

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0188-00

Planning Report Date: December 2, 2024

PROPOSAL:

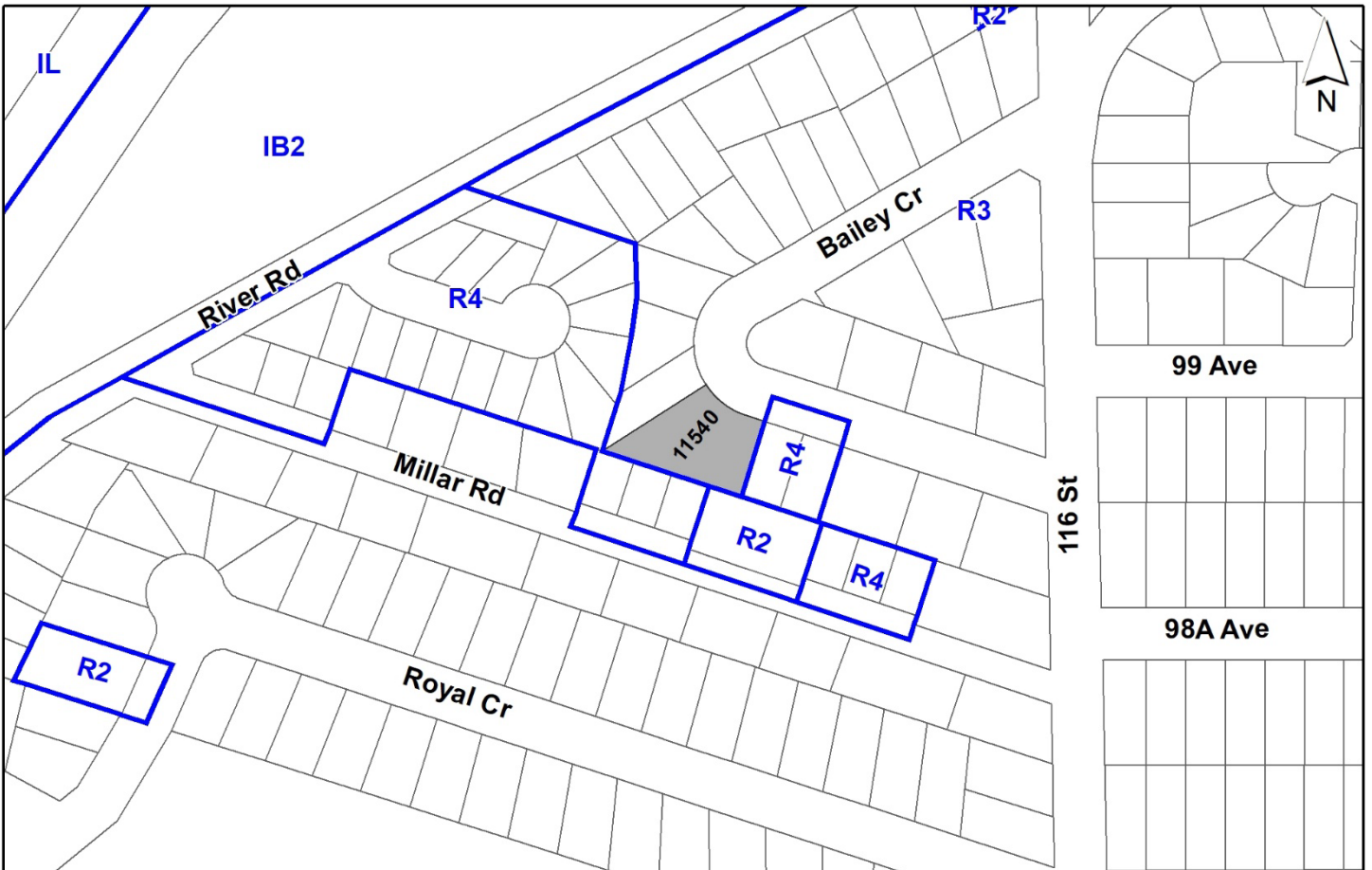
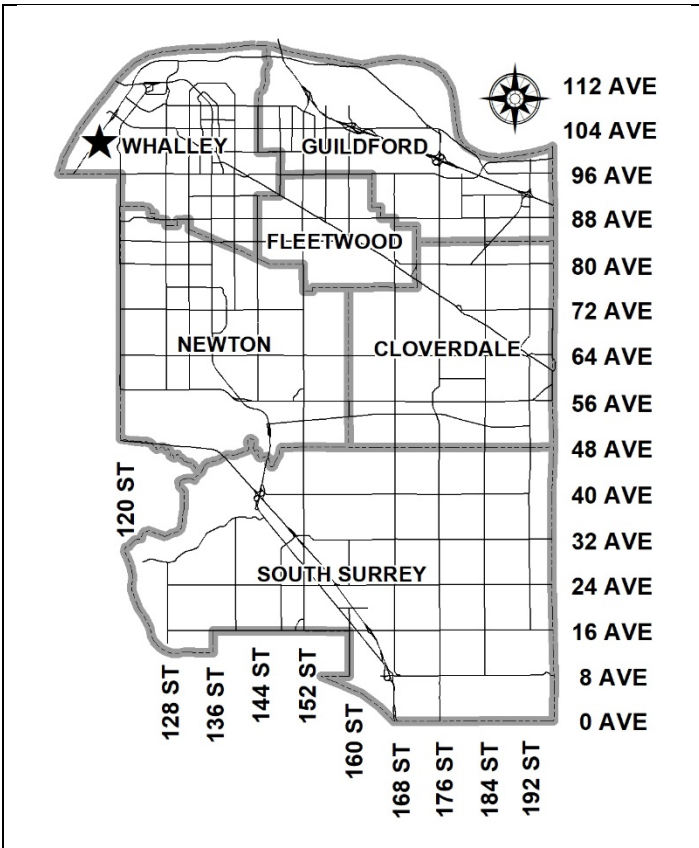
- Rezoning of a portion of the site from R₃ to R₄
- Development Permit
- Development Variance Permit

to allow subdivision into three (3) single family lots.

LOCATION: 11540 - Bailey Crescent

ZONING: R₃

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported, the By-law will be brought forward for consideration of First, Second and Third Reading.
- Approval to draft Development Permit for Hazard Lands (steep slopes).
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the lot width of the “R₃ (Urban Residential Zone)” from 15 metres to 10 metres, the lot width of the “R₄ (Small Lot Residential Zone)” from 13.4 metres to 10 metres, and to allow a side by side garage on front loaded lots less than 13.4 metres in width (Appendix 1).

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposed rezoning is similar to the zones with lot sizes 331 -474 square metres achieved on the abutting east and south lots.
- The proposed lots 1, 2 and 3 exceed the minimum lot area and lot depth requirements of the R₃ and R₄ Zones, respectively, but do not meet the lot width requirements The applicant has proposed lot width variance to facilitate the subdivision on an irregular shaped site.
- The proposed variance will enable double garages on front loaded lots with lot widths less than 13.4 metres. The proposed side-by-side garage meets the parking needs of the intended development, without having a negative impact on the functionality of the neighbourhood.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).

PLANNING RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone a portion of the subject site shown as Block A on the lot survey plan attached as Appendix VI from "Urban Residential Zone (R3)" to "Small Lot Residential Zone (R4)".
2. Council authorize staff to draft Development Permit No. 7924-0188-00 for Hazard Lands (Steep Slopes) generally in accordance with the attached drawings (Appendix I) finalized geotechnical report.
3. Council approve Development Variance Permit No. 7924-0188-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the "Urban Residential Zone (R3)" from 15 metres to 10 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the "Small Lot Residential Zone (R4)" (Interior lot Type II) from 13.4 metres to 10 metres for proposed Lot 2 and 3 and;
 - (c) to allow side-by-side double garages on a lot less than 13.4 metres in width for proposed Lots 2 and 3.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Geotechnical Report and completion of a peer review to the satisfaction of the General Manager, Planning and Development;
 - (f) registration of a Section 219 Restrictive Covenant to require the site to be developed in accordance with the finalized geotechnical report;
 - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department; and
 - (h) demolition of existing building to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	R ₃
North (Across Bailey Crescent):	Single Family Dwelling	Urban	R ₃
East:	Vacant lot.	Urban	R ₄
South:	Single Family Dwelling	Urban	R ₄
West:	Vacant lot.	Urban	R ₃

Context & Background

- The 0.13-hectare subject site is located at 11540 Bailey Crescent. The area that comprises the South Westminster Heights Area Neighbourhood Concept Plan (NCP) is approximately 120 meters north-west of the subject site.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Urban Residential Zone (R₃)".
- The site slopes down to the northwest at an approximate gradient of 21% and is subject to the Hazard Land DP Area requirements in accordance with the provisions in the Official Community Plan (OCP).

DEVELOPMENT PROPOSAL

Planning Considerations

- The Proposal is to rezone a portion (0.76 hectares) of the subject site from from "Urban Residential Zone (R₃)" to "Small Lot Residential Zone (R₄)", to allow subdivision into three residential lots in an urban context (Appendix I).
- Proposed Lot 1 exceeds the minimum 560 square metre lot area and 28 metre lot depth of the R₃ Zone but does not meet the 15 metres minimum lot width of the R₃ Zone for a portion of the site.
- The proposed Lots 2 and 3 exceed the 336 square metre lot area and 28 metre lot depth of the R₄ Zone, but do not meet the 13.4 metres minimum lot width (north) of the R₄ Zone (Interior Lot Type II) for Lot 3 and portions of Lot 2.
- A Development Variance Permit is requested to reduce the minimum lot width for proposed Lot 1 from 15 metres to 10 metres, and to reduce the minimum the lot width for proposed Lots 2 and 3 from 13.4 metres to 10 metres to facilitate the subdivision on an irregular shaped lot

- A variance is also requested to allow side-by-side double garages on proposed front-loaded lots with lot width less than 13.4 metres for proposed Lots 2 and 3.
- As the site lies within an area of steep slopes with an approximate gradient of 21%, a Development Permit Area for Hazard Land will be required for the proposal.
- A demolition is proposed for the existing dwelling to facilitate the proposed subdivision.

	Proposed
Lot Area	
Gross Site Area:	1,382 square metres
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	1,382 square metres
Number of Lots:	3
Density:	21.7 units per hectare
Range of Lot Sizes	369 – 613 square metres
Range of Lot Widths	10 – 27.9 metres
Range of Lot Depths	21 – 47.6 metres

Referrals

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

School District: The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at Royal Heights Elementary School
1 Secondary student at L.A. Matheson Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Parks, Recreation & Culture: Royal Heights Park is the closest active park with walking paths, a playground, and open space, and is 330 metres away from the development. Future active parkland is proposed within 300 metres walking distance of the development as part of the South Westminster Neighbourhood Concept Plan (NCP).

Transportation Considerations

- Vehicle access for proposed Lots 1, 2 and 3 is from Bailey Crescent, along the north property line.
- The subject site is approximately 120 metres away from River Road which has bus stops serviced by route #640 (Ladner Exchange/Scott Road Station).

School Capacity Considerations

- Royal Heights Elementary is currently operating below capacity and will be able to accommodate the proposed densification. The projected development is not enough to overcome a maturing enrolment trend in the area. Currently, there are no plans to expand this school. As of September 2023, L.A. Matheson is operating at 82%. Though the 10-year enrollment projections do show modest growth, there is available capacity. Currently, there are no plans to expand this school.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan (OCP).

Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
 - Support compact and efficient land development that is consistent with Metro Vancouver Regional Growth Strategy (A1.1);
 - Ensure that urban development occurs within the Urban Containment Boundary (A1.2)
 - Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character (A1.3.c);
 - Support infill development that is appropriate in scale and density to its neighbourhood context (A3.5).

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "Urban Residential Zone (R3)" to "Small Lot Residential Zone (R4)" (Block A).
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the R3 and R4 Zone Requirements.

R3 Zone (Part 16)	Permitted and/or Required	Proposed
Density:	14.8 lots per hectare	16.3 lots per hectare
Lot Size		
Lot Size:	560 square metres	613 square metres
Lot Width:	15 metres	10 – 27.9 metres**
Lot Depth:	28 metres	33 – 47.6 metres
R4 Zone (Interior Type II) (Part 16)	Permitted and/or Required	Proposed
Density:	28 lots per hectare	21.7 lots per hectare
Lot Size		
Lot Size:	336 square metres	369 – 398 square metres
Lot Width:	13.4 metres	10 – 15.2 metres**
Lot Depth:	24 metres	33 – 47 metres

Lot Width Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum lot width of the R3 Zone from 15 metres to 10 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the R4 (Interior lot Type II) Zone from 13.4 metres to 10 metres for proposed Lot 2 and 3.
 - (c) to allow side-by-side double garages on a lot less than 13.4 metres in width for proposed Lots 2 and 3.
- The requested variances will facilitate the proposed subdivision and allow double garages on front loaded lots less than 13.4 metres in width.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Angus Muir of AJ Muir Design Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines.

- A preliminary lot grading plan, submitted by Citiwest Consulting Ltd., and dated August 2023, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No. R046;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4455.70 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 13, 2024, and the Development Proposal Signs were installed on August 29, 2024. Staff received no responses from neighbouring residents.

DEVELOPMENT PERMITS

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 of approximately 21% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.

- A preliminary slope stability review report, prepared by Qiyan (Rick) Jiang, *P. Eng.*, of Tetris Geotechnical Engineering Ltd. and dated June 15, 2024, was reviewed by staff and found to be generally acceptable to proceed. A detailed geotechnical report that confirms that the OCP Development Permit guidelines for Hazard Lands have been considered will be required prior to consideration of Final Approval of a Development Permit should Council support the subject application. The finalized peer-reviewed geotechnical report will be incorporated into the Development Permit.
- The slope stability review report investigated issues related to slope stability and natural storm water drainage, to determine the ongoing stability of the slope.
- 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

- Chris Booth, ISA Certified Arborist of Greenwood Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in Appendix IV.
- All trees identified for retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Norway Maple Tree	1	0	1
Bitter Cherry	1	0	1
Offsite Tree Totals	<u>2</u>	<u>0</u>	<u>2</u>
Onsite Replacement Trees Proposed	8		
Total Offsite Retained and Replacement Trees	10		

- The Arborist Assessment states that there are a total of 2 bylaw onsite trees adjacent to the subject site. The applicant proposes to retain the 2 offsite trees 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. No trees are proposed for removal because all onsite trees and offsite trees that were in conflict have been previously removed under a previous development application (7916-0207-00).
- The proposed tree preservation on the site will require tree protection barriers.
- The applicant is proposing to plant 8 trees on the subject site.

- In summary, a total of 10 trees are proposed to be retained and replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout,
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V	Development Variance Permit No. 7924-0188-00
Appendix VI	Rezoning Block Plan

approved by Shawn Low

Shawn Low
Director Development Planning
Planning and Development

EF/cb

APPENDIX I



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



0420616 BC LTD.
 7178 DELTA BC V4C 8E7 EMAIL: kujfnderkoi@gmail.com PHONE: 604-768-7339

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 11540 BAILEY CRS SURREY

Scale: 1:250	Mun. Proj. No.	Dwg. No.
Drawn: WM	Mun. Dwg. No.	D
Designed: JK	Job No. 23-4942	Of
P.W. P.U.	Date JAN/2024	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number

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INTER-OFFICE MEMO

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **November 18, 2024**

PROJECT FILE: **7824-0188-00**

RE: **Engineering Requirements**
Location: 11540 Bailey Crescent

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

- There are no additional road dedications required.

Works and Services

- Construct south side of Bailey Crescent.
- Provide on-site stormwater mitigation features as per the South Westminster ISMP.
- Construct storm, sanitary and water service connections for each lot.
- Register applicable legal documents as determined through detailed design stage.

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/
Development Variance Permit.

Jeff Pang, P.Eng.
Director, Land Development

NG

Department: **Planning and Demographics**
Date: **August 12, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **24 0188 00**

The proposed development of **3** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
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Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

Current Enrolment and Capacities:	
Royal Heights Elementary	
Enrolment	202
Operating Capacity	317
# of Portables	0
L A Matheson Secondary	
Enrolment	1190
Operating Capacity	1400
# of Portables	1

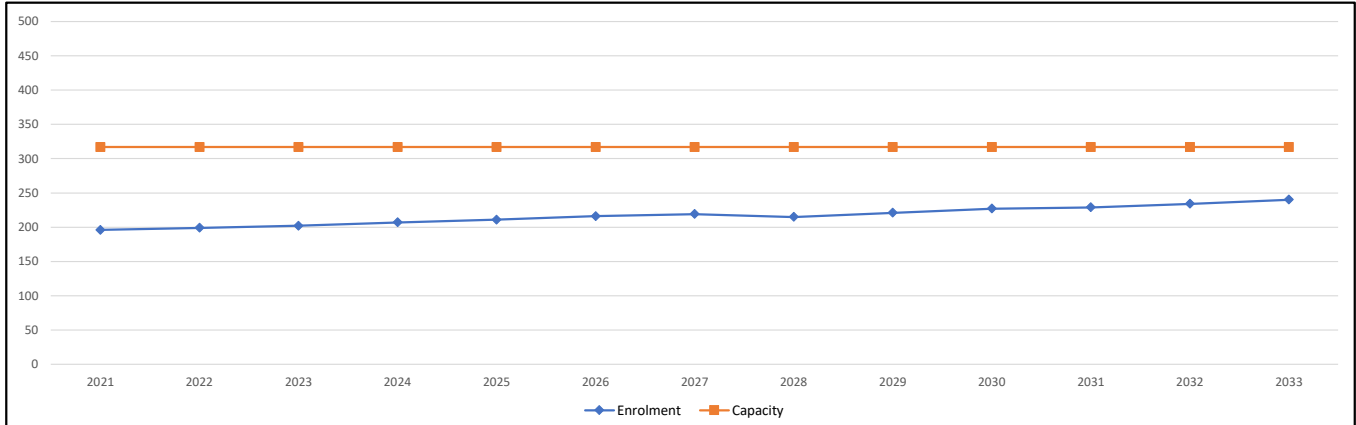
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Royal Heights Elementary is currently operating below capacity. The 10 year enrolment projections are showing modest growth in the catchment. Even though some parcels are looking to increase their housing density, the projected development is not enough to overcome a maturing enrolment trend in the area. Currently, there are no plans to expand this school.

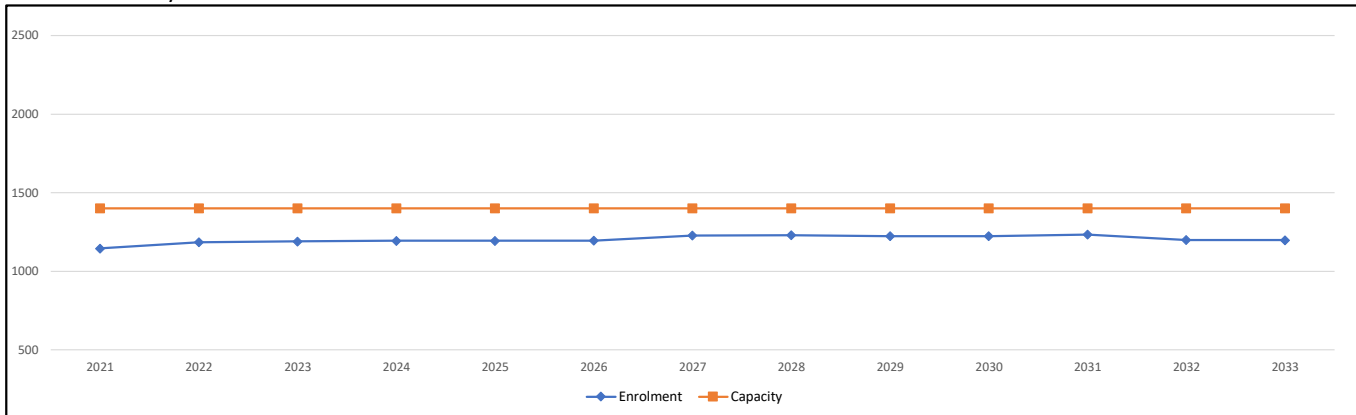
As of September 2023, L.A. Matheson is operating at 82%. Though the 10 year enrollment projections do show modest growth, there is available capacity. Currently, there are no plans to expand this school.

Royal Heights Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

L A Matheson Secondary



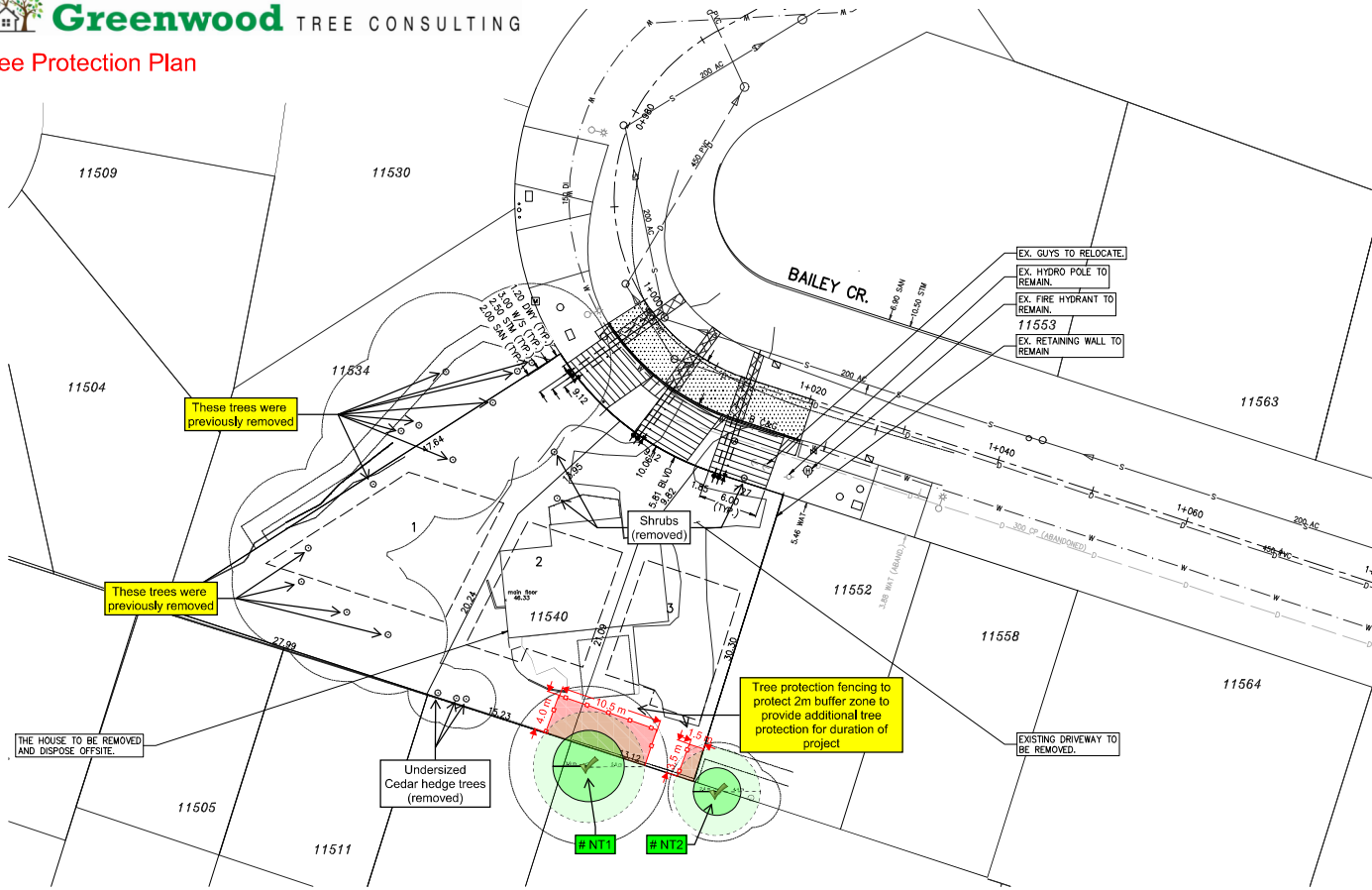
Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population: The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.



BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO.
ELEV.
LEGAL DESCRIPTION OF PROPERTY
LOT 10 BLOCK 5N SECTION 35 RANGE 3W PLAN NWP18795 NWD
NOTE
THE TOPOGRAPHIC SURVEY PREPARED BY ELEVATE LAND SURVEYING.



ENGINEERING LEGEND

	PROPOSED	EXISTING
CURB & GUTTER		
PAVEMENT		
SIDEWALK (ASPHALT)		
SIDEWALK (CONCRETE)		
ELEVATION		
STORM SEWER		
BUILDERS SWALE		
CONTRACTORS SWALE		
DITCH		
SANITARY SEWER		
WATERMAIN		
ORNAMENTAL STREETLIGHT		
GAS MAIN		
UTILITY POLES		
UTILITY POLES WITH DIP		
UNDERGROUND HYDRO		
UNDERGROUND TELEPHONE		
UNDERGROUND HYDRO/TEL		
U/G HYDRO/TEL./CABLE		
DISTRICT ENERGY LINES		

KEY

- Tree Number (green = retain tree)
- Retain tree
- Tree Number (red = remove tree)
- Remove tree
- Tree protection barriers and protected areas
- Tree protection = 6 x Diameter
- 2m buffer zone around tree - arborist supervision

TREE # - TREE SPECIES - DBH - TPD (m)

Tree #NT1	Norway maple tree	60 cm	3.6 m
Tree #NT2	Bitter cherry tree	40 cm	2.4 m

SERVICE CONNECTION TABLE

LOT No.	SAN INV	DEPTH	STM INV	DEPTH	MBE	100 YR HGL
1	41.00	2.62	41.82	1.80	43.70	ON SURF.
2	41.90	3.35	42.86	2.40	44.55	ON SURF.
3	42.55	3.35	43.30	2.60	45.55	ON SURF.



Tree protection barriers must be built to the following specifications:

Materials:

- 2x4's for framing (vertical posts, top and bottom rails, and cross-bracing)
- Plastic mesh screening

Dimensions:

- 1.2m in height
- Maximum 3.7m spacing between vertical posts

Barrier Size:

- Barriers must be built a minimum distance of six (6) times the tree diameter.
- Barrier size = 6x diameter of tree

PRELIMINARY SUBMISSION

NOTE:
PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

No.	Date	Revision	Dr.	Ch.

CitiWest Consulting Ltd.
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 604-591-2213
E-MAIL: office@citiwest.com
EGBC Permit to Practice #1001824



0420616 BC LTD.
7178 DELTA BC V4C 8E7 EMAIL: kujinderkral@gmail.com PHONE: 604-768-7339

PRELIMINARY SERVICING PLAN
SITE AT 11540 BAILEY CRS SURREY

Scale: 1:250	Mun. Proj. No.	Dwg. No.
Drawn: WM	Mun. Dwg. No.	1
Designed: WM	Job No. 23-4942	Of 2
P.W. P.U.	Date AUG/2023	Revision
Approved:	date	delete all prints bearing previous number

4.2 Tree Preservation Summary

Surrey Project No: TBD
 Address: 11540 Bailey Crescent, Surrey, BC
 Registered Arborist: Chris Booth PN7309A– Greenwood Tree Consulting

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)</i>	2
Protected Trees to be Removed	0
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	2
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	8
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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

Municipal Trees	Number of Trees
Total No. of "Inventoried trees" proposed for removal	0
Total No. of "Non-inventoried" trees proposed for removal	0
Total No. of Protected Municipal Trees proposed for removal	0

Summary, report, and plan prepared and submitted by:



(Signature of Arborist) Date: July 13th, 2024



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0188-00

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: 001-823-388

Lot 10 Section 35 Block 5 North Range 3 West New Westminster District Plan 18795

11540 - Bailey Crescent

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C Subdivision of Part 15 Urban Residential Zone (R3), the minimum lot width is reduced from 15 metres to 10 metres to facilitate a subdivision for proposed Lot 1.
 - (b) In Section C Subdivision of Part 16 Small Lot Residential Zone (R4) (Interior Type II), the minimum lot width is reduced from 13.4 metres to 10 metres to facilitate a subdivision for proposed Lots 2 and 3.
 - (c) In Section H Off-Street Parking and Loading/ Unloading, a side-by-side garage is permitted for a lot less than 13.4 metres in R4 Zone to facilitate a subdivision for proposed Lots 2 and 3.

4. This development variance permit applies to both the portion of the Land and 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.
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 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.
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 .

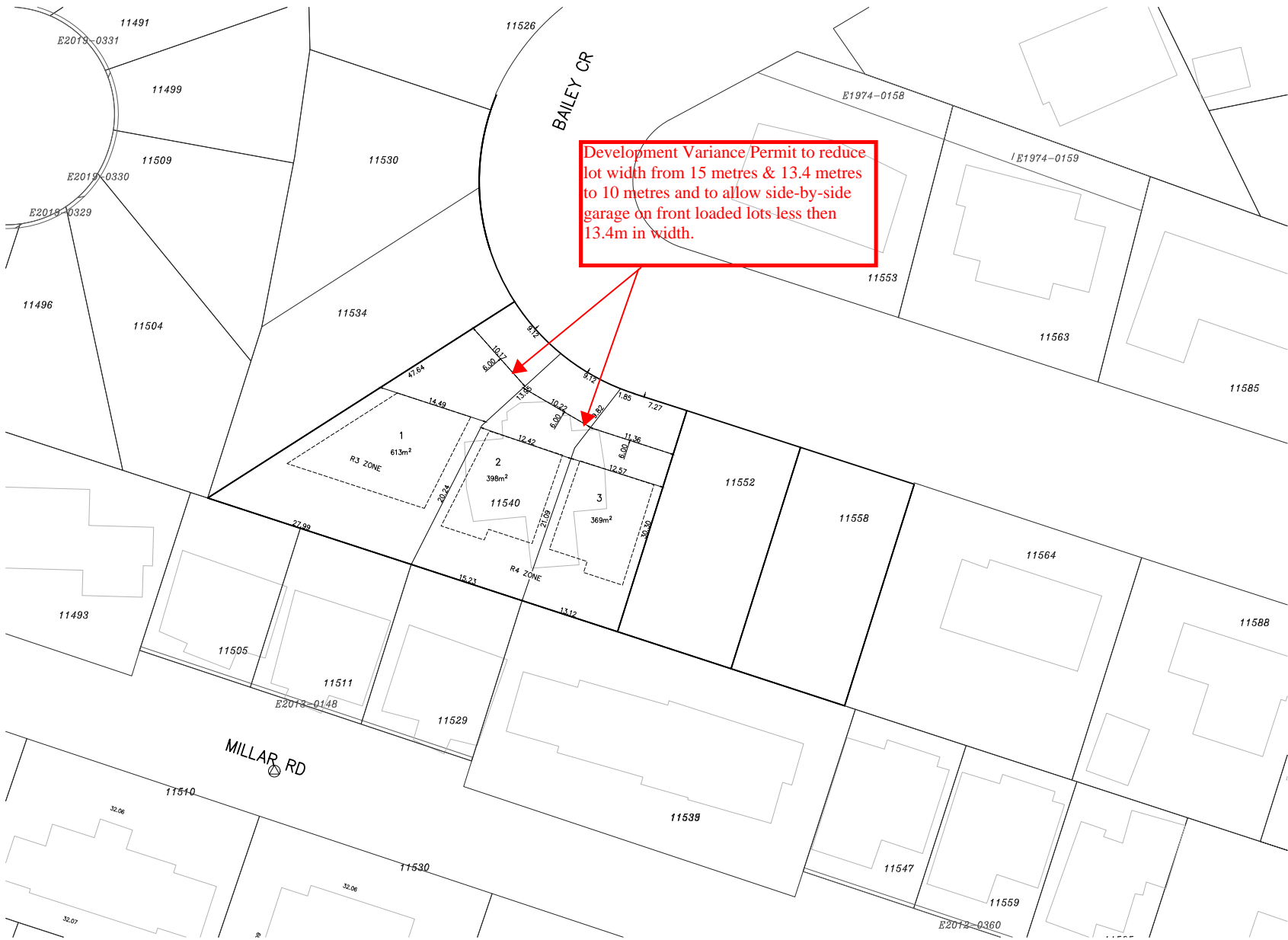
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



Development Variance/Permit to reduce lot width from 15 metres & 13.4 metres to 10 metres and to allow side-by-side garage on front loaded lots less then 13.4m in width.



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.

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 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
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0420616 BC LTD.
 7178 DELTA BC V4C 8E7 EMAIL: kujjnderkoi@gmail.com PHONE: 604-768-7339

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 11540 BAILEY CRS SURREY

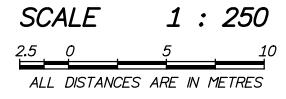
Scale: 1:250	Mun. Proj. No.	Dwg. No.
Drawn: WM	Mun. Dwg. No.	D
Designed: JK	Job No. 23-4942	Of
P.W. P.U.	Date JAN/2024	Revision
Approved:		

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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW No: _____ OF LOT 10
SECTION 35 BLOCK 5 NORTH RANGE 3 WEST
NEW WESTMINSTER DISTRICT PLAN 18795**



CIVIC ADDRESS:
11540 Bailey Cres, Surrey, BC
P.I.D. 001-823-388

LEGEND
m² DENOTES SQUARE METRES



134
PLAN 61286

20
PLAN EPP93425

COVENANT EX.
PLAN EPP117648

613.6 m²
R3 ZONING

10
PLAN 18795

BLOCK A
768.6 m²
PROPOSED R4 ZONING

BAILEY
CRESCENT

1
PLAN EPP114474

1
PLAN EPP24154

2
PLAN EPP24154

3
PLAN EPP24154

COVENANT EX.
PLAN EPP117648

NWS2159



CERTIFIED CORRECT
DATED THIS 22nd DAY OF NOVEMBER, 2024

Satbir Dhani
Satbir Dhani BCLS

Satbir Dhani
GYSWTJ

c=CA, cn=Satbir Dhani
GYSWTJ, o=BC Land
Surveyor, ou=Verify ID at
www.juricert.com/
LKUP.cfm?id=GYSWTJ



FILE: 23-2339-block
604-385-5571