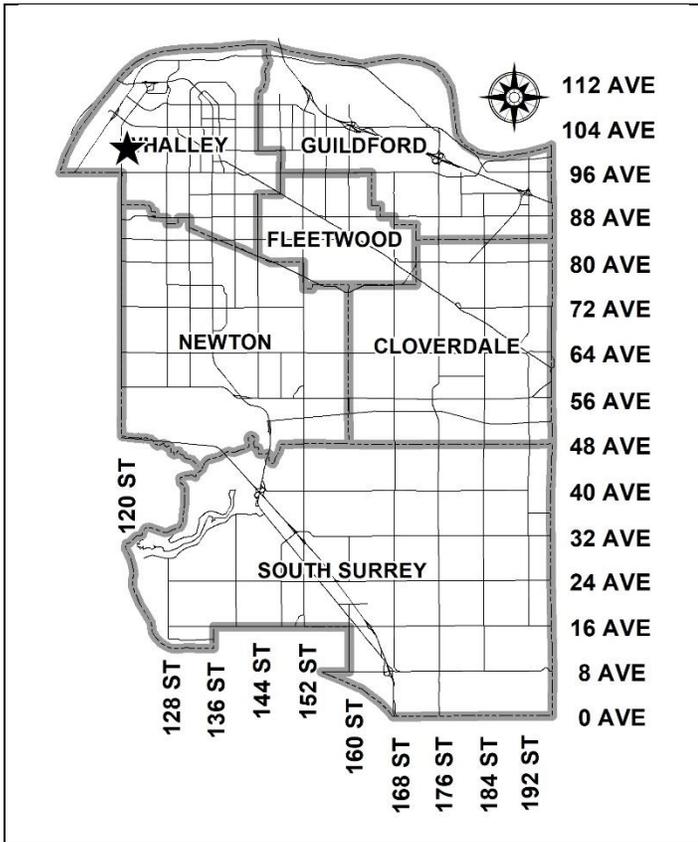


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0022-00

Planning Report Date: April 8, 2024



**PROPOSAL:**

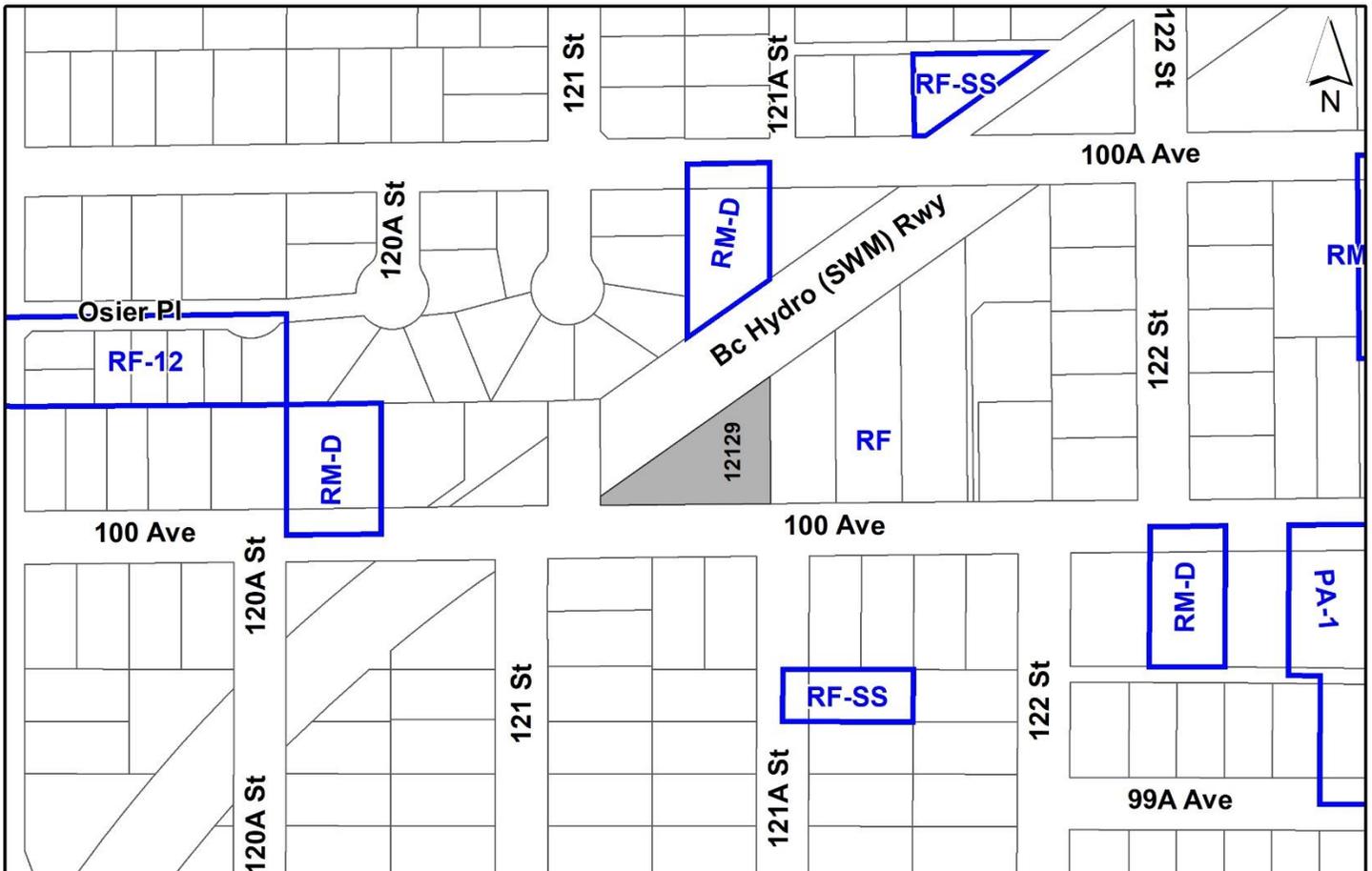
- **Development Permit** for Sensitive Ecosystems
- **Development Variance Permit**

to allow subdivision into two single family lots.

**LOCATION:** 12129 - 100 Avenue

**ZONING:** RF

**OCP DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to reduce the lot depth and front yard setback requirements of the Single Family Residential (RF) Zone.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas).
- The two proposed lots are appropriate for this residential neighbourhood in Whalley.
- Both proposed lots meet the minimum lot area requirements of the RF Zone. The lot depth variance is a result of the site's triangular shape. The setback variances will ensure an appropriately sized single family home under the RF Zone can be constructed on the lots while still accommodating the required parking and functional yard space.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7923-0022-00 Sensitive Ecosystems (Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix IV.) and the finalized Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7923-0022-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres to 25 metres for proposed Lot 2; and
  - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 4.5 metres to the principal building face for Lots 1 and 2.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff; and
  - (e) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Green Infrastructure Area for both “No Build” and conveyance access.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling and GIN Corridor.	Urban	RF
North (Across BC Hydro Railway):	Single family dwellings.	Urban	RF and RM-D
East:	Single family dwelling.	Urban	RF
South (Across 100 Avenue):	Single family dwellings.	Urban	RF
West (Across BC Hydro Railway):	Single family dwelling.	Urban	RF

### Context & Background

- The subject lot is triangular and is 1,712 square metres in size. It is located on the north side of 100 Avenue between 121 Street and 121A Street. To the north, the site is bordered by a yellow-coded Class B ditch and the BC Hydro Railway.
- The site is zoned Single Family Residential (RF) Zone and is designated Urban in the Official Community Plan (OCP).
- The site slopes approximately 4 metres (9%) to the north.
- A portion of a 50 metre-wide Green Infrastructure Network (GIN) Corridor is located within the rear yard of the subject site.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes a 2-lot subdivision which requires a Development Variance Permit to relax the lot depth and front yard setbacks for both lots. A Development Permit is required for Sensitive Ecosystems (Green Infrastructure Areas).

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,712 square metres
Road Dedication:	
GIN Area:	480 square metres
Net Site Area:	1,715 square metres

	Proposed
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	11.7 units/hectare
<b>Range of Lot Sizes</b>	775 – 931 square metres
<b>Range of Lot Widths</b>	19.8 – 45.8 metres
<b>Range of Lot Depths</b>	25 to 35 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.

**Parks, Recreation & Culture:** The Parks Department has no objection to the project and will accept that the land will receive minimum safeguarding with a Restrictive Covenant placed over the portion of the lot designated as GIN Corridor.

Parks will require appraised value be paid for trees removed along the 100 Avenue frontage.

The closest active park is Robson Park and is 965 metres away, and includes natural areas.

## Natural Area Considerations

- A yellow-coded (Class B) ditch is located between the northern property line and the railway tracks. The yellow-coded ditch requires a 7-metre setback, which is provided entirely outside of the proposed subdivision property lines.
- A 50 metre-wide Green Infrastructure Network (GIN) Corridor is located along the BC Hydro corridor north of the subject site, with portions within the rear yard of the subject site.
- The applicant proposes a GIN Corridor protection area within the rear yards of the proposed new lots, which will further protect the yellow-coded (Class B) ditch.

## Lot Depth and Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum lot depth of the RF Zone from 28 metres to 25 metres for proposed Lot 2; and
  - to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 4.5 metres to the principal building face for Lots 1 and 2.

- The lot is an oversized triangular shape which makes for an unconventional lot configuration. The depth of the lot is measured perpendicular from the front property line at the point where the lot achieves a width of 15 metres when measured from the east property line.
- The applicant is proposing to protect 298 square metres of GIN area within the rear and west side of proposed Lots 2 and 182 square metres of GIN area of in the rear of proposed Lot 1. The applicant proposes to fence off the GIN area. No new planting is proposed.
- Due to the provision of the substantial GIN protected areas within the rear setback area of the lots, the applicant proposes reducing the front yard setbacks of both proposed Lots 1 and 2 to allow for the construction a house that is consistent with a typical sized house in the neighbourhood.
- On proposed Lot 1, the applicant requires a 5-metre wide sanitary SRW which will also provide additional buffer to the existing home to the east.
- The applicant has submitted building footprint analysis for both lots which shows the footprint of a maximum sized house on both lots.
- Staff support the requested variances to proceed for consideration.

#### Lot Grading

- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated February 17, 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.

#### **PUBLIC ENGAGEMENT**

- The Development Proposal Signs were installed on September 25, 2023. Staff received no responses from neighbouring residents.

#### **DEVELOPMENT PERMITS**

##### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The subject property 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 along the north property line. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site (GIN Corridor No. 106), with a Medium ecological value.

- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 meters.
- The development proposal conserves/enhances 480 square meters, or 28% of the total gross area of the subject site through the registration of a Restrictive Covenant. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- An Ecosystem Development Plan, prepared by Libor Michalak, *R.P. Bio.*, of Keystone Environmental and dated September 2022 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 protected area is proposed to remain in its current condition with retention of trees.

## TREES

- Francis Klimo, ISA Certified Arborist of Klimo and Associates Ltd. 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	3	1	2
Manitoba maple	1	0	1
<b>Coniferous Trees</b>			
Douglas Fir	4	3	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>8</b>	<b>4</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>4</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>4</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$2,200</b>	

- The Arborist Assessment states that there are a total of 8 mature trees on the site, with no Alder and Cottonwood trees. The applicant proposes to retain 4 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.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of 8 replacement trees on the site. Since 4 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the proposed deficit of 4 replacement trees will require an estimated cash-in-lieu payment of \$2,200, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 8 trees are proposed to be retained or replaced on the site with an estimated contribution of \$2,200 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.
- The applicant is working with staff to allow for the retention of two City Trees (C1 and C2) in the front yard setback of proposed Lot 1. The applicant will work with their arborist and engineer to determine the feasibility of retaining both these trees. If the trees are removed, Parks will require appraised value be paid for the City Trees.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout and Footprint Analysis
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	Sensitive Ecosystems Plan
Appendix V.	Development Variance Permit No. 7923-0022-00

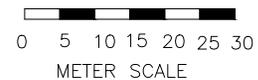
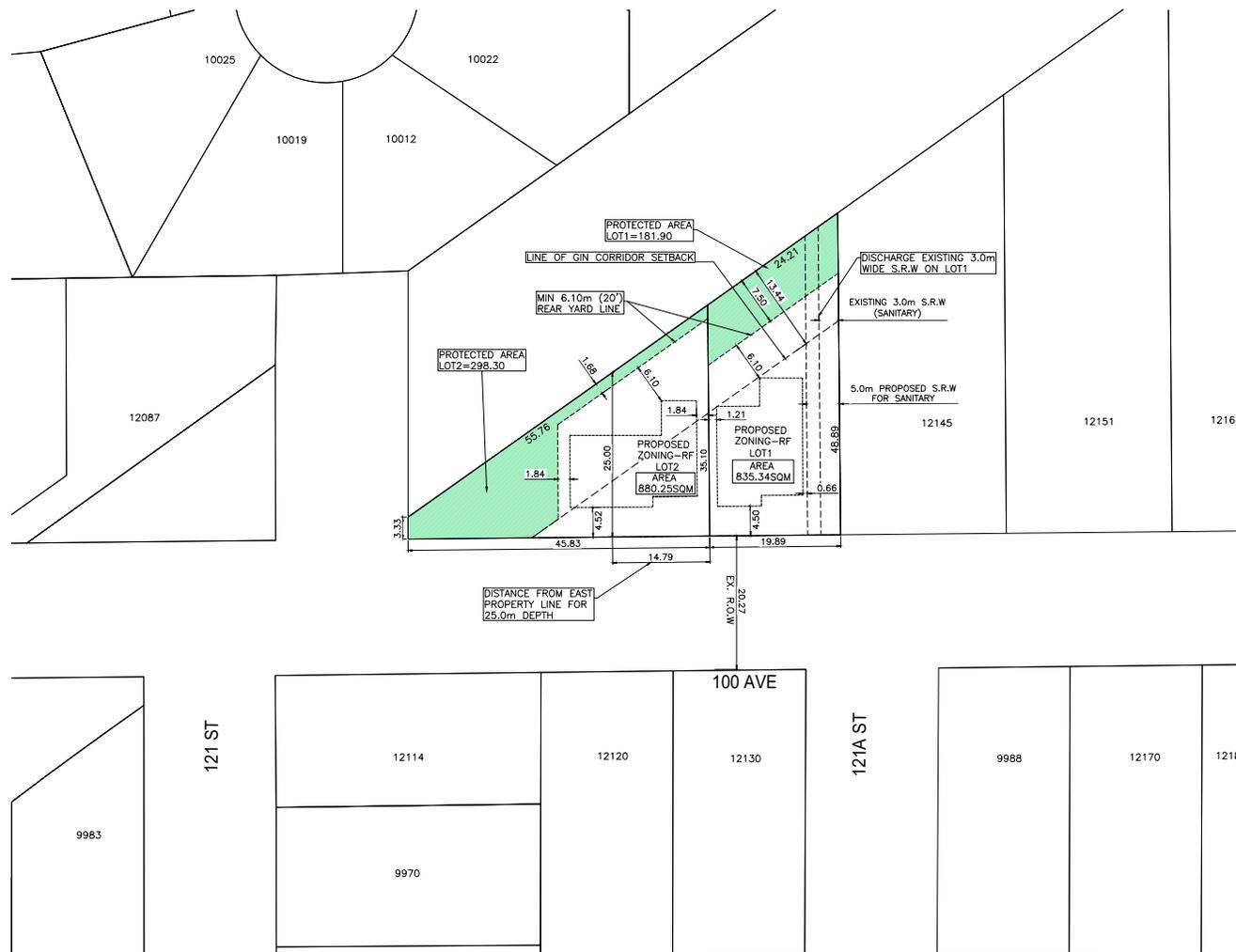
*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

JK/ar



# Appendix I



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

**ZONING:**  
EXISTING ZONING: RF  
PROPOSED ZONING: RF  
**SITE AREA**  
GROSS SITE AREA: 1715.59sqm.

NO.	YY/MM/DD	DRN	CH	REVISION
0	24/01/19	AS	RM	ISSUED FOR REVIEW

### MAINLAND ENGINEERING DESIGN CORPORATION

UNIT 208 8363 128TH STREET  
SURREY, B.C. V3W 4S1  
TEL: (604) 543 8044 FAX: (604) 543 8104  
EMAIL: CIVIL@MAINLANDENG.COM

**DEVELOPMENT/SITE LOCATION**  
2 LOT SUBDIVISION  
#12129 100 AVE, SURREY, B.C.

**DWG. NAME**  
PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	AS	MAINLAND PROJECT NO.	
CHECKED	RM	C-2118	OF 1
APPROVED	AB	DATE 24/01/19	REV. 0

---

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

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

DATE: **January 09, 2024** PROJECT FILE: **7823-0022-00**

---

RE: **Engineering Requirements  
Location: 12129 100 Ave**

### SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Register 5.0 m wide statutory right-of-way on lot 2 for sanitary main.

#### *Works and Services*

- Construct the north side of 100 Avenue.
- Construct water, storm and sanitary service connections to each lot.
- Complete storm catchment analysis and resolve downstream constraints.
- Provide on-site storm mitigation features.
- Register applicable legal documents as determined during detailed design.

A Servicing Agreement is required prior to Subdivision.

### DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.  
Development Process Manager

Appendix III

**9.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 12129 100 Ave, Surrey, B.C., V3V 2W7

Registered Arborist: Francis Klimo

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 and non-bylaw protected trees)</i>	8
Protected Trees to be Removed	4
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	4
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  4 X two (2) = 8	8
<b>Replacement Trees Proposed</b>	<b>4</b>
<b>Replacement Trees in Deficit</b>	<b>4</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>

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
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

*Francis Klimo*

October 17, 2022

(Signature of Arborist)

Date

SCALE BAR 1:250



**Removal of Trees & Protection Requirements**

**Tree Removals**  
 The removal and/or pruning of existing trees as identified on a landscape plan/Tree Management Plan, shall be undertaken or supervised by a certified arborist and performed in accordance with the best management practices produced by ISA and ANSI A-300 Pruning Standards. All tree work shall comply with all relevant City of Surrey Tree Bylaw.

**Storage of materials on site** (General for all trees)

During the construction process, no storage or staging of materials, equipment, or debris can be placed within the TPZ of the protected trees and/or within their TPB enclosure. The proposed construction will ensure the storage and staging of its materials within the back yard and will not be required to be placed towards any other areas within the property or near the protected trees. In order to limit the potential disturbance within the TPZ of the protected trees, no heavy equipment (if required) will be allowed to encroach, park, or traverse through their TPZ(s).

**Removal of surrounding invasive growth / Site Clearing work**

When clearing within the TPZ(s) of the retained trees, all clearing work shall be at the grade preparation works are required to be performed by hand and no excavation machinery or any other heavy equipment would be allowed to encroach into their TPZ(s) throughout the clearing process. Larger stumps of removed vegetation are recommended to be either left in situ or grinded out. (Please note: the remaining stumps cannot be pulled out by heavy machinery in order to ensure the protection of the retained trees)

**General Landscaping Methodology within TPZ(s)**

General landscaping work is proposed and may occur within the TPZ of a few on-site trees. During the landscaping process, no fill and/or soil can be deposited within its TPZ and any type of landscaping requiring extensive areas of poured concrete is not acceptable. Permeable surfaces can be placed on the original grade for hardscapes, all to be supervised and guided by an onsite Arborist.

PROPOSED SUMP MH WITH PUMP  
 RIM EL=61.00  
 NE INV EL (FROM ROCKPIT OVERFLOW PIPE)=60.05  
 SW INV EL (FROM DRAINTILE)=60.05  
 SW INV EL (TO GRAVITY SUMP)=60.05  
 BY MECH ENGINEER

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
	2	Parrotia persica	Persian ironwood	6cm.
	2	Cornus florida	Flowering Dogwood	6cm.

LB1 600Ø  
 RIM=61.21  
 INV=60.71  
 (BY DEVELOPER)

PROPOSED GRAVEL ROCK PIT  
 SIZE=3MX2MX0.6M SEE DETAILS IN THIS SHEET (TYPICAL)

PROPOSED SUMP MH WITH PUMP  
 RIM EL= 61.79  
 NE INV EL (FROM ROCKPIT OVERFLOW PIPE)=60.66  
 SW INV EL (FROM DRAINTILE)=61.19  
 SW INV EL (TO GRAVITY SUMP)=61.19  
 BY MECH ENGINEER

150Ø @1% FROM DRAIN TILE (TYPICAL)

EXISTING WATER CONNECTION TO BE CAPPED AND ABANDONED AT MAIN BY CITY @ DEVELOPER'S COST.

PROPOSED GRAVITY SUMP MH (WITH BACKFLOW PREVENTOR)  
 RIM EL=64.50  
 S INV EL (TO IC)=63.53  
 N INV EL (FROM SUMP WITH PUMP MH)=63.55

MEET BOULEVARD @ 3H:1V MAX

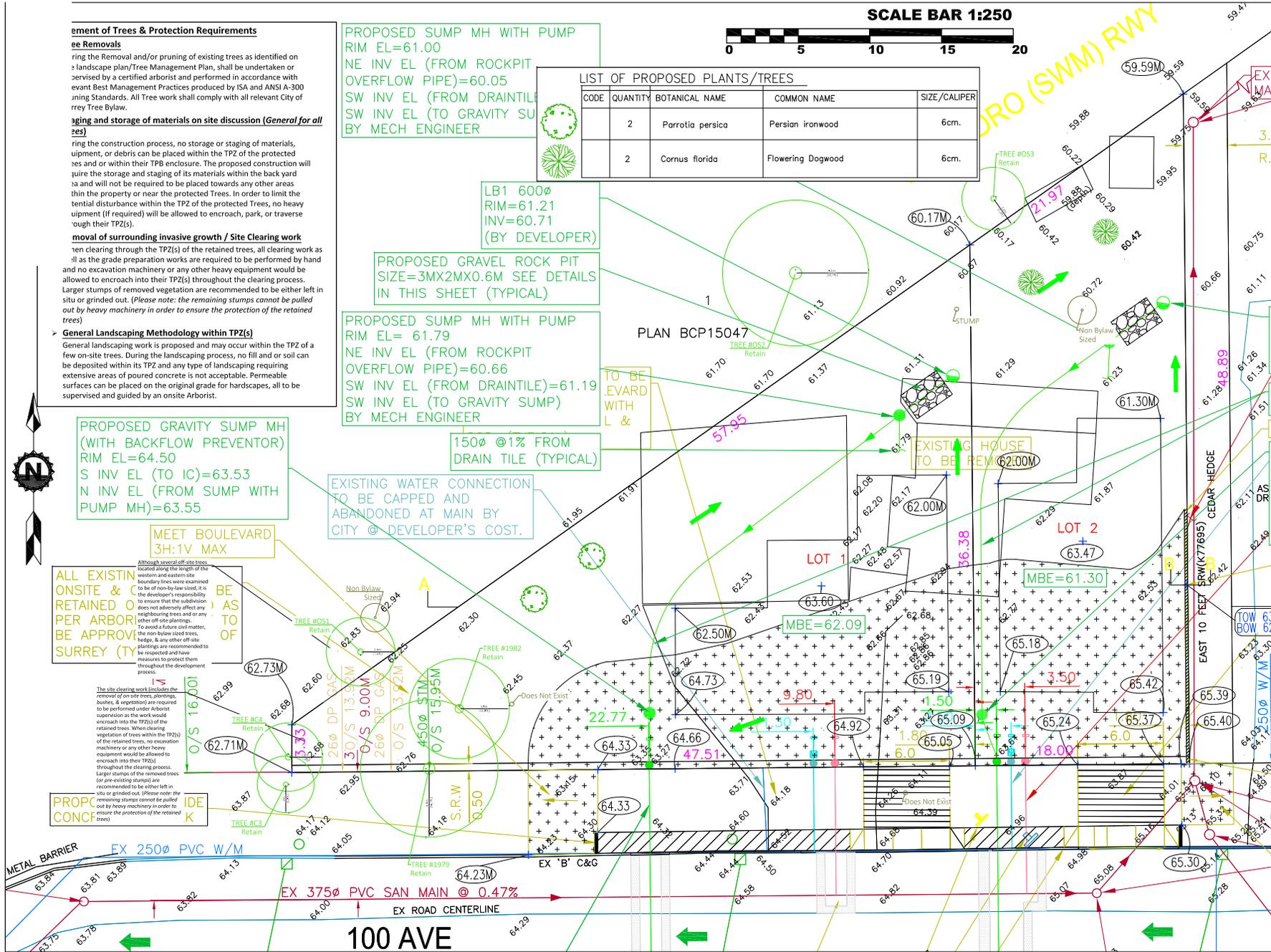
ALL EXISTING ON-SITE TREES TO BE RETAINED OR PRUNED PER ARBORIST APPROVAL. SURREY (TY)

BE AS TO BE APPROVED BY SURREY (TY)

Although several off-site trees located along the length of the western and eastern site boundary lines were examined to ensure that the subdivision does not adversely affect any neighbouring trees and/or any other off-site structures. To avoid a future civil matter, the non-retained trees, hedges, & any other off-site plantings are recommended to be removed and have measures to protect them throughout the development process.

The site clearing work (the removal of on-site trees, plantings, bushes, & vegetation) are required to be performed under Arborist supervision as the work would encroach into the TPZ(s) of the retained trees. When clearing vegetation of trees within the TPZ(s) of the retained trees, no excavation machinery or any other heavy equipment would be allowed to encroach into their TPZ(s) throughout the clearing process. Larger stumps of the removed trees or pruning stumps are recommended to be either left in situ or grinded out. (Please note: the remaining stumps cannot be pulled out by heavy machinery in order to ensure the protection of the retained trees)

PROPOSED CONC FENCE



Revisions	
No.	Date
1	December 9, 2022

TREE REPLACEMENT PLAN	
Project Number	
Date	Sheet #
Scale	
Drawn	
Checked	
October 25, 2022	
1:250	
Francis Klimo	

REMOVAL OF FOUR (4) TREES AS PER ARBORIST REPORT. TREES #1978,1997,C1,C2 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF FOUR (4) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARBERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING ROBOTS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GRUNDED TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

Francis R. Klimo  
 ISA Certified Arborist #PN-8149A  
 ISA Certified Tree Risk Assessor (TRAQ)  
 BC Wildlife Danger Tree Assessor #7193





Litter fall and insect drop ZOS (2.0m)  
 Shade ZOS (2.0m) max  
 SPEA (2.0m)

GIN CORRIDOR No. 106

Class B BC Railway Ditch

Class B Ditch Top of Bank

LINE OF GIN CORRIDOR SETBACK

Restrictive Covenant/ Right-of-Way with 1.2m high construction fence and permanent fence post construction

**PROPOSED LOT 1:**  
 (AFTER SUB-DIVISION)

ZONE: RF

AREA (GROUND) IN GIN CORRIDOR USED BY BUILDING STRUCTURE = 0.0 SF (0.0 m<sup>2</sup>)

AREA (GROUND) IN GIN CORRIDOR USED FOR REAR YARD = 1386 SF (128.8 m<sup>2</sup>)  
 (IN BLUE CROSS HATCH)

LOT AREA = 8,337 SF (774.8 m<sup>2</sup>)

LOT COVERAGE: 2,547 SF / 8,337 SF = 30.5%

FAR CALCULATION: (SEE FLOOR PLANS FOR AREAS)

PRINCIPAL BUILDING:

LEVEL01: 2,547 SF

LEVEL02: 2,037 SF

TOTAL: 4,584 SF

FAR = 4,584 SF / 8,337 SF = 0.55

**PROPOSED LOT 2:**  
 (AFTER SUB-DIVISION)

ZONE: RF

AREA (GROUND) IN GIN CORRIDOR USED BY BUILDING STRUCTURE = 821.6 SF (76.36 m<sup>2</sup>)  
 (IN GREEN CROSS HATCH)

AREA (GROUND) IN GIN CORRIDOR USED FOR REAR YARD = 2585.6 SF (240.30 m<sup>2</sup>)  
 (IN BLUE CROSS HATCH)

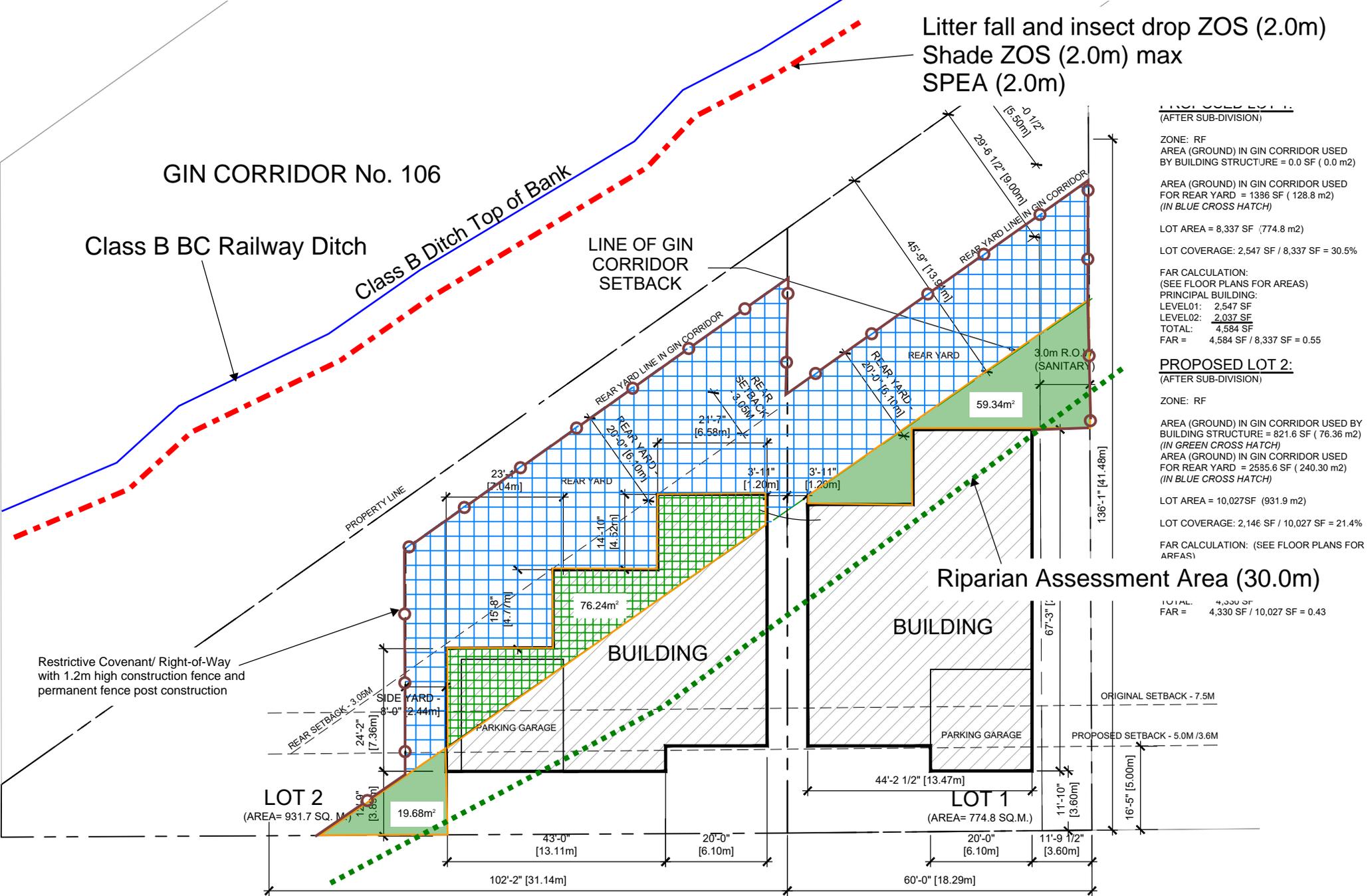
LOT AREA = 10,027 SF (931.9 m<sup>2</sup>)

LOT COVERAGE: 2,146 SF / 10,027 SF = 21.4%

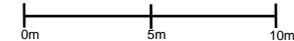
FAR CALCULATION: (SEE FLOOR PLANS FOR AREAS)

TOTAL: 4,330 SF

FAR = 4,330 SF / 10,027 SF = 0.43



**PROPOSED SITE PLAN**



NORTH

**PROJECT NAME:**  
 LAYOUT PLAN FOR SUB-DIVISION  
 OF LOT IN SURREY - LOT #

**DRAWING DESCRIPTION:**  
 PROPOSED SITE PLAN

**DRG NO.**  
 A-0.01

**DATE**  
 04.05.2022

**DRAWN BY:**

**SCALE:**  
 See above

Figure 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0022-00

Issued To:

Address of Owner:

(collectively referred to as "the owners")

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: 011-565-560

Parcel "C" (421140E) Lot 18 Block 2 Section 30 Block 5 North Range 2 West New Westminster  
District Plan 454

12129 - 100 Avenue

(the "Land")

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

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

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

- (a) Section K.1(c) of Part 16, Single Family Residential Zone (RF) to reduce the minimum lot depth of the RF Zone from 28 metres to 25 metres for proposed Lot 2; and
  
  - (b) Section F of Part 16, Single Family Residential Zone (RF) to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 4.5 metres to the principal building face for Lots 1 and 2.
- 
- 5. 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.
  
  - 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
  - 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
  - 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
  - 9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

---

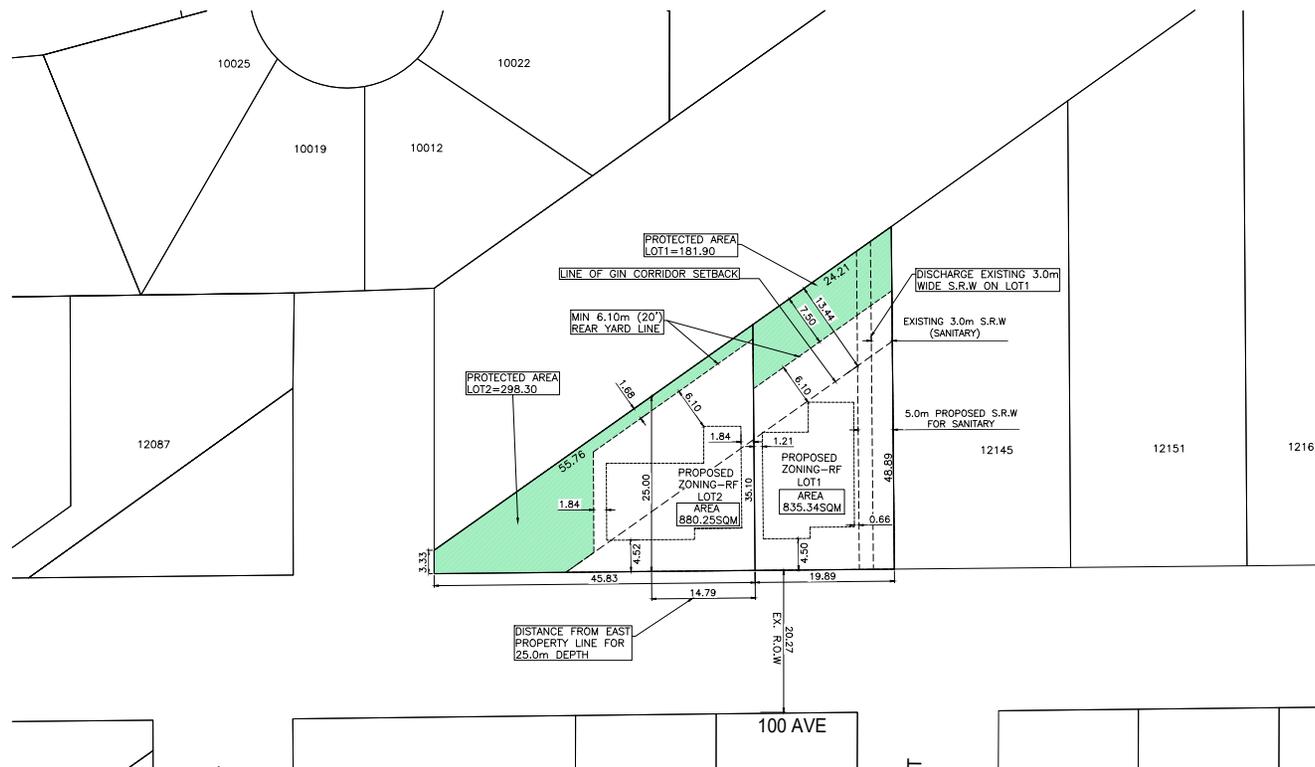
Mayor – Brenda Locke

---

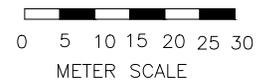
City Clerk – Jennifer Ficocelli



# Schedule A



- (a) Section K.1(c) of Part 16, Single Family Residential Zone (RF) to reduce the minimum lot depth of the RF Zone from 28 metres to 25 metres for proposed Lot 2; and
- (b) Section F of Part 16, Single Family Residential Zone (RF) to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 4.5 metres to the principal building face for Lots 1 and 2.



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

**ZONING:**  
 EXISTING ZONING: RF  
 PROPOSED ZONING: RF  
**SITE AREA**  
 GROSS SITE AREA: 1715.59sqm.

NO.	YY/MM/DD	DRN	CH	REVISION
0	24/01/19	AS	RM	ISSUED FOR REVIEW

**MAINLAND ENGINEERING DESIGN CORPORATION**  
 UNIT 208 8363 128TH STREET  
 SURREY, B.C. V3W 4G1  
 TEL: (604) 543 8044 FAX: (604) 543 8104  
 EMAIL: CIVIL@MAINLANDENG.COM

**DEVELOPMENT/SITE LOCATION**  
 2 LOT SUBDIVISION  
 #12129 100 AVE, SURREY, B.C.

**DWG. NAME**  
 PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	AS	MAINLAND PROJECT NO.	
CHECKED	RM	C-2118	OF 1
APPROVED	AB	DATE 24/01/19	REV. 0