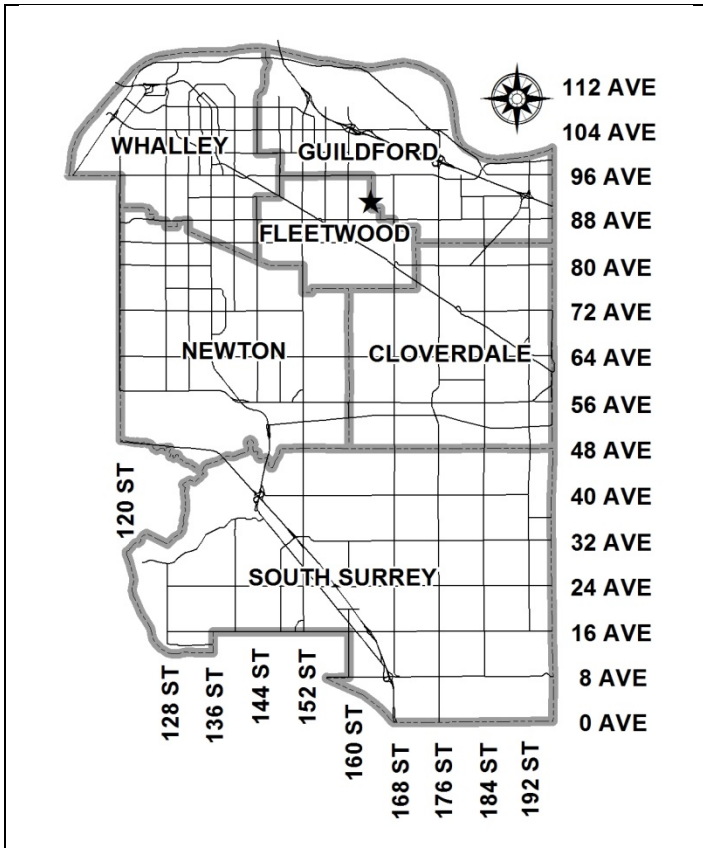


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0337-00

Planning Report Date: February 5, 2018



**PROPOSAL:**

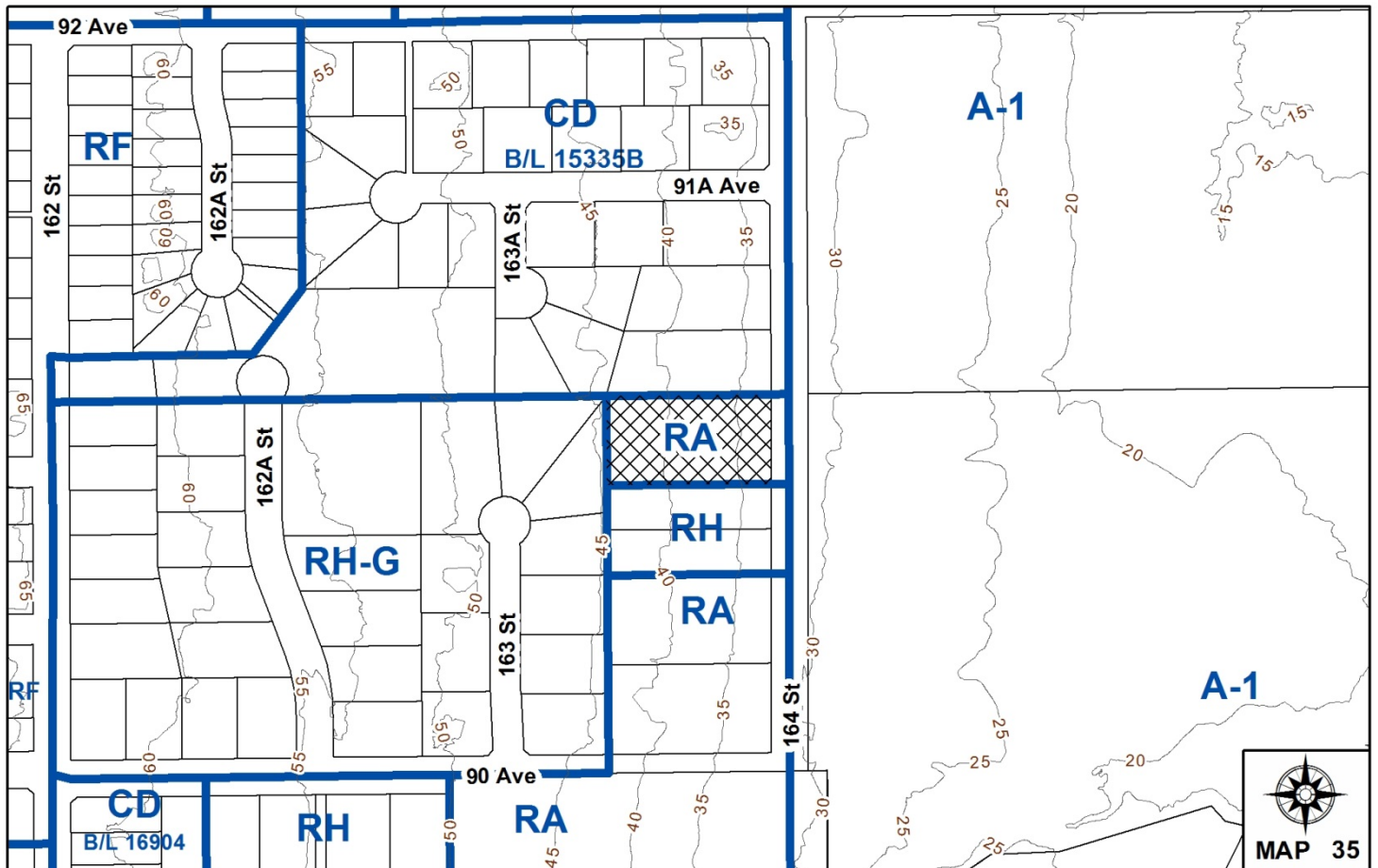
- **Rezoning** from RA to RH
- **Development Permit**
- **Development Variance Permit**

to permit subdivision into two (2) half-acre residential lots across from the ALR boundary.

**LOCATION:** 9091 - 164 Street

**ZONING:** RA

**OCP DESIGNATION:** Suburban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft a Sensitive Ecosystems (Streamside Areas) and Farm Protection Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a Development Variance Permit (DVP) to reduce the lot width and side yard setbacks in the RH Zone for both proposed Lots 1 and 2.

### RATIONALE OF RECOMMENDATION

- Complies with the Suburban designation in the Official Community Plan (OCP).
- The proposed subdivision provides an appropriate transition between the existing, adjacent half-acre gross density lots to the west and the agricultural lands (Godwin Farm Biodiversity Preserve) to the east. The proposal is consistent with the RH-zoned pattern of development in the surrounding neighbourhood, specifically the properties developed under Development Application No. 7914-0168-00 (9065 and 9075 – 164 Street), to the immediate south.
- The applicant has proposed the daylighting of approximately 89 linear metres (292 ft.) of an existing "Class B (yellow-coded) Ditch" on proposed Lot 1, which was culverted previously by a past property owner without valid permits or permissions.
- The proposed 7-metre (23-ft.) northern and eastern Streamside Protection Area complies with the minimum Part 7A Streamside Protection requirements of the Zoning By-law. It will be protected in perpetuity through the registration of a combined Statutory Right-of-Way / Restrictive Covenant. The Streamside Protection Area will be further protected by the installation of a 1.8-metre (6-ft.) high black vinyl chain-link fence.
- Protection of the Streamside Protection Area, through the registration of a combination SRW/RC and installation of riparian protection fencing, is considered minimum acceptable safeguarding as per the Sensitive Ecosystems DP3 Guidelines.
- As the subject site is located in the Farm Protection Development Permit Area, the applicant proposes a 12-metre (39-ft.) wide ALR landscape buffer along the eastern property line of proposed Lot 1 and 2. The proposed buffer will be planted with an appropriate mix of native deciduous and coniferous trees as well as low-lying shrubs, which complies with the requirements of the Farm Protection Development Permit.
- At the October 5, 2017 meeting of the Agriculture and Food Security Advisory Committee (AFSAC), the Committee supported the subject development. AFSAC indicated that the proposed 12-metre (39-ft.) wide landscape buffer will enhance the ALR buffer along this portion of 164 Street, and is consistent with the buffer width supported under Development Application No. 7914-0168-00.

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 "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft Sensitive Ecosystem (Streamside Areas) and Farm Protection Development Permit No. 7917-0337-00, generally in accordance with the attached drawing (Appendix VIII) and corresponding Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7917-0337-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RH Zone for proposed Lot 1 from 30 metres (100 ft.) to 25.6 metres (84 ft.);
  - (b) to reduce the minimum lot width of the RH Zone for proposed Lot 2 from 30 metres (100 ft.) to 22.8 metres (74.8 ft.);
  - (c) to reduce the minimum south side yard setback of the RH Zone for proposed Lot 1 from 4.5 metres (15 ft.) to 2.4 metres (8 ft.); and
  - (d) to reduce the minimum north side yard setback of the RH Zone for proposed Lot 2 from 4.5 metres (15 ft.) to 2.4 metres (8 ft.).
4. 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 Forests, Lands and Natural Resource Operations under the *Water Sustainability Act* for the proposed daylighting of the northern watercourse and work within the eastern watercourse;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a combined Statutory Right-of-Way / Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access;

- (h) registration of a Section 219 Restrictive Covenant for “No Build” and for the installation and maintenance of a 12-metre (39-ft.) landscape buffer along 164 Street, parallel to the ALR boundary;
- (i) registration of a Section 219 Restrictive Covenant for a minimum front yard setback of approximately 17.5 metres (57 ft.) for the principal building on proposed Lots 1 and 2, to ensure a minimum 37.5-metre (123-foot) setback from the ALR boundary and to inform future owners of farm practices in the area that may produce noise, odour and dust;
- (j) registration of a Section 219 Restrictive Covenant for "No Build" on the west portion of the proposed Lots 1 and 2 to increase the minimum rear yard setback from 7.5 metres (25 ft.) to 25 metres (82 ft.) for the principal building and 15 metres (50 ft.) for any accessory buildings or structures;
- (k) registration of a Section 219 Restrictive Covenant for a minimum north side yard setback of 9 metres (29.5 ft.) for the principal building on proposed Lot 1;
- (l) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 2; and
- (m) registration of a 6-metre (20-ft.) wide reciprocal access easement over both proposed Lots 1 and 2 for shared driveway access.

### 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:	<p><b>Projected number of students from this development:</b></p> <p>1 Elementary student at Serpentine Heights Elementary School  0 Secondary students at North Surrey Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2019.</p>
Parks, Recreation & Culture:	No objection.
Agricultural and Food Security Advisory Committee (AFSAC):	The project was reviewed at the October 5, 2017 AFSAC meeting wherein the Committee supported the proposal (Appendix V).

SITE CHARACTERISTICS

Existing Land Use: One-acre residential lot with an existing single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on half-acre gross density lot.	Suburban	CD (By-law No. 15335B)
East (Across 164 Street):	City-owned park (Godwin Farm Biodiversity Preserve)	Agricultural	A-1
South:	Half-Acre lot created in 2017 under Application No. 7914-0168-00	Suburban	RH
West:	Single family dwelling on half-acre gross density lot.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONSBackground

- The 0.43-hectare (1-acre) subject property is located at 9091 – 164 Street in Fleetwood, adjacent to the Agricultural Land Reserve (ALR) boundary, which in this immediate area parallels the east side of the 164 Street right-of-way.
- The site is designated "Suburban" in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The site contains an existing single family dwelling, located on the eastern portion of the lot, which is to be demolished as part of the subject application.
- Unnamed Class B (yellow-coded) watercourses/ditches run east-west parallel to the north property line and north-south, adjacent to the east property line within the west portion of the 164 Street right-of-way.
- The subject site is one (1) of three (3) remaining lots along this portion of 164 Street in Fleetwood zoned "One-Acre Residential Zone (RA)". The lot to the immediate south (formerly 9061 – 164 Street) was rezoned from RA to RH and subdivided into two side-by-side suburban single family lots under Development Application No. 7914-0168-00, which was granted final adoption by Council on May 8, 2017. The remainder of the block to the north is zoned CD By-law No. 15335B and has been developed with single family homes based on the RA-G and RH-G Zones.
- The 10.5-hectare (26-acre) City-owned park (Godwin Farm Biodiversity Preserve) adjacent to the subject site, across 164 Street, is located within the ALR.

### Current Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" in order to permit subdivision into two (2) side-by-side suburban single family lots.
- Proposed Lots 1 and 2 exceed the minimum lot area requirements of the RH Zone, with lot areas of 2,278 square metres (0.56 ac) and 2,026 square metres (0.51 ac) respectively. The minimum lot area of the RH Zone is 1,858 square metres (0.5 ac).
- At approximately 89 metres (292 ft.) in depth, proposed Lots 1 and 2 exceed the minimum lot depth requirement of the RH Zone (30 metres / 100 ft.). However, in order to achieve the side-by-side configuration a variance to the minimum lot width of the RH Zone, from 30 metres (100 ft.) to 25.6 metres (84 ft.) for proposed Lot 1 and 22.8 metres (74.8 ft.) for proposed Lot 2, is required (see By-law Variance section). A similar variance was approved by Council to facilitate the creation of the two neighbouring half-acre lots to the south of the subject site.
- The subject site is located approximately 20 metres (65.6 ft.) west of the Agricultural Land Reserve (ALR) boundary. The OCP states that the maximum density for Suburban-designated properties within 200 metres (655 ft.) of the ALR boundary is 5 units per hectare (2 units per acre).
- The gross unit density of the proposed 2-lot subdivision on the subject site is 4.65 units per hectare (2 units per acre).

### Road Dedication and Access

- The subject property currently fronts and is accessed from 164 Street, a Through Local with an ultimate road right-of-way width of 20 metres (65.6 ft.).
- No additional dedication for road widening will be required as part of the subject application. The applicant will be required to construct the west side of 164 Street to a modified Local road standard. In order to retain the existing Class B (yellow-coded) watercourse, the proposed 1.5-metre (5-ft.) wide sidewalk will be constructed adjacent to the road pavement.
- To limit the number of driveways along 164 Street, reduce the overall disturbance to the adjacent riparian area and facilitate a larger landscape buffer, the applicant has proposed shared driveway access from 164 Street. A 6-metre (20 ft.) wide reciprocal access easement over the southeast portion proposed Lot 1 and the northeast portion of proposed Lots 2 will facilitate the shared driveway.

### Neighbourhood Character Study and Design Guidelines

- The applicant retained Rasika Acharyam, Registered Architect, of Land Solutions Inc. as the Design Consultant to prepare both a Character Study and Building Design Guidelines. These documents ensure that future dwellings constructed on the proposed lots generally maintain a consistency with the existing suburban-type single family dwellings in the surrounding neighbourhood.

- The Character Study involved reviewing a number of existing homes in the neighbourhood. It found that a number of adjacent "West Coast Traditional" and "Contemporary Modern" styled homes provide suitable context for the proposed subdivision. The guidelines, a copy of which is attached (Appendix VI), propose post-2015 design standards, which include balanced "mid-scale massing" design, improved construction materials and higher trim and detailing standards in line with more contemporary "Modern West Coast" or "Urban Contemporary" style homes.

### Lot Grading

- Preliminary lot grading plans were prepared and submitted by Coastland Engineering & Surveying Ltd. The plans were reviewed by staff and found to be generally acceptable.
- In-ground basements are proposed, with less than 0.5 metres (1.5 ft.) of fill required for both proposed Lot 1 and 2. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and approved by the City's Engineering Department.

### Sensitive Ecosystems (Streamside Areas) Development Permit

- The subject property falls within the Sensitive Ecosystems (Streamside Areas) Development Permit Area (DPA) in the OCP. It has an unnamed Class B (yellow-coded) watercourse/ditch running east-west parallel to the north property line and an additional unnamed Class B (yellow-coded) watercourse/ditch adjacent to the east property line, within the west portion of the 164 Street right-of-way.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a "Class B (yellow-coded) Ditch" requires a minimum streamside setback of 7 metres (23 ft.), as measured from the top of bank.
- A Riparian Areas Regulation (RAR) Assessment report, prepared by Chris Lee, *R.P.Bio.* of AquaTerra Environmental Limited and dated July 13, 2017, recommended a Streamside Protection and Enhancement Area (SPEA) based on an RAR setback of 2 metres (6.5 ft.), as measured from top-of-bank, from the eastern watercourse. As the northern watercourse was culverted, without valid authorization or permits, by the previous property owner, no SPEA setback was established as part of the on-site review.
- The applicant proposes to daylight approximately 89 linear metres (292 ft.) of the northern Class B (yellow-coded) watercourse on proposed Lot 1. The newly daylighted watercourse will be located within a 1-metre (3-ft.) wide sodded swale, for which a similar 2-metre (6.5-ft.) SPEA, as measured to the newly established top-of-bank, would apply.
- The Ecosystem Development Plan (EDP), prepared by Libor Michalak, *R.P.Bio.* of Keystone Environmental Ltd. and dated December 14, 2017, confirmed the "Class B (yellow-coded) Ditch" classification for both the proposed and existing watercourse, and proposes a 7-metre (23-ft.) Streamside Protection Area (SPA) for each. The proposed 7-metre (23-ft.) SPA, which complies with the minimum streamside setbacks of the Zoning By-law, would be comprised of a 2-metre (6.5-ft.) SPEA and an additional 5 metres (16.5 ft.) for drainage access.

- In addition, the EDP proposes the removal of existing invasive species, the planting of native trees and wet-tolerant shrubs such as salmonberry and salal, as well as the placement of coarse woody debris in order to remediate the previously disturbed riparian areas and provide wildlife enhancement value (see Appendix VIII, Riparian and ALR buffer Planting Plan).
- The entirety of the 7-metre (23-ft.) Streamside Protection Area associated with the eastern watercourse will be incorporated into the proposed 12-metre (39-ft.) ALR landscape buffer (see Farm Protection Development Permit section).
- The proposed Streamside Protection Area will be protected through the registration of a combined Statutory Right-of-Way/Restrictive Covenant. Encroachment will further be limited through the installation of 1.8-metre (6-ft.) high black-vinyl, chain-link fencing along the southern and western boundary of the proposed Streamside Protection Area.
- The installation and maintenance of both fencing and landscaping will be regulated through both the Development Permit and the combined SRW/RC, which require the payment of appropriate landscaping securities to be held for a minimum of five (5) years to allow the proposed trees and shrubs to attain "free-growing" status.
- Protection of the Streamside Protection Area through the registration of a combined SRW/RC and installation of riparian protection fencing, is considered minimum acceptable safeguarding as per the Sensitive Ecosystems DP3 Guidelines.
- The existing culvert and driveway at the northeast corner of the site are proposed to be removed and reconnected at the 6-metre (20 ft.) shared reciprocal access driveway connecting proposed Lots 1 and 2 with 164 Street. No additional enclosure of the eastern watercourse is proposed.
- A peer review was not deemed necessary for this application as the applicant is not proposing a Development Variance Permit (DVP) for reduced streamside setbacks and both the proposed daylighting of the northern watercourse and work adjacent to the eastern watercourse will require Provincial review and approval.
- The RAR Assessment Report and Ecosystem Development Plan have been reviewed by staff and found to be acceptable. As a condition of final adoption for the associated Rezoning By-law, the applicant will require *Water Sustainability Act* approval for the proposed daylighting of the northern watercourse on proposed Lot 1 as well as for work associated with the existing eastern watercourse.

#### Farm Protection Development Permit and ALR Landscape Buffer

- The OCP requires that all development sites that directly abut land within the ALR and/or that falls within 50 metres (164 ft.) of the ALR boundary, obtain a Farm Protection Development Permit and conform to specific guidelines prior development of the land. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The subject property is located adjacent to the ALR boundary, which in this immediate area of Fleetwood, parallels the east side of the 164 Street right-of-way.



- The Farming Protection Development Permit guidelines are specified in Section DP4 of the OCP, and are outlined below (*with staff comments in italics*):
  - For properties with a road abutting the ALR, the minimum building setback from the ALR boundary is 37.5 metres (123 ft.).

*(The applicant has agreed to register a Section 219 Restrictive Covenant on proposed Lots 1 and 2 requiring a minimum front yard setback of 17.5 metres (57.4 ft.), as measured from the east lot line to the principal building. As the ALR boundary in this immediate area parallels the east side of 164 Street (20 metre / 65.6 ft. wide road allowance) both new houses will comply with the minimum 37.5-metres (123 ft.) ALR setback requirement.)*
  - For properties with a road abutting the ALR, an undulating buffer, from a minimum of 7.5 metres (25 ft.) to 12 metres (39 ft.) with an overall net width of 10 metres (33 ft.), or a straight buffer with a minimum width of 10 metres (33 ft.) is required. The vegetated buffer must remain under private ownership.

*(The applicant proposes a straight landscape buffer of 12 metres (39 ft.) in width, fully within the property lines of the proposed lots, which is consistent with the 12-metre (39-ft.) wide landscape buffer approved under Development Application No. 7914-0168-00 to the immediate south. Riparian setbacks (7 metre / 23 ft.) and planting associated with the existing Class B ditch within 164 Street will be incorporated into the proposed 12 metre (39 ft.) vegetated buffer.)*
  - Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres (7 ft.) to 4 metres (13 ft.) apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

*(The applicant has provided an appropriate mix of deciduous and coniferous trees such as Bigleaf Maple, Shore Pine and Western Red Cedar in addition to two (2) existing mature trees within the landscape buffer which are proposed to be retained. A mix of shrubs, including Salmonberry, Salal, Douglas Spirea, are also proposed to increase the vegetation density of the buffer. See Appendix VIII).*
  - For any property within 50 metres (164 ft.) of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

*(The applicant has agreed to register the RC on proposed Lots 1 and 2.)*

### PRE-NOTIFICATION

- Pre-notification letters were sent on October 17, 2017 to 35 properties within 100 metres (330 ft.) of the subject property, and a Development Proposal Sign was installed by the applicant at the 164 Street frontage on October 15, 2017. To date, staff have received no written correspondence or telephone calls regarding the proposed development.

TREES

- Andrew Booth, ISA Certified Arborist of Stickleback Environmental, 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	1	1	0
Big Leaf Maple	5	3	2
Cherry	2	2	0
<b>Coniferous Trees</b>			
Aborvitae Cedar	2	2	0
Colorado Spruce	2	1	1
Lodgepole Pine	1	1	0
Western Red Cedar	4	3	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>17</b>	<b>13</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>26</b>	
<b>Total Retained and Replacement Trees</b>		<b>30</b>	
<b>Contribution to the Green City Fund</b>		<b>\$0</b>	

- The Arborist Assessment states that there are a total of seventeen (17) mature trees on the site. There are no Alder or Cottonwood trees. It was determined that four (4) 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.
- Of the four (4) mature on-site trees proposed to be retained, three (3) trees (two (2) Big Leaf Maples and one (1) Blue Spruce) will be incorporated into the proposed Streamside Protection and ALR buffer areas and protected through the installation of permanent protection fencing.
- The roots of several off-site Western Red Cedar trees located on the property to the immediate south (9075 – 164 Street) extend onto the subject property. All twelve (12) of the off-site trees are proposed for retention. As a condition of the final adoption of the rezoning by-law, the applicant will be required to register a Section 219 Restrictive Covenant for "No-Build", identifying those off-site trees proposed to be retained and the area of tree preservation on proposed Lot 2.

- The new trees on the site, including those within the 7-metre (23-ft.) wide Streamside Protection Area along the north portion of proposed Lot 1 and the 12-metre (33-ft.) wide ALR landscaping buffer along the east property line of proposed Lots 1 and 2, will consist of a variety of trees including Big Leaf Maple, Japanese Flowering Cherry, Red-osier Dogwood, Shore Pine and Western Red Cedar.
- Landscaping proposed for both the Streamside Protection Area and ALR buffer, as per the detailed planting plan prepared by the project QEP (Libor Machalak, *R.P. Bio.*, of Keystone Environmental), is to be secured through a Development Permit.
- 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 twenty-six (26) replacement trees on the site. The applicant is proposing twenty-six (26) replacement trees, meeting City requirements.
- In summary, a total of thirty (30) trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 18, 2017. 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"> <li>• The subject site is designated Suburban in the OCP, and is adjacent to the Agricultural Land Reserve (ALR). The proposed subdivision is consistent with the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Secondary suites will be permitted on both proposed lots, subject to meeting the building and zoning requirements for a secondary suite.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development will maintain the existing Class B "Ditch" fronting the subject site and will daylight/rehabilitate the previously culverted Class B "Ditch" on the northern portion of the subject site.</li> <li>• The proposed development will include a 12-metre (39 ft.) wide vegetated buffer along the eastern property line, adjacent to the ALR and the 164 Street riparian area, as well as a 7-metre (23 ft.) wide vegetated buffer along the northern property line adjacent to the remediated riparian area. Both vegetated areas will be planted with an appropriate mix of native coniferous and deciduous trees as well as infill planting.</li> <li>• A Section 219 Restrictive Covenant will be registered to ensure that any future homes constructed on proposed Lots 1 and 2 will be set back a minimum of 37.5 metres (123 ft.) from the ALR boundary in order to reduce potential urban-agricultural use conflict.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A Development Proposal Sign was installed on the subject site, and pre-notification letters were mailed to area residents.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot width of the RH Zone for proposed Lot 1 from 30 metres (100 ft.) to 25.6 metres (84 ft.); and
- To reduce the minimum lot width of the RH Zone for proposed Lot 2 from 30 metres (100 ft.) to 22.8 metres (74.8 ft.).

Applicant's Reasons:

- In order to allow subdivision of the 48.4 metre (159 ft.) wide parent lot into two, RH Zone lots a variance to the minimum lot width is required. The variation in lot width between proposed Lot 1 and 2 is required in order to achieve an equitable building footprint and useable rear yard space between the two proposed lots while allowing for the proposed 7-metre (23-ft.) Streamside Protection Area on proposed Lot 1.

Staff Comments:

- Proposed Lots 1 and 2 meet the minimum lot depth (30 metres / 100 ft.) and lot area (1,858 square metres / 0.5-acre) requirements of the RH Zone.
- The applicant has proposed registering a "No-Build" Restrictive Covenant over both proposed lots in order to increase the rear yard setback from 7.5 metres (25 ft.) to 25 metres (82 ft.) for the principal building and 15 metres (49 ft.) for any accessory buildings. This will ensure a sizeable separation between the proposed new houses and the existing residences to the west and is consistent with the increased rear yard setback on the neighbouring lots approved under Development Application No. 7914-0168-00, to the immediate south.
- Staff support the proposed variances.

## (b) Requested Variance:

- To reduce the minimum south side yard setback of the RH Zone for proposed Lot 1 from 4.5 metres (15 ft.) to 2.4 metres (8 ft.); and
- To reduce the minimum north side yard setback of the RH Zone for proposed Lot 2 from 4.5 metres (15 ft.) to 2.4 metres (8 ft.).

## Applicant's Reasons:

- The buildable area on each of the proposed lots will be impacted by the proposed increased front and rear yard setbacks therefore the proposed setbacks are necessary in order to construct a standard-sized RH Zone home, with an efficient and workable floor plan, on the proposed lots.

## Staff Comments:

- The proposed side yard setback relaxations are along the internal side yard property lines, between proposed Lots 1 and 2, and will not impact any existing dwellings. The side yard setbacks along the external property lines will not be reduced.
- The proposed relaxations to the internal side yard setbacks would not negatively affect the ability to achieve a suburban streetscape along this portion of 164 Street.
- The proposed internal side yard setback relaxations are consistent with those approved under Development Variance Permit No. 7914-0168-00 to the immediate south, issued on May 8, 2017, which reduced the internal side yard setbacks from 4.5 metres (15 ft.) to 3 metres (10 ft.) for two, side-by-side RH Zone lots. The additional relaxation reflects the encumbrance of the watercourse on proposed Lot 1.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Agricultural and Food Security Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Riparian and ALR Buffer Planting Plan
Appendix IX.	Development Variance Permit No. 7917-0337-00

INFORMATION AVAILABLE ON FILE

- Detailed Riparian Area Regulations (RAR) Assessment by Aquaterra Environmental Ltd., Dated July 13, 2017
- Ecosystem Development Plan Prepared by Keystone Environmental, Dated December 14, 2017.

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

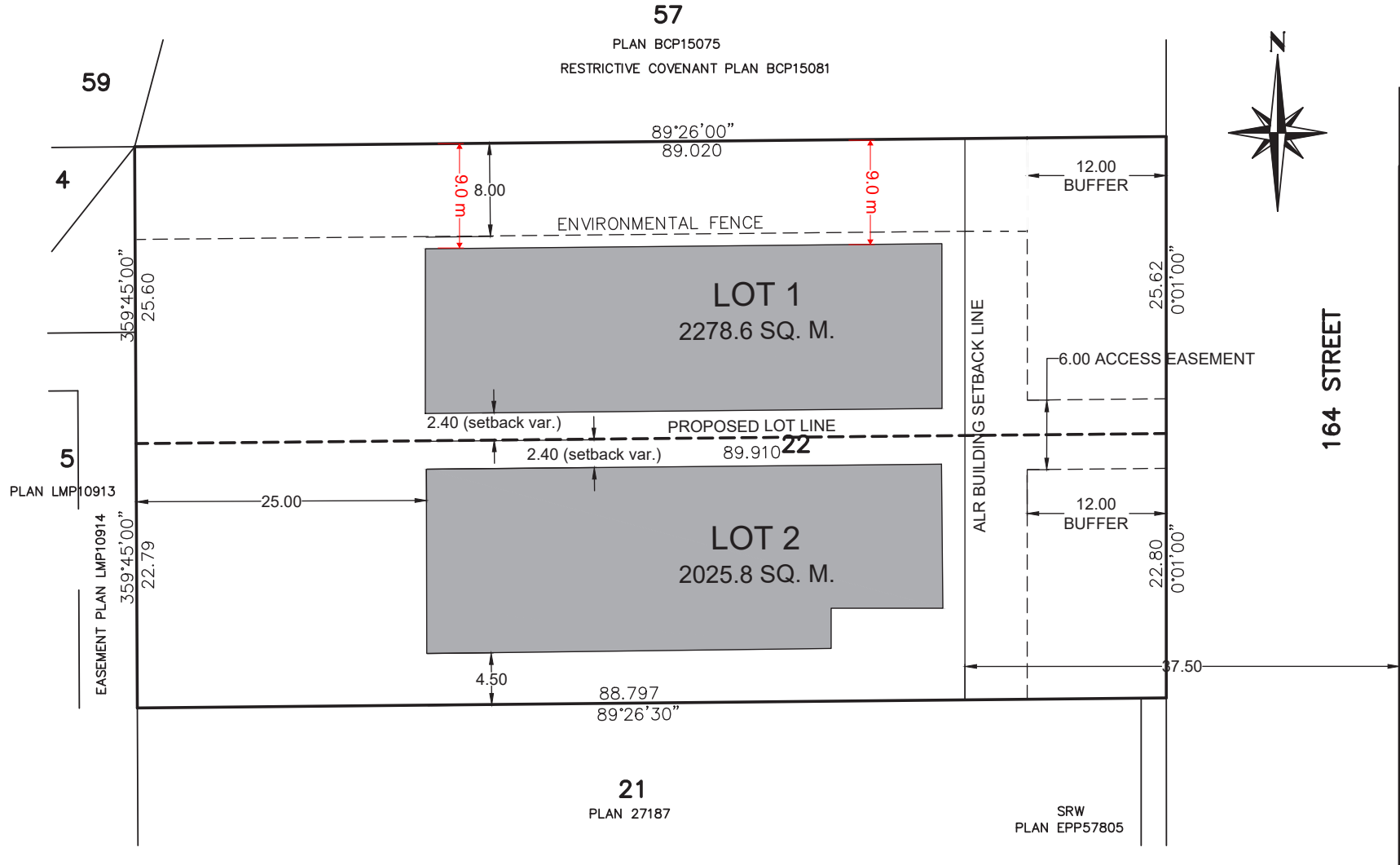
Proposed Zoning: RH

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	1.0
Hectares	0.43
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	22.8 and 25.6 metres
Range of lot areas (square metres)	2,026 and 2,278 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.65 lots / hectare (2 lots / acre)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	35%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	43%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<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 (Lot Width, Setbacks)	YES



**PROPOSED SUBDIVISION OF LOT 22, SECTION 36,  
TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 27187**

LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL. AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR AND MAY VARY. DO NOT USE FOR LEGAL TRANSACTIONS



**LAND VISION SOLUTIONS INC**  
 Consultants and Planners  
 1013 Windward Dr, Coquitlam BC V3C4M5  
 Tel: (604) 283-5797 Fax: (604) 283-4633

**PROJECT NO: 2017-03**  
**LAYOUT PLAN, Ver 4**  
**SCALE: 1:500M**  
**DATE: 8-11-2017**

---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **Jan 26, 2018** PROJECT FILE: **7817-0337-00**  
*Revised Jan.30, 2018*

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RE: **Engineering Requirements  
Location: 9091 164 Street**

### REZONE/SUBDIVISION

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

- Provide 0.5-metre Statutory Right-of-Way (SRW) for infrastructure maintenance on 164 Street.
- Provide 8.0-metre SRW for access and stream side protection along the north property line of proposed Lot 1.
- Provide a 12.0-metre wide buffer along the eastern property line for Farm Protection which will incorporate the minimum 7.0-metre streamside setback from the Class B water course along the west side 164 Street. Planning Department to coordinate associated SRW requirement.

#### ***Works and Services***

- Construct west side of 164 Street to a modified Local Road Standard.
- Construct a shared 6.0-metre driveway access and letdown at sidewalk.
- Construct storm, water, and sanitary service connections to each lot.
- Reconstruct existing culvert and headwalls to meet current standards.
- Restore non-permitted culverted portion of the watercourse along the north property line of proposed Lot 1.

A Servicing Agreement is required prior to Rezone and Subdivision.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.  
Development Project Engineer

A3H

NOTE: Detailed Land Development Engineering Review available on file



Planning December-22-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0337 00

**SUMMARY**

The proposed 2 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	1
Secondary Students:	0

September 2017 Enrolment/School Capacity

<b>Serpentine Heights Elementary</b>	
Enrolment (K/1-7):	37 K + 312
Nominal Capacity (K/1-7)	38 K + 396
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1379
Capacity (8-12):	1175
Maximum Operating Capacity*(8-12);	1269

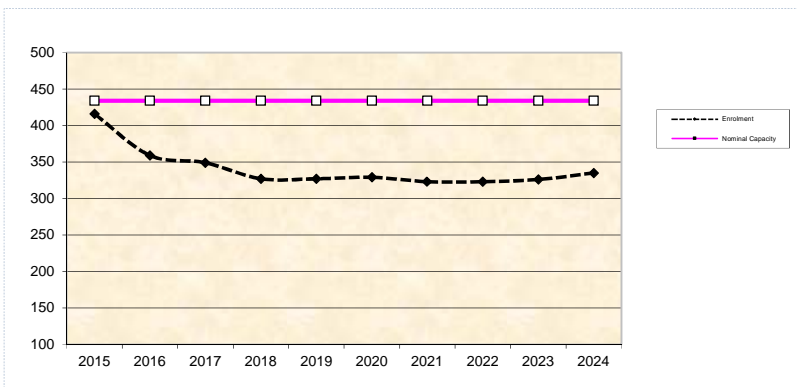
**School Enrolment Projections and Planning Update:**

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

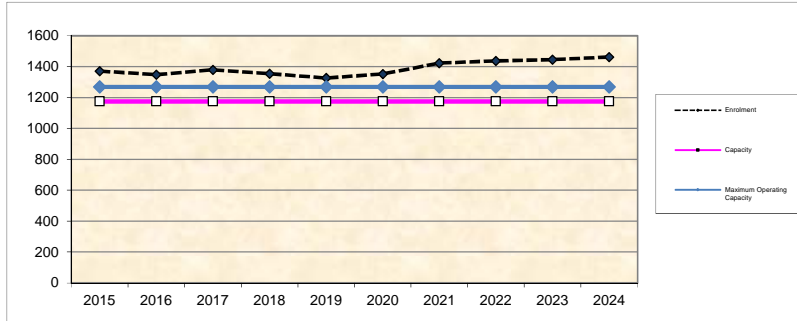
Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available, and whose enrollment is projected to continue at its current level over the next 10 years. However, when city services are extended further into the Port Kells area, this school will be ideally located to accommodate students from the potential new developments in the Anniedale and Tynehead area. As the need to address immediate growth is more urgent in other areas of the District, there are no current capital plan requests for adding additional space in the catchment.

North Surrey Secondary is currently operating at 110%. Over the next 10 years, enrolment is projected to grow by approximately 61 students. As part of the District's 2018/19 Capital Plan submission, there is a request 325 capacity addition targeted to open September 2021.

**Serpentine Heights Elementary**



**North Surrey 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.

H. Dhillon declared a conflict of interest and left the meeting at 9:10 a.m.

- It was noted that the applicant indicated there is a history of farming on the subject properties for hay crop but commercial agriculture activities have ceased due to significant agricultural limitations. The applicant has not proposed an alternative land use for the subject properties and inclusion of land to offset the ALR exclusion is not being proposed.
- The Committee asked how the parcels would be taxed if excluded from the ALR and staff stated the tax would be based on the proposed use and zoning of the site and indicated that agricultural zoned sites are zoned at an agricultural rate and residential or industrial zoned sites are taxed at their applicable rates. Staff verified that any land owner is able to make an application for exclusion, but each will be weighed on their own merits.
- A Committee member indicated that the land is farmable and had been farmed for vegetable production in the past with the existing soils and conditions to other farms in the area. A committee member indicated that the Class 4 soils could be improved to Class 3 and Class 3 soils could be improved to Class 2.

The Committee stated there is no net benefit to agriculture and the exclusion would significantly increase value and demand for farmland.

The Committee noted the application does not meet the City exclusion criteria or Policy 0-51 for Council considerations of evaluating applications for exclusion of land from the ALR.

It was Moved by M. Bose  
Seconded by D. Arnold  
That the Agriculture and Food Security  
Advisory Committee recommend to the General Manager of Planning and  
Development to not support Development Application 7917-0316-00.  
Carried

H. Dhillon returned to the meeting at 9:35 a.m.

2. **Rezoning / Development Permit / Development Variance Permit / Subdivision**

Christopher Lumsden, Associate Planner  
File: 6880-75; 7917-0337-00

The following comments were made:

- The subject property is 0.43 hectares (1.06 acres) in size and designated Suburban in the Official Community Plan (OCP), zoned One-Acre Residential Zone (RA) and located outside of the Agricultural Land Reserve (ALR). The site is not classified as farmland under the *Assessment Act*.

- There is currently one single family dwelling on the property. The applicant is proposing to rezone from One-Acre Residential Zone (RA) to Half-Acre Residential Zone (RH) in order to permit subdivision into two half-acre single family lots. In order to facilitate a side-by-side configuration the applicant is proposing a Development Variance Permit (DVP) to reduce the minimum lot width of the RH Zone from 30 metres to 24 metres. The overall coverage of all proposed buildings fall below the 20% maximum lot coverage of the RA Zone.
- The subject property is encumbered by an existing Class B watercourse and within 50 metres of the ALR boundary, a Sensitive Ecosystems Streamside Areas) Development Permit and Farm Protection Development Permit will be required as part of the application.
- As part of the application, a stand-alone Section 219 Restrictive Covenant (RC) will be registered on title to ensure the installation of the landscaping buffer and establish maintenance criteria for future homeowners. Staff clarified the RC would include content regarding farming noises and smells.
- The Committee expressed concerns to ensure that future residents are informed of the RC conditions and proximity of homes next to active farming areas. Discussion ensued regarding other methods to ensure future homeowners are aware they live next to farmland, such as signage near the ALR edge.

The Committee indicated the application was appropriate and consistent with city policy and bylaw standards.

It was Moved by M. Bose  
Seconded by M. Hilmer  
That the Agriculture and Food Security  
 Advisory Committee recommend to the General Manager of Planning and  
 Development to support Development Application 7917-0337-00  
Carried

### 3. **Land Use Review of Sunnyside Heights at 168 Street ALR Interface**

Steve MacIntyre, Planner

File: 6520-20

The following comments were made:

- The Planning and Development Department is conducting a comprehensive review of land uses in the south side of Sunnyside Heights New Concept Plan (NCP) area, where several requests for land use designation amendments are pending.
- Staff are requesting comments with respect to potential agricultural related impacts associated with:
  - Updating the approved 2010 Sunnyside Heights NCP to reflect current OCP standards for ALR setbacks and buffering; and

## **BUILDING DESIGN GUIDELINES SUMMARY**

**Surrey Project no.:** 17-0337-00  
**Property Location:** 9091 164 Street Surrey BC

**Project Consultant:** Land Vision Solutions Inc.  
 1013 Windward Drive, Coquitlam, BC V3C4M5  
 T: 604-603-5195, Email: [rasika@landsolutionsbc.com](mailto:rasika@landsolutionsbc.com)

The draft Building Design Guidelines proposed for this project has been filed with the City Clerk. The following is a summary of the “Neighbourhood Residential Character Study” and the “Building Design Guidelines” highlighting the important features and form the basis of the design scheme.

### **1. RESIDENTIAL CHARACTER**

#### **1.1 General Description of the existing and/or emerging residential character of the subject site within the neighbourhood:**

The subject site is located within an area characterized by 24-50 year old and newer West Coast, Neo- traditional and Contemporary modern urban homes (except for the properties on the south of subject site, i.e. 9065 and 9075 164 Street, which is the newest rezoning and subdivision approved by the City and 9101 164 Street, to the immediate north of the subject site, which is built 10 years ago). Most of the lot sizes within the neighbourhood evaluation boundaries, range from 1301 square metres to 4305 square metres in size. Roof pitches of existing homes vary between 6/12 and 10/12 common truss roofs with predominantly composite and asphalt shingle roofing. The character is already set out for this neighbourhood with RG-H and RH zoned single family residential lots.

#### **1.2 Prevailing features of the existing and surrounding dwellings significant to the proposed building scheme:**

The existing houses within the neighbourhood evaluation boundaries depict a variation in building materials, design and styles. The style range includes 6,899 sq.ft. modern style home on the immediate north (e.g. 9101 164 Street, built in 2008) to a bit smaller houses, 4,887 sq ft, on the west (e.g. 9048 163 Street, built in 1994), three floors, basement, first and second, with high mass front facades including dominant 1 ½ - 1 ¾ storey front entrance porticos, stone/brick/stucco cladding, and 6:12 slope common hip roofs. Accent trims are evident on most of the existing houses in this neighbourhood. There are a few homes with desirable low to mid-scale massing designs, with well balanced elements and a single storey front entrance.

Roofing materials include shake profile asphalt shingles, shake profile concrete roof tiles, composite shingles, asphalt shingles and cedar shingles. Siding materials include vinyl, stucco, cedar, brick and stone. Landscapes seems to be of moderate standard with exposed aggregate, asphalt and masonry pavers. West Coast, Neo-traditional and Modern Contemporary style residential designs could be considered compatible in this neighbourhood.

## 2. PROPOSED DESIGN GUIDELINES

### 2.1 Specific Residential Character and design elements-these guidelines attempt to preserve and/or create:

Most of the existing surrounding homes on the west built in 1994, depict styles typical of those found in modern urban developments in Surrey in the early to mid 1990's, consisting mainly of "West Coast Style" and "Neo-Traditional". There are a few vacant lots, e.g. 9119 164 Street and the newly subdivided lots to the immediate south, e.g. 9065 and 9075 164 Street. These lots are anticipated to see modern contemporary/west coast style newer houses being built. The property to the immediate north, i.e. 9101 164 Street shows a neo-traditional/modern house built in 2008. Styles recommended for this site can include "Neo-traditional/modern west-coast" which will be compatible with the existing residential character.

### 2.2 Proposed design solutions:

**Streetscape:** consistent with property to the immediate south with 12.0 metres landscaping buffer from 164 Street. Maximum retaining wall height of 0.45 metres [1.5 feet], and the requirement that wood retaining walls are not visible from the street would be appropriate. Gradual slope from east to west, towards 164 Street should be taken advantage to create a stepped effect from lower to higher facades.

**Dwelling Siting Constraints:** reduced internal setbacks between the two dwellings; increased front yard setback due to landscaping buffer and increased rear yard setback. Increased northern setback for Lot 1 due to the proposed daylighting of the ditch and the environmental protection fencing and a combined central driveway will be the defining constraints.

**Dwelling Types and Sizes:** Two Storey, Three Storey, Split level, Basement Entry, etc a variety of dwelling types are suitable. Sizes may vary from 2,000 sq ft to 7,000 sq ft, subject to the maximum gross floor area permitted in the RH zone.

**Roof Pitch, Colour and Form:** Minimum pitch recommended is 6:12, however it is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or lower slopes are used on feature projections such as the front entrance veranda or portico. For roofing material, the recommendation is to permit a variety such as cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile, in different colours dark brown, grey, copper, black, etc.

**Exterior Colours, Treatment/Materials:** A wide range of cladding materials including Vinyl, cedar, stucco, brick, and stone, flexibility for a mixed use/combination of vinyl siding, brick veneer, stone, cedar, etc to give an interesting variety in colour and materials, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2015 RF zone developments. Neutral and natural colours such as grey, brown and/or black tones should be permitted for compatibility.

Primary wall cladding colours such as brick red, grey, brown, blue, white and their derivatives, are a common characteristic of this area.

**Windows/Doors/Visual Connectivity:** Standard window shapes i.e. rectangular, square, a shallow arch, etc similar to what exists in the neighbourhood are appropriate. No basement windows on the front facade, except to complement unique site grading, as required. The subject site has Godwin Farm Biodiversity Park east of 164 Street, so window size and shape that facilitate passive surveillance or passive recreation may be beneficial so recommended.

**In-ground basements:** Several existing houses in this neighborhood have basements. Basements should be permitted, subject to determination that service invert locations are sufficiently below grade.

**Landscaping:** The Tree replacement plan for the subject site, completed by the Arborist and reviewed by the Environmental Consultant has identified 26 trees to be replaced and 4 to be retained. Landscaping within the environmental area on the north and within the 12 metres buffer along 164th Street will be as per the recommendations from the QEP. Both lots should have sod from the western edge of the 12 metres wide landscaped buffer to the front face of the home in any areas not covered by the driveway, sidewalk, and any planting beds. For planting, a minimum 400 mm thick layer of topsoil (as confirmed by City's Land Development Engineering for the Upper Serpentine ISMP) is required in all pervious surface areas on site. Asphalt surfacing materials will not be used anywhere on both the proposed lots.

**Compliance Deposit:   \$5,000.00**

**Summary prepared and submitted by:**



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**Rasika Acharya**, B-Arch, M-Tech, LEED-AP, MCIP, RPP  
Project Consultant  
Land Vision Solutions Inc.  
Date: January 11, 2018



## Tree Preservation Summary

Surrey Project No: -

Address: 9091-164 Street, Surrey

Registered Arborist: Andrew Booth

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)	17
<b>Protected Trees to be Removed</b>	13
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	4
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>zero (0) X one (1) = 0</u>  - All other Trees Requiring 2 to 1 Replacement Ratio <u>thirteen (13) X two (2) = 26</u>	26
<b>Replacement Trees Proposed</b>	26
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

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




Summary, report and plan prepared and submitted by:

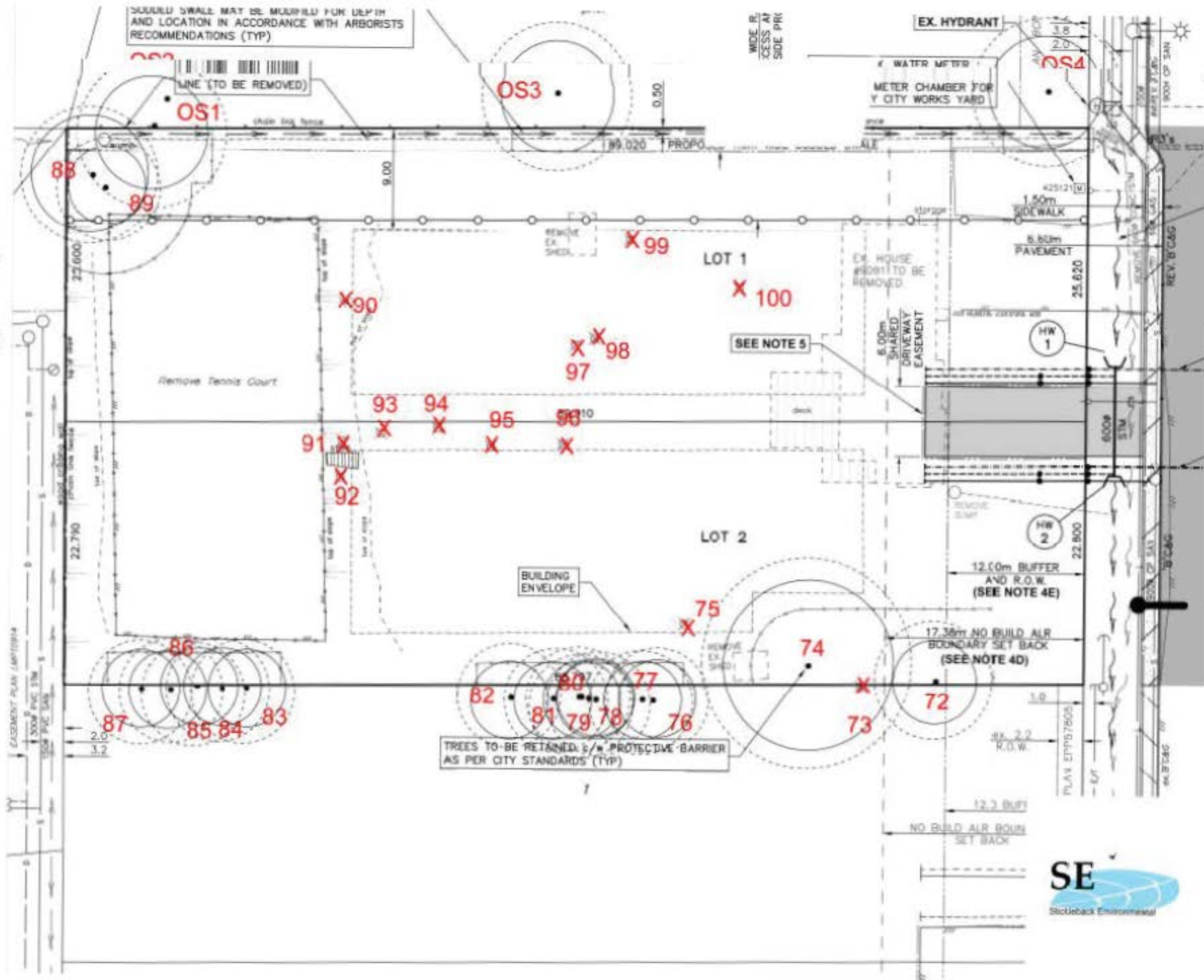
  
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Dec. 12, 2017

**TREE REPLACEMENT DIAGRAM**  
 9091-164 Street  
 Surrey BC

**Legend**

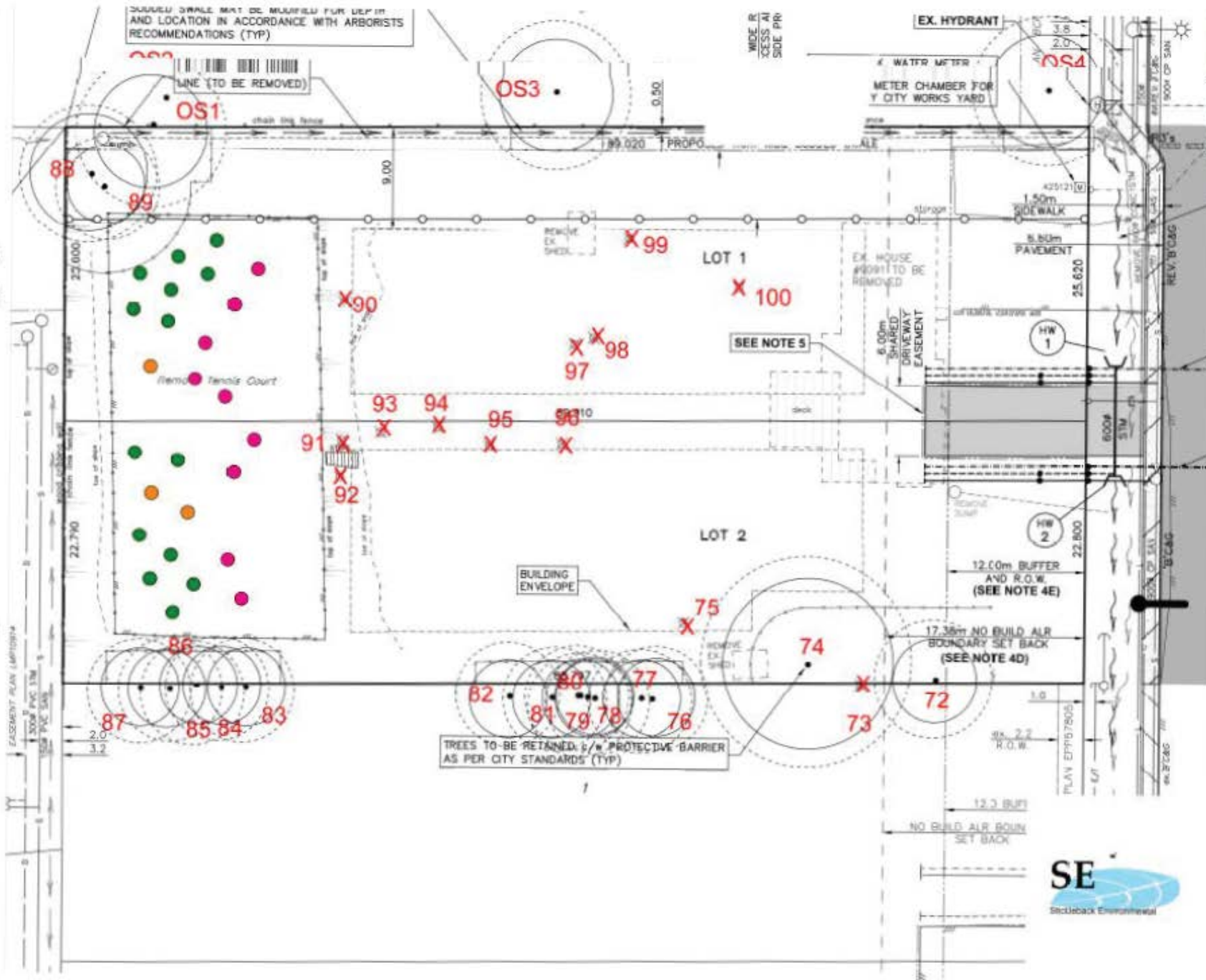
-  - Tree protection distance
-  - Additional 1.5 m no build zone
-  - Tree to be removed

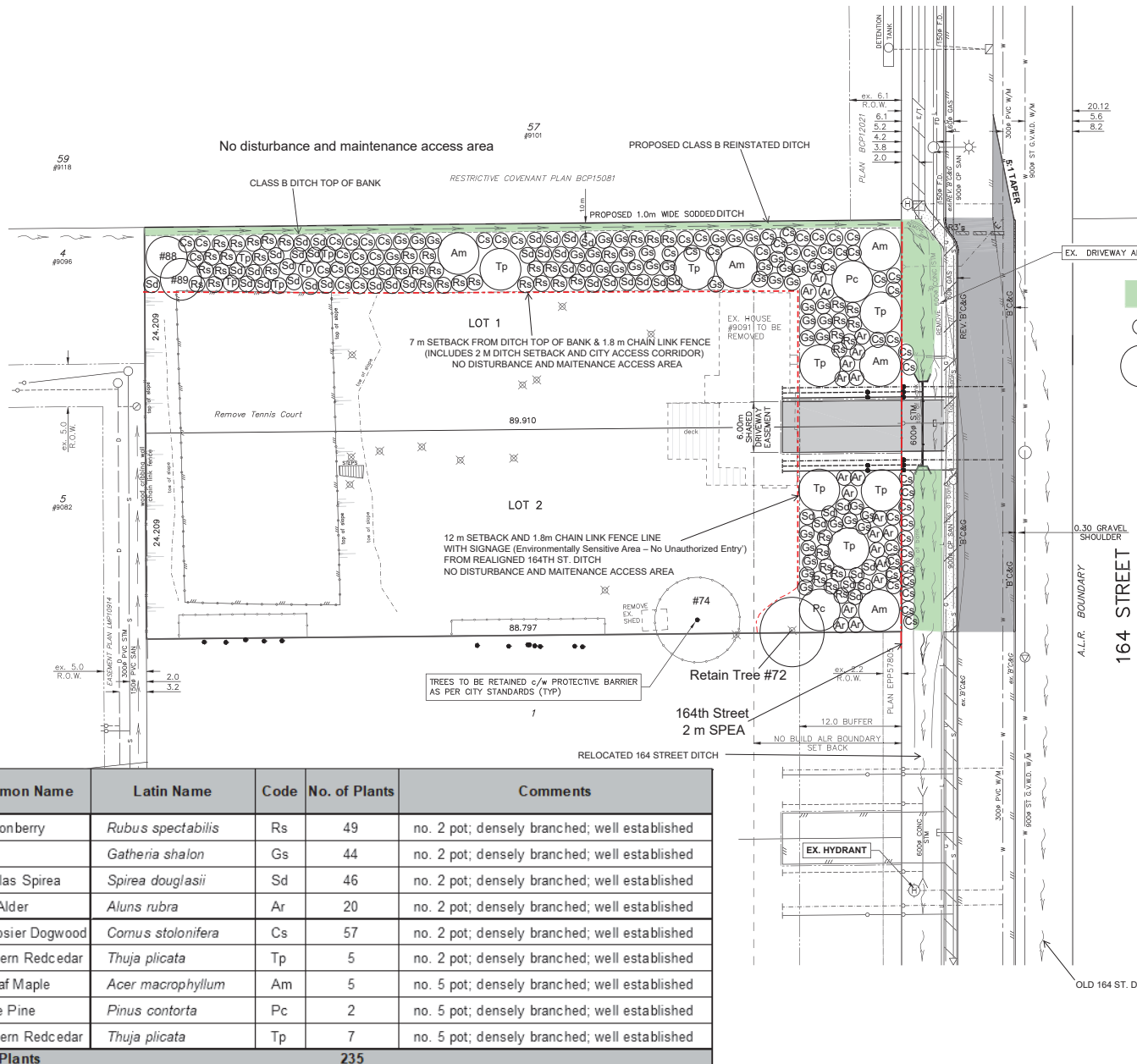


**TREE REPLACEMENT DIAGRAM**  
 9091-164 Street  
 Surrey BC

**Legend**

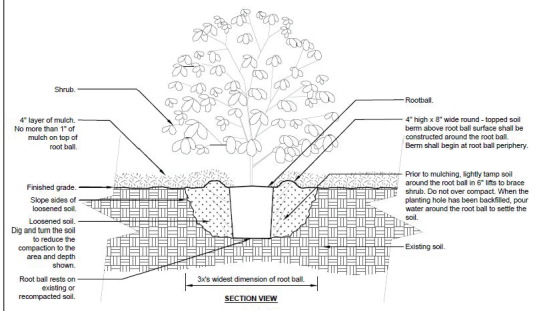
-  - Tree protection distance
-  - Additional 1.5 m no build zone
-  - Tree to be removed
-  - Replacement tree Western red cedar (*Thuja plicata*) minimum height 3 m
-  - Replacement tree Big leaf maple (*Acer macrophyllum*) minimum 5 cm caliper
-  - Replacement tree Japanese flowering cherry (*Prunus serrulata*) minimum 5 cm caliper



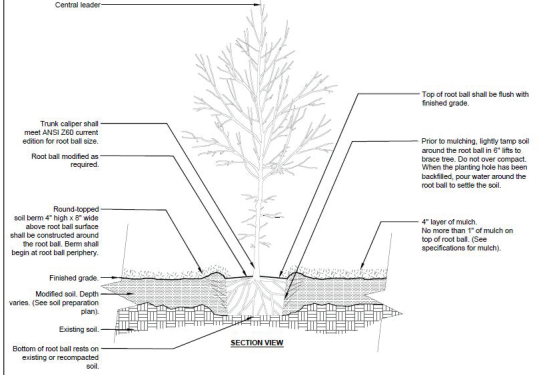


- HYDROSEEDING IN ACCORDANCE CITY OF SURREY PARKS STANDARD CONSTRUCTION DOCUMENT SECTION 02923
- No. 2 POT PLANT
- No. 5 POT PLANT

TYPICAL CONTAINER SHRUB AND NO.2 POT PLANTING DETAIL



TYPICAL CONTAINER TREE AND NO.5 & 7 POT PLANTING DETAIL



Common Name	Latin Name	Code	No. of Plants	Comments
Salmonberry	<i>Rubus spectabilis</i>	Rs	49	no. 2 pot; densely branched; well established
Salal	<i>Gatheria shalon</i>	Gs	44	no. 2 pot; densely branched; well established
Douglas Spirea	<i>Spirea douglasii</i>	Sd	46	no. 2 pot; densely branched; well established
Red Alder	<i>Alnus rubra</i>	Ar	20	no. 2 pot; densely branched; well established
Red-osier Dogwood	<i>Cornus stolonifera</i>	Cs	57	no. 2 pot; densely branched; well established
Western Redcedar	<i>Thuja plicata</i>	Tp	5	no. 2 pot; densely branched; well established
Bigleaf Maple	<i>Acer macrophyllum</i>	Am	5	no. 5 pot; densely branched; well established
Shore Pine	<i>Pinus contorta</i>	Pc	2	no. 5 pot; densely branched; well established
Western Redcedar	<i>Thuja plicata</i>	Tp	7	no. 5 pot; densely branched; well established
<b>No. of Plants</b>			<b>235</b>	

LEGAL DESCRIPTION LOT 22, SECTION 36, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 27187

SURVEY BENCHMARK MON 5273 160 STREET & 90 AVENUE ELEV 75.794m

REV.	DATE	DESCRIPTION	BY

REV.	DATE	DESCRIPTION	BY

Drawing Adapted from: **Coastland** engineering & surveying ltd.

#101, 19292 - 60 Avenue Surrey, BC V3S 3M2 Phone: (604)532-9700 Fax: (604)532-9700



CLIENT: Land Vision Solution Inc.

TITLE: 9091 - 164 STREET KEY PLAN

SCALE: 1:250	DATE: 2017 AUGUST	SURVEY PROJECT NUMBER: 7817-0337-00
DESIGNED: LM	Coastland Project No. 2606	DRAWING TYPE: PLANTING PLAN
DRAWN: [blank]	DWG. NO. 6	REV. 1
REVIEWED: [blank]		

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0337-00

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: 008-961-841  
Lot 22 Section 36 Township 2 New Westminster District Plan 27187

9091 - 164 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:

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- (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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K Subdivision of Part 14 "Half-Acre Residential Zone (RH)", the minimum lot width is reduced from 30 metres (100 ft.) to 25.6 metres (84 ft.) for proposed Lot 1;
  - (b) In Section K Subdivision of Part 14 "Half-Acre Residential Zone (RH)", the minimum lot width is reduced from 30 metres (100 ft.) to 22.8 metres (74.8 ft.) for proposed Lot 2;
  - (c) In Section F Yards and Setbacks of Part 14 "Half-Acre Residential Zone (RH)", the minimum south side yard setback for proposed Lot 1 is reduced from 4.5 metres (15 ft.) to 2.4 metres (8 ft.); and
  - (d) In Section F Yards and Setbacks of Part 14 "Half-Acre Residential Zone (RH)", the minimum north side yard setback for proposed Lot 2 is reduced from 4.5 metres (15 ft.) to 2.4 metres (8 ft.).
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

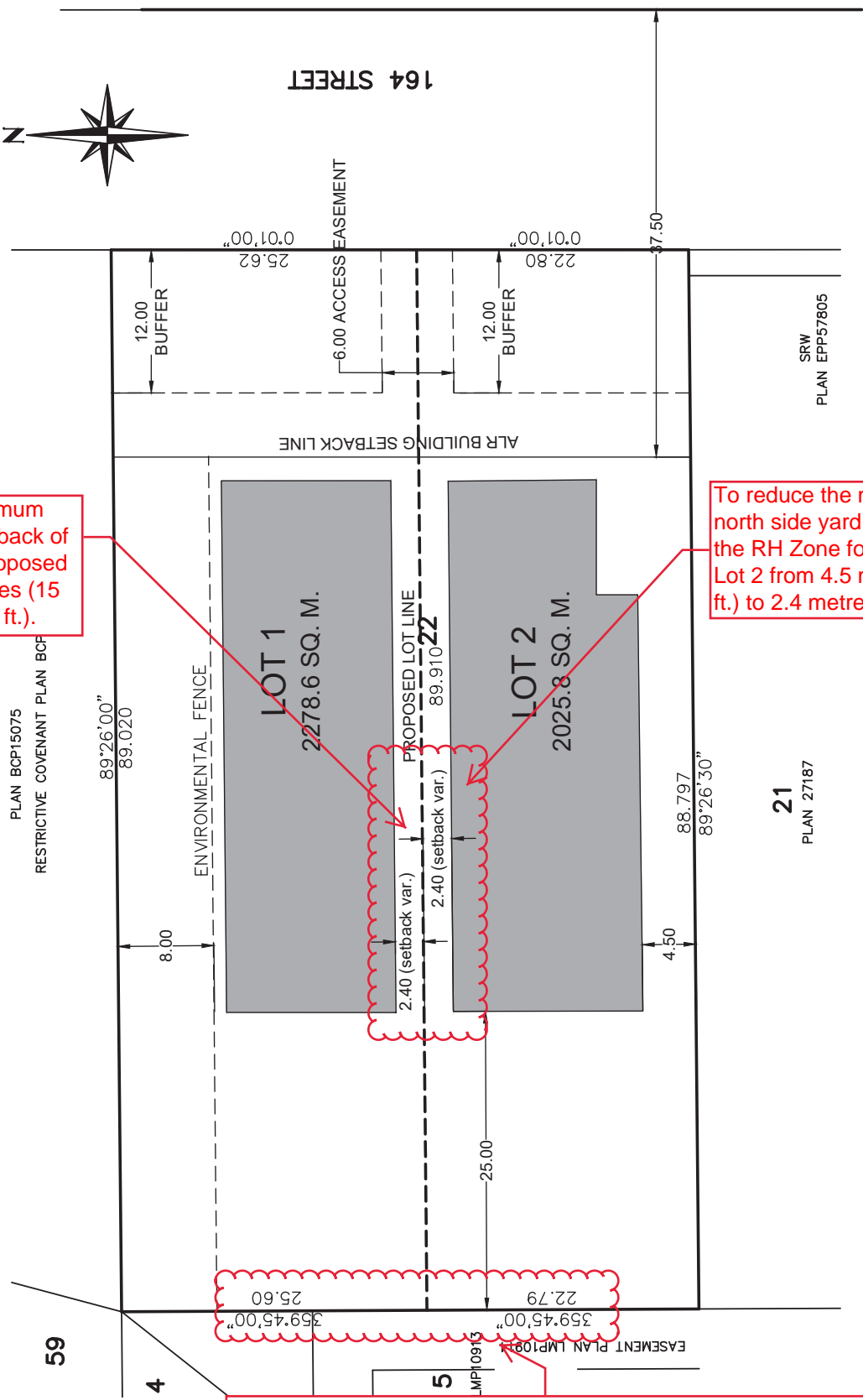
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City Clerk – Jane Sullivan

PROPOSED SUBDIVISION OF LOT 22, SECTION 36, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 27187

LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL. AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR AND MAY VARY. DO NOT USE FOR LEGAL TRANSACTIONS

57  
PLAN BCP15075  
RESTRICTIVE COVENANT PLAN BCP



To reduce the minimum south side yard setback of the RH Zone for proposed Lot 1 from 4.5 metres (15 ft.) to 2.4 metres (8 ft.).

To reduce the minimum north side yard setback of the RH Zone for proposed Lot 2 from 4.5 metres (15 ft.) to 2.4 metres (8 ft.).

To reduce the minimum lot width of the RH Zone as follows:  
- Proposed Lot 1 from 30 metres (100 ft.) to 25.6 metres (84 ft.)  
- Proposed Lot 2 from 30 metres (100 ft.) to 22.8 metres (74.8 ft.)

SRW  
PLAN EPP57805

21  
PLAN 27187

PROJECT NO: 2017-03  
LAYOUT PLAN, Ver 4  
SCALE: 1:500M  
DATE: 8-11-2017

LAND VISION SOLUTIONS INC  
Consultants and Planners  
1013 Windward Dr, Coquitlam BC V3C4M5  
Tel: (604) 283-5797 Fax: (604) 283-4633

