

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0168-00

Planning Report Date: July 23, 2018

PROPOSAL:

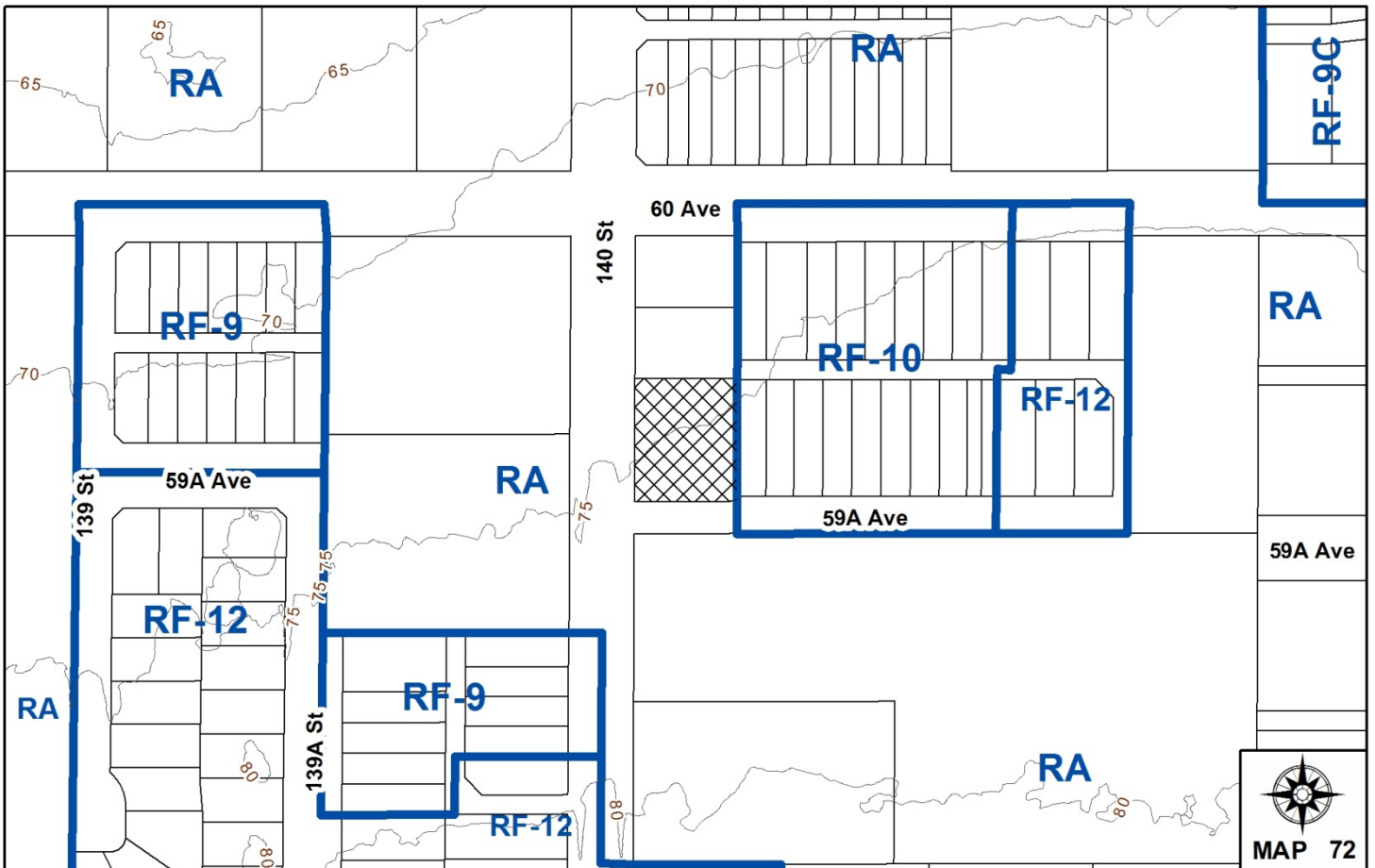
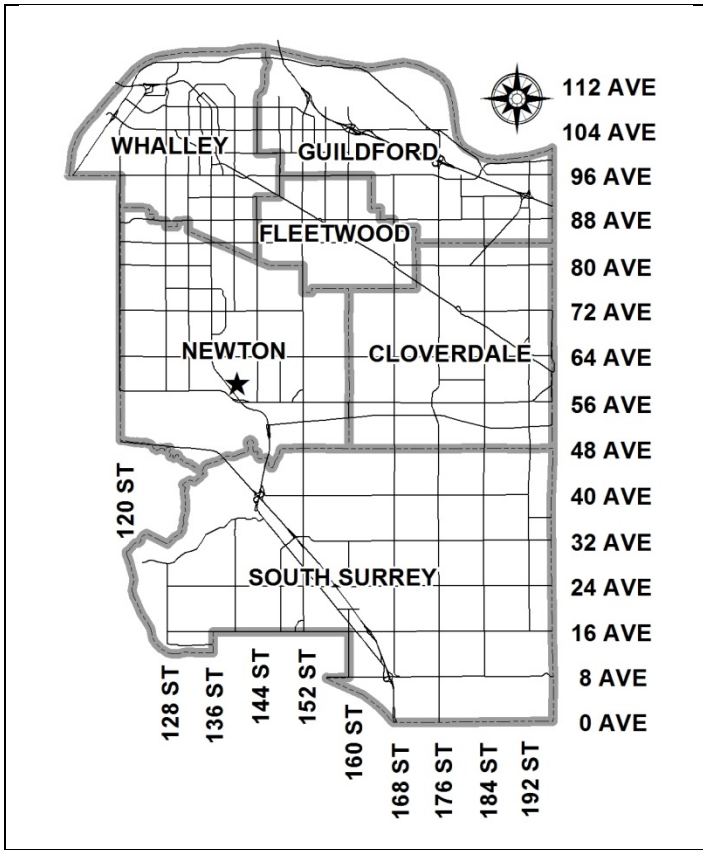
- **Rezoning** from RA to RF-13
 - **Development Variance Permit**
- to permit subdivision into 3 single family lots.

LOCATION: 5964 - 140 Street

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

- Seeking variances for reduced lot width and depth and to permit front access, side-by-side double garages.

RATIONALE OF RECOMMENDATION

- The proposed land use complies with the Official Community Plan (OCP) and the South Newton NCP Designation for the property.
- The proposed lots meet the minimum lot area requirements of the RF-13 Zone and complete the small lot development on the north side of 59A Avenue.
- The properties to the east were approved as RF-10 and RF-12 lots with an east-west lane that was expected to connect to 140 Street. It was anticipated that the subject property would develop under a similar pattern to continue the block; however, the construction of a new dwelling on the adjacent property to the north (5980 – 140 Street) impedes the ability of the subject property to extend the lane to 140 Street and complete the block at this time.
- In recognition of the inability to achieve the rear lane to service these lots and complete the block as planned, the proposed lot layout and variances result in an efficient lot layout.

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

2 Elementary students at Woodward Hill Elementary School
 1 Secondary student at Sullivan Heights Secondary School

(Appendix IV)

Parks, Recreation & Culture: No objections.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling.	Single Family Small Lots	RA
East:	Single family dwelling.	Single Family Small Lots	RF-10
South (Across 59A Avenue):	Single family dwelling (Under Development Application No. 7916-0071-00, for rezoning and subdivision to create 36 single family small lots; received Third Reading on April 24, 2017).	Single Family Small Lots	RA
West (Across 140 Street):	Single family dwelling and property under Development Application No. 7917-0107-00, for rezoning and subdivision to create 7 single family lots and one remnant lot (received Third Reading on July 9, 2018).	Single Family Small Lots	RA

DEVELOPMENT CONSIDERATIONS

Background

- The 0.12 hectare (0.30 acre) subject site is comprised of one parcel at 5964 – 140 Street. It is zoned "One-Acre Residential Zone (RA)", designated as "Urban" in the Official Community Plan (OCP), and designated "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP). The site currently contains a single family dwelling.

Current Proposal

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to subdivide the property into 3 single family lots.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum lot depth of Lots 2 and 3 from 24 metres (79 ft.) to 23 metres (75 ft.); and to reduce the minimum lot width from 13.4 metres (44 ft.) to 13.0 metres (43 ft.) and to permit a front access side-by-side double garage on a lot less than 13.4 metres (44 ft.) in width for proposed Lot 1.
- All 3 proposed lots conform to the minimum lot area requirements of the RF-13 Zone. The lots range in size from 338 square metres (3,638 sq. ft.) to 409 square metres (4,402 sq. ft.).
- Proposed Lot 1 will front onto 140 Street and proposed Lots 2 and 3 will front onto 59A Avenue.
- The properties to the east were approved as RF-10 and RF-12 lots with an east-west lane that was expected to connect to 140 Street. It was anticipated that the subject property would develop under a similar pattern to continue the block; however, the construction of a new dwelling on the adjacent property to the north (5980 – 140 Street) impedes the ability of the subject property to extend the lane to 140 Street and complete the block at this time.

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 based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- The Character Study found that the majority of existing older urban homes in the area do not provide an appropriate context for new development. The new guidelines are consistent in theme and character with those created for adjacent developments.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.

- A preliminary lot grading plan was submitted by Westridge Engineering and Consulting Ltd. dated May 22, 2018. 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 all lots and will be achieved with minimal cut or fill.

PRE-NOTIFICATION

Pre-notification letters were mailed on June 7, 2018, to the owners of 56 properties within 100 metres of the development site. A Development Proposal sign was installed on the property on June 25, 2018. To date, staff has received no correspondence.

TREES

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care 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)			
Cherry	1	1	0
Willow	1	1	0
Vine Maple	1	0	1
Big Leaf Maple	1	1	0
Hazelnut	1	0	1
Coniferous Trees			
Western Red Cedar (hedge)	1	1	0
Sequoia	1	1	0
Douglas Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	8	6	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		\$3,200	

- The Arborist Assessment states that there are a total of eight (8) protected trees on the site. There are no Alder or Cottonwood trees on the site. It was determined that two (2) 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 twelve (12) replacement trees on the site. Since only four (4) replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of eight (8) replacement trees will require a cash-in-lieu payment of \$3,200, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of six (trees) trees are proposed to be retained or replaced on the site with a contribution of \$3,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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 on the east side of 140 Street, south of 60 Avenue in the South Newton NCP Area. • The subject property is designated "Single Family Small Lots" in the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a unit density of 25 units per hectare (10 units per acre). The proposed RF-13 Zone permits a maximum of 28 units per hectare (11.5 units per acre).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • N/A
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"> • N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 23 metres (75 ft.) for Lots 2 and 3.

Applicant's Reasons:

- Proposed Lots 2 and 3 meet and exceed the minimum lot area and width requirements of the Type II lots in the RF-13 Zone.

Staff Comments:

- The proposed lots, while marginally below the minimum depth, fully meet the minimum lot width and area requirements of the RF-13 Zone.
- The properties to the east were approved as RF-10 and RF-12 lots with an east-west lane that was expected to connect to 140 Street. It was anticipated that the subject property would develop under a similar pattern to continue the block; however, the construction of a new dwelling on the adjacent property to the north impedes the ability of the subject property to complete the block at this time.
- In recognition of the inability to achieve the rear lane to service these lots, the variances help achieve an efficient lot layout.

(b) Requested Variance:

- to reduce the minimum lot width of a Type II lot in the RF-13 Zone from 13.4 metres (44 ft.) to 13 metres (43 ft.) for proposed Lot 1.
- to permit a front access side-by-side double garage on a lot less than 13.4 metres (44 ft.) in width in the RF-13 Zone for proposed Lot 1.

Applicant's Reasons:

- The proposed double garages will allow for an additional enclosed parking space on the lot.

Staff Comments:

- Double side-by-side front access garages are not permitted on lots less than 13.4 metres (44 ft.) wide in the RF-13 Zone.
- Proposed Lot 1 is 13.0 metres (43 ft.) wide which is marginally less than the 13.4 metres (44 ft.) width required for Type II interior lots; however, Lot 1 is 31.5 metres (103 ft.) in depth and 409 square metres (4,402 sq. ft.) in size, which exceeds the minimum lot depth and area requirements of the RF-13 Zone.
- This proposed variance is considered minor (approximately 3% reduction) and will not negatively impact the streetscape along 140 Street.

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.	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. 7917-0168-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

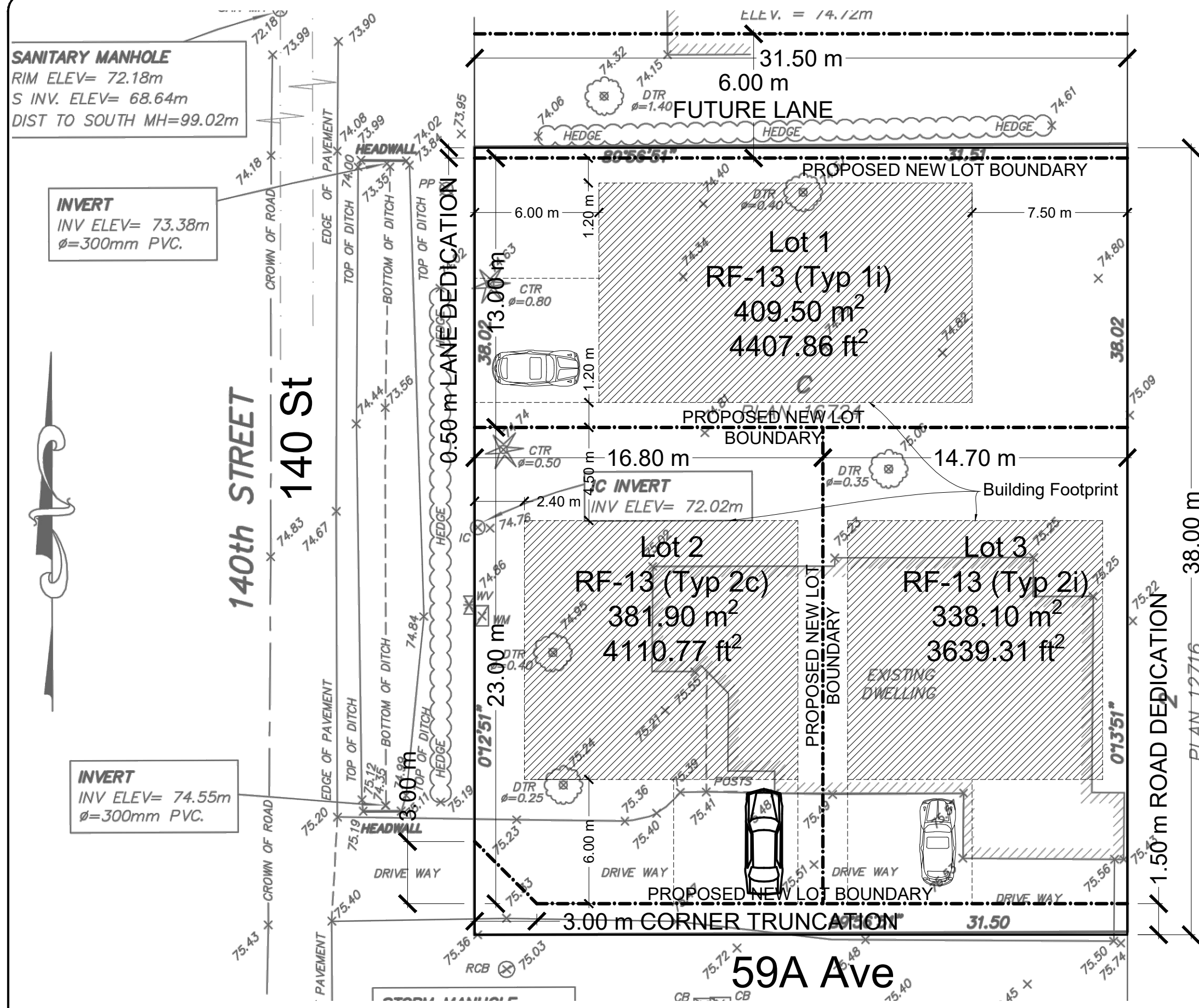
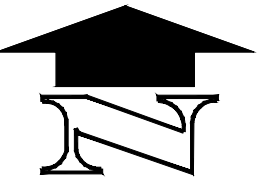
KS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.30
Hectares	0.12
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	13 m – 16.8 m
Range of lot areas (square metres)	338 sq.m. – 409 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25 uph/10 upa
Lots/Hectare & Lots/Acre (Net)	25 uph/10 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	N/A
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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



38.00 m
1.50 m ROAD DEDICATION
PLAN 12716

5	Lot 2 16.8m so min area of 380	RA	4/6/2018
4	Lot widths and setbacks	RA	24/5/2018
3	Bldg footprints and setbacks	RA	9/5/2018
2	Lot dimensions changed	RA	27/4/2018
REV:	DESCRIPTION:	BY:	DATE:
REVISIONS:			

SITE: 5964 140 St, Surrey BC		S-01		2018-0415		9-MAY-18	
TITLE: PRELIMINARY SITE SUB-DIVISION PLAN V5		DRAWING NO.	PROJECT NO.	DATE:			
SCALE AT A4:	DRAWN:	CHECKED:	REVISION:				
1:200	RA	RA	0				

Land Vision Solutions Inc
www.LandSolutionsBC.com
 Tel: +1 (604) 283-5797 Fax: +1 (604) 283-4633
 info@landsolutionsbc.com

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jul 12, 2018** PROJECT FILE: **7817-0168-00**

RE: **Engineering Requirements
Location: 5964 140 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.442 m along 59A Avenue for an ultimate 20.0 m road allowance;
- dedicate a 3.0 x 3.0 m corner cut at the intersection of 59A Avenue and 140th Street;
- register a 0.50 m statutory right-of-way (SRW) along property frontage for inspection chambers and sidewalk maintenance;
- dedicate 0.50 m for ultimate 6.0 m road allowance for future Lane to the north; and
- the applicant is to dedicate as road (without compensation), City Owned Road for the west 10.058 meters Legal Subdivision 7 Sec 9 TP2 (East side of 140th Street) on a road dedication or subdivision plan.

Works and Services

- applicant to confirm construction of minimum pavement width for 59A Avenue has been achieved;
- construction of sidewalk and boulevard is also required along 59A Avenue;
- construct 140 Street to local road standard with 5.25 m pavement from centerline;
- cash in Lieu is required to be secured for the south half of the lane, meeting residential lane standard;
- construct storm, sanitary, and water service connections, complete with inspection chambers/water meter, 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.



Tommy Buchmann, P.Eng.
Development Engineer

M51



Planning

June 12, 2018

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.

Woodward Hill opened in 2010 to deal with in-catchment demand in the South Newton Area. As of August 2017, the District began construction, at this school, on a 200 capacity addition which is targeted to open September 2018. When the addition opens, the District anticipates to still have some portables remain on site. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice; starting September 2017. This will make available more regular stream space to meet in-catchment demand.

Enrolment pressure will continue in this area for the next 10 years. Consequently, In the District 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a new 3.3 HA site and new 655 capacity school for the South Newton area to relieve much of the enrollment pressure. We are awaiting funding approval.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. Again the District's 2018/19 Capital Plan submission to Ministry of Education is requesting a new 700 capacity addition for the high school and we are awaiting funding approval.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0168 00

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

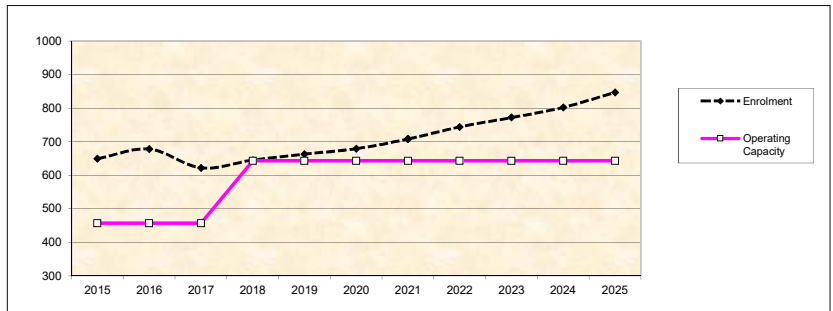
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

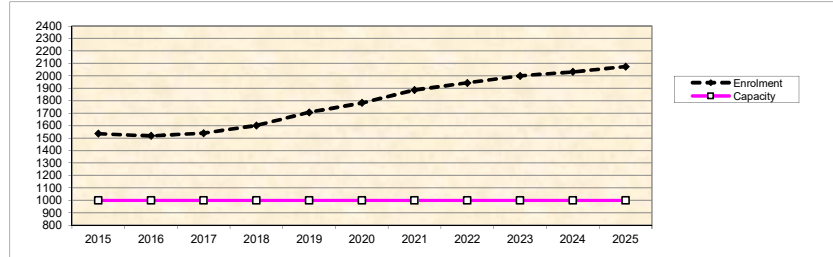
September 2017 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	65 K + 557
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2018	38 K + 605
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000

Woodward Hill Elementary



Sullivan Heights 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.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 17-0168 (Land Vision)
Property Location: 5964-140 Street, 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 1950's-2000's with newer homes built in the 2010's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3000sf.

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 4/12 to a medium pitch of 9/12 or greater 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: Hardi (dominant), Vinyl and Cedar. Brick or Stone is used as an accent material on 49% of the homes. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 57% of the homes having Asphalt driveways.

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

The existing newer homes located in the study area at 5901 to 5919-140 Street do reflect characteristics we would be in favor of today. Most of these newer homes 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 5-10 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”	71.0%
“Basement /Cathedral Entry”	0.00%
“Rancher (Bungalow)”	29.0%
“Split Levels”	0.00%

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

Size range:	0.0% under 1500 sq.ft excl. garage
	43.0% 1501 - 2500 sq.ft excl. garage
	57.0% over 2501 sq.ft excl. garage

Exterior Treatment /Materials:

Hardi:	37.0%	Vinyl:	35.0%	Cedar:	21%	Stucco:	7.0%
Brick or stone accent on 49.0% of all homes							

Roof Pitch and Materials:

Asphalt Shingles:	71%	Cedar Shingles:	29.0%
Concrete Tiles:	0.0%	Tar & Gravel:	0.00%
56% of all homes have a roof pitch 6:12 or greater			

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

Streetscape: A variety of simple “Two Story”, 5-60 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 Hardi & 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, Hardiplank, Vinyl is restricted to non-street facade only, 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:	The minimum roof pitch is 6:12, with some exceptions, including the possibility of 3:12 for feature roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey, brown or black tones.
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.ASTTBC
Apex Design Group Inc.

April May 16, 2018

Date

Tree Preservation Summary

Surrey Project No: Unknown


Address: 5964 140 St.

Registered Arborist: Freedom Sukenick

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)	8
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	12
Replacement Trees Proposed	4
Replacement Trees in Deficit	8
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 _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio _____ 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)

July-18-2018

 Date

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0168-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 010-205-853
Lot "C" Section 9 Township 2 New Westminster District Plan 16724

5964 - 140 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:

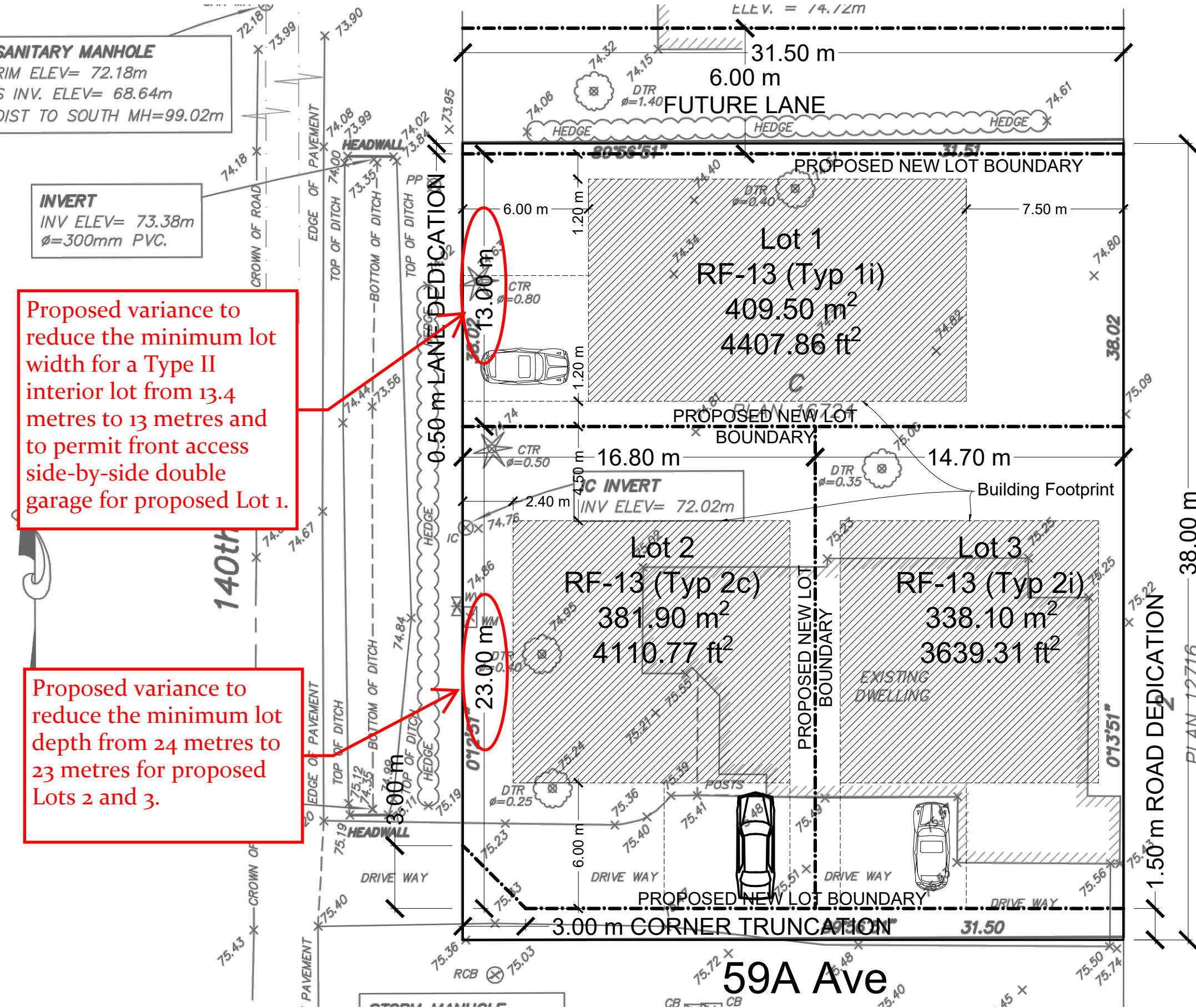
- (b) If the civic addresses changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection K.2 Subdivision of Part 16B “Single Family Residential (13) Zone (RF-13)”, the minimum lot depth is reduced from 24 metres (79 ft.) to 23 metres (75 ft.) for proposed Lots 2 and 3.
 - (b) In Subsection K.2 Subdivision of Part 16B “Single Family Residential (13) Zone (RF-13)”, the minimum lot width for a Type II interior lot is reduced from 13.4 metres (44 ft.) to 13 metres (43 ft.) for proposed Lot 1.
 - (c) Subsection H.5 Off-Street Parking of Part 16B “Single Family Residential (13) Zone (RF-13)” is varied to permit a front access side-by-side double garage on a lot less than 13.4 metres (44 ft.) in width for proposed Lot 1.
5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on 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 variance to reduce the minimum lot width for a Type II interior lot from 13.4 metres to 13 metres and to permit front access side-by-side double garage for proposed Lot 1.

Proposed variance to reduce the minimum lot depth from 24 metres to 23 metres for proposed Lots 2 and 3.

5	Lot 2 16.8m so min area of 380	RA	4/6/2018
4	Lot widths and setbacks	RA	24/5/2018
3	Bldg footprints and setbacks	RA	9/5/2018
2	Lot dimensions changed	RA	27/4/2018
REV:	DESCRIPTION:	BY:	DATE:
REVISIONS:			

SITE: 5964 140 St, Surrey BC		S-01		2018-0415		9-MAY-18	
TITLE: PRELIMINARY SITE SUB-DIVISION PLAN V5		DRAWING NO.	PROJECT NO.	DATE:			
SCALE AT A4:	DRAWN:	CHECKED:	REVISION:				
1:200	RA	RA	0				

Land Vision Solutions Inc
 www.LandSolutionsBC.com
 Tel: +1 (604) 283-5797 Fax: +1 (604) 283-4633
 info@landsolutionsbc.com