

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0375-01

Planning Report Date: June 24, 2024

PROPOSAL:

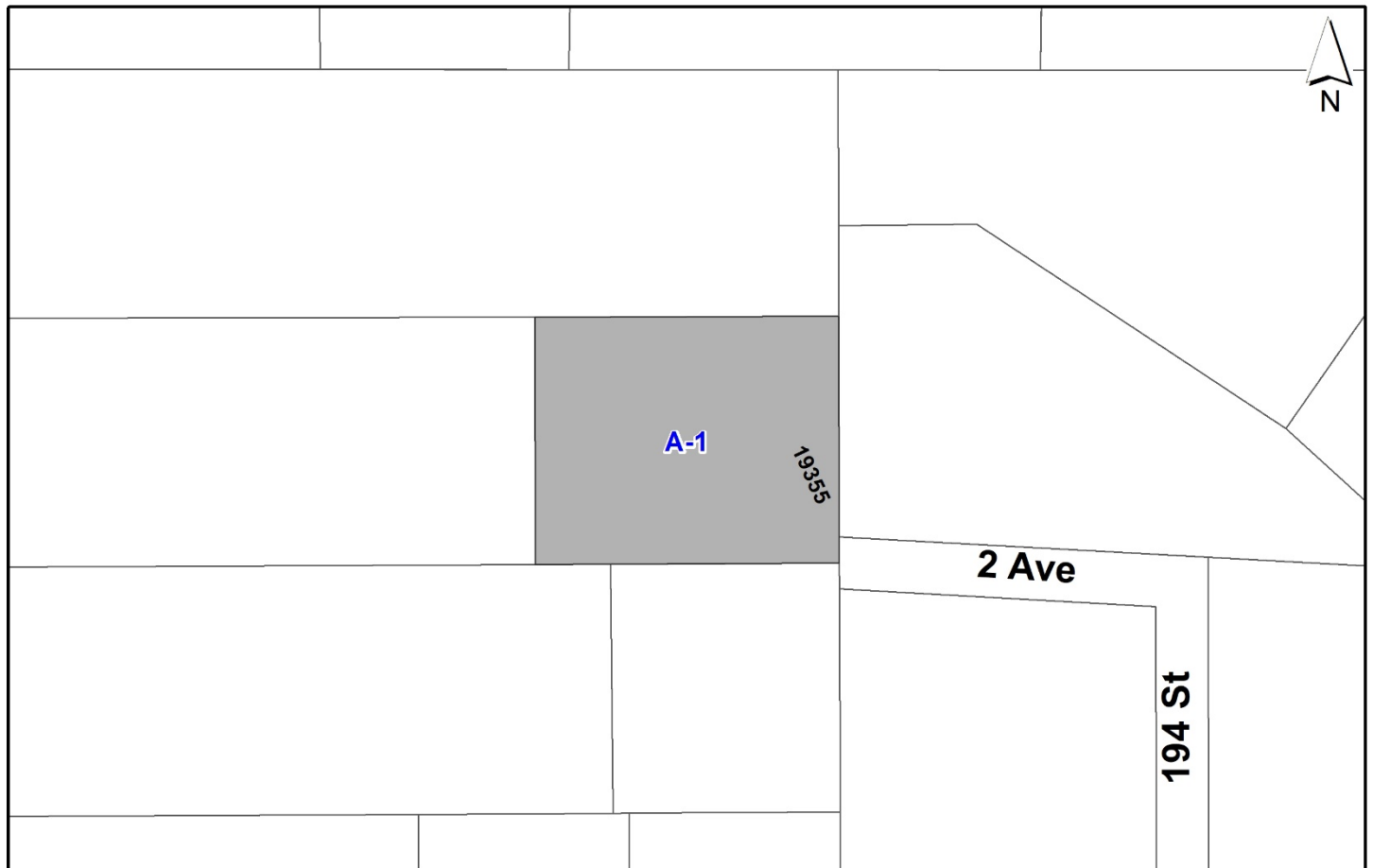
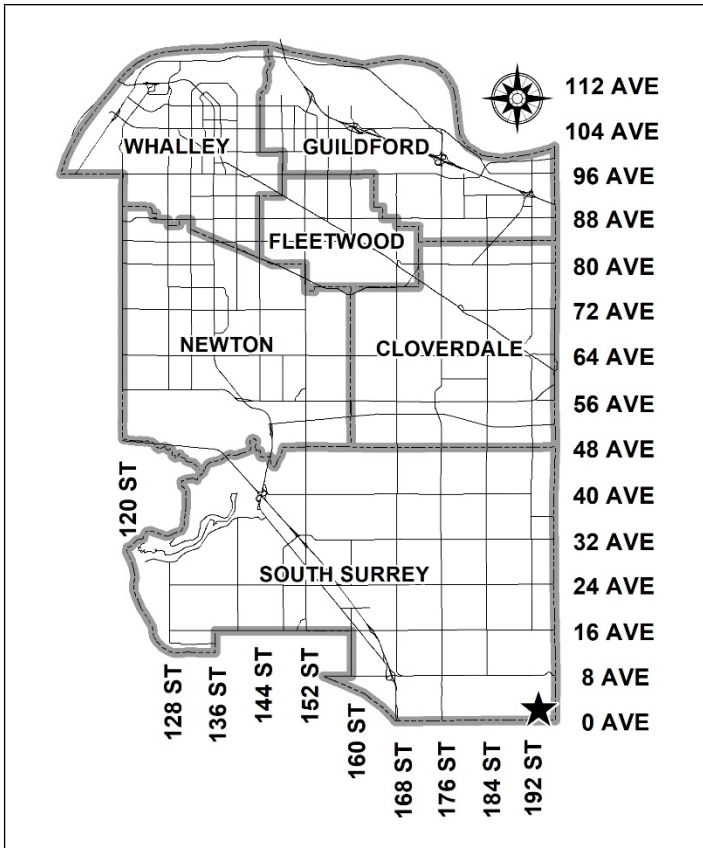
- Development Variance Permit

To permit construction of a single-family dwelling.

LOCATION: 19355 2 Avenue

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the maximum single family dwelling setback of the “General Agriculture Zone (A-1)”.

RATIONALE OF RECOMMENDATION

- Council initially considered the subject Development Application at the Regular Council – Land Use meeting on December 4, 2023.
- After Council received the result of Public Notifications at the Regular Council - Public Hearing meeting on January 8, 2023, Council supported a Development Permit for Hazard Lands and Sensitive Ecosystems and Development Variance Permit (DVP) to reduce the minimum single family dwelling (SFD) side yard setback (south), increase the maximum farm residential footprint (home plate) depth, and to allow no-net-loss flexing of a streamside setback on a lot of record.
- The applicant has requested to revise their layout such that the detached garage will be enclosed within the principal dwelling. This is intended to make the development more efficient and open some space within the residential homeplate.
- Because the proposed single family dwelling was previously shown to conform to the maximum 50 metre setback under the A-1 Zone, a new variance is required. The maximum home plate depth (66 metres) will remain the same as supported under Development Variance Permit 7922-0375-00.
- The dimensions of the residential home plate are proposed to remain the same, with no additional encroachment into areas identified for farm use or streamside protection. The revised layout indicates that the house will not extend further west than an accessory building previously shown on the plans.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0375-01 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum single family dwelling setback of the “General Agriculture Zone (A-1)” from 50 metres to 57 metres.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Completion of all conditions of approval identified in the original Planning Report for Development Application No. 7922-0375-00 dated December 4, 2023 (Appendix II).

DEVELOPMENT PROPOSAL

Planning Considerations

- On December 4, 2023, Council supported a Development Permit for Hazard Lands and Sensitive Ecosystems and a Development Variance Permit (DVP) to reduce the minimum single family dwelling (SFD) side yard setback (south), to increase the maximum farm residential footprint (homeplate) depth, and to permit use of the Zoning Bylaw’s streamside setback flexing provisions for a lot created before 2016.
- An additional variance has been identified to allow for an increase in the maximum setback of a single-family dwelling under the “General Agriculture Zone (A-1)” lot.
- The purpose of the application is to permit construction of a single-family dwelling and accessory buildings and establishment of a farm residential home plate. Through the original variances, the proposed building envelope and home plate would be deeper and narrower on the subject site. This layout is intended to accommodate significant encumbrances on the north half of the site, due to the presence of streamside setbacks and steep slopes associated with a ravine.
- The applicant has revised their layout to try and open more space on their home plate. The applicant’s revised plan shows that the detached garage has been consolidated into a single-family dwelling and that recreational buildings have been shifted towards the northwest corner of the home plate.
- The additional variance and revised single-family home layout will not extend residential development any further into the site than previously shown. The proposed residential home plate will remain the same depth and area and is shown to remain outside a five (5) metre buffer from the environmental/geotechnical no-build area.
- The applicant is requesting Council consider an additional DVP to increase the maximum setback of a single-family dwelling from 50 metres to 57 metres.

Referrals

Engineering: The Engineering Department has no comments on the additional variance.

Zoning By-lawSetback Variances

- The applicant is requesting the following variances:
 - to increase the maximum single family dwelling setback of the “General Agriculture Zone (A-1)” from 50 metres to 57 metres.
- The additional variance is a minor change to the layout that does not result in a deeper or larger home plate or any encroachment on the buffer and streamside setback previously supported by Council.
- The proposed side yard setbacks, home plate depth, and streamside setback area are the same as that previously considered and supported by Council.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit 7922-0375-01
Appendix II. Initial Planning Report No. 7922-0375-00, December 4, 2023

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0375-01

Issued To:

(the Owner)

Address of Owner:

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: 025-006-525
 LOT 2 SECTION 3 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN LMP49662
 19355 2 Avenue

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - to increase the maximum single family dwelling setback of the "General Agriculture Zone (A-1)" from 50 metres to 57 metres.
4. This development variance permit applies to only 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.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

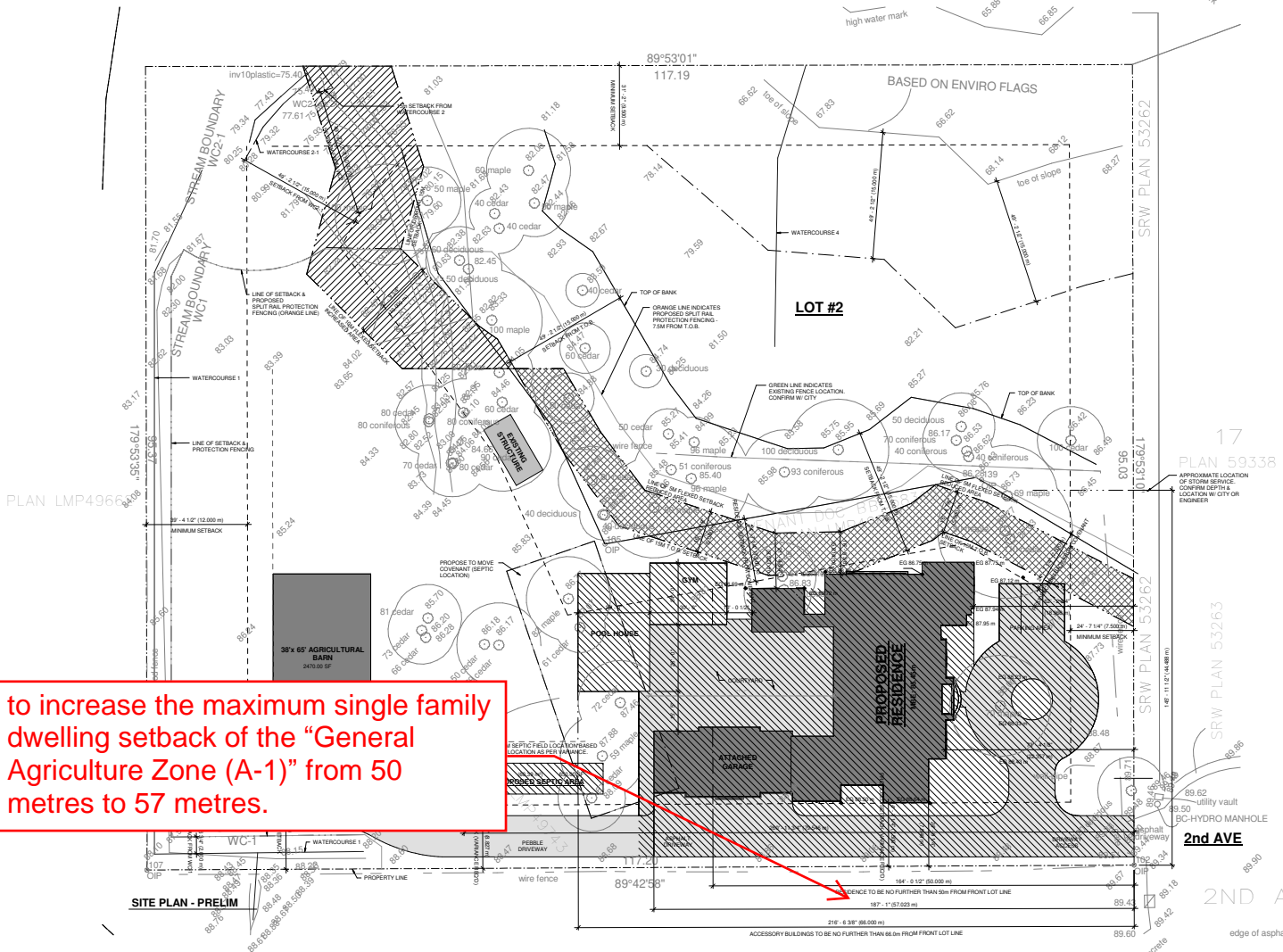
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

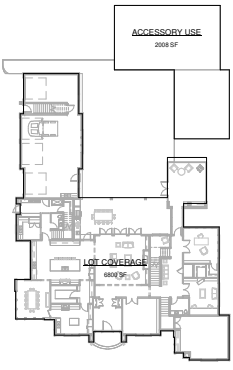
City Clerk and
Director Legislative Services
Jennifer Ficocelli

PROJECT SYNOPSIS

CIVIC ADDRESS: 1935 2ND AVE, SURREY, B.C.
 LEGAL DESCRIPTION: LOT 7 SECTION 9 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN LMP#662
 ZONING: SITE AREA: A-1 (GENERAL AGRICULTURE)
 ALR NO: 020812P
 LOT COVERAGE: NA
 FLOOR AREA SUMMARY: TBD
 RESIDENTIAL HOME PLATE: PERMITTED: 2000sqft, PROPOSED: 2000sqft
 FLOOR SPACE RATIO (FSR): NA
 BUILDING SETBACKS: PERMITTED:
 PRINCIPAL USE BUILDINGS:
 FRONT: 7.6m, REAR: 12.5m, L-SIDE: PERMITTED: 14.5m, PROPOSED: 7.5m VARIANCE REDD: 9.2m, R-SIDE:
 FARM USE BUILDINGS:
 FRONT: 30.0m, REAR: 15.0m, L-SIDE: 15.0m, R-SIDE: 15.0m
 PART 7A 8.1 FLEXIBLE SETBACK (5M REDUCTION) 10M ADDITION: 5M REDUCTION AREA = 4032.2 SQ. FT., 10M INCREASED AREA = 4032.2 SQ. FT.
 MAXIMUM HEIGHT:
 SINGLE FAMILY DWELLING: 9.0m + 2' - 0", ACCESSORY USES: 3.0m + 2' - 0", PROPOSED HEIGHT: TBD
 CLIMATIC DATA:
 CLIMATE ZONE 4, STEP CODE 3, SEE REPORT BY CERTIFIED ENERGY ADVISOR.
 PRINCIPLE HEAT SOURCE: IN FLOOR RADIANT HEAT
 VENTILATION MEETS B.C.C. 9.32 & 9.38
 SITE SERVICING:
 M.E.E.: B5.45m
 PROPOSED SANITARY SERVICING: SEPTO FIELD
 PROPOSED STORM SERVICING: CITY CONNECTION
 PROPOSED WATER SERVICING: WELL WATER



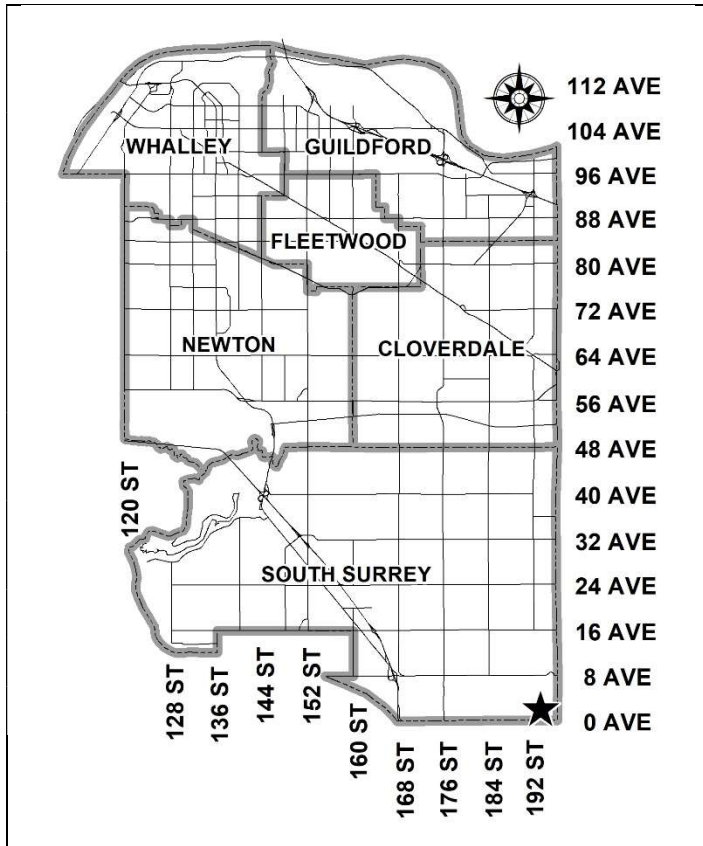
to increase the maximum single family dwelling setback of the "General Agriculture Zone (A-1)" from 50 metres to 57 metres.



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0375-00

Planning Report Date: December 4, 2023



PROPOSAL:

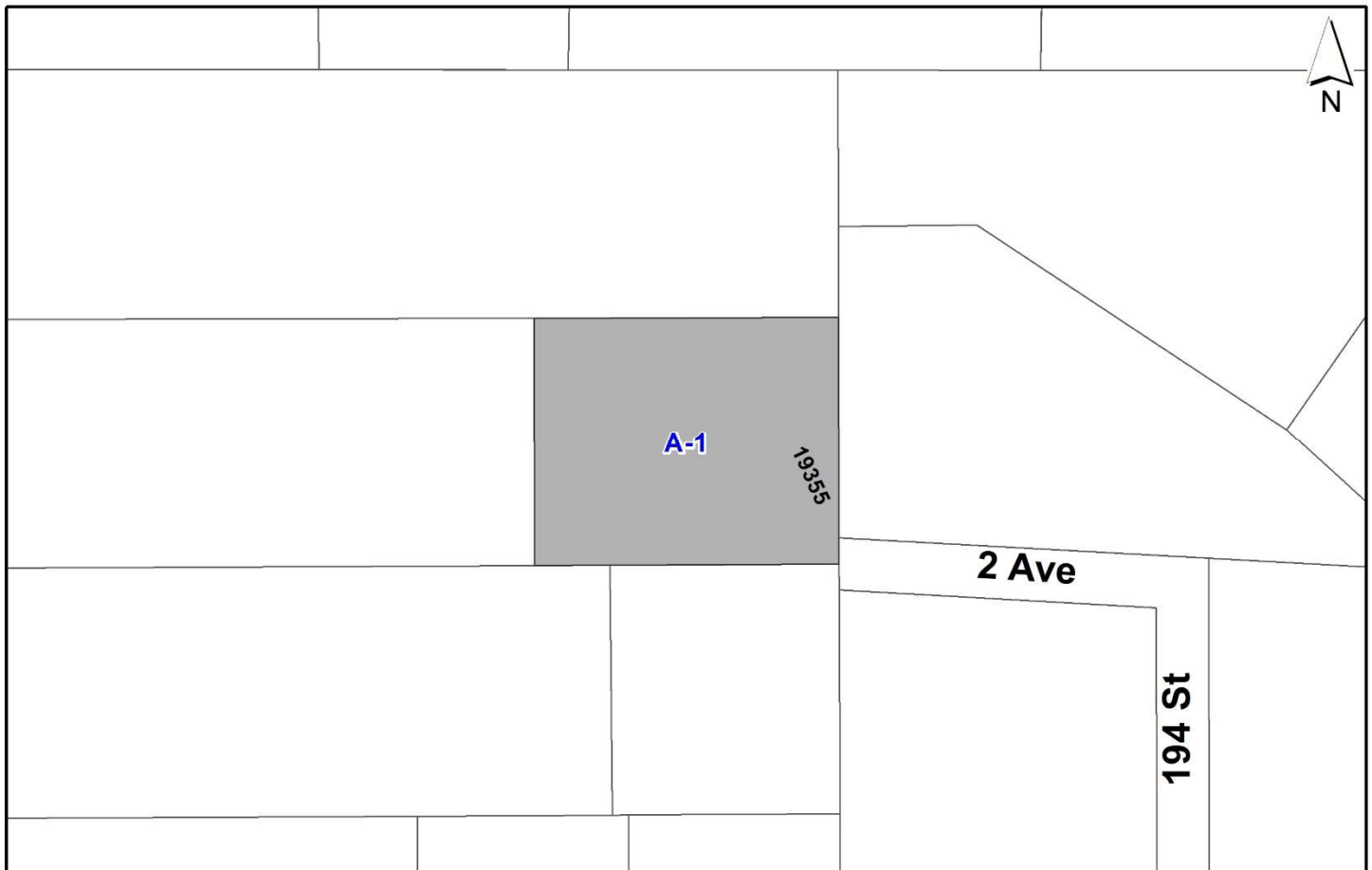
- **Development Permit** for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure)
- **Development Variance Permit**

to permit the development of a single family residence and accessory structures.

LOCATION: 19355 2 Avenue

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Hazard Lands and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the side yard setback and maximum farm residential footprint (homeplate) depth requirements of the General Agricultural Zone (A-1).
- Proposing to vary Part 7A of the Zoning By-law to allow a lot created prior to 2016 to utilize the flex provisions.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the Official Community Plan (OCP) for Sensitive Ecosystems (Streamside Areas / Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The subject property is impacted by the presence of multiple water courses and a ravine containing Jenkin's Creek. A majority of the north half of the property is undevelopable and encumbered with environmental and geotechnical setbacks.
- The proposed variances to reduce the residential side yard setback (south) and to increase the maximum farm residential homeplate depth are moderate and will permit shifting the development footprint away from sensitive environmental and geotechnical areas on the north half of the lot.
- The proposed variance will allow the applicant to utilize the flex provisions identified in Part 7A of the Zoning By-law on a lot that was created prior to 2016. This will not result in a net loss of streamside area associated with Jenkin's Creek and will result in a setback far exceeding the watercourse's riparian setback.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7922-0375-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) generally in accordance with the attached appendices and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7922-0375-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum single family dwelling side yard setback (south) of the “General Agriculture Zone (A-1)” from 9.5 metres to 7.5 metres to the principal building face;
 - (b) to reduce the minimum single family dwelling accessory structure and building side yard setback (south) of the “General Agriculture Zone (A-1)” from 9.5 metres to 8.8 metres to the accessory structure;
 - (c) to increase the maximum farm residential footprint (homeplate) depth of “General Agriculture Zone (A-1)” from 60 metres to 66 metres as measured from the front lot line; and
 - (d) to vary Part 7A of the Zoning By-law to allow utilization of Part 7A B.1.¹ for a large ravine streamside setback on an agricultural lot created before 2016.
3. Council instruct staff to resolve the following issues prior to final approval of the Development Permit:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (d) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (e) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer; and
 - (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both “No Build” and conveyance access.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Undeveloped greenfield site	Agricultural	A-1
North (Abutting):	Single family dwelling and farm operation	Agricultural	A-1
East (Abutting):	Single family dwelling and farm operation	Agricultural	A-1
South (Abutting):	Single family dwelling	Agricultural	A-1
West (Abutting):	Single family dwelling and farm operation	Agricultural	A-1

Context & Background

- The vacant subject property is located at 19355 2 Avenue and is approximately 1.1 hectares in area. The lot is zoned “General Agriculture Zone (A-1) and designated Agricultural in the Official Community Plan.
- The property falls outside of the Agricultural Land Reserve.
- The subject property was originally subdivided in 2001 from 200 192 Street which abuts the property on the west lot line. The subject property was intended for development with a new farm residence, but this proposal did not proceed, and the lot was never developed.
- The subject property falls under the Development Permit Areas for Hazardous Lands (Steep Slopes) as a ravine containing Jenkin’s Creek cuts through the north and north-east portions of the property. As Jenkin’s Creek is a Class A natural stream, a setback of 15 metres is associated with the ravine top of bank, significantly encumbering the lot.
- The subject property falls under the Development Permit Areas for Sensitive Ecosystems (Streamside / Green Infrastructure Network). The subject site is impacted by seven on-site and off-site watercourses. The City’s Green Infrastructure Network is aligned with the ravine and Jenkin’s creek and covers the north-eastern quadrant of the lot.
- The City’s mapping system indicates that a Class B tributary of Jenkin’s Creek bisects the property north-south. This watercourse appears to correspond with a historic ravine, which was partially infilled in the early 2000s with approvals from the City, the Department of Fisheries, and Ministry of Environment. The building permit proposal these works were

associated with never began and the watercourse alterations were not formally recorded by the City of Surrey at the time.

- Under a new development proposal, the owner would need to retain a qualified environmental professional (QEP) to determine all current and present water features for administration under modern regulations.
- The property owner's QEP identified seven (7) watercourses within and adjacent to the subject property, four (4) of which meet the definition of a stream under the City of Surrey Zoning Bylaw and the Riparian Areas Protection Regulation (RAPR). These are labelled as WC 2, WC 2-1, WC 3, and WC 4 on the QEP's EDP plan (Appendix III).
- The fish habitat watercourse (WC 3) is Jenkin's creek, located within a large ravine that meanders through the site from the north east. Under the City's Zoning Bylaw Part 7A Streamside Setbacks, 15 metre streamside protection setback, as measured from the ravine's top of bank, is associated with a Class A (red-coded) natural stream or ravine. The ravine is also associated with a steep slope development permit area and buffer.
- The other three (3) streams are located beyond the streamside setback associated with Jenkin's Creek ravine and flow south to north.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to develop the site with a new residence, which will include a dwelling, detached garage, detached pool house, in-ground pool, and septic field.
- Under the "General Agriculture Zone (A-1)", the coverage of residential development is regulated by the maximum farm residential footprint (homeplate) area of 2,000 square metres. All residential uses and structures on the site must fall within this maximum area. The maximum depth of a single family dwelling is 50 metres from the front lot line and the farm residential footprint (homeplate) can only extend 60 metres into the lot. This is intended to reserve space for farm operations on lots designated for agriculture.
- The applicant proposes variances to reduce the side yard setback and increase the maximum farm residential homeplate depth requirements of the A-1 Zone. The variances are intended to maintain the homeplate area permitted under A-1 while shifting building envelopes outside of the environmentally and geotechnically sensitive areas on the north half of the site.
- The plans also show a barn of 229.5 square metres in the rear (west) of the property. Under this proposal, the property is intended for use as a hobby farm with a roaming area for livestock. The applicant has been maintaining the site in advance of development and at present, the property does have farm status from BC Assessment.
- The application is subject to Development Permits for sensitive ecosystems and hazard lands. Information on the submissions under those requirements is available under the Development Permits section of this report.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Setback and Farm Residential Footprint Depth Variances

- The applicant is requesting the following variances:
 - to reduce the minimum single family dwelling side yard setback (south) of the “General Agriculture Zone (A-1)” from 9.5 metres to 7.5 metres to the principal building face;
 - to reduce the minimum single family dwelling accessory structure and building side yard setback (south) of the “General Agriculture Zone (A-1)” from 9.5 metres to 8.8 metres to the accessory structure; and
 - to increase the maximum farm residential footprint (homeplate) depth of “General Agriculture Zone (A-1)” from 60 metres to 66 metres as measured from the front lot line.
- Almost half of the property (>5,400 square metres) is undevelopable due to steep slopes and the presence of streamside setbacks originating from seven streams impacting the site (predominantly the Jenkin’s Creek ravine). These encumbrances result in a narrower development area on the southern half of the site.
- The proposed setback variances are moderate and reflect the constricted developable area. The proposed siting of buildings provides suitable development and use distances from the environmentally and geotechnically sensitive areas of the property.
- Shifting the residential homeplate of the development southwards will support retention of mature trees located in the City’s streamside setback area.
- Under the “General Agriculture Zone (A-1)”, a property of this size may have a residential homeplate of 2,000 square metres. The proposal demonstrates that the subject variances permit the construction of a residence meeting this limit while maintaining some open pasture and developable area for a barn.
- Staff support the requested variances to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside variance:

- to vary Part 7A of the Zoning By-law to allow utilization of Part 7A B.1.¹ for a large ravine streamside setback on an agricultural lot created before 2016.
- Under Part 7A, lots created after 2016 are subject to streamside setbacks (Part 7A B.1) that are different from residential lots created before 2016 (Part 7A B.2). Applicants may use a ‘flexing’ provision for streamside setbacks Part 7A B.1 to adjust the minimum distance from top of bank by reducing the distance from top of bank to a maximum of 5 metres and increasing it to a maximum of 10 metres (assuming there is no net loss in this individual streamside setback area).
- The subject lot is encumbered by a significant streamside setback originating from the ravine containing Jenkin’s Creek. Streamside setbacks for Class A (red-coded) features are more extensive for new lots, except for “Large Ravines” (which are subject to a 15 metre minimum distance, corresponding to 15 metre setbacks for “All Stream Types” on lots created before 2016). Consequently, the subject property is subject to the same streamside setback for the ravine as if it were a new lot while being unable to utilize the ‘flexing’ provision.
- The subject lot was created before 2016, but never developed. Aside from fill and groundwork, the subject site is greenfield and does not have characteristics of a lot of record
- The applicant’s QEP proposes utilization of the ‘flexing’ provision to reduce the Jenkin’s Creek streamside setback by 5 metres directly adjacent to the residential homeplate and to increase the setback by 10 metres on the north-west portion of the site.
- The variance is needed to provide a side yard buffer between the principal dwelling and the streamside setback, so that there is an area for residential yard use and traversal. There are no permanent structures proposed 15 metres from the ravine top of bank.
- The ‘flexing’ plans indicate no net loss in the streamside setback area. The final streamside setback area will require permanent safeguarding as a no-disturbance area under a combined Statutory Right-of-Way / Section 219 Restrictive Covenant.
- Utilization of Part 7A B.1.¹ on the Jenkin’s Creek streamside setback would mitigate the need for a further reduction of the side yard (south) setback.
- The QEP has provided an impact mitigation plan to demonstrate that the proposed setback flexing will not result in impacts to the streamside area.
- Staff support the requested variances to proceed for consideration.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas / Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of existing Class A (red-coded) and B (yellow-coded) watercourses within and adjacent to the site. The Sensitive Ecosystems

(Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- The applicant's qualified environmental professional (QEP) identified four (4) streams within and adjacent to the property. These are labelled as WC 2, WC 2-1, WC 3, and WC 4 on an aquatic and physical features plan (Appendix III).
- Jenkin's Creek (WC 3) is the only fish bearing stream impacting this site. The creek is located within a ravine that meanders through a portion of the site from the north east. In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 15 metres for a lot of record, as measured from the top of bank.
- WC 2, WC 2-1, and WC 4 identified as streams having a significant source of food and nutrient value to downstream fish. The streams are located on the northern half of the site and flow north into Jenkin's Creek. The Class B (yellow-coded) watercourses require a minimum streamside setback of 15 metres for a lot of record, as measured from the top of bank. Due to the size of the Jenkin's Creek ravine, the setbacks associated with the Class B watercourses fall behind the WC3 setback, except for a small setback associated with WC 2-1 on the northwest portion of the site.
- The applicant proposes a variance to utilize the 'flexing' provisions under Part 7A B.1.¹ adjust the Jenkin's Creek (WC3) streamside setback. The QEP proposes reducing the streamside setback closest to the residential homeplate by 5 metres and increasing the setback on the north-western portion of the site by 10 metres.
- This variance is intended to meet the SEDP Design Guidelines condition for buffering the streamside protection area from side yard residential uses.
- The streamside protection and riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Arinze Uche, Carolyn Prentice, R.P. Bio, and James Neville, R.P. Bio. and dated June 21, 2023, was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The subject property also falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located on the north-east quadrant of the site.
- This GIN is associated with the ravine containing Jenkin's Creek. The on-site GIN is located entirely within an area adjacent to the ravine top of slope and within the riparian and streamside setback area encumbering the property. Because this area is naturalized and coincident with the riparian area, the GIN area will be safeguarded as part of the streamside area and does not require additional conditions for conservation or enhancement.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient and the development area is within 30 metres from the top of a slope. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The steep slopes and steep slope buffer on-site are associated with the ravine containing Jenkin's Creek. The downslope bend towards and into the ravine on the northeast corner represents a descent of 16-19 metres below the central portion of the property.
- A geotechnical report, prepared by Joseph (Inseok) Oh, *P. Eng.* And Gunther Yip, *P. Eng.* of Braun Geotechnical Ltd. and dated June 8, 2023, has been reviewed by staff. A peer review is required to confirm the report findings.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible based on the distance between the ravine top of bank and development site, provided that the recommendations in their report are incorporated into the overall design of the site. These recommendations include maintenance of stiff silt or compacted structural fill for the foundation subgrade and geotechnical field reviews through the excavation, foundation, and site drainage phases of work.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

TREES

- John Monk, ISA Certified Arborist of Outlook Arborist Services prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	2	1	1
Big Leaf Maple	11	8	3
Coniferous Trees			
Western Red Cedar	20	13	7

Total (excluding Alder and Cottonwood Trees)	33	22	11
Additional [Estimated] Trees in the proposed Riparian Area	100+	0	100+
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
	44		
Total Retained and Replacement Trees Proposed			
	55		
Estimated Contribution to the Green City Program			
	N/A		

- The surveyed trees within and adjacent to the site exclude the heavily treed and geotechnically sensitive area that begins 7.5 metres from the on-site ravine. The quantity of trees in this riparian area is estimated in the table above as no compensation is required.
- The Arborist Assessment states that there are a total of 33 mature trees on the site. Of the 33 trees, none are Alder or Cottonwood trees. One dead Birch tree has been identified for removal and is not represented in the table above.
- The applicant proposes to retain 11 trees on the site 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. The trees proposed for removal conflict with the limited developable portions of the site.
- Table 1 includes an additional 100 + protected trees that are located within the riparian area. All trees within the riparian area will be retained.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a proposed total of 44 replacement trees on the site. Since the proposed 44 replacement trees are proposed to be accommodated on the site, no cash-in-lieu payment is required.
- Because of constraints on the site, Planning & Development can accept the siting of replacement trees in the property's streamside area. The new trees on the site will consist of a variety of species including dogwoods, maples, ironwoods, cedars, and willows. The QEP have endorsed the species proposed for planting in the streamside setback as appropriate for the riparian ecosystem.
- In summary, a total of 55 trees are proposed to be retained or replaced on the site. Outside the development site, none of the 100+ trees in the riparian area are proposed for removal. No contribution to the Green City Program is required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

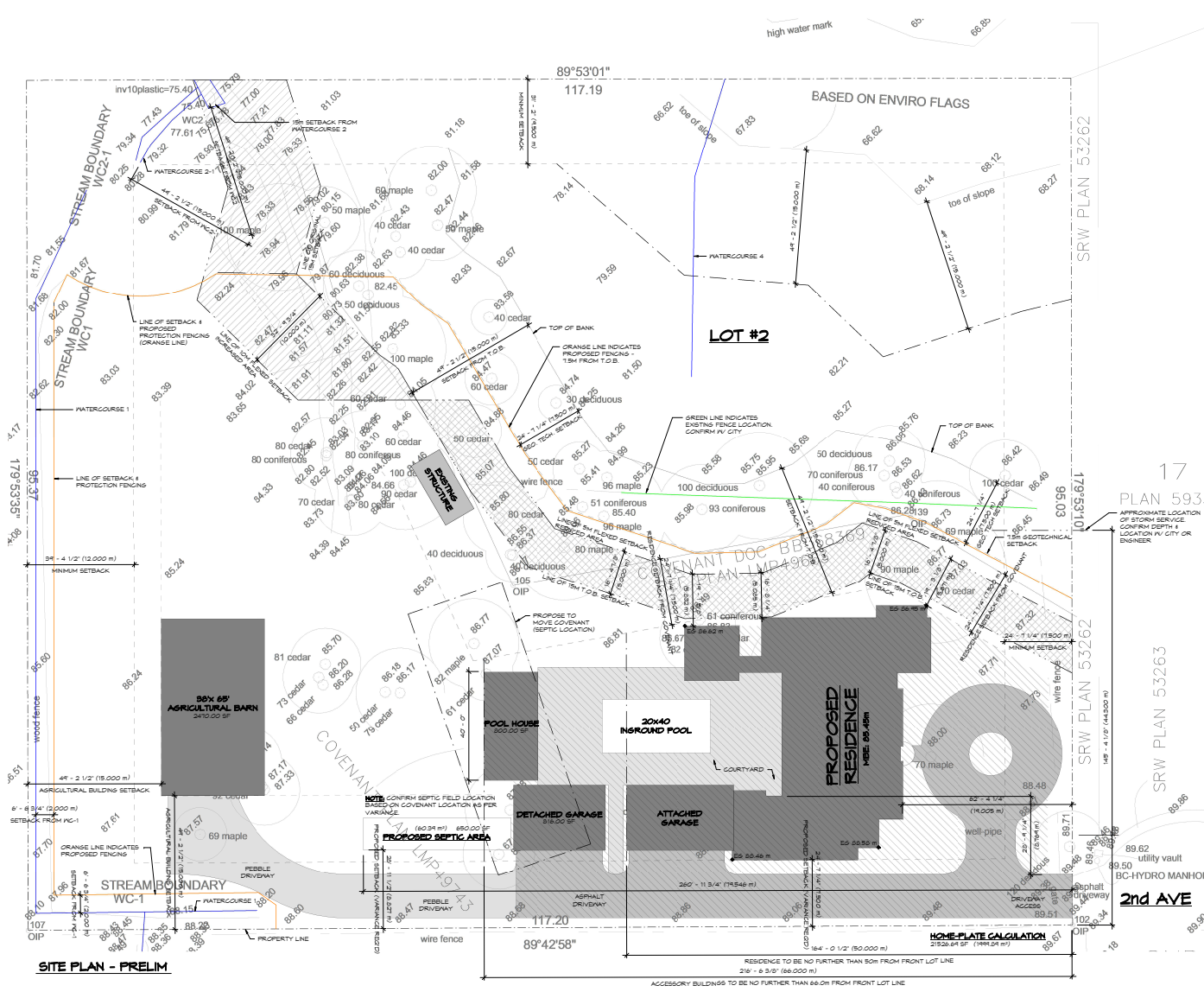
Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	Ecosystem Development Plan Aquatic and Physical Features Plan
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Development Variance Permit 7922-0375-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar

CIVIC ADDRESS: 4895 2015 AVE, SURREY, B.C.
 LEGAL DESCRIPTION: LOT 2 SECTION 3 TOWNSHIP 1 NDA WESTMINSTER DISTRICT PLAN L5149882
 ZONING: A-1
 SITE AREA: 122046 SQ FT
 A.L.R.: NO
 FLOOR COVERAGE: N/A
 FLOOR AREA SUMMARY: TED
 RESIDENTIAL HOME PLATE: PERMITTED: 2000SF PROPOSED: 1949.24SF
 FLOOR SPACE RATIO (FSR): N/A
 BUILDING SETBACKS: PERMITTED
 PRINCIPAL USE BUILDINGS:
 FRONT: 7.9m
 REAR: 12.0m
 S. SIDE: PERMITTED 4.9m PROPOSED: 7.9m VARIANCE REQD 4.9m
 R. SIDE:
 FARM USE BUILDINGS:
 FRONT: 30.0m
 REAR: 15.0m
 L. SIDE: 15.0m
 R. SIDE: 15.0m
 PART 'A' (B) FENCED SETBACK (BY REDUCTION/10M ADDITION)
 1M REDUCTION AREA - 4532.50 SQ. FT.
 10M INCREASED AREA - 4595.1 SQ. FT.
 MAXIMUM HEIGHT:
 SINGLE FAMILY DWELLINGS: 9.0m + 2' + 6"
 ACCESSORY USES: 4.0m + 2' + 6"
 PROPOSED HEIGHT: TBD
 CLIMATIC DATA:
 CLIMATE ZONE 4: STEP CODE 9. SEE REPORT BY CERTIFIED ENERGY ADVISOR.
 PRINCIPLE HEAT SOURCE: IN-FLOOR RADIANT HEAT
 VENTILATION MEETS B.C.B.C. 432 & 436
 SITE SERVICES:
 M.S.E. 55.6m
 PROPOSED SANITARY SERVICES
 SEPTIC FIELD
 PROPOSED STORM SERVICES
 CITY CONNECTION
 PROPOSED WATER SERVICES
 WELL WATER



17
 PLAN 5933

SRW PLAN 53263

SRW PLAN 53262

SRW PLAN 53262

2nd AVE





INTER-OFFICE MEMO

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

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

DATE: **July 12, 2023** PROJECT FILE: **7822-0375-00**

RE: **Engineering Requirements
Location: 19355 2 Ave**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

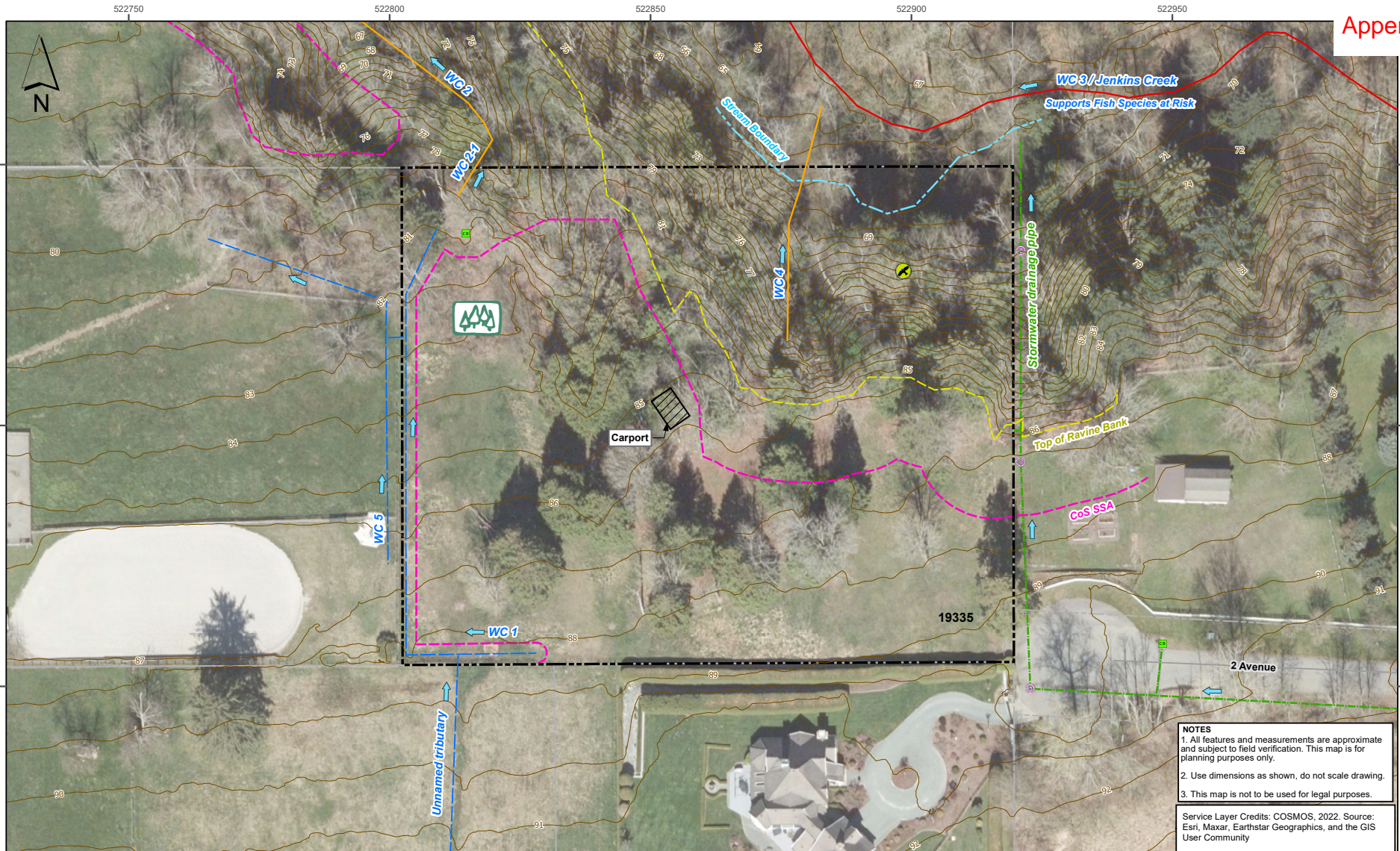
The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside) and Hazard Lands associated with the proposed construction of a new single family dwelling on the A-1 property:

- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for Jenkins Creek located within the property. The SRW/RC is to be registered over the Part 7A setback from the top of bank.
- No combined SRW/RC is required for other watercourses within the property, but an Environmental RC should be required to ensure Part 7A Setbacks are followed.

A Servicing Agreement is not required. An Administrative Processing Fee is required to administer the required legal documents.

Any other aspects pertaining to site servicing are to be administered through the Building Permit process.

Jeff Pang, P.Eng.
Development Services Manager



NOTES
 1. All features and measurements are approximate and subject to field verification. This map is for planning purposes only.
 2. Use dimensions as shown, do not scale drawing.
 3. This map is not to be used for legal purposes.

Service Layer Credits: COSMOS, 2022. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



PROJECT NAME: Ecosystem Development Plan
CLIENT NAME: R. Pooni
PROJECT LOCATION: 19355 2 Avenue, South Surrey, British Columbia
FIGURE NAME: Aquatic and Physical Features

PROJECT NO.: 307232.001
DATE: June 2023
SCALE: 1:700
FIGURE NO.: 3

LEGEND	
	Site Boundary
	Property Lines
	CoS Streamside Setback Area
	Stream Boundary
	Roadway
	Himalayan blackberry patch
	Contours (1 m)
	Top of Ravine Bank
	Drainage Infrastructure
	Drainage Manholes
	Drainage Catch Basins
	Flow Direction
	Drainage
	Raptor Stick Nest
	Watercourses by City of Surrey Fish Class
	A
	B



Coordinate System: NAD 1983 CSRS UTM Zone 10N
 Projection: Transverse Mercator
 Datum: North American 1983 CSRS

DRAWN BY: MH REVIEWED BY: AU REVISION: 3

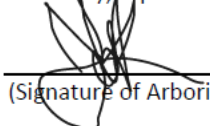
Tree Preservation Summary

Surrey Project No:
Address: 19355-2nd Avenue, South Surrey
Registered Arborist: John Monk

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)	Inventoried 33 trees Over 100 in Riparian Area
Protected Trees to be Removed	22
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	Inventoried 11 trees
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = 0	44
Replacement Trees Proposed	44
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	Over 100 trees

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

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

November 30th, 2023

 Date

PROJECT SYNOPSIS

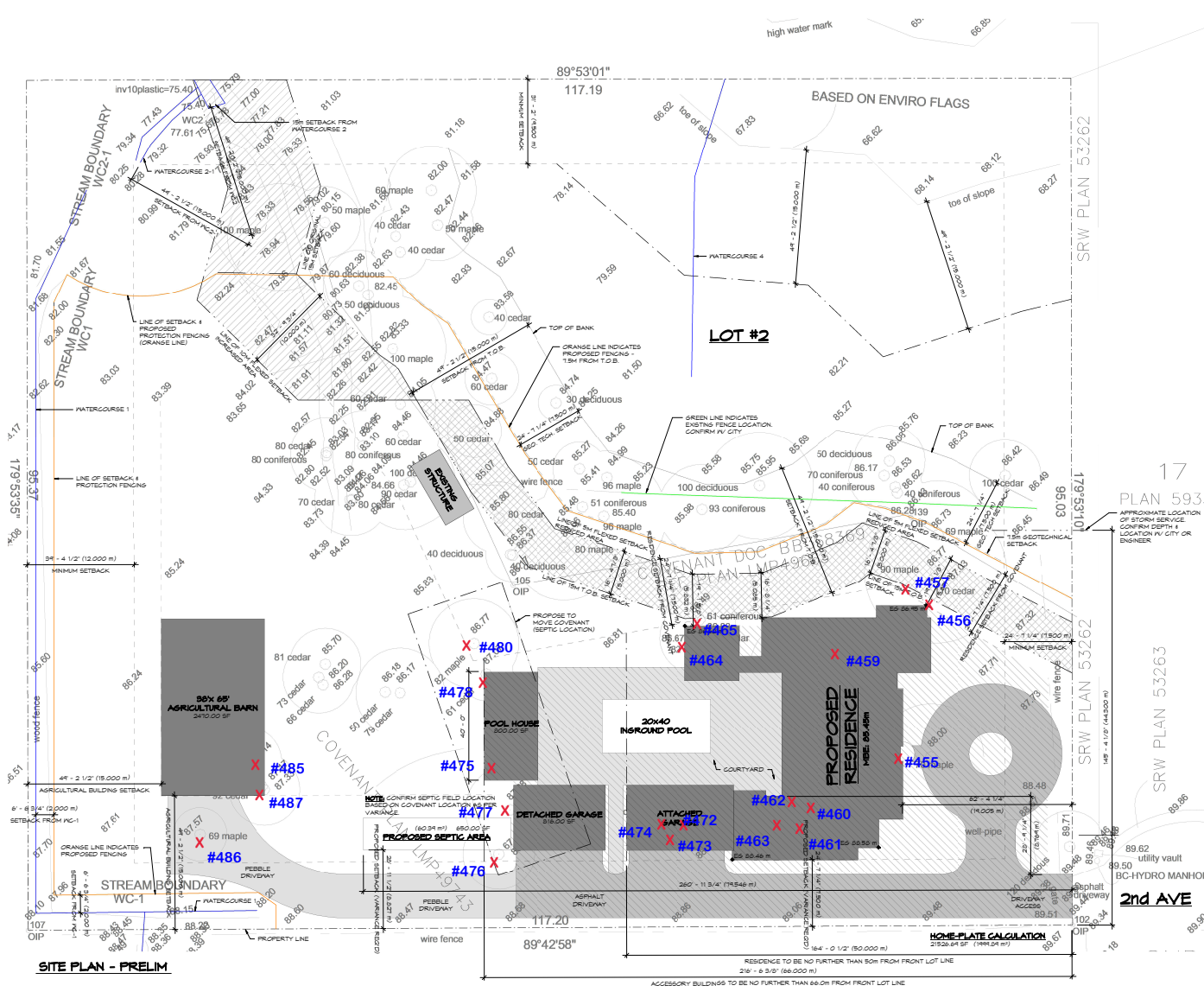
CIVIC ADDRESS: 4595 204 AVE, SURREY, B.C.
 LEGAL DESCRIPTION: LOT 2 SECTION 3 TOWNSHIP 1 NDA WESTMINSTER DISTRICT PLAN L1414862
 ZONING: A-1
 SITE AREA: 122046 SQ FT
 A.L.R.: NO
 FLOOR COVERAGE: N/A
 FLOOR AREA SUMMARY: TED
 RESIDENTIAL HOME PLATE: PERMITTED: 2000SF, PROPOSED: 19492SF
 FLOOR SPACE RATIO (FSR): N/A
 BUILDING SETBACKS: PERMITTED

PRINCIPAL USE BUILDINGS:
 FRONT: 7.9m
 REAR: 12.0m
 S. SIDE: PERMITTED: 4.5m, PROPOSED: 7.5m VARIANCE REQD
 R. SIDE:
 FARM USE BUILDINGS:
 FRONT: 30.0m
 REAR: 15.0m
 L. SIDE: 15.0m
 R. SIDE: 15.0m

PART 'A' (B) FLEED SETBACK (BY REDUCTION/10M ADDITION)
 1M REDUCTION AREA - 4532.50 SQ. FT.
 10M INCREASED AREA - 4595.1 SQ. FT.

MAXIMUM HEIGHT:
 SINGLE FAMILY DWELLINGS: 9.0m + 2' + 6"
 ACCESSORY USES: 4.0m + 2' + 6"
 PROPOSED HEIGHT: TED
 CLIMATIC DATA:

CLIMATE ZONE 4 - STEP CODE 9. SEE REPORT BY CERTIFIED ENERGY ADVISOR.
 PRINCIPLE HEAT SOURCE: IN-FLOOR RADIANT HEAT
 VENTILATION MEETS B.C.B.C. 432 & 436
 SITE SERVICES:
 M.S.E. 25.6m
 PROPOSED SANITARY SERVICES
 SEPTIC FIELD
 PROPOSED STORM SERVICES
 CITY CONNECTION
 PROPOSED WATER SERVICES
 WELL WATER



SITE PLAN - PRELIM

17
 PLAN 5933

SRW PLAN 53262
 SRW PLAN 53263

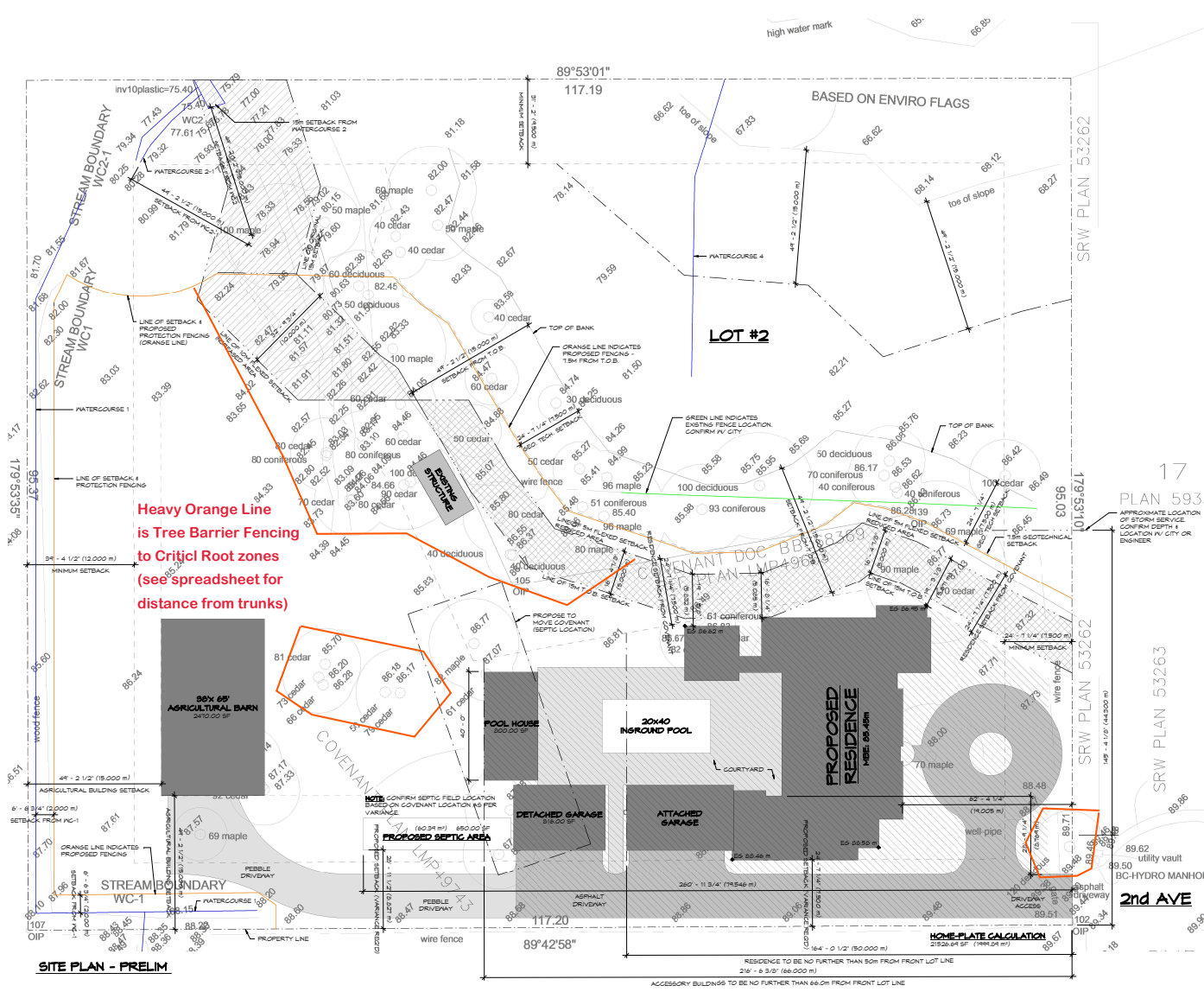
2nd AVE



PROJECT SYNOPSIS

CIVIC ADDRESS: 4895 2015 AVE, SURREY, B.C.
 LEGAL DESCRIPTION: LOT 2 SECTION 3 TOWNSHIP 1 NDA WESTMINSTER DISTRICT PLAN L1494882
 ZONING: A-1
 SITE AREA: 122046 SQ FT
 A.L.R.: NO
 LOT COVERAGE: N/A
 FLOOR AREA SUMMARY: TED
 RESIDENTIAL HOME PLATE: PERMITTED: 2000SF, PROPOSED: 19492SF
 FLOOR SPACE RATIO (FSR): N/A
 BUILDING SETBACKS: PERMITTED

PRINCIPAL USE BUILDINGS:
 FRONT: 7.9m
 REAR: 12.0m
 S. SIDE: PERMITTED 4.9m, PROPOSED 7.9m VARIANCE REQD
 R. SIDE: 4.9m
 FARM USE BUILDINGS:
 FRONT: 30.0m
 REAR: 15.0m
 L. SIDE: 15.0m
 R. SIDE: 15.0m
 PART 'A' B1 FENCED SETBACK (BY REDUCTION/10M ADDITION)
 1M REDUCTION AREA - 4532.50 SQ FT
 10M INCREASED AREA - 4595.1 SQ FT
 MAXIMUM HEIGHT:
 SINGLE FAMILY DWELLINGS: 9.0m + 2' + 6"
 ACCESSORY USES: 4.0m + 2' + 6"
 PROPOSED HEIGHT: TBD
 CLIMATIC DATA:
 CLIMATE ZONE 4: STEP CODE 9. SEE REPORT BY CERTIFIED ENERGY ADVISOR.
 PRINCIPLE HEAT SOURCE: IN-FLOOR RADIANT HEAT
 VENTILATION MEETS B.C.B.C. 432 & 436
 SITE SERVICES:
 M.S.E.: 25.6m
 PROPOSED SANITARY SERVICES: SEPTIC FIELD
 PROPOSED STORM SERVICES: CITY CONNECTION
 PROPOSED WATER SERVICES: WELL WATER



Heavy Orange Line is Tree Barrier Fencing to Critical Root zones (see spreadsheet for distance from trunks)

SITE PLAN - PRELIM

RESIDENCE TO BE NO FURTHER THAN 50M FROM FRONT LOT LINE
 2'W - 6'3/8" (60.000 m)
 ACCESSORY BUILDINGS TO BE NO FURTHER THAN 6.0M FROM FRONT LOT LINE

PROJECT SYNOPSIS

CIVIC ADDRESS: 4895 204 AVE, SURREY, B.C.
 LEGAL DESCRIPTION: LOT 2 SECTION 3 TOWNSHIP 1 NDA WESTMINSTER DISTRICT PLAN L1494862
 ZONING: A-1
 SITE AREA: 122046 SQ FT
 A.L.R.: NO
 FLOOR COVERAGE: N/A
 FLOOR AREA SUMMARY: TED
 RESIDENTIAL HOME PLATE: PERMITTED: 2000SF, PROPOSED: 19492SF
 FLOOR SPACE RATIO (FSR): N/A
 BUILDING SETBACKS: PERMITTED

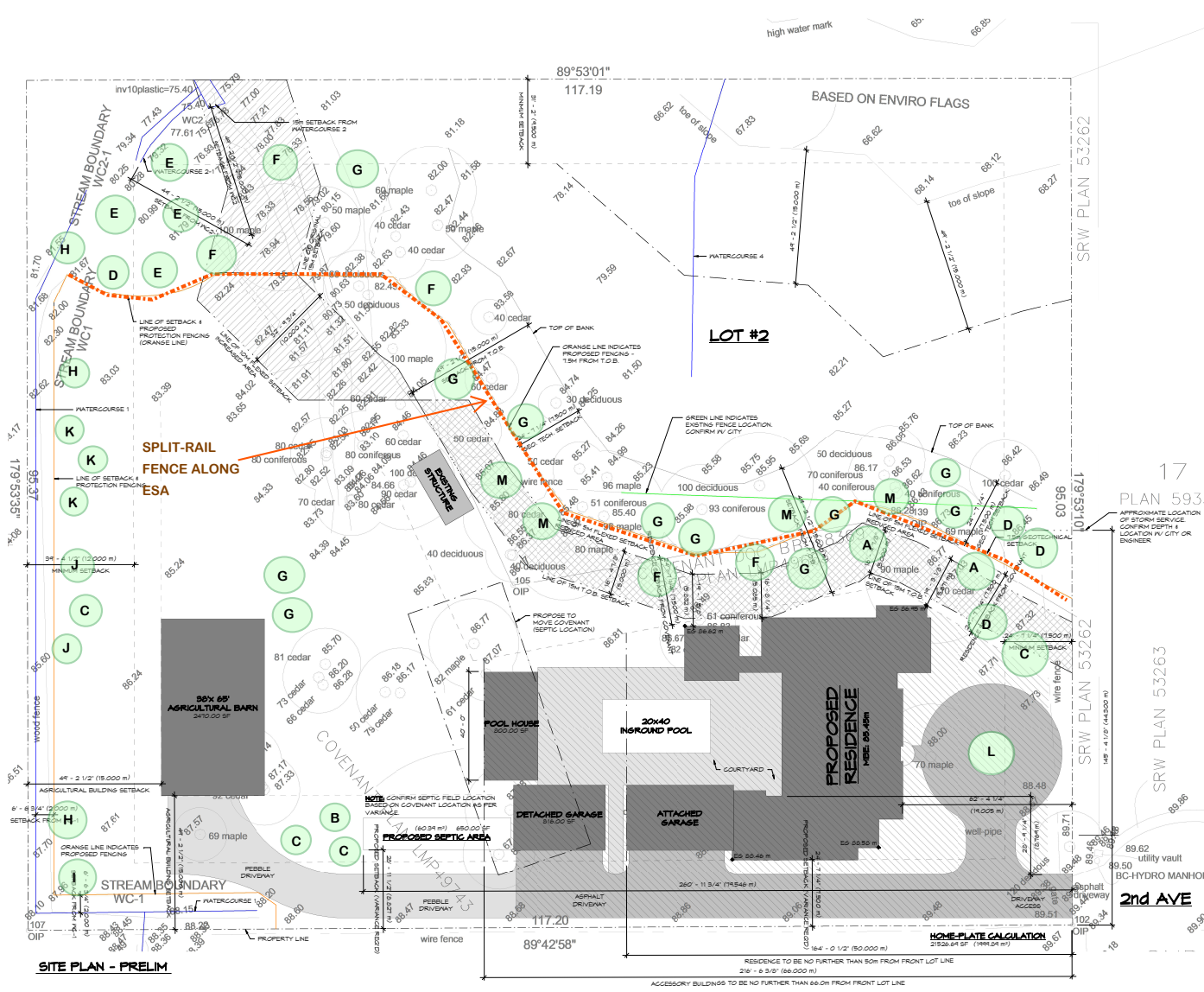
PRINCIPAL USE BUILDINGS:
 FRONT: 7.9m
 REAR: 12.0m
 S. SIDE: PERMITTED: 4.9m, PROPOSED: 7.9m VARIANCE REQD
 R. SIDE: 4.9m
 FARM USE BUILDINGS:
 FRONT: 30.0m
 REAR: 15.0m
 L. SIDE: 15.0m
 R. SIDE: 15.0m

PART 'A' & 'B' FENCED SETBACK (BY REDUCTION/10M ADDITION)
 10M REDUCTION AREA - 45532 SQ. FT.
 10M INCREASED AREA - 45951 SQ. FT.

MAXIMUM HEIGHT:
 SINGLE FAMILY DWELLINGS: 9.0m + 2' + 6"
 ACCESSORY USES: 4.0m + 2' + 6"
 PROPOSED HEIGHT: TBD
 CLIMATIC DATA:

CLIMATE ZONE 4: STEP CODE 9. SEE REPORT BY CERTIFIED ENERGY ADVISOR.
 PRINCIPLE HEAT SOURCE: IN-FLOOR RADIANT HEAT
 VENTILATION MEETS B.C.G.C. 432 & 436

SITE SERVICES:
 M.S.E.: 55.45m
 PROPOSED SANITARY SERVICES: SEPTIC FIELD
 PROPOSED STORM SERVICES: CITY CONNECTION
 PROPOSED WATER SERVICES: WELL WATER



17
 PLAN 5933

SRW PLAN 53262
 SRW PLAN 53263

SITE PLAN - PRELIM

Replacement Tree Plan Trees
 (Approximate Locations; some adjustment in placement may be required)



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0375-00

Issued To:

(the Owner)

Address of Owner:

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: 025-006-525
LOT 2 SECTION 3 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN LMP49662
19355 2 Avenue

(the "Land")

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

- (a) to reduce the minimum single family dwelling side yard setback (south) of the A-1 Zone from 9.5 metres to 7.5 metres to the principal building face;
- (b) to reduce the minimum single family dwelling accessory structure and building side yard setback (south) of the A-1 Zone from 9.5 metres to 8.8 metres to the accessory structure face;

- (c) to increase the maximum farm residential footprint depth of A-1 Zone from 60 metres to 66 metres as measured from the front lot line; and
 - (d) to vary Part 7A of the Zoning By-law to allow utilization of Part 7A B.1.1 for a large ravine streamside setback on an agricultural lot created before 2016.
4. This development variance permit applies to only the portion of the Land shown on Schedule A.1 through Schedule A.2 (the " " 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 Schedule A.1 through A.2, which is attached hereto and forms part of this development variance permit.
 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 6. 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.
 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 8. 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 – Brenda Locke

City Clerk – Jennifer Ficocelli

CIVIC ADDRESS:
1855 216 AVE, SURREY, B.C.

LEGAL DESCRIPTION:
LOT 2 SECTION 3 TOWNSHIP 1 NDA WESTMINSTER DISTRICT
PLAN L194868

ZONING:
SITE AREA: **A-1 (2000B SR)**

ALR: NO

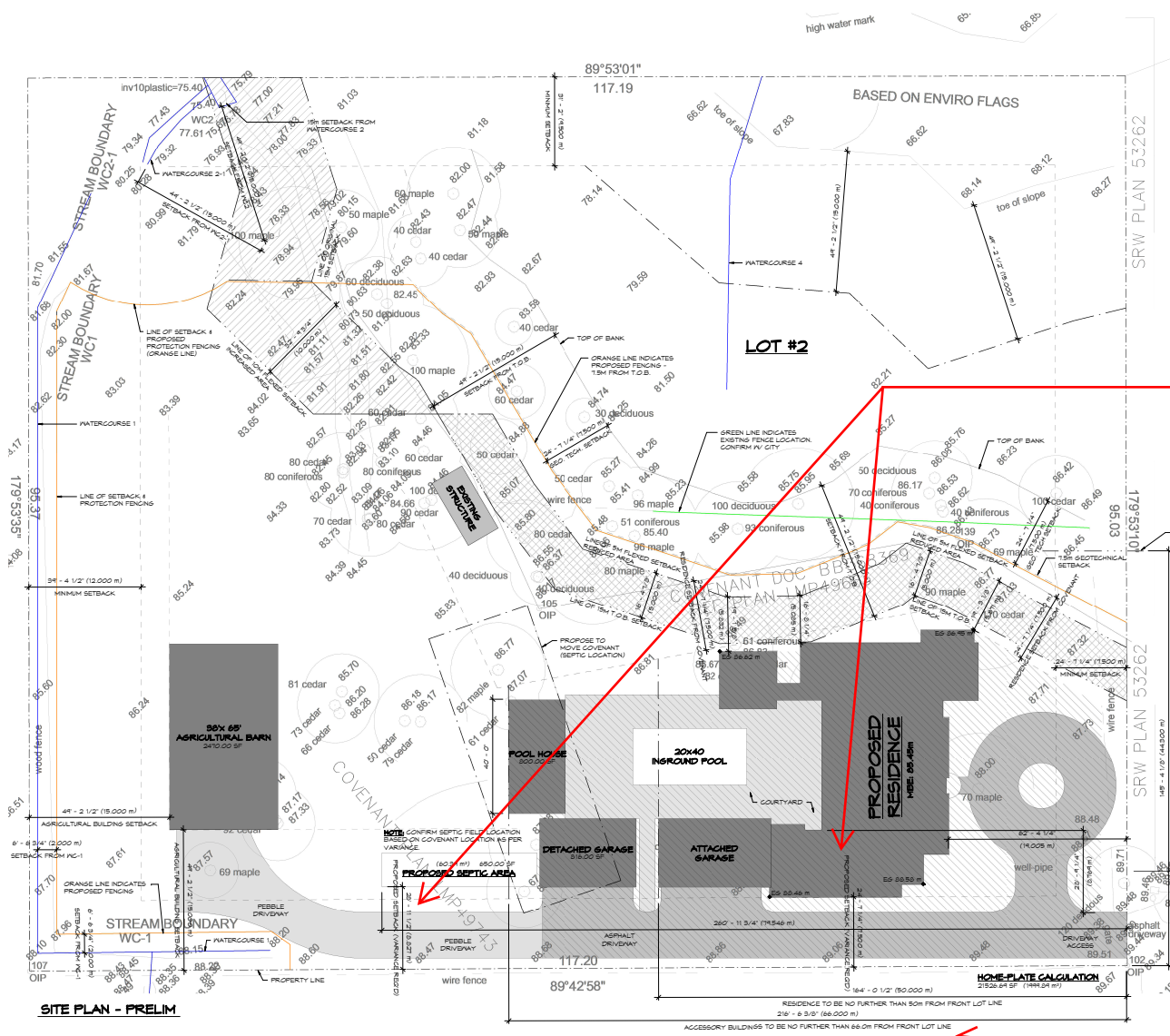
LOT COVERAGE: N/A

FLOOR AREA SUMMARY: TBD

RESIDENTIAL HOME-PLATE:
PERMITTED: 2000SF
PROPOSED: 1991.24SF

DVP 7922-0375-00

- (a) to reduce the minimum single family dwelling side yard setback (south) of the A-1 Zone from 9.5 metres to 7.5 metres to the principal building face;
- (b) to reduce the minimum single family dwelling accessory structure and building side yard setback (south) of the A-1 Zone from 9.5 metres to 8.8 metres to the accessory structure;
- (c) to increase the maximum farm residential footprint depth of A-1 Zone from 60 metres to 66 metres as measured from the front lot line;



CIVIC ADDRESS: 4595 216 AVE, SURREY, B.C.
 LEGAL DESCRIPTION: LOT 2 SECTION 3 TOWNSHIP 1 NDA WESTMINSTER DISTRICT PLAN L1414882
 ZONING: A-1
 SITE AREA: 122046 SQ FT
 ALR: NO
 LOT COVERAGE: N/A
 FLOOR AREA SUMMARY: TED
 RESIDENTIAL HOME PLATE: PERMITTED: 2000SF, PROPOSED: 194424SF
 FLOOR SPACE RATIO (FSR): N/A
 BUILDING SETBACKS: PERMITTED
 PRINCIPAL USE BUILDINGS: FRONT: 7.9m, REAR: 12.0m, S. SIDE: PERMITTED 4.9m, R. SIDE: PROPOSED 7.9m VARIANCE REGD 4.9m
 FARM USE BUILDINGS: FRONT: 30.0m, REAR: 15.0m, L. SIDE: 15.0m, R. SIDE: 15.0m
 PART 'A' B.1 FLEETED SETBACK (BY REDUCTION/10M ADDITION): 5M REDUCTION AREA - 45532 SQ. FT., 10M INCREASED AREA - 45951 SQ. FT.
 MAXIMUM HEIGHT: SINGLE FAMILY DWELLING: 4.0m + 2' + 6", ACCESSORY USES: 4.0m + 2' + 6", PROPOSED HEIGHT: TBD
 CLIMATIC DATA: CLIMATE ZONE 4, STEP CODE 9, SEE REPORT BY CERTIFIED ENERGY ADVISOR
 PRINCIPLE HEAT SOURCE: IN FLOOR RADIANT HEAT
 VENTILATION MEETS B.C.B.C. 432 & 436
 SITE SERVICES: M.S.E. 25.6m, PROPOSED SANITARY SERVICES, SEPTIC FIELD, PROPOSED STORM SERVICES, CITY CONNECTION, PROPOSED WATER SERVICES, WELL WATER

DVP 7922-0375-00

(d) to vary Part 7A of the Zoning By-law to allow utilization of Part 7A B.1.1 for a large ravine streamside setback on an agricultural lot created before 2016.

