

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7917-0523-00
 7917-0523-01

Planning Report Date: December 6, 2021

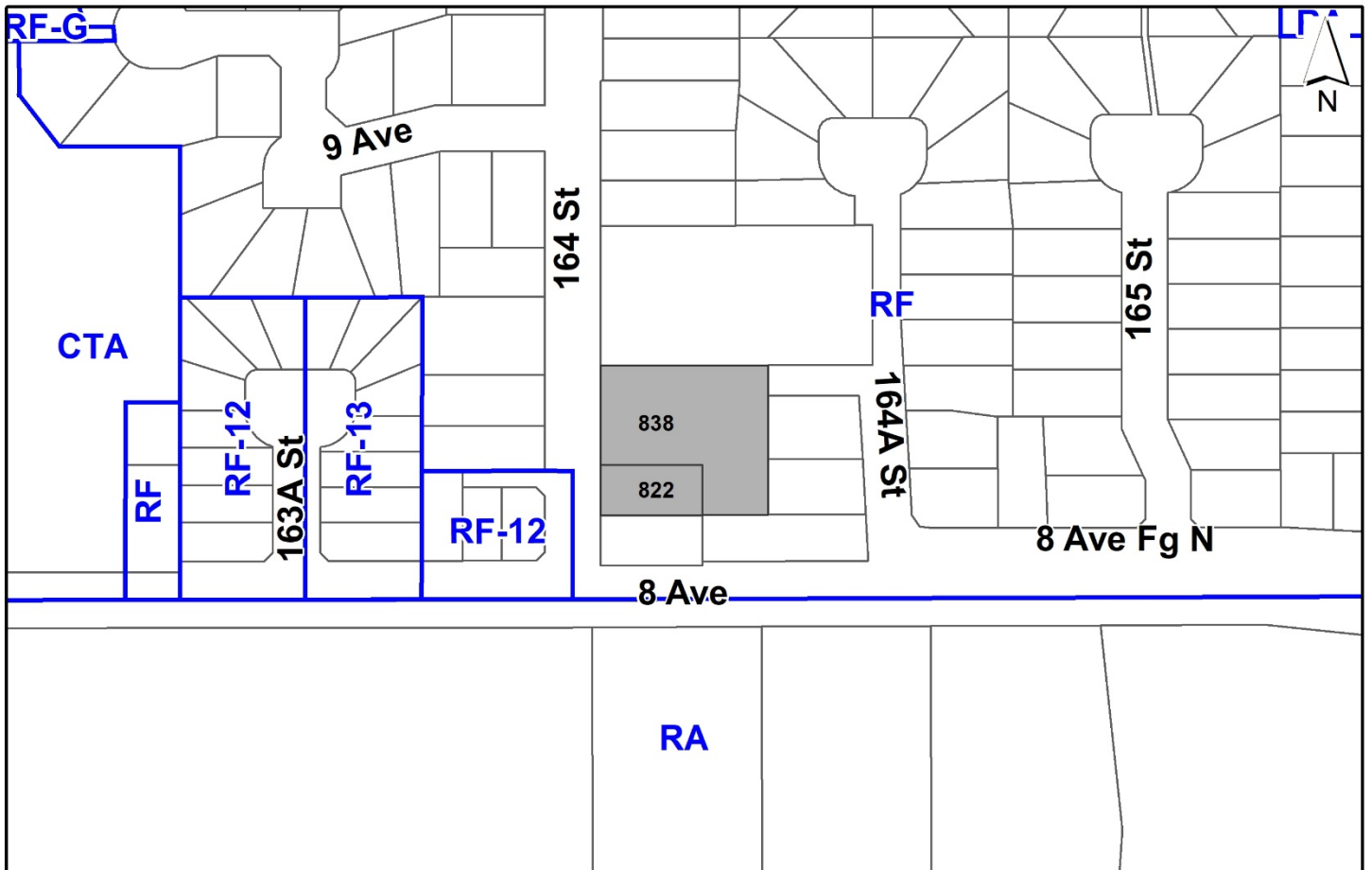
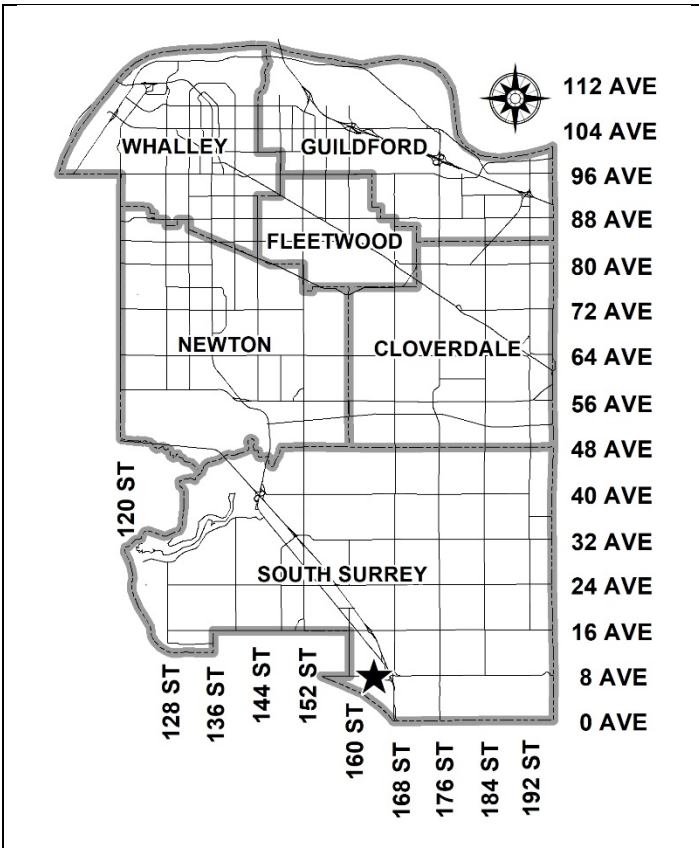
PROPOSAL:

- **Development Variance Permit**
 to allow subdivision into four (4) single family lots.

LOCATION: 822 - 164 Street
 838 - 164 Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit for reduced lot depth and for reduced front yard setback.

RATIONALE OF RECOMMENDATION

- Development Variance Permit No. 7917-0523-00 was issued by Council on November 19, 2018, to reduce the minimum lot width for proposed Lots 1 and 2 from 28 metres to 24.3 metres, and to reduce the front yard setback for proposed Lot 1 from 7.5 metres to 6.7 metres for 50% of the building width to allow the subject site to be subdivided into four single family lots. The Development Variance Permit (DVP) expired on November 19, 2021. The applicant is proposing a new DVP be approved in support of the proposed subdivision.
- Proposed Lots 1 and 2 are wider than the minimum 15 metres required for new lots in the Single Family Residential (RF) Zone, at approximately 23.3 metres and 22.1 metres respectively. Despite the reduced lot depth, Lots 1 and 2 are proposed to be approximately 561 square metres and 565 square metres in area respectively. These lot areas exceed the RF Zone minimum lot size of 560 square metres.
- Lot width is typically the character defining element of the streetscape for residential neighbourhoods, given this is what is visible from the street. Given the wider lot widths, proposed Lots 1 and 2 will be complementary to the proposed and existing streetscape.
- To facilitate this subdivision, the applicant is proposing a Development Variance Permit (DVP) to reduce the minimum lot depth of the RF Zone from 28 metres to 24.2 metres for proposed Lots 1 and 2.
- The applicant also proposes to reduce the front yard setback for proposed Lot 1 from 7.5 metres to 6.7 metres for 50% of the building width to allow for a more functional floor plan behind the garage space.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0523-01 (Appendix I) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 metres to 24.2 metres for proposed Lots 1 and 2; and
- (b) to reduce the minimum front yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres to 6.7 metres for 50% of the building width on proposed Lot 1.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling.	Urban	RF
North:	Single family dwelling.	Urban	RF
East	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West (Across 164 Street):	Single family dwellings.	Urban	RF, RF-12

Context & Background

- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The development site consists of two properties, 822 – 164 Street and 838 – 164 Street, which together have a lot area of approximately 3,248 square metres.
- Both properties contain a single family dwelling and have access from 164 Street.
- Development Variance Permit No. 7917-0523-00 was issued by Council on November 19, 2018 to reduce the minimum lot width for proposed Lots 1 and 2 from 28 metres to 24.3 metres, and to reduce the front yard setback for proposed Lot 1 from 7.5 metres to 6.7 metres for 50% of the building width. The Development Variance Permit expired on November 19, 2021. The applicant is proposing a new DVP be approved in support of the proposed subdivision.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

Transportations Considerations

- The applicant is required to dedicate 11.5 metres of land along the north portion of the property to facilitate the extension of 8A Avenue.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Lot Width and front yard Setback Variances

- The applicant is requesting the following variances:
 - (a) To reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 24.2 metres (79 ft.) for proposed Lots 1 and 2.

Applicant's Rationale:

- Reducing the required lot widths will allow the subject property to be efficiently subdivided from two lots into four lots.

Staff Comments:

- The RF Zone requires a minimum lot depth of 28 metres and a lot width of 15 metres. While Lots 1 and 2 are shallow in relation to the RF Zone depth requirement of 28 metres, they will be wider at a minimum of 22.1 metres. Lot width is typically the character defining element of the streetscape for residential neighbourhoods. Given the wider lot widths, proposed Lots 1 and 2 will be complementary to the existing streetscape.
- (b) To reduce the minimum front yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres to 6.7 metres for 50% of the building width on proposed Lot 1.

Applicant's Reasons:

- Due to the shallower lot depth of proposed Lot 1, reducing the required front yard setback will allow for a more functional layout in the rear of the building by bringing the garage forward.

Staff Comments:

- Under the RF Zone, a property owner may relax the front yard setback at the main floor level to 5.5 metres for a maximum of 50% of the width of the building with the remaining 50% of the building being setback at the required 7.5 metres. Therefore, the proposed front yard setback variance on Lot 1 results in a building with a 6.7 setback for 50% of the building on the garage side of the structure and a setback of 5.5 metres for the remaining building width.
- The requested variance to the front yard setback will have minimal visual impact along the streetscape compared to what is typically permitted under the RF Zone.
- The reduced front yard setback to bring the garage forward will not impact the property owner's ability to park on the driveway, as the driveway length exceeds the minimum parking dimensions required in the Zoning Bylaw.

Lot Grading and Building Scheme

- A preliminary lot grading plan, submitted by Terra Nobis Consulting, and dated November 26th, 2021, has been reviewed by staff and found to be generally acceptable.
- The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$1,500 per new unit if completed by December 31, 2021; and \$2,000 per new unit if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the King George Highway Corridor designation and the project was instream prior to January 1, 2020.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7917-0523-01
- Appendix II. Original Planning and Development Report No. 7917-0523-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

SDC/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0523-01

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: 017-125-324
 Lot 1 Section 12 Township 1 New Westminster District Plan NWP88144

822 - 164 Street

Parcel Identifier: 019-194-030
 Lot 4 Section 12 Township 1 New Westminster District Plan LMP22125

838 - 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:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for 50% of the building width for proposed Lot 1.
- (b) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)", the minimum lot depth is reduced from 28 metres (90 ft.) to 24.2 metres (79 ft.) for proposed Lots 1 and 2.
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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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.

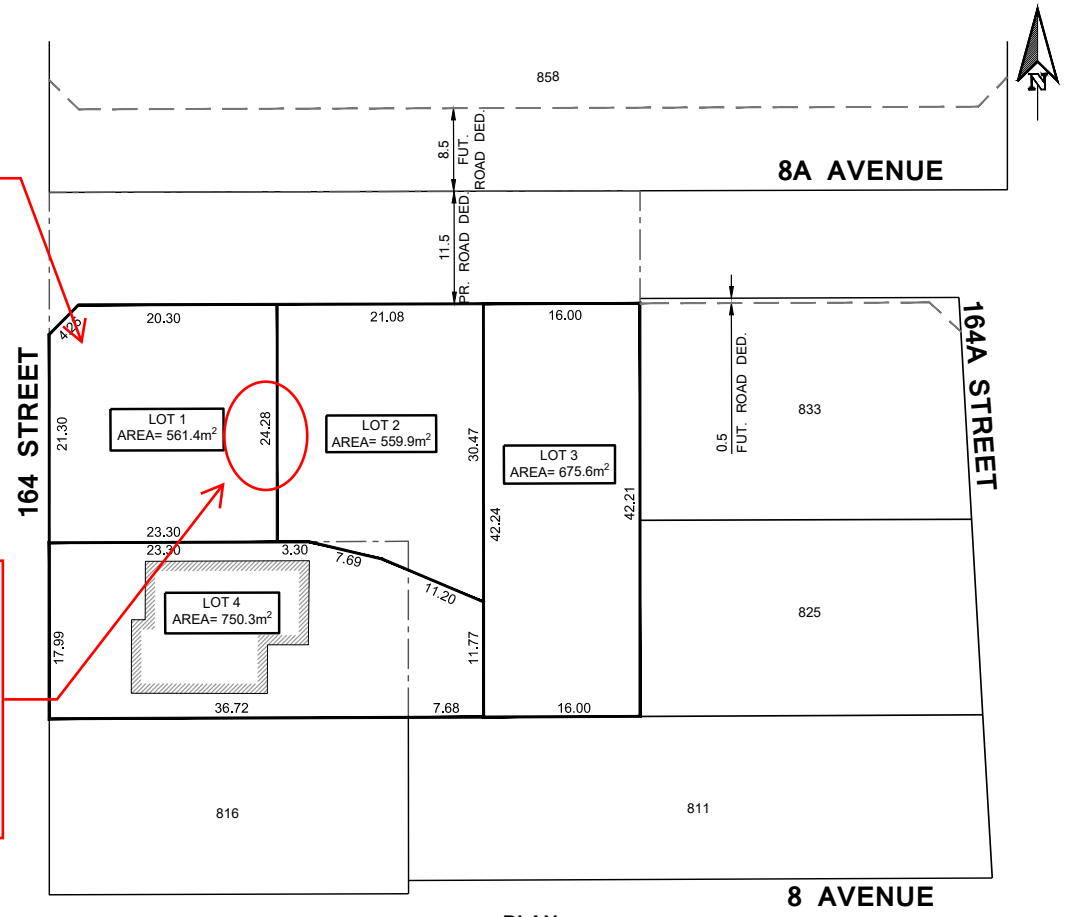
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Proposed variance to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for 50% of the building width on Lot 1.

Proposed variance to reduce the minimum required lot depth from 28 metres (90 ft.) to 24.2 metres (79 ft.) for Lots 1 and 2.



PLAN
SCALE: 1:500

LOCAL BENCHMARK ELEVATIONS ARE DERIVED FROM CITY OF SURREY CONTROL MONUMENT No. 5760 ELEVATION = 36.213m DATUM CVD28GVRD2005. LOT DIMENSIONS AND CLEARANCES ACCORDING TO FIELD SURVEY	No.	DATE	REVISIONS / SUBMISSIONS	ENGINEER TERRA NOBIS CONSULTING INC. #203 - 15585 24 Avenue, Surrey, V4A 2J4 PHONE: 604.946.3007 EMAIL: INFO@TERRANOBIS.COM PERMIT TO PRACTICE #: 1000490	CLIENT KANWAL GHUMAN TEL: 604-716-8400 EMAIL: KANWALGHUMAN@HOTMAIL.COM	PROJECT 21063 7817-0523-00		SEAL	CITY OF SURREY SUBDIVISION LAYOUT			
						SITE ADDRESS 838 164 STREET, SURREY			HOR. SCALE	DRAWING NUMBER	1 OF 1	
									SURREY PROJECT NUMBER		SURREY DRAWING NUMBER	
									DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER		REV. 1	
LOT 4 SECTION 12 TOWNSHIP 1 PLAN LMP22125 NWD LOT 1 SECTION 12 TOWNSHIP 1 PLAN NWP88144 NWD	29 NOV 2021	SUBDIVISION LAYOUT										

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0523-00

Planning Report Date: October 1, 2018

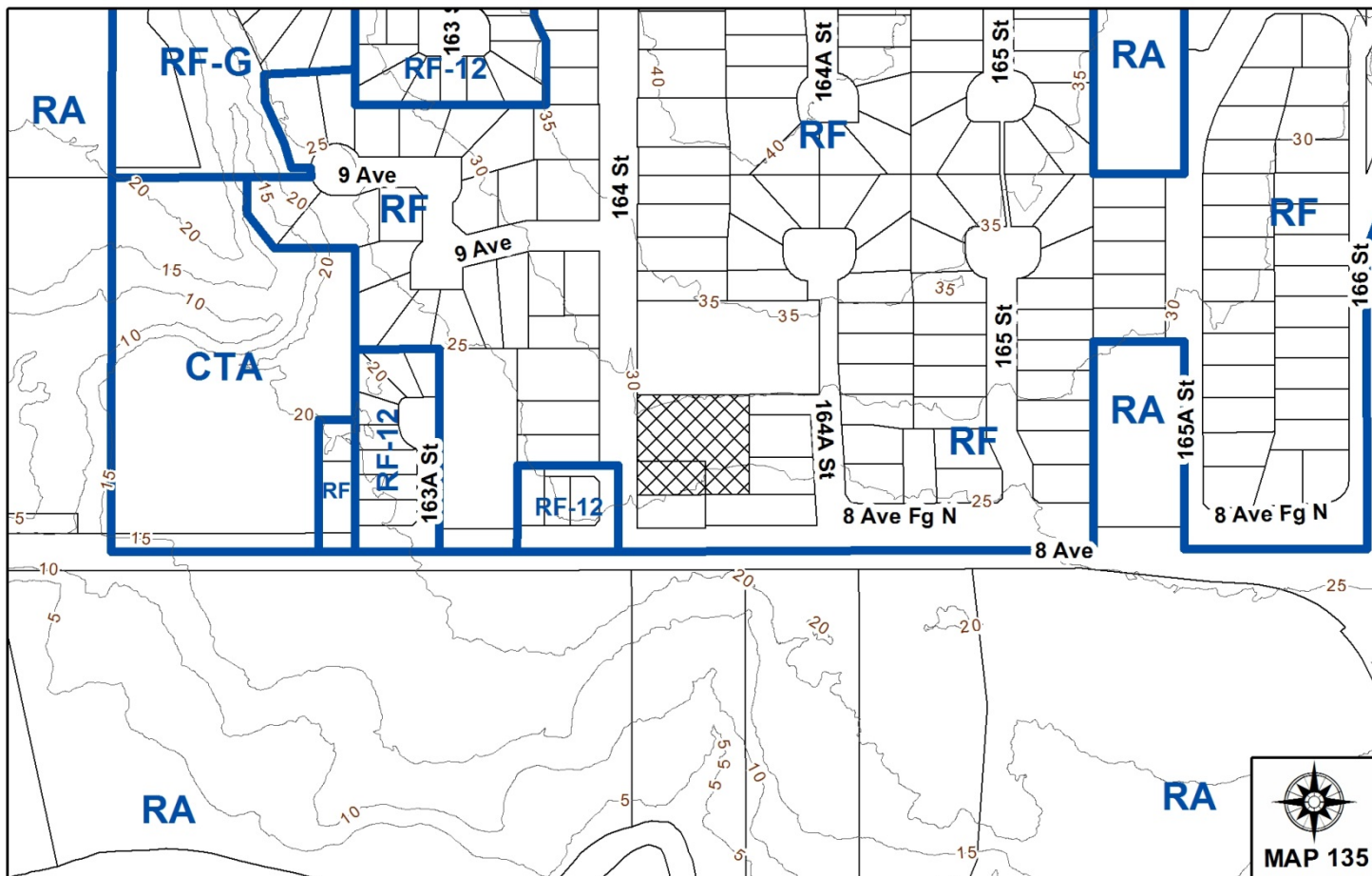
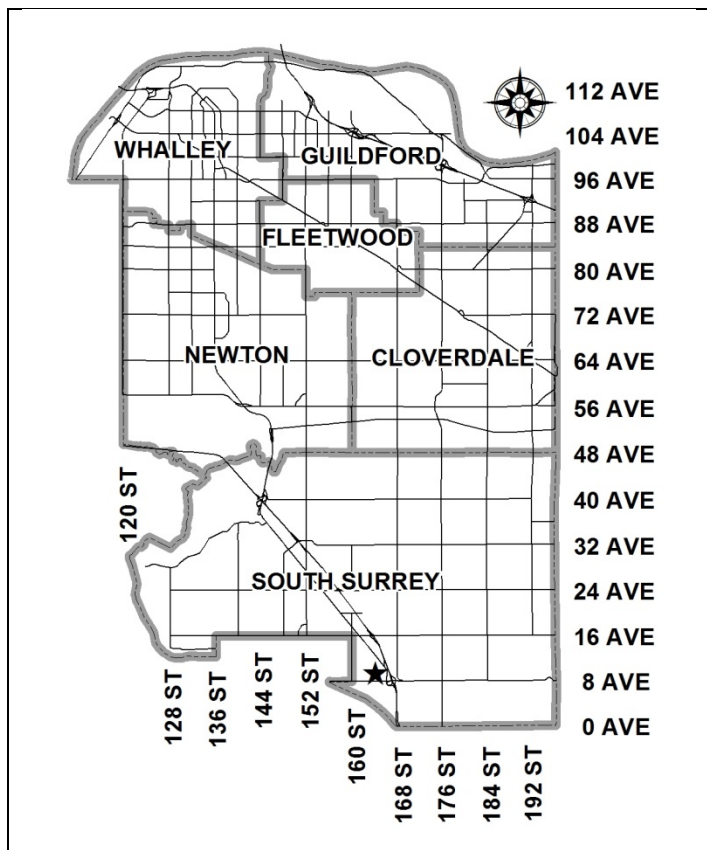
PROPOSAL:

- **Development Variance Permit**
 to allow subdivision into four (4) single family lots.

LOCATION: 822 - 164 Street
 838 - 164 Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit for reduced lot depth and for reduced front yard setback.

RATIONALE OF RECOMMENDATION

- The applicant proposes a reduction to the minimum required lot depth for proposed Lots 1 and 2 from 28 metres (90 ft.) to 24.3 metres (79 ft.) to allow the subject site to be subdivided into four single family lots.
- Proposed Lots 1 and 2 are wider than the minimum 15 metres (50 ft.) required for new lots in the RF Zone, at approximately 23.3 metres (76 ft.) and 22.1 metres (73 ft.) respectively. Despite the reduced lot depth, Lots 1 and 2 are proposed to be approximately 561 square metres (6,039 sq. ft.) and 565 square metres (6,082 sq. ft.) in area respectively. These lot areas meet or exceed the RF Zone minimum lot size of 560 square metres (6,000 sq. ft.)
- Lot width is typically the character defining element of the streetscape for residential neighbourhoods, given this is what is visible from the street. Given the wider lot widths, proposed Lots 1 and 2 should be complementary to the proposed and existing streetscape.
- The applicant also proposes to reduce the front yard setback for proposed Lot 1 from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for 50% of the building width to allow for a more functional floor plan behind the garage space.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0523-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 metres (90 ft.) to 24.3 metres (79 ft.) for proposed Lots 1 and 2; and
- (b) to reduce the minimum front yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for 50% of the building width on proposed Lot 1.

REFERRALS

Engineering: The Engineering Department has no requirements related to the issuance of the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East:	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West (Across 164 Street):	Single family dwellings.	Urban	RF, RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The development site consists of two properties, 822 – 164 Street and 838 – 164 Street, which together have a lot area of approximately 3,248 square metres (0.8 ac.).
- Both properties contain a single family dwelling and have access from 164 Street.

Proposal

- The applicant is proposing to subdivide the subject site into four single family residential lots. The subdivision will provide for the completion of 8A Avenue half-road dedication and construction westward to connect to 164 Street.
- To facilitate this subdivision the applicant is proposing a Development Variance Permit (DVP) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 24.3 metres (79 ft.) for proposed Lots 1 and 2.
- Lot 1, with an area of 561 square metres (6,039 sq. ft.) and a width of 23.3 metres (76 ft.), and Lot 2, with an area of 565 square metres (6,082 sq. ft.) and a width of 22.1 metres (73 ft.), meet the area and widths requirements of the RF Zone. However, due to the configuration of the parent parcels, the lots do not meet the minimum depth requirement of the RF Zone.
- Proposed Lot 3 and 4 meet the minimum lot width, depth, and area requirements of the RF Zone. No variances are proposed for these lots.
- The property at 838 – 164 Street will be the primary area of development, with 822 – 164 Street being included to aid in creating a more efficient layout. The existing dwelling on 822 -164 Street will be retained on proposed Lot 4.
- The applicant is also proposing a variance to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for 50% of the building width on proposed Lot 1 in order to allow for a more functional floor plan in the area behind the garage.
- Before the Preliminary Layout Approval for the application will be signed by the Approving Officer, onsite lot grading and offsite tree retention issues will need to be reviewed and found acceptable by the responsible referral department. However, the outstanding issues are specifically related to the general requirements of subdivision and are not a function or result of the variances requested in this report. The applicant has acknowledged that the issues identified by staff will need to be resolved prior the issuance of a Preliminary Layout Approval.

PRE-NOTIFICATION

- Two Development Proposal Signs were installed on January 13, 2018 to notify neighbours of the subdivision application.
- To date, Staff have received two responses from neighbouring residents in response to the proposed subdivision. The residents have the following concerns:

Note: Staff comments are identified in italics following the resident comments.

- Property owners of a neighbouring lot have expressed privacy concerns with regards to proposed Lot 3.

(Through a previous subdivision (Development Application No. 7994-160-00), which created the subject and neighbouring properties to the east, the subject property was left as an oversized lot for future subdivision. The lot configuration of the subject parent parcel was created such that a north-south lot fronting 8A Avenue could be subdivided from the rear of the property. The side yard of this new lot would abut the rear yards of the properties to the east.

Proposed Lot 3 meets the minimum subdivision requirements of the RF Zone, and, is therefore, not subject to the proposed variance request.)

- Property owners of a neighbouring lot have expressed concerns with the 8A Avenue being extended to 164 Street through this application and how this would impact the conditions of development on their own property in the future.

(The southern half of 8A Avenue to the east of the subject site at 164A Street was dedicated and constructed through a prior subdivision application (Development Application No. 7994-160-00). The subject application will extend this portion of half road to 164 Street creating an additional access to the neighbourhood. This connection was envisioned with the initial development of the area and staff have confirmed that the connection is still required.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 24.3 metres (79 ft.) for proposed Lots 1 and 2.

Applicant's Reasons:

- Reducing the required lot widths will allow the subject property to be subdivided from two lots into four lots.

Staff Comments:

- The RF Zone requires a minimum lot depth of 28 metres (90 ft.) and a lot width of 15 metres (50 ft.). While Lots 1 and 2 are shallow in relation to the RF Zone requirement of 28 metres (90 ft.) they will be quite wide at a minimum of 22.1 metres (73 ft.). Lot width is typically the character defining element of the streetscape for residential neighbourhoods, given this is what is visible from the streetscape. Given the wider lot widths, proposed Lots 1 and 2 should be complementary to the proposed and existing streetscape.

- Despite the reduced lot depth, Lots 1 and 2 are proposed to be 561 square metres (6,039 sq. ft.) and 565 square metres (6,082 sq. ft.) in area respectively. The proposed lot areas exceed the minimum lot size permitted under the RF Zone of 560 square metres (6,000 sq. ft.).
- The applicant's Design Consultant has confirmed that even with the lot depth variance proposed Lots 1 and 2 will have functional rear yards to facilitate future resident enjoyment as the required 7.5 metre (25 ft.) setback under the RF Zone will be provided.

(b) Requested Variance:

- To reduce the minimum front yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for 50% of the building width on proposed Lot 1.

Applicant's Reasons:

- Due to the shallower lot depth of proposed Lot 1, reducing the required front yard setback will allow for a more functional layout in the rear of the building by bringing the garage forward.

Staff Comments:

- Under the RF Zone a property owner may relax the front yard setback at the lower floor level to 5.5 metres (18 ft.) for a maximum of 50% of the width of the building with the remaining 50% of the building being setback at the required 7.5 metres. Therefore, the proposed front yard setback variance on Lot 1 results in a building with a 6.7 metre (22 ft.) setback for 50% of the building on the garage side of the structure and a setback of 5.5 metres (18 ft.) for the remaining building width.
- The requested variance to the front yard setback will have minimal visual impact along the streetscape compared to what is typically permitted under the RF Zone.
- The reduced front yard setback to bring the garage forward will not impact the property owner's ability to park on the driveway, as the driveway length exceeds the minimum parking dimensions required in the Zoning Bylaw.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary (Confidential) and Project Data Sheets
- Appendix II. Development Variance Permit No. 7917-0523-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Current Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.80 acres
Hectares	0.30 hectares
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	15 m – 23.3 m
Range of lot areas (square metres)	561 m ² – 787 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.5 uph / 5 upa
Lots/Hectare & Lots/Acre (Net)	16 uph / 6.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	0 m ²
% of Gross Site	0%
	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	NO

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0523-00

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.

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Parcel Identifier: 017-125-324
Lot 1 Section 12 Township 1 New Westminster District Plan NWP88144

822 - 164 Street

Parcel Identifier: 019-194-030
Lot 4 Section 12 Township 1 New Westminster District Plan LMP22125

838 - 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:

- (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 F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for 50% of the building width for proposed Lot 1.
 - (b) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)", the minimum lot depth is reduced from 28 metres (90 ft.) to 24.3 metres (79 ft.) for proposed Lots 1 and 2.
- 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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.

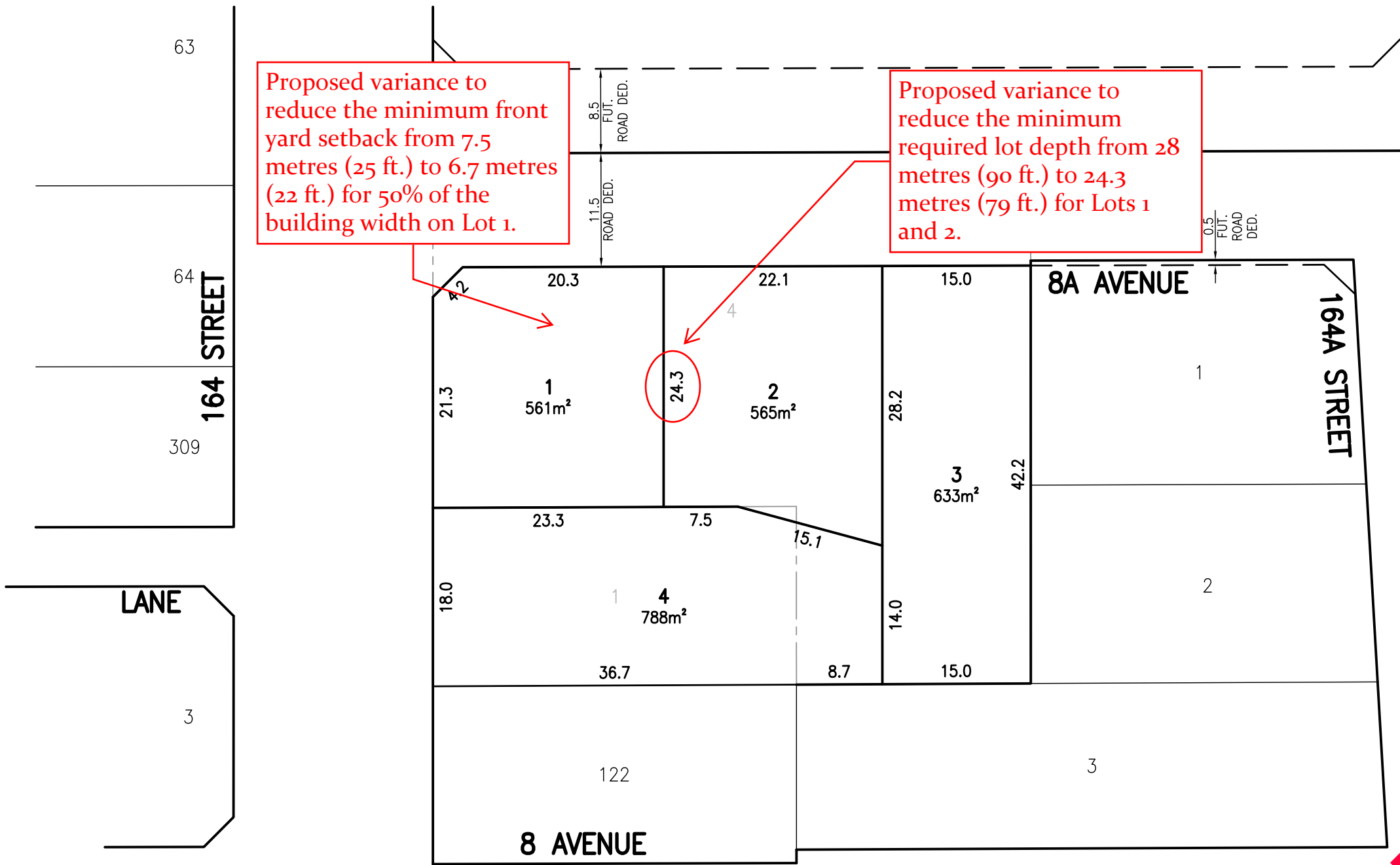
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

G:\Projects\17072.mck\A0 Drawings\Layouts\Lot Layout op5A - 2017-08-10.dwg [Lot Layout 11x17] 1/18/2018 4:23PM



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL



Schedule A

CLIENT:		PROJECT: 838 - 164 STREET, SURREY, B.C.			
DRAWING TITLE:					
PROJECT No.	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No:	
17072	AUG 2017		1:500		
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants



Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com