

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0354-00

Planning Report Date: September 16, 2019

PROPOSAL:

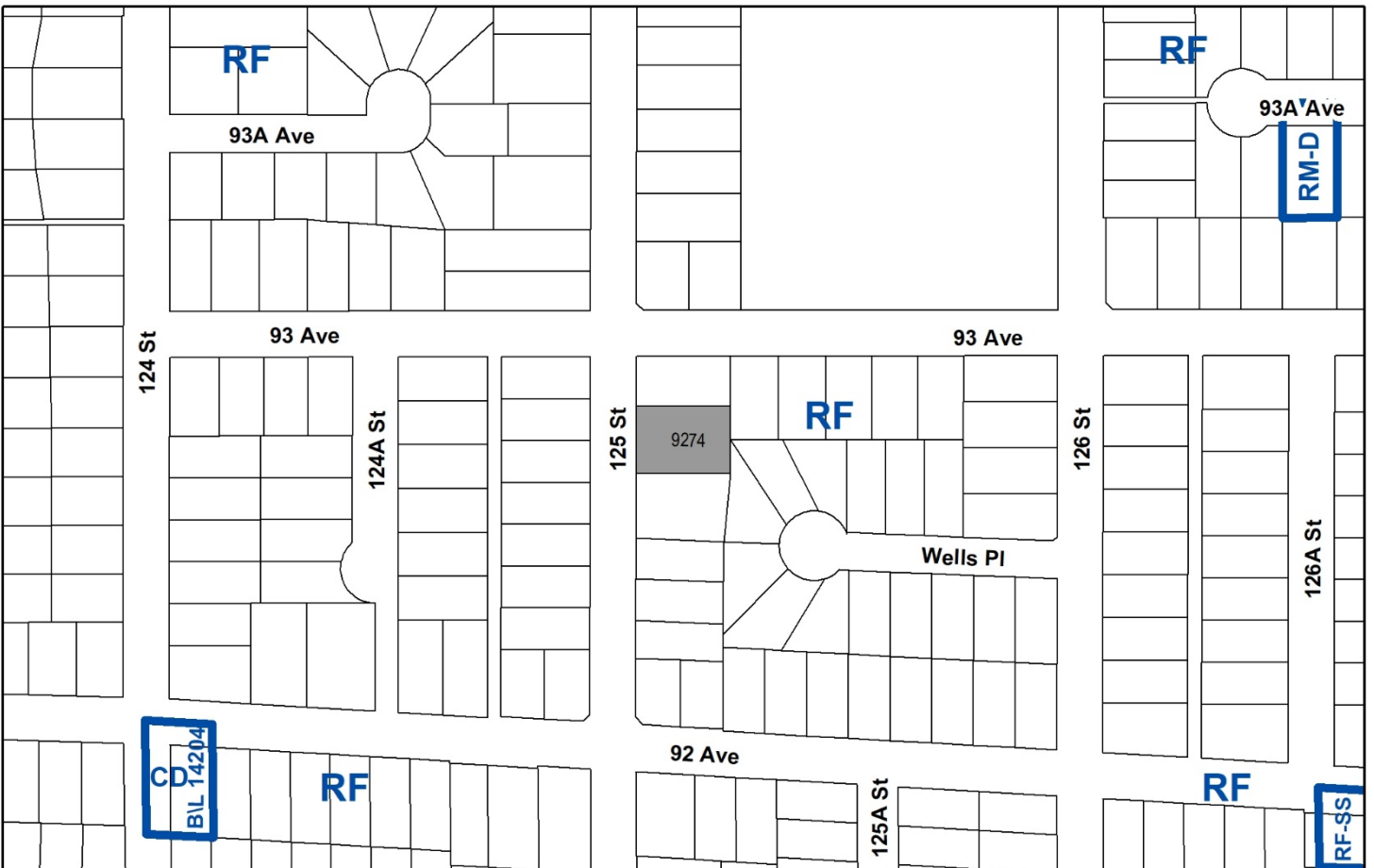
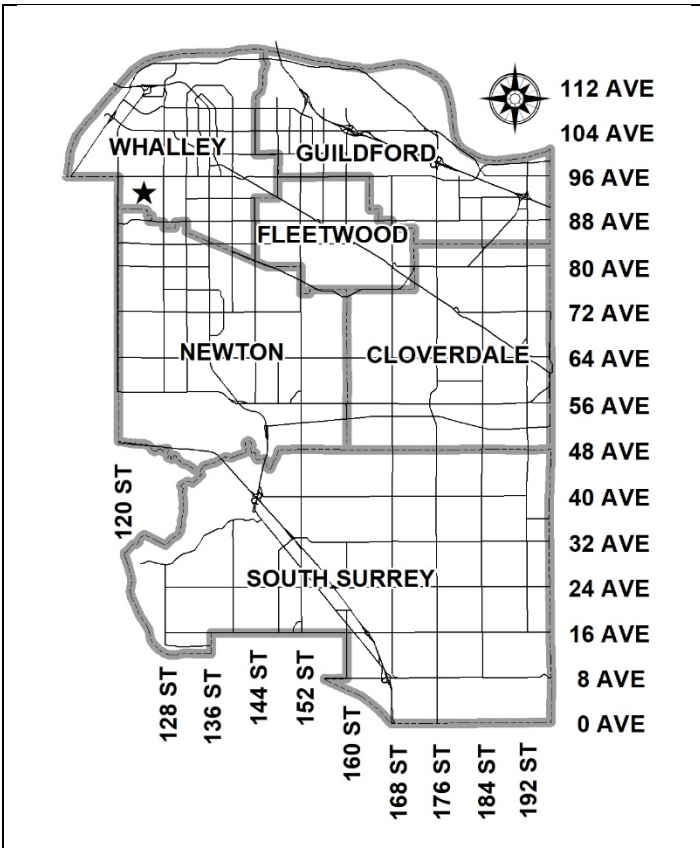
- **Development Variance Permit**

to reduce the minimum lot width of the RF Zone in order to facilitate subdivision into two (2) single family lots.

LOCATION: 9274 - 125 Street

ZONING: Single Family Residential (RF) Zone

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 variance to reduce the minimum lot width of the RF Zone for proposed lots 1 and 2 to allow for subdivision into two (2) single family residential lots.

RATIONALE OF RECOMMENDATION

- Proposed Lots 1 and 2 exceed both the minimum lot depth and lot area requirements of the RF Zone.
- The proposal is aligned with Official Community Plan (OCP) policies which support infill development that is appropriate in scale and density to its neighborhood context.
- The applicant has revised their proposal to reduce impact to onsite trees. The deep lots assist in tree retention.
- The proposed lot width reductions will not impact the quality of the streetscape.
- The applicant has demonstrated general neighbourhood support for the proposed lot widths by means of a signed petition from adjacent neighbours.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0354-00 (Appendix VI) to reduce the minimum lot width of the RF Zone, from 15 metres (50 ft.) to 14.6 metres (48 ft.) for proposed Lots 1 and 2, to proceed to Public Notification:
2. Council instruct staff to resolve the following issues prior to issuance:
 - (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 finalized subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance. Engineering Servicing requirements will be address through the associated subdivision should the variance be supported.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be demolished.

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|--|--|-----------------|---------------|
| North (Abutting and across 93 Avenue): | Single Family Dwellings, Elementary School | Urban | RF |

| Direction | Existing Use | OCP Designation | Existing Zone |
|---------------------------|-------------------------|-----------------|---------------|
| East: | Single Family Dwellings | Urban | RF |
| South: | Single Family Dwellings | Urban | RF |
| West (Across 125 Street): | Single Family Dwellings | Urban | RF |

DEVELOPMENT CONSIDERATIONS

Background

- The 1,203-square metre (12,953 sq. ft.) subject property is located at 9274 - 125 street in Whalley. The subject lot is approximately 29 metres (95 ft.) wide and 41.1 metres (135 ft.) deep.
- The lot is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The applicant is proposing to subdivide the subject property into two lots under the existing RF Zone.
- The minimum dimensional requirements of the RF Zone for width and depth are 15 metres (50 ft.) and 28 metres (90 ft.), respectively.
- At 14.6 metres (48 ft.) in width, proposed Lots 1 and 2 require a variance for reduced lot width.

Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. No basements are proposed.
- The applicant has retained Tynan Consulting Inc., as the Design Consultant. The Design consultant conducted a character study of the surroundings homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV). The guidelines will facilitate modern design, massing and finishing standards.

PRE-NOTIFICATION

Development proposal signs were installed on the site on November 22, 2018. As such, staff have received two phone calls from neighboring property owners: *(staff comments in italics)*

- One resident expressed concern regarding potential for a north/south lot orientation.
 - *The applicant has proposed an east/west lot orientation. A north/south lot orientation would require a panhandle lot configuration which Planning and Development would not support.*

- One resident does not support subdivision, stating concern about parking issues in this area.
 - *The proposed development exceeds the minimum lot area requirements of the RF Zone and has similar lot sizes to other RF lots nearby. This application is consistent with the character of the established RF-Zoned neighborhood and parking on the lots will meet/exceed the minimum off-street parking requirement of three (3).*
- The applicant canvassed neighborhood properties within a 100 metre radius of the subject site looking for feedback on the proposal.
- A total of 40 homes were given notice of the proposal, all of which responded with support.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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 | | | |
| Willow | 1 | 0 | 1 |
| Coniferous Trees | | | |
| Douglas Fir | 2 | 0 | 2 |
| Western Red Cedar | 5 | 3 | 2 |
| Total (excluding Alder and Cottonwood Trees) | 8 | 3 | 5 |
| Total Replacement Trees Proposed | | 0 | |
| Total Retained and Replacement Trees | | 5 | |
| Contribution to the Green City Fund | | \$2,400.00 | |

- The Arborist Assessment states that there are a total of 8 protected trees adjacent to the site. There are no Alder and Cottonwood trees on the site. It was determined that 5 of the neighboring trees can be retained as part of this development proposal. The owner has permission to remove 3 of the neighboring trees. 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 6 replacement trees. The deficit of 6 replacement trees will require a cash-in-lieu payment of \$2,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 5 trees are proposed to be retained on the site with a contribution of \$2,400 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.6 metres (48 ft.) for proposed Lots 1 and 2.

Applicant's Reasons:

- To allow for subdivision into two RF-zoned lots.

Staff Comments:

- Proposed Lots 1 and 2 exceed the RF Zone minimum lot depth (28 metres / 92 ft.) and lot area (560 sq.m. / 6,027 sq. ft.) requirements. The proposed lots will each have a depth of 41.1 metres (135 ft.) and area of 601 square metres (6,469 sq ft.).
- The proposal is aligned with Official Community Plan (OCP) policies which support infill development that is appropriate in scale and density to the neighborhood context.
- The proposed lot width variance is a 3% reduction and will not impact the streetscape.
- The applicant has demonstrated general neighborhood support for the proposed lot widths by means of signed petition.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7918-0354-00

original signed by Ron Gill

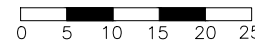
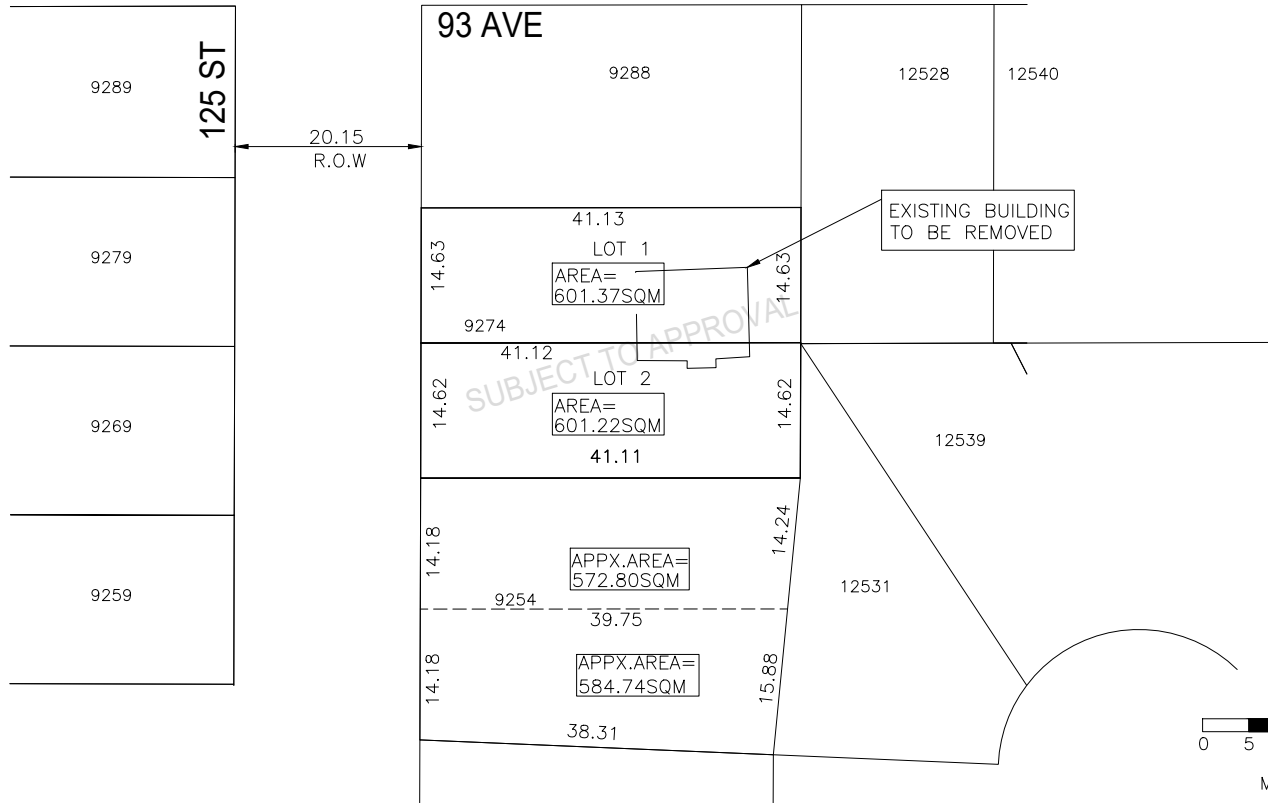
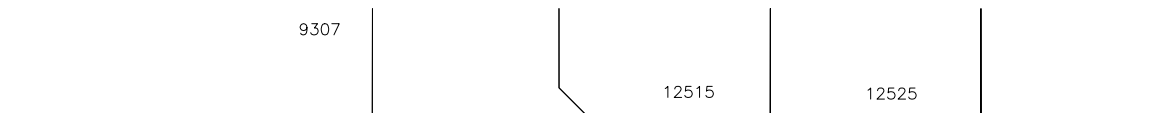
Jean Lamontagne
General Manager
Planning and Development

ELM/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RF

| Requires Project Data | Proposed |
|--|----------------------|
| GROSS SITE AREA | |
| Acres | 0.2972 |
| Hectares | 0.1203 |
| | |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 2 |
| | |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 16.62 - 14.63 |
| Range of lot areas (square metres) | 601.22 - 601.37 |
| | |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 16.62 uph & 6.73 upa |
| Lots/Hectare & Lots/Acre (Net) | 16.62 uph & 6.73 upa |
| | |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 31.5% |
| Estimated Road, Lane & Driveway Coverage | 7.5% |
| Total Site Coverage | 39% |
| | |
| PARKLAND | |
| Area (square metres) | N/A |
| % of Gross Site | N/A |
| | |
| | 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 |



METER SCALE

NOTE:
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

ZONING:
 EXISTING ZONING: RF
 PROPOSED ZONING: RF
SITE AREA
 GROSS SITE AREA: 12035sqm.

| | | | | |
|-------------|-----|-----|---------------------|--|
| | | | | |
| | | | | |
| 018/06/27 | AD | RM | ISSUED FOR APPROVAL | |
| NO/YY/MM/DD | DRN | CH. | REVISION | |

MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
 2 LOT SUBDIVISION
 #9274 125ST, SURREY
DWG. NAME
 PRELIMINARY LAYOUT PLAN

SEAL

| | | | |
|-----------------|--------|-----------------------------|--------------------|
| SCALE | N.T.S. | SURREY PROJECT NO. | DRAWING NO. |
| DESIGNED | AD | | 1 |
| DRAWN | AD | MAINLAND PROJECT NO. | |
| CHECKED | RM | CT-1970 | OF 1 |
| APPROVED | AB | DATE 18/06/27 | REV. 0 |



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **September 1, 2019** PROJECT FILE: **7818-0354-00**

RE: **Engineering Requirements
Location: 9274 125 Street**

DEVELOPMENT VARIANCE PERMIT

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

A handwritten signature in black ink, appearing to read "JB", followed by a long horizontal line extending to the right.

Tommy Buchmann, P.Eng.
Development Services Manager

AY

BUILDING GUIDELINES SUMMARY

Surrey Project no: 18-0354-00
Project Location: 9274 - 125 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed 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 subject site is located in the 9200 block, on the east side of 125 Street.

Homes on the west side of 125 Street, opposite the subject site, are consistent in theme, representation, and character, as a result of being constructed within a narrow era, in the 1980's. The homes are all 3500 sq.ft. "Modern California Stucco" style Basement Entry and Two-Storey type homes. The homes area considered to have mid-to-high scale massing designs, with significant exposed wall mass at the upper floor. Front entrances range in scale from one storey human-scale elements to significantly overstated 2 ½ storey elements. Roof slopes range from 4:12 to 7:12, and most are configured with three or more street facing common gable projections. All homes on the west side have concrete tile roofs. Homes are clad in stucco with extensive use of stucco reveal features, with the exception of one vinyl home. Less than half of these homes have a feature masonry accent. Landscaping standards are considered average.

On the east side of 125 Street, there is significant variation. Homes include one 3500 sq.ft. "Modern California Stucco" style Two-Storey home with concrete tile roof (similar to those on the west side of 125 Street), but also include a 2 ½ Storey "old BC Heritage" home (the site home to be demolished), three 1970's, 2600 sq.ft. box-like Basement Entry homes with fully exposed upper floors, and one 10 year old "Neo-Traditional" Two-Storey home. Massing designs range from mid-scale to box-like. Front entrances range from one to 1 ½ storeys. Roof slopes range from flat to 12:12. Roof designs range from single simple mass structures to homes with up to six street facing gable projections. Roof surfaces include tar and gravel, asphalt shingles, and concrete roof tiles. Wall cladding materials include stucco, vinyl, cedar, Hardipanel, brick, and stone. Landscapes are modest.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2018 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in

reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.

- 2) **Style Character** : There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant that provide a style bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos range from one to 2 ½ storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including stucco (dominant), vinyl, cedar, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2018 developments.
- 7) **Roof surface** : A wide range of roof surfacing materials have been used in this area including concrete roof tiles, asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit 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. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision 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 that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: Homes on the west side of 125 Street, opposite the subject site, are all 3500 sq.ft. "Modern California Stucco" style Basement Entry and Two-Storey type homes with high scale massing designs. Front entrances range from one storey to overstated 2 ½ storey height. Roof slopes range from 4:12 to 7:12, and all have concrete tile roof surfaces. Homes are clad

in stucco with extensive use of stucco reveal features, with the exception of one vinyl home. On the east side of 125 Street, there is significant variation. Homes include one 3500 sq.ft. "Modern California Stucco" style Two-Storey home with concrete tile roof, a 2 ½ Storey "old BC Heritage" home, three 1970's, 2600 sq.ft. box-like Basement Entry homes with fully exposed upper floors, and one 10 year old "Neo-Traditional" Two-Storey home. Massing designs range from mid-scale to box-like. Front entrances range from one to 1 ½ storeys. Roof slopes range from flat to 12:12. Roof designs range from single simple mass structures to homes with up to six street facing gable projections. Roof surfaces include tar and gravel, asphalt shingles, and concrete roof tiles. Wall cladding materials include stucco, vinyl, cedar, Hardipanel, brick, and stone. Landscapes are modest.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2017's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.
-

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are one or two homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2017) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** January 10, 2019

Reviewed and Approved by:  **Date:** January 10, 2019

Tree Preservation Summary

Surrey Project No:

Address: 9274 125 Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Calvin Yue - PN 8733A

| On-Site Trees | Number of Trees | Off-Site Trees | Number of Trees |
|---|-----------------|--|-----------------|
| Protected Trees Identified * | 0 | Protected Trees Identified | 8 |
| Protected Trees to be Removed | 0 | Protected Trees to be Removed | 3 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 0 | Protected Trees to be Retained | 5 |
| Total Replacement Trees Required: | | Total Replacement Trees Required: | |
| - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 | 0 | - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 | 6 |
| - All other species to be removed (2:1) 0 X two (2) = 0 | | - All other species to be removed (2:1) 3 X two (2) = 6 | |
| Replacement Trees Proposed | 0 | Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 0 | Replacement Trees in Deficit | 6 |
| Protected Trees to be Retained in Proposed Open Space or Riparian Areas | 0 | | |
| *on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas | | | |

Summary, report and plan prepared and submitted by:



February 22, 2019

(Signature of Arborist)

Date



**Tree Plan for Development at
9274 125 Street
Surrey, BC**

Date: February 22, 2019

Tree Inventory

| Tag | Species | DBH (cm) | TPZ (m) |
|-----|-------------------|----------|---------|
| os1 | Western red cedar | 62 | 3.72 |
| os2 | Western red cedar | 67 | 4.02 |
| os3 | Western red cedar | 72 | 4.32 |
| os4 | Western red cedar | 66 | 3.96 |
| os5 | Western red cedar | 45 | 2.70 |
| os6 | Willow | 53 | 3.18 |
| os7 | Douglas fir | 33 | 1.98 |
| os8 | Douglas fir | 38 | 2.28 |

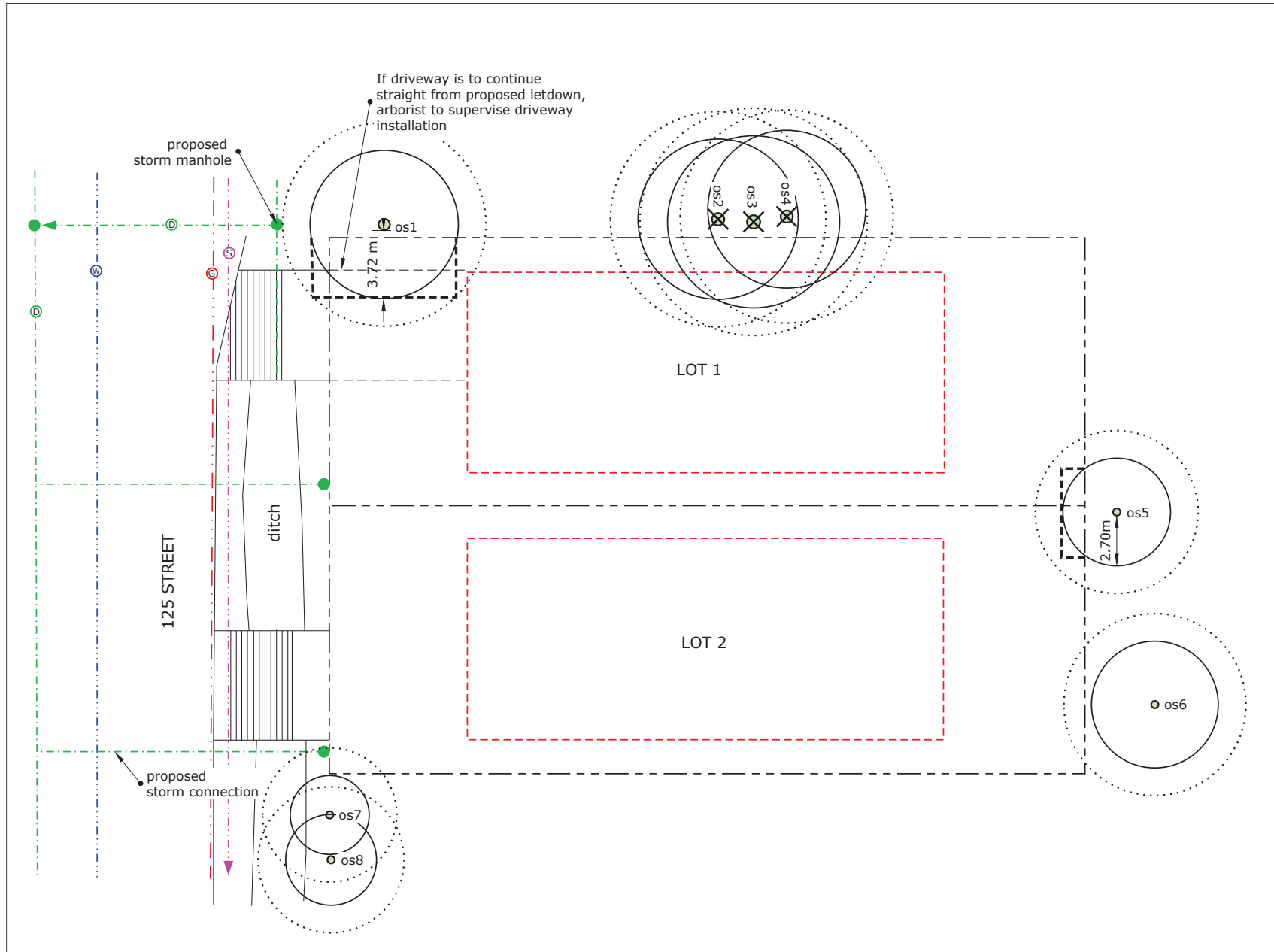
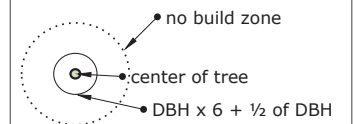
Note

Tree removals for #os2-#os4 require neighbour's permission

Legend

x = remove tree

[tree barrier]



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0354-00

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: 010-196-111
 Lot 11 Section 31 Township 2 New Westminster District Plan 16182
 9274 - 125 Street

(the "Land")

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

Parcel Identifier:

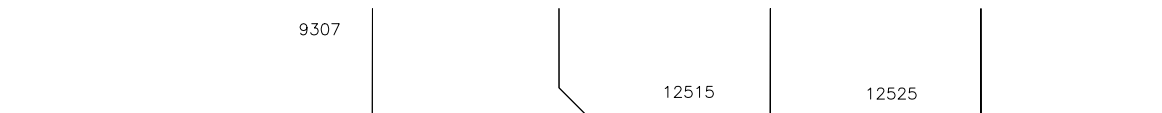
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K of Part 16 "Single Family Residential Zone (RF)", the minimum lot width is reduced from 15 metres (50 ft.) to 14.6 metres (48 ft.) for proposed Lots 1 and 2.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. 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 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.

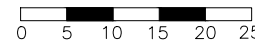
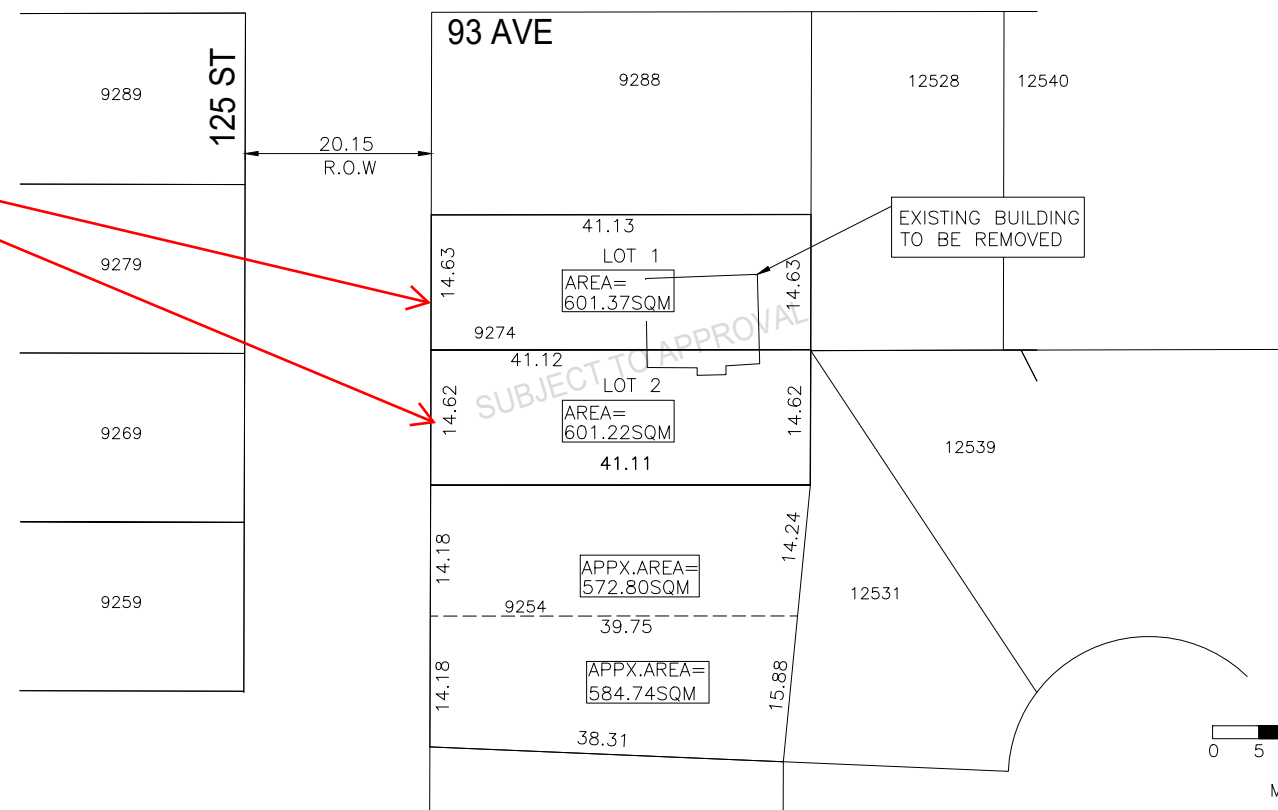
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



Variance to reduce the minimum lot width from 15 metres (50 ft.) to 14.6 metres (48 ft.) for proposed lots 1 and 2.



METER SCALE

NOTE:
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

| | |
|---------------------------|---------------------------|
| ZONING: | |
| EXISTING ZONING: RF | PROPOSED ZONING: RF |
| SITE AREA | |
| GROSS SITE AREA: 1203sqm. | |
| 018/06/27 | AD RM ISSUED FOR APPROVAL |
| NO/YY/MM/DD | DRN CH. REVISION |

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MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
 2 LOT SUBDIVISION
 #9274 125ST, SURREY

DWG. NAME
PRELIMINARY LAYOUT PLAN

SEAL

| | | | |
|----------|--------|---------------------------------|-------------|
| SCALE | N.T.S. | SURREY PROJECT NO. | DRAWING NO. |
| DESIGNED | AD | MAINLAND PROJECT NO. CT-1970 | 1 |
| DRAWN | AD | | OF 1 |
| CHECKED | RM | DATE 18/06/27 | REV. 0 |
| APPROVED | AB | | |