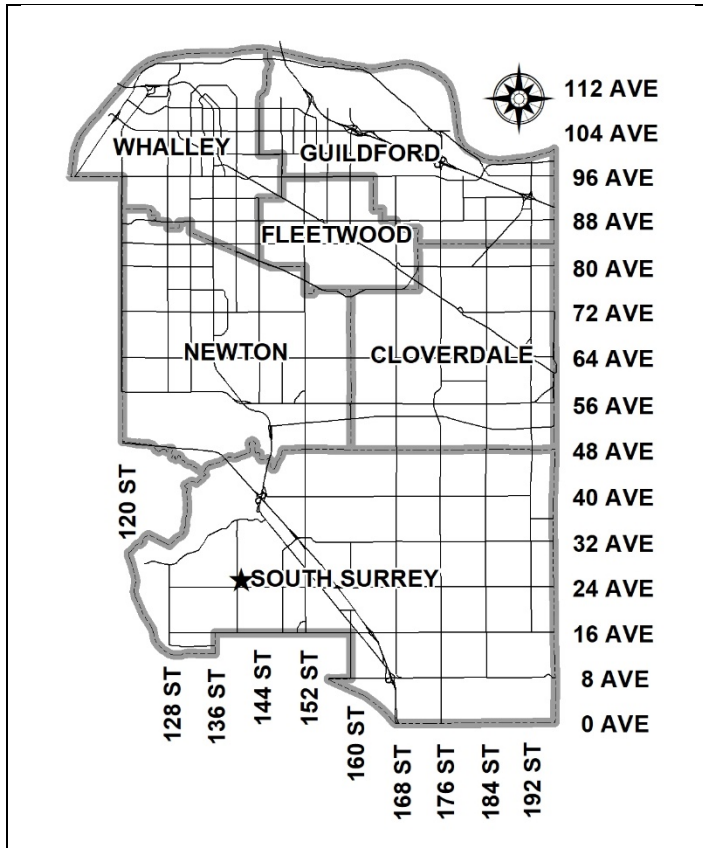


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0107-00

Planning Report Date: November 18, 2019



PROPOSAL:

- **Rezoning** from RA to RH
- **LAP Amendment** from "One-Acre" to "Half-Acre Gross Density"
- **Development Variance Permit**

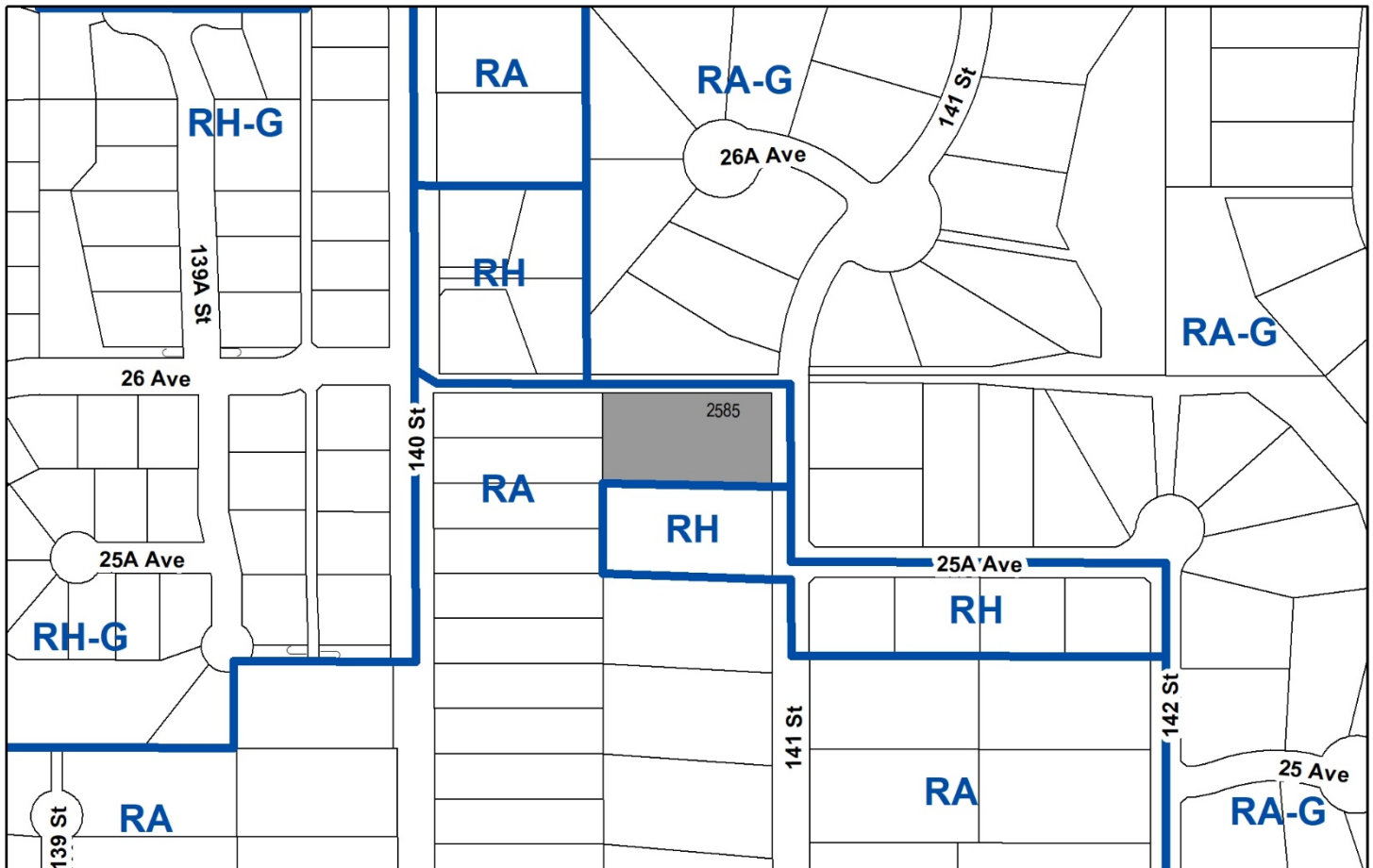
to allow subdivision into 2 half-acre lots.

LOCATION: 2585 - 141 Street

ZONING: RA

OCP DESIGNATION: Suburban (Density Exception Area 5 uph (2 upa) max)

LAP DESIGNATION: One-Acre Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning; and
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate the site from "One-Acre" to "Half-Acre Gross Density".
- The applicant is seeking to reduce the minimum lot width for both proposed lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the OCP, and the Suburban Density Exception Area of the OCP (max. 5 units per hectare or 2 units per acre).
- The proposed redesignation is in keeping with the character and established subdivision patterns of the area. The proposed development matches the size and width of existing lots to the immediate west, along 140 Street. The RH zoning and proposed lot width is also consistent with the subdivision recently approved to the immediate south of the site (Application No. 7916-0329-00), and two other projects further south of the subject site at 2545-140 Street and 2487-140 Street, both of which are at third reading for rezoning to RH (Application Nos. 7917-0236-00 and 7917-0419-00).
- All other properties to the south along the west side of 141 Street have the potential to develop into similar size and width of RH lots in the future.

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 approve Development Variance Permit No. 7919-0107-00 (Appendix VII), to reduce the minimum lot width of the RH Zone from 30 metres (98 ft.) to 24.3 (80 ft.) for proposed Lots 1 and 2, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the site from "One-Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

REFERRALS

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

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

1 Elementary student at Chantrell Creek Elementary School
0 Secondary students at Elgin Park Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2020.

Parks: Parks notes that there are City trees that could be impacted by this application. All efforts to retain City trees must be exhausted before removal will be considered. If there is any unexpected tree removal required on future or existing city land due to development or construction impacts, cash-in-lieu for all trees, regardless of size, will be required as determined by a formal arboricultural appraisal.

SITE CHARACTERISTICS

Existing Land Use: One dwelling on an acreage lot

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North	Single family dwelling	OCP: Suburban (Density Exception Area 5 uph (2 upa) max)	RA-G
East (Across 141 Street):	Single family dwelling	OCP: Suburban (Density Exception Area 5 uph (2 upa) max)	RA-G
South	Vacant lot (Development Application No. 7916- 0329-00 recently rezoned the property to RH to facilitate subdivision into 2 lots)	Half-Acre Gross Density	RH
West	Single Family dwelling	Half-Acre Gross Density	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "One Acre" in the Central Semiahmoo Peninsula Local Area Plan. The applicant is proposing that the site be redesignated to "Half-Acre Gross Density".

- The applicant proposes to rezone the site to "Half-Acre Residential Zone (RH)", to allow subdivision into 2 half-acre lots. The proposed density of 4.4 units per hectare (1.78 units per acre) is consistent with the Suburban designation in the Official Community Plan (OCP). The Central Semiahmoo Peninsula neighbourhood is a Suburban Density Exception Area in the OCP, which restricts density to a maximum density of 5 units per hectare (2 units per acre). The proposal complies with the maximum density permitted within the Exception Area.
- The proposed redesignation is in keeping with the character and established subdivision patterns of the area. The proposed half-acre lots match the size and width of existing lots to the immediate west, along 140 Street. The RH zoning is also consistent with the RH subdivision recently approved to the immediate south of the site under Development Application No. 7916-0329-00, and to applications further south at 2545 – 141 Street (Development Application No. 7917-0236-00), and at 2487-141 Street (Development Application No. 7917-0419-00), both of which have received Third Reading of the associated Rezoning By-law.
- All other properties to the south and along the east side of 141 Street have the potential to develop into similar size and width of RH lots in the future.

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The subject site consists of one property with a total area of 4,542 square metres (1.12 acres). The site is located on the west side of 141 Street. It is designated Suburban in the OCP, and zoned "One-Acre Residential Zone (RA)". It is also identified as a "Suburban Density Exception area" in the OCP, with a maximum density of 5 units per hectares (2 units per acre). The site is designated as "One-Acre" in the Central Semiahmoo Peninsula Local Area Plan (LAP).
- The applicant is proposing an amendment to the LAP to redesignate the site from "One-Acre" to "Half-Acre Gross Density" and to rezone the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", to permit subdivision into 2 half-acre single family lots.
- The area of proposed Lot 1 is 2,268 square metres (24,413 sq. ft.) and proposed Lot 2 has an area of 2,267 square metres (24,402 sq. ft.), both of which exceed the minimum lot area of 1,858 square metres (20,000 sq. ft.) required in the RH zone. The proposed lots also comply with the minimum lot depth of 30 metres, but do not meet the minimum lot width requirement of 30 metres (98 ft.). The applicant is proposing a Development Variance Permit to reduce the width of proposed Lots 1 and 2 from 30 metres (98 ft.) to 24.3 (80 ft.).

PRE-NOTIFICATION

Pre-notification letters were sent on May 16, 2019 to 74 properties that are within 100 metres (328 ft.) of the subject site, including the Semiahmoo Residents Association. Development proposal signs were also installed on the site on June 5, 2019.

One query was received regarding the orientation of the lot, whether lot frontage will be facing 141 Street or off the unformed lane to the north. Staff clarified that access will be off 141 Street and the lot orientation will match the lots to the immediate south.

DESIGN PROPOSAL AND REVIEW

Building Scheme and Lot Grading

- The applicant has retained Carolyn Stewart, from Concept to Design, as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., has been reviewed by staff and found to be acceptable. Basements are proposed on both lots.

TREES

- Calvin Yue, 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
Alder and Cottonwood Trees			
Alder	13	1	12
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Maple	1	0	1
Plum	2	1	1
Coniferous Trees			
Cedar	2	1	1
Cypress	4	1	3
Douglas-fir	43	22	21
Fir	1	1	0
Hemlock	2	2	0
Spruce	1	0	1
Total (excluding Alder and Cottonwood Trees)	58	30	28
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		7	
Total Retained and Replacement Trees (excluding alder)		35	

Tree Species	Existing	Remove	Retain
Contribution to the Green City Fund		\$21,600	

- The Arborist Assessment states that there are 58 protected trees on the site, excluding Alder and Cottonwood trees. 13 existing trees, approximately 22 % of the total trees on the site, are Alder trees. It was determined that 28 trees can be retained as part of this development proposal. In addition, the 12 Alder trees are proposed to be retained. 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 1 to 1 ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 61 replacement trees on the site. Since only 7 replacement trees are proposed to be replaced on the site, the deficit of 54 replacement trees will require a cash-in-lieu payment of \$21,600 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 35 trees are proposed to be retained or replaced on the site with a contribution of \$21,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 29, 2019. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposal complies with the sites OCP designation and the permitted density. • The application proposes an amendment to the Local Area Plan to accommodate the proposed density.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is consistent with the density associated with the site's Suburban designation and the density exception area [max 5 uph (2 upa)] that is permitted in the Official Community Plan.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The application proposes the retention of 40 trees, including 12 Alder trees with 7 replacement trees proposed to be planted on the site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • New sidewalks are proposed along 141 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • n/a
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • n/a

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width requirement of the RH Zone from 30 metres (98 ft.) to 24.3 (80 ft.) for proposed Lot 1 and 2.

Applicant's Reasons:

- The proposed variance will allow the subject property to be subdivided into two residential lots with lot widths that would be compatible with the existing neighbouring properties to the south of the site.

Staff Comments:

- While lot widths are proposed to be reduced, both lots have areas of 2,267 and 2,268 square metres, which significantly exceeds the minimum 1,858 square metre lot area requirement of the RH zone.
- The proposed lots match the width of existing lots to the immediate south, along 140 Street. The proposed lot width variance has also been approved for three other properties to the south. One of these properties has been given final approval (Application No.7916-0329-00), while two others are currently at third reading (Application Nos.7917-0236-00 and 7917-0419-00). The proposed lot width is expected to be continued south of the subject site along the west side of 141 Street with future development applications.
- Staff support this proposed variance proceeding to Public Notification.

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	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7919-0107-00
Appendix VIII.	LAP Plan Amendment

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CL/cm

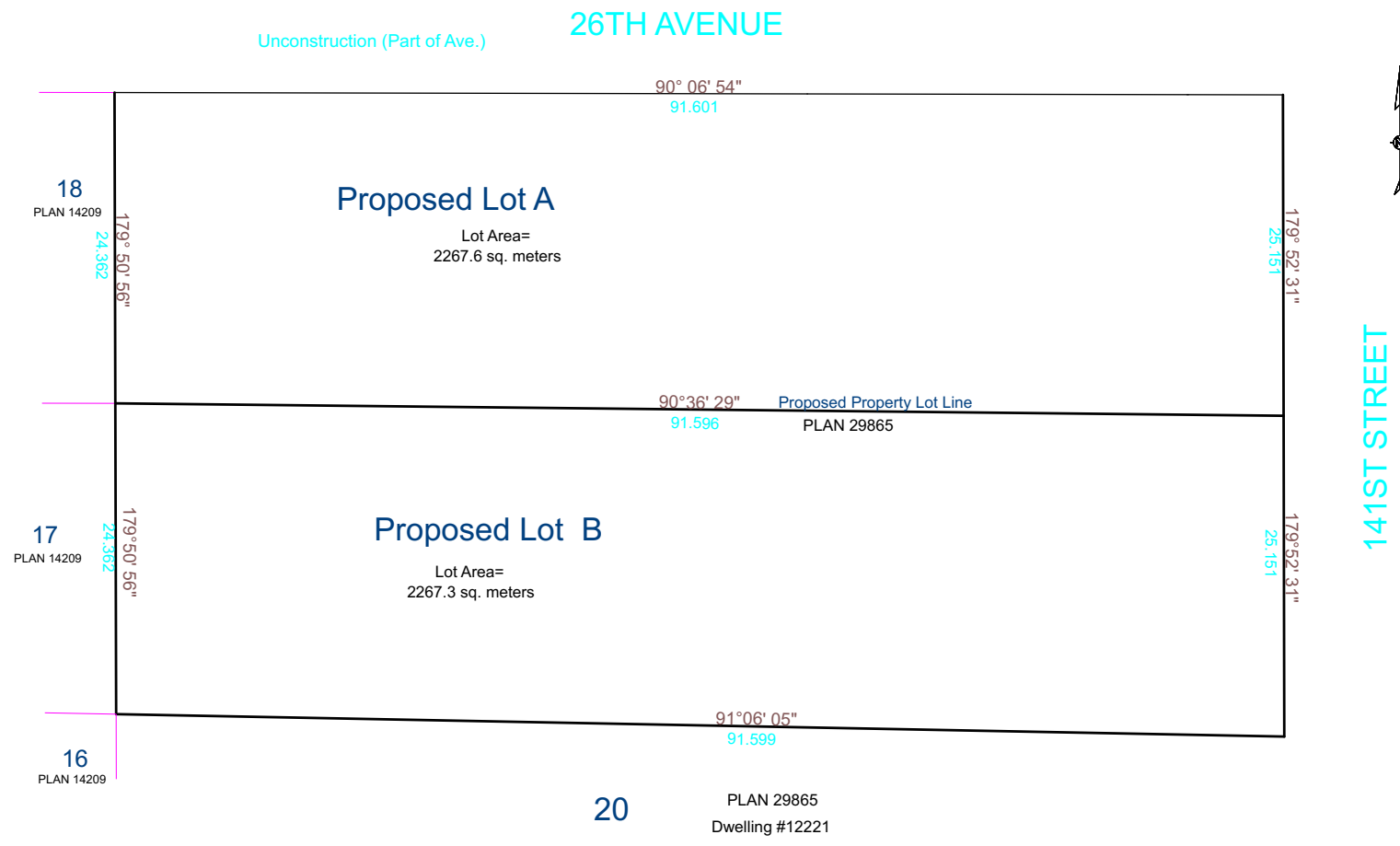
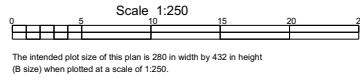
SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.12
Hectares	0.452
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	24.4m-25.2m
Range of lot areas (square metres)	2267m ² - 2268m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.4 uph. & 1.78 upa
Lots/Hectare & Lots/Acre (Net)	4.4 uph. & 1.78 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	n/a
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

**TOPOGRAPHICAL AND PROPOSED SUBDIVISION PLAN
ON LOT 19 SECTION 21 TOWNSHIP 1 NWD PLAN 29865**

Parcel's dimensions and grid bearings are derived from PLAN 29865.
All distances and elevations are in meters and decimals thereof unless otherwise stated.



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1.	7/11/2019 ISSUED FOR PERMIT APPLICATION
NO.	DATE

ISSUES/REVISIONS

UAN Building Design Studio
yanstudio1@live.com
778-899-8958

Civic Address:
2585 141 STREET

LEGAL DESCRIPTION
**LOT 19 SECTION 21
TS1 N.W.D PLAN 29865**

DRAWN:
MERRY GAO
yanstudio1@live.com
778-899-8958
778-588-4368

Drawing Title:
SITE LAYOUT

scale:	date:
AS SHOWN	7/11/2019
checked:	
project no.:	sheet no.:
2018000	A-1
	revision:

Disclaimer:
It is the responsibility of the contractor to check and compare all dimensions and information prior to the commencement of work and to report any omissions or discrepancies to the designer, COPYRIGHT RESERVED. This drawing and designs is at all times the property of the designer's and can not be used without their knowledge and written consent.



INTER-OFFICE MEMO

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

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

DATE: **Nov 12, 2019** PROJECT FILE: **7819-0107-00**

RE: **Engineering Requirements
Location: 2585 141 St**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Register 0.5 m statutory right-of-way along 141 St for inspection chambers and sidewalk maintenance.

Works and Services

- Construct west side of 141 St to the Through Local road standard including sidewalk;
- Construct fronting storm sewer to service the proposed development;
- Construct new storm, sanitary, and water services connections to each lot;
- Provide on-site stormwater management features to meet the Integrated Stormwater Management Plan requirements;
- Register applicable Restrictive Covenants; and
- Pay applicable Sanitary Latecomer fee.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

Tommy Buchmann, P.Eng.
Development Services Manager

R29



Planning November 6, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0107 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 2019 Enrolment/School Capacity

Chantrell Creek Elementary	
Enrolment (K/1-7):	27 K + 314
Operating Capacity (K/1-7)	19 K + 326
Elgin Park Secondary	
Enrolment (8-12):	1319
Capacity (8-12):	1200

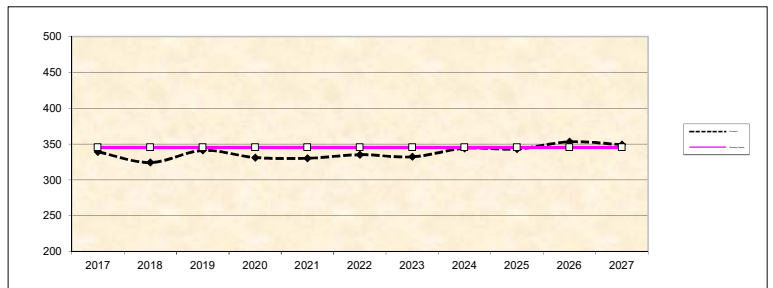
School Enrolment Projections and Planning Update:

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

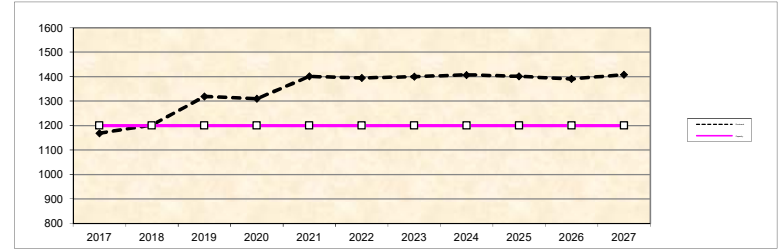
Chantrell Creek Elementary enrolment projections are showing will remain constant over the next 10 years. As of September 2019, Chantrell Creek's enrollment 341 and is projected to be 350 by 2028. There are no current plans to expand the existing school.

As of September 2019, Elgin Park Secondary is currently operating at 110% capacity. Enrolment is expected to modestly grow over the next 10 years. There are no current plans to expand the existing high school. Starting September 2021, there will be significant secondary boundary changes to the secondary schools serving the Grandview, White Rock and South Surrey communities. This will move enrolment growth around the area once the new Grandview Heights Secondary school is open.

Chantrell Creek Elementary



Elgin Park 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.

PROJ 1923: PROPOSED 2 LOT SUBDIVISION AT 2585 141 STREET, SURREY BC
SURREY FILE NO.: 7919-0107-00

RESIDENTIAL CHARACTER STUDY

The proposed subject site, for which this Building Scheme and Neighbourhood Character Study are intended to address, is located at 2585 141 Street in Surrey. The proposal is a rezoning from (RA) One Acre Residential Zone to 2 (RH) Half-Acre Residential Zone Lots.

A number of existing homes have been surveyed in the surrounding neighbourhood and are included in a photographic study. Primary zoning in this neighborhood is (RH) Half-Acre Residential Zone and (RA-G) Acreage Residential Gross Density Zone.

The subject site is largely surrounded by Neo-Traditional style homes with newer developments having tudor, Craftsman and French influences. Homes range in age from approximately forty years old to current new builds. Homes range in size from approximately 2500 to 5000 square feet excluding garage and in-ground basements.

The massing of the surrounding streetscapes consists of one and two storey forms which are typical of the surrounding neighbourhood as a whole. Parking considerations of newer developments in the area typically consist of double or triple car front entry attached garages. Homes feature mid to steep pitch hip or gabled roof lines, or a combination of the two (with gable roof elements on the front of the newer developments). Common design elements of newer developments include tudor battens, decorative shutters, braces and louvres. Street facing windows are treated with simple heritage muntin patterns in the new developments and are relatively plain/clear in the older homes. In all cases, large window openings are broken with vertical and/or horizontal muntin bars or multiple windows are used.

Main cladding materials of surveyed homes consists of stucco and cementitious siding, in combination with accents of shake siding, brick and stone. Exterior Body Colours include white and light to mid greys and earth tones. Some are accented with bolder/darker colours or black windows. The roofing materials are primarily duroid shingles in earth or black tones and a few homes feature metal roofs. Driveways and walkways are finished in exposed aggregate, asphalt, broom finished concrete, and brick pavers.

The landscaping throughout this neighbourhood is substantial and generally good quality. Rural looking landscape elements of the older homes contrast the newer homes which have a more manicured look. All landscaping is well maintained, and planting beds are adequate and are worked around the houses. Many mature trees have been preserved, including on lots with newer homes.

As photos #1, 4, 5 and 7 show, many homes feature more craftsman style architecture with gabled and swooped rooflines, shutters and brace details, very similar to what is proposed on the subject site.

The proposed site proves very promising, situated in an area where surrounding lots are undergoing development. Adjacent lot and several neighboring lots to the South of subject site, with older homes, are currently in the process of being subdivided and having new

RESIDENTIAL CHARACTER STUDY

homes built. There is also future development potential for several surrounding lots in the area.

The proposed homes should coordinate with the surrounding new neighborhoods with respect to massing and detail and should follow the current market trend.

The new homes are to be Neo-Traditional or Neo-Craftsman in style to blend with the adjacent properties. The palette of materials used for cladding should reflect the materials used in the neighbouring subdivisions with the addition of quality cladding materials such as cementitious siding (Hardi-board) and stucco, singularly or in combination with brick/cultured brick, stone/cultured stone and cementitious shingles (Hardi-shingles). Roofing materials should include high profile duroid shingles or metal. The new homes should feature wood columns, wood or stone post bases and have gable elements and roof features which create some interest on the front facades. We are open to the style of homes following current market trend, knowing that substantial landscaping will act as a buffer. The overall intent is to create a neighbourhood with equal or higher standards. These guidelines are based on observations about the neighboring built and natural forms and will allow the proposed homes and sites to enrich the existing neighborhood fabric.

In general, we will be looking for simple architecture with clean lines, a rhythm of openings, and balanced massing in a well landscaped setting. These guidelines are based on observations about the neighbouring built and natural forms and will allow the proposed homes and sites to blend with the existing neighbourhood fabric.

CHARACTER STUDY PHOTO SHEET



1.



2.



3.

PROJ 1923: PROPOSED 2 LOT SUBDIVISION AT 2585 141 STREET, SURREY BC
SURREY FILE NO.: 7919-0107-00

CHARACTER STUDY PHOTO SHEET



4.



5.



6.

PROJ 1923: PROPOSED 2 LOT SUBDIVISION AT 2585 141 STREET, SURREY BC
SURREY FILE NO.: 7919-0107-00

CHARACTER STUDY PHOTO SHEET



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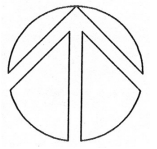
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PROJ 1923: PROPOSED 2 LOT SUBDIVISION AT 2585 141 STREET, SURREY BC
SURREY FILE NO.: 7919-0107-00



PHOTO LOCATION AND AREA MAP

LEGEND

-  SUBJECT SITE
-  PHOTO LOCATIONS

Tree Preservation Summary

Surrey Project No:

Address: 2585 141 Street, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale - PN6766A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	71
Protected Trees to be Removed	31
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	40
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) $\underline{1} \times \text{one (1)} = 1$ - All other species to be removed (2:1) $\underline{30} \times \text{two (2)} = 60$ 	61
Replacement Trees Proposed	7
Replacement Trees in Deficit	54
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	N/A

Off-Site Trees	Number of Trees
Protected Trees Identified	8
Protected Trees to be Removed	0
Protected Trees to be Retained	8
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) $0 \times \text{one (1)} = 0$ - All other species to be removed (2:1) $0 \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	N/A
Replacement Trees in Deficit	N/A

Summary, report and plan prepared and submitted by:



November 13, 2019

(Signature of Arborist)_____
Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0107-00

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: 007-117-973
 Lot 19 Section 21 Township 1 New Westminster District Plan 29865
 2585 - 141 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 titles have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Section K Subdivision (3) of Part 14 "Half-Acre Residential Zone (RH)", the minimum lot width is reduced from 30 metres (98 ft.) to 24.3 (80 ft.) for proposed Lot 1 and 2.

5. 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.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

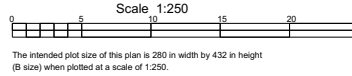
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

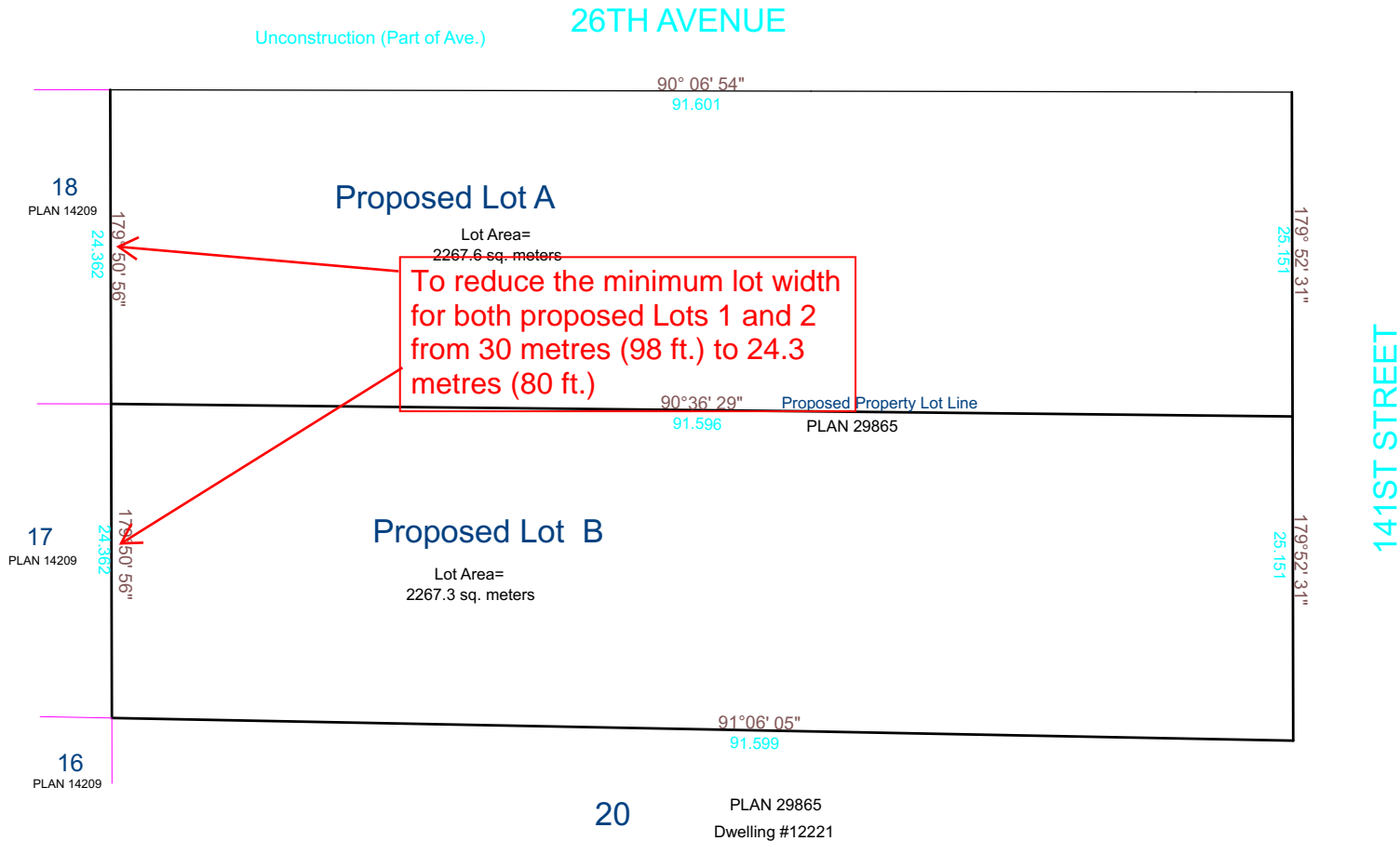
City Clerk – Jennifer Ficocelli

**TOPOGRAPHICAL AND PROPOSED SUBDIVISION PLAN
ON LOT 19 SECTION 21 TOWNSHIP 1 NWD PLAN 29865**

Parcel's dimensions and grid bearings are derived from PLAN 29865.
All distances and elevations are in meters and decimals thereof unless otherwise stated.



Schedule A



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1.	7/11/2019 ISSUED FOR PERMIT APPLICATION
NO.	DATE

ISSUES/REVISIONS

UAN Building Design Studio
yanstudio1@live.com
778-899-8958

Civic Address:

2585 141 STREET

LEGAL DESCRIPTION

**LOT 19 SECTION 21
TS1 N.W.D PLAN 29865**

DRAWN:

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Drawing Title:

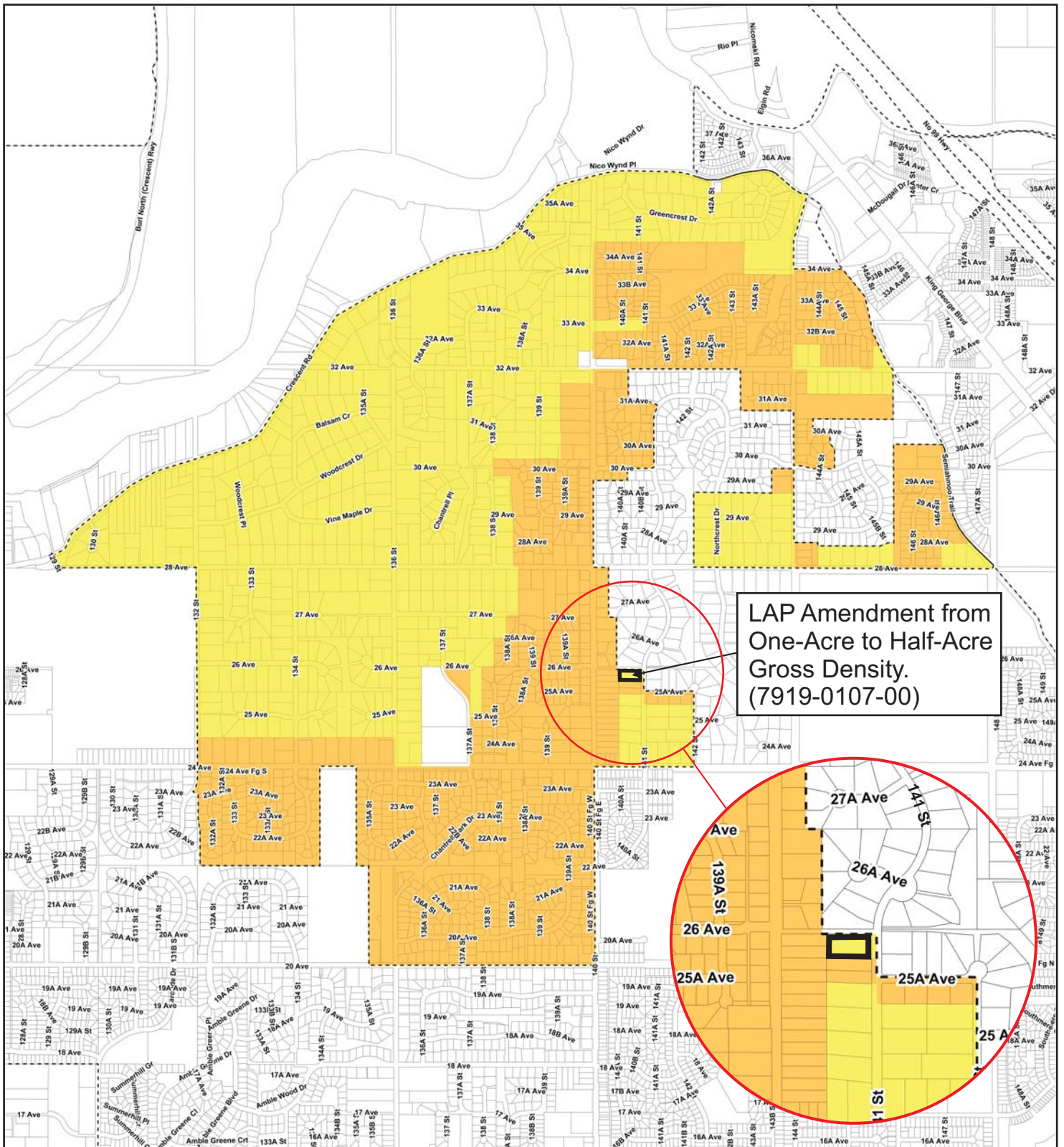
SITE LAYOUT

scale: **AS SHOWN** date: **7/11/2019**

checked:

project no.: **2018000** sheet no.: **A-1**
revision:

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CENTRAL SEMIAHMOO PENINSULA LOCAL AREA PLAN

Legend

- Local Area Plan boundary
- Half-acre gross density
- One acre

