Exclusive of garage or in-ground basement)
<b>Exterior Treatment /Materials:</b>	For lot 2, a double garage at the front will be permitted as long as the massing and roof pitch of the garage shall not be a dominant feature of the streetscape. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	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.
<b>Roof Pitch:</b>	Minimum 6:12
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

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

October 25, 2016  
 Date



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 16-0690-00

Address: 5980 - 146 Street

Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	8
<b>Protected Trees to be Removed</b>	7
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14</li> </ul>	14
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	3
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6</li> </ul>	6
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist:

Date: April 5, 2017



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0690-00

Issued To:                   HARDIAL S SANDHU  
                                  KARANVIR S SANDHU  
  
                                  (the "Owner")

Address of Owner:        14862 - 68A Avenue  
                                  Surrey, BC V3S 2C3

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: 010-225-081  
 Lot 2 Section 10 Township 2 New Westminster District Plan 17132  
  
 5980 - 146 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 has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Subsection H.1. Off-Street Parking of Part 16B Single Family Residential (13) Zone (RF-13) is varied to permit a front access driveway on proposed Lot 2; and
  - (b) Subsection H.5. Off-Street Parking of Part 16B Single Family Residential (13) Zone (RF-13) is varied to permit a double garage at the front of proposed Lot 2.
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.

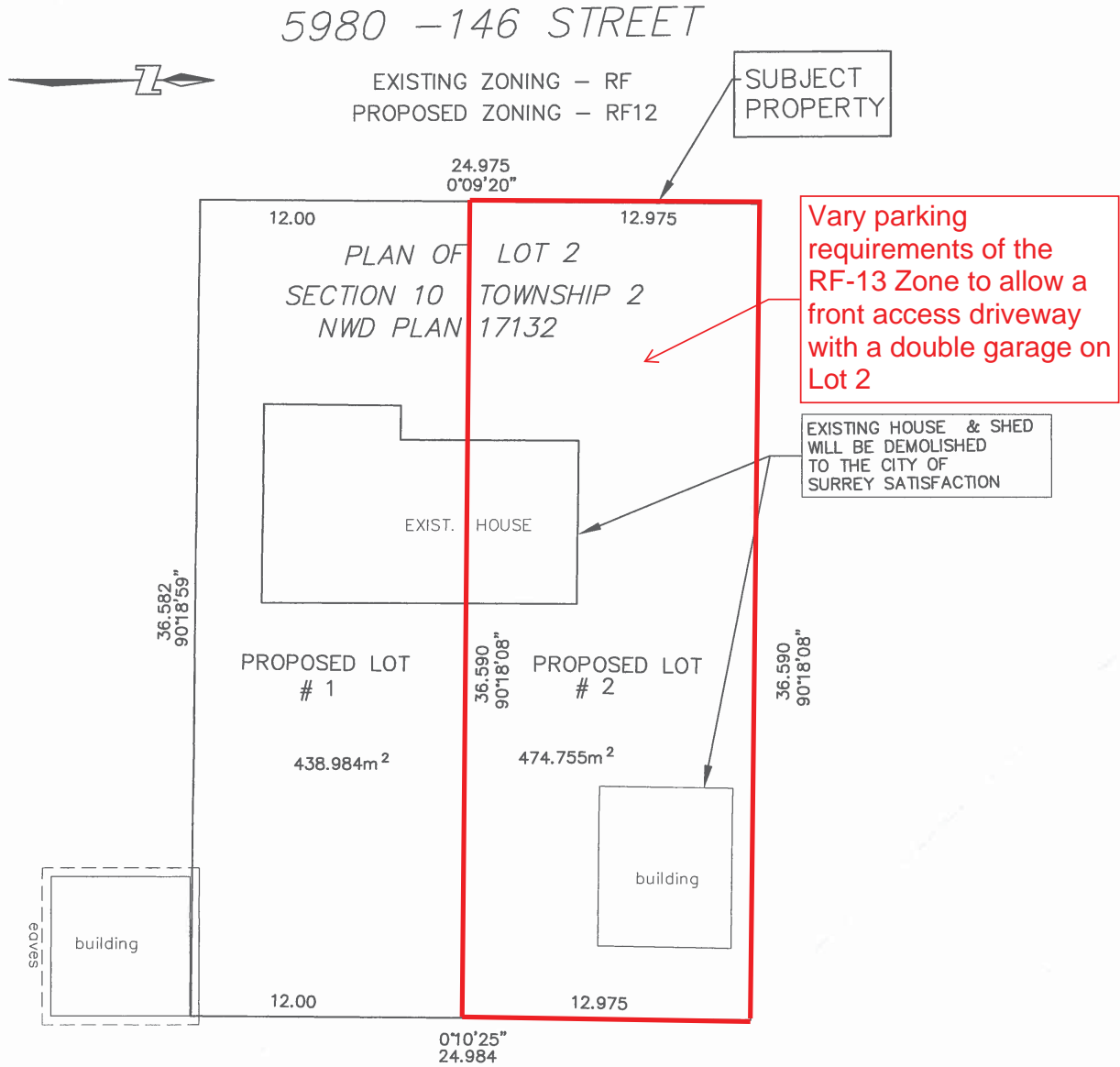
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



Current Civic Address:  
5980 - 146 STREET  
Surrey, B.C.

Notes:

- All dimensions are in metres.
- SCALE 1:200
- CITY FILE: XXXX-XXXX-XX

.. Eng to confirm