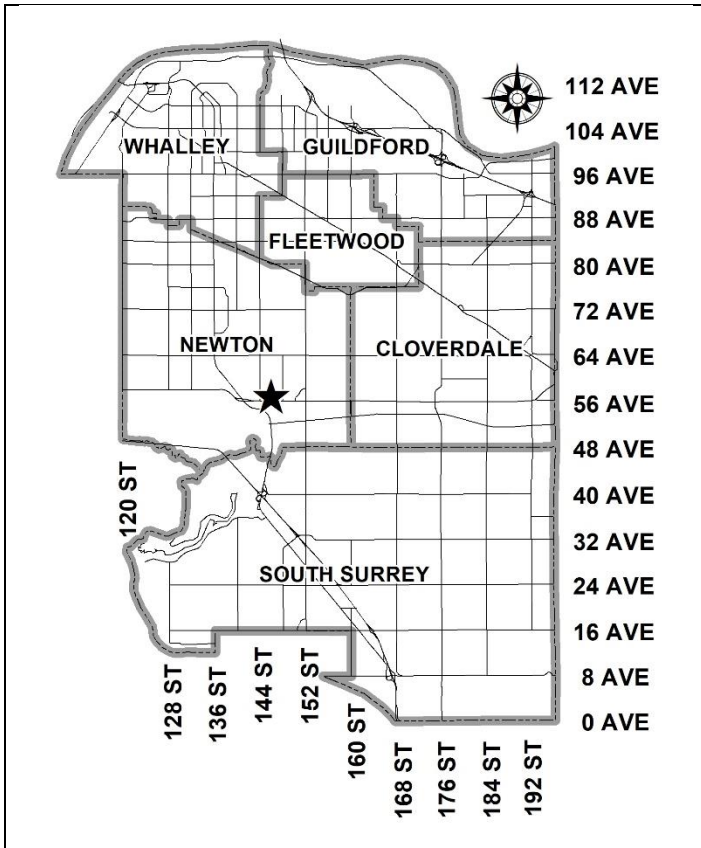


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0202-00

Planning Report Date: December 12, 2022



PROPOSAL:

- **NCP Amendment** to redesignate the site from Suburban Residential ½ Acre to Suburban Residential ¼ Acre
- **Rezoning** from RH to RQ
- **Development Variance Permit**

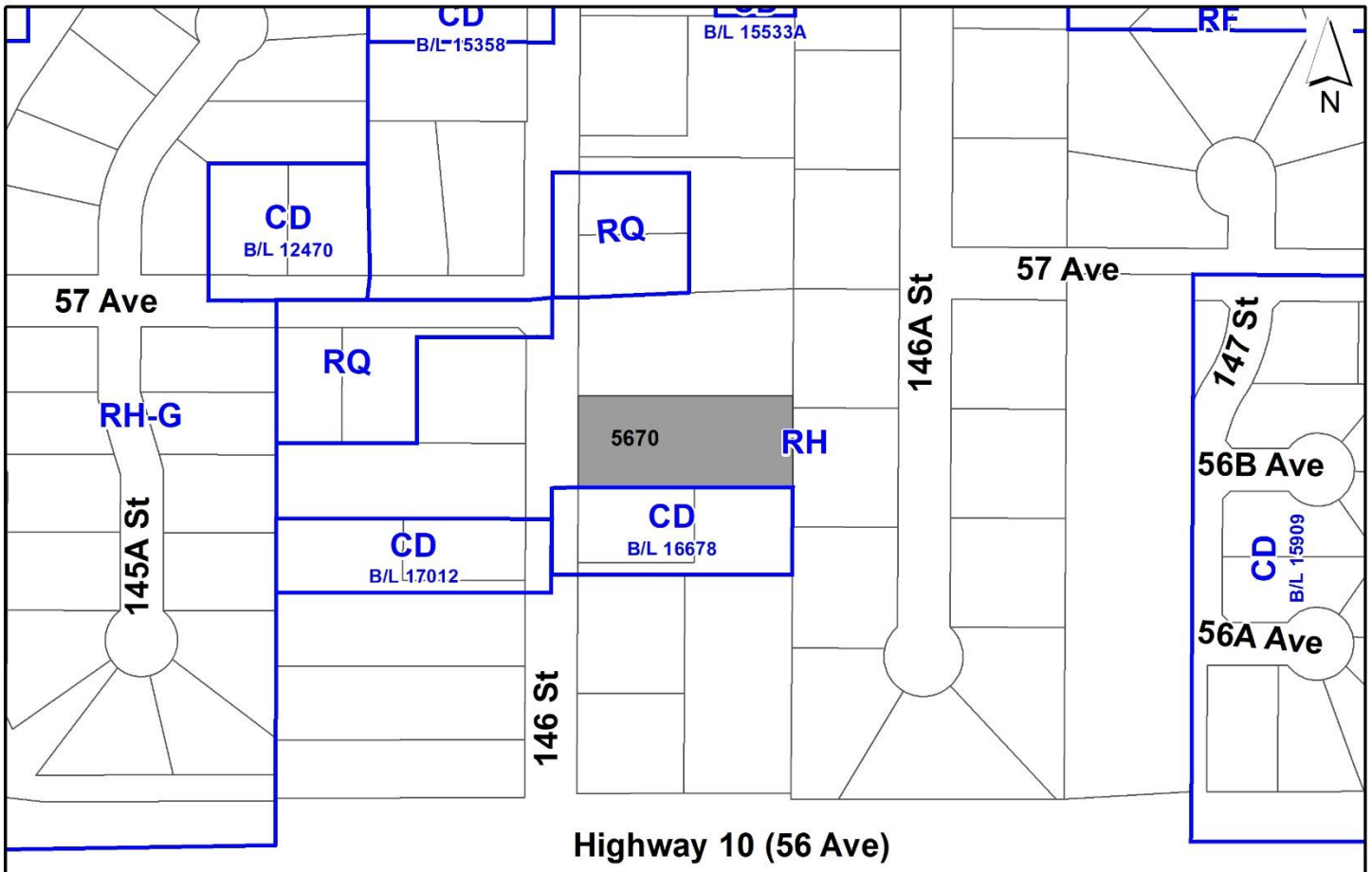
to allow subdivision into two (2) single-family residential lots.

LOCATION: 5670 - 146 Street

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Suburban Residential ½ Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”.
- Proposing to reduce the side yard requirements of the RQ Zone.

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).
- The proposed “Suburban Residential ¼ Acre” land use designation and “Quarter Acre Residential Zone (RQ)” are appropriate for suburban infill development within the neighbourhood.
- The proposal emulates the pattern of development that has occurred within the neighbourhood over the past eighteen (18) years. The surrounding area has a variety of lot sizes and panhandle lot configurations, creating a non-uniform suburban streetscape in this neighbourhood.
- The proposed lots exceed the minimum requirements of the “Quarter Acre Residential Zone (RQ)”.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0202-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) In Section F of Part 15C "Quarter Acre Residential Zone (RQ)", the side yard (north) setback is reduced from 2.4 metres to 1.97 metres from the north property line to the principal building face.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (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 Services.
4. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre" when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban Residential ½ Acre	RH

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single Family Dwelling	Suburban Residential ½ Acre	RH
East:	Single Family Dwelling	Suburban Residential ½ Acre	RH
South:	Single Family Dwellings (Panhandle Parcel)	Suburban Residential ½ Acre	CD
West (Across 146 St):	Single Family Dwelling	Suburban Residential ½ Acre	RH

Context & Background

- The subject site is approximately 2,890 square metres in area.
- The subject site is designated “Urban” under the Official Community Plan (OCP), “Suburban Residential ½ Acre” under the South Newton Neighbourhood Concept Plan (NCP) and is zoned “Half-Acre Residential Zone (RH)”.
- The surrounding area has a variety of lot sizes and panhandle lot configurations, which have created a non-uniform suburban streetscape in the neighbourhood.
- Lots designated “Suburban Residential ¼ Acre” and zoned “Quarter Acre Residential Zone (RQ)” were introduced in this neighbourhood under Development Application No. 7918-0167-00 (located to the north). Since then, Development Application Nos. 7919-0174-00 (located to the west) and 7920-0145-00 (located to the east) have redesignated properties within the area from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”.
- Development Application No. 7921-0274-00 abutting to the north is also being presented at the December 12, 2022 Regular Council – Land Use Meeting. Development Application No. 7921-0202-00 is comprised of a similar proposal, consisting of a South Newton Neighbourhood Concept Plan (NCP) Amendment from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”, rezoning the subject site from “Half-Acre Residential Zone (RH)” to “Quarter Acre Residential Zone (RQ)”, and subdividing the existing property into one (1) typical lot and one (1) panhandle lot.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from “Half-Acre Residential Zone (RH)” to “Quarter Acre Residential Zone (RQ)” in order to subdivide the property into one (1) typical residential lot and one (1) panhandle residential lot.
- The applicant proposes an Amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the subject site from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”.

- The applicant is proposing to reduce the minimum side yard setback of the “Quarter Acre Residential Zone (RQ)” from 2.4 metres to 1.97 metres for the principal building face to the proposed panhandle area.

	Proposed
Lot Area	
Gross Site Area:	2,890 square metres (0.289 hectares)
Net Site Area:	2,890 square metres (0.289 hectares)
Number of Lots:	2
Unit Density:	6.92 units/hectare
Range of Lot Sizes	1,253 – 1,444 square metres
Range of Lot Widths	30.55 – 35.05 metres
Range of Lot Depths	41.24 – 41.35 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.

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

1 Elementary student at Cambridge Elementary School
1 Secondary student at Sullivan Heights Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2023.

Parks, Recreation & Culture: Goldstone is the closest active park with amenities including, a playground and sports fields, and is 245 metres walking distance from the development. 73C Greenbelt is the closest park with natural area and is 275 metres walking distance from the development.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Transportation Considerations

- The applicant is to register a 0.5 metre statutory right of way at the property line adjacent to 146 Street (local road).

- The applicant is proposing to subdivide the property using a panhandle configuration. The panhandle lot is proposed to be developed at the rear (east) portion of the existing property and accessed by a 4.5 metre panhandle driveway on the northern portion of the existing property. The proposed panhandle meets City requirements.
- The applicant is to register an easement along the shared panhandle area. Both proposed Lot 1 and proposed Lot 2 will have access from the panhandle.
- The applicant is to construct the east side of 146 Street with 5.25 metre pavement from the centre line, barrier curb and gutter, boulevard with street lighting and trees, and a 1.5 metre sidewalk at the property line adjacent to 146 Street.
- The applicant is to construct a driveway with concrete letdown from 146 Street.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth

Official Community Plan

Land Use Designation

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

Themes/Policies

- A3.1: Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to the Town Centres, neighbourhood centres and transit corridors, in order to support significant transportation improvements, utilize existing infrastructure and implement improvements to the public realm.

(The proposed development provides an appropriate interface with surrounding suburban lots, which includes Half Acre Zoned lots and some smaller Quarter Acre Zoned lots. The proposed development is near the Panorama Village neighbourhood centre at the intersection of 152 Street and Highway 10 (56 Avenue).)

- A3.3 Require redevelopment and infill development to contribute to the neighbourhood character and walkability and to enhance the public open spaces and greenspaces within existing neighbourhoods.

(The proposed development will include construction of the east side of 146 Street, completing the road surface as well as a 1.5 metre sidewalk and boulevard with street lighting and trees.)

- A3.5: Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The applicant has provided a Building Scheme and Design guidelines for the proposed development based on a Character Study evaluating the form and character of the residential neighbourhood surrounding the subject site.)

Secondary Plans

Land Use Designation

- 5670 – 146 Street is designated “Suburban Residential ½ Acre” in the South Newton Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The applicant proposes an NCP amendment to redesignate 5670 -146 Street from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre”.
- The South Newton NCP was first approved by Council in May 1999. Through Development Application No. 7918-0167-00, Council passed a resolution to introduce the Suburban Residential ¼ Acre” land use designation to the South Newton NCP on July 22, 2019. Since then, Development Application Nos. 7919-0174-00 and 7920-0145-00 were approved for rezoning to “Quarter Acre Residential Zone (RQ)” and an amendment to the “Suburban Residential ¼ Acre” designation.
- The proposal provides an appropriate interface with surrounding suburban lots, which includes Half Acre zoned lots and some smaller Quarter Acre zoned lots. As noted above, similar applications within this neighbourhood have received support for an amendment from “Suburban Residential ½ Acre” to “Suburban Residential ¼ Acre” within this neighbourhood.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for the proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposal is consistent with the following NCP goals and objectives:
 - Protecting development patterns and character of existing single family urban and suburban subdivisions in planning for future land uses;
 - providing a mix of housing densities and types to accommodate a range of needs; and
 - create pedestrian-friendly, walkable neighbourhoods.

Zoning By-law

- The applicant proposes to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)", streamside setbacks and parking requirements.

RQ Zone (Part 15C)	Permitted	Proposed
Unit Density:	10 dwelling units per hectare	6.92 units per hectare
Lot Size		
Lot Size:	930 square metres	1,253 – 1,444 square metres
Lot Width:	24 metres	30.55 – 35.05 metres
Lot Depth:	30 metres	41.24 – 41.35 metres

- The proposed lots exceed the minimum requirements of the "Quarter Acre Residential Zone (RQ)".
- The panhandle configuration is the optimal layout in which the existing property can subdivide, due to the relatively short width and long depth of the existing property. City Staff had worked with the applicant to explore alternative subdivision configurations, and it was deemed that the panhandle configuration was the most feasible way in which the existing property could subdivide.
- There is precedence within the surrounding area that utilize the panhandle configuration. 5652 – 146 Street, 5640 – 146 Street, 5720 – 146 Street, 5730 – 146 Street, and 5780 – 146 Street all utilize the panhandle configuration.

Setback Variance

- The applicant is requesting the following variances:
 - In Section F of Part 15C "Quarter Acre Residential Zone (RQ)", the side yard (north) setback is reduced from 2.4 metres to 1.97 metres from the north property line to the principal building face.
- The panhandle configuration is necessary to facilitate subdivision of the subject property.
- The applicant is proposing to retain the existing single-family dwelling, which would be located on Proposed Lot 1. The existing house is proposed to be located 1.97 metres from the panhandle on Proposed Lot 2.
- The proposed variance would allow for retention of the existing single-family dwelling, which remains in good condition.
- The proposed variance is not expected to have a negative impact on the surrounding properties in the neighbourhood. The proposed panhandle will provide additional buffer space for the existing single-family dwelling from the property to the north.

- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Angus J. 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 Coastland Engineering & Surveying Ltd., and dated June 2021, 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.
- The proposed development will be subject to Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption. The current fee for the Newton Community Area is \$15,000 per unit for single family lot.

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 \$1,000 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 \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 08, 2022 and the Development Proposal Signs were installed on July 08, 2022. Staff received no responses from neighbouring residents.

TREES

- Calvin Wagner, ISA Certified Arborist of Diamond Head Consulting Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry Plum	1	1	0
Apple spp.	1	1	0
Dogwood spp.	1	1	0
Coniferous Trees			
Western Larch	1	0	1
Dawn Redwood	1	0	1
Western Red Cedar	4	1	3
Eastern White Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	10	4	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		6	
Contribution to the Green City Program		\$4,400	

- The Arborist Assessment states that there are a total of 10 (ten) mature trees on the site. It was determined that six (6) trees can be retained 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.
- City staff had worked with the applicant in increasing tree retention on Proposed Lot 2. The applicant had initially proposed the removal of two (2) Western Red Cedar trees 4862 and 4863. 4862 and 4863 are now proposed for retention.
- The applicant is currently proposing the retention of six (6) trees. City staff are currently working with the applicant to determine the possibility to include additional replacement trees within the existing property. City staff will continue to work with the applicant to confirm if additional replacement trees may be proposed.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of eight (8) replacement trees on the site. Since no replacement trees can be accommodated on the site, the deficit of eight (8) replacement trees will require a cash-in-lieu payment of \$4,400, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, street trees will be planted on 146 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of six (6) trees are proposed to be retained or replaced on the site with a contribution of \$4,400 to the Green City Program.

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 and Tree Preservation
Appendix V.	NCP Amendment Plan
Appendix VI.	Development Variance Permit No. 7921-0202-00

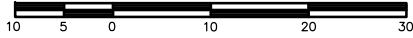
approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JC/ar

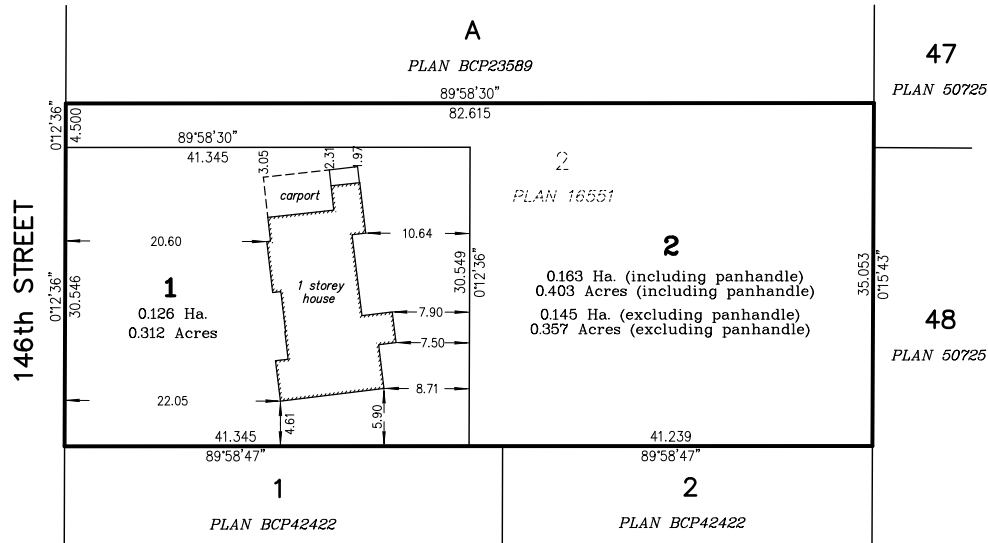
PROPOSED SUBDIVISION PLAN OF LOT 2 SECTION 10 TOWNSHIP 2 NWD PLAN 16551

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS
5670 146th STREET
SURREY B.C.
P.I.D.: 002-248-778



NOTES:

- 1) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS2190_PS1

Certified correct, completed on the 18th day of June, 2021.



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

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

DATE: **December 05, 2022** PROJECT FILE: **7821-0202-00**

RE: **Engineering Requirements
Location: 5670 146 St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m statutory right-of-way (SRW) along frontage road along 146 St.
- Register an easement along shared panhandle area.

Works and Services

- Construct the east side of 146 St to Local Road standard.
- Construct storm, sanitary, and water service connections to each lot.
- Construct storm main on 146 St.
- Construct water main extension on 146 St.
- Construct sanitary main extension on 146 St.
- Register all applicable legal documents and secure all necessary permits.

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 Variance Permit.



Jeff Pang, P.Eng.
Development Services Manager

TH



November 1, 2022

Planning

School Enrolment Projections and Planning Update:

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

Cambridge Elementary along with Goldstone Park, Woodward Hill and Sullivan Elementary service the south Newton community. All schools work together to meet the in-catchment demand. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools catchments are contained within these barriers. As both 64th and King George serve as major arterial roads, catchments have been created to ensure families do not have to cross such major roadways for safety reasons.

As of September 2022, Cambridge elementary was operating 153%, there are 13 portables on site used for enrolling space. Though the school site is large enough to accommodate more portables in the future, actual enrolment is almost double of the capacity of the existing school. The neighbouring schools are in a similar situation.

Enrolment pressure will continue in this area for the next 10 years. To manage this long term demand, on June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in 2025 will provide enrolment relief to the other neighbouring schools: Goldstone Park, Woodward Hill and Cambridge. Consequently, in the District 2023/24 Five Year Capital Plan submission to the Ministry of Education, the district is asking for a 410 capacity addition to McLeod Road School and run a dual stream program.

The 700 capacity addition at Sullivan Heights Secondary opened in September 2022.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0202 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	1
Secondary Students:	1

September 2022 Enrolment/School Capacity

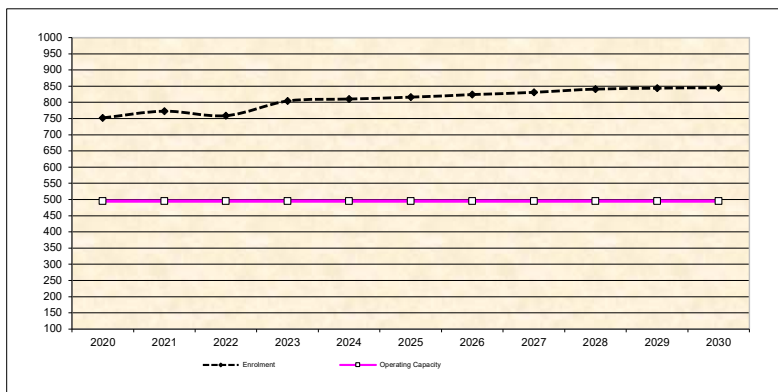
Cambridge Elementary	
Enrolment (K/1-7):	106 K + 653
Operating Capacity (K/1-7)	76 K + 419
Sullivan Heights Secondary	
Enrolment (8-12):	1759
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

Projected population of school-age children for this development:	4
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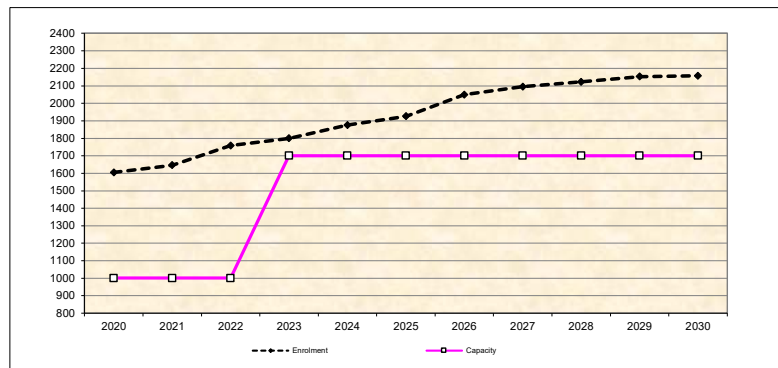
Population: The projected population of children aged 0-19 Impacted by the development.

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

Cambridge Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

3.2 Tree Risk Assessment

There were no trees on this site that posed a *high* or *extreme* risk at the time of assessment.

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 5670 146 Street, Surrey

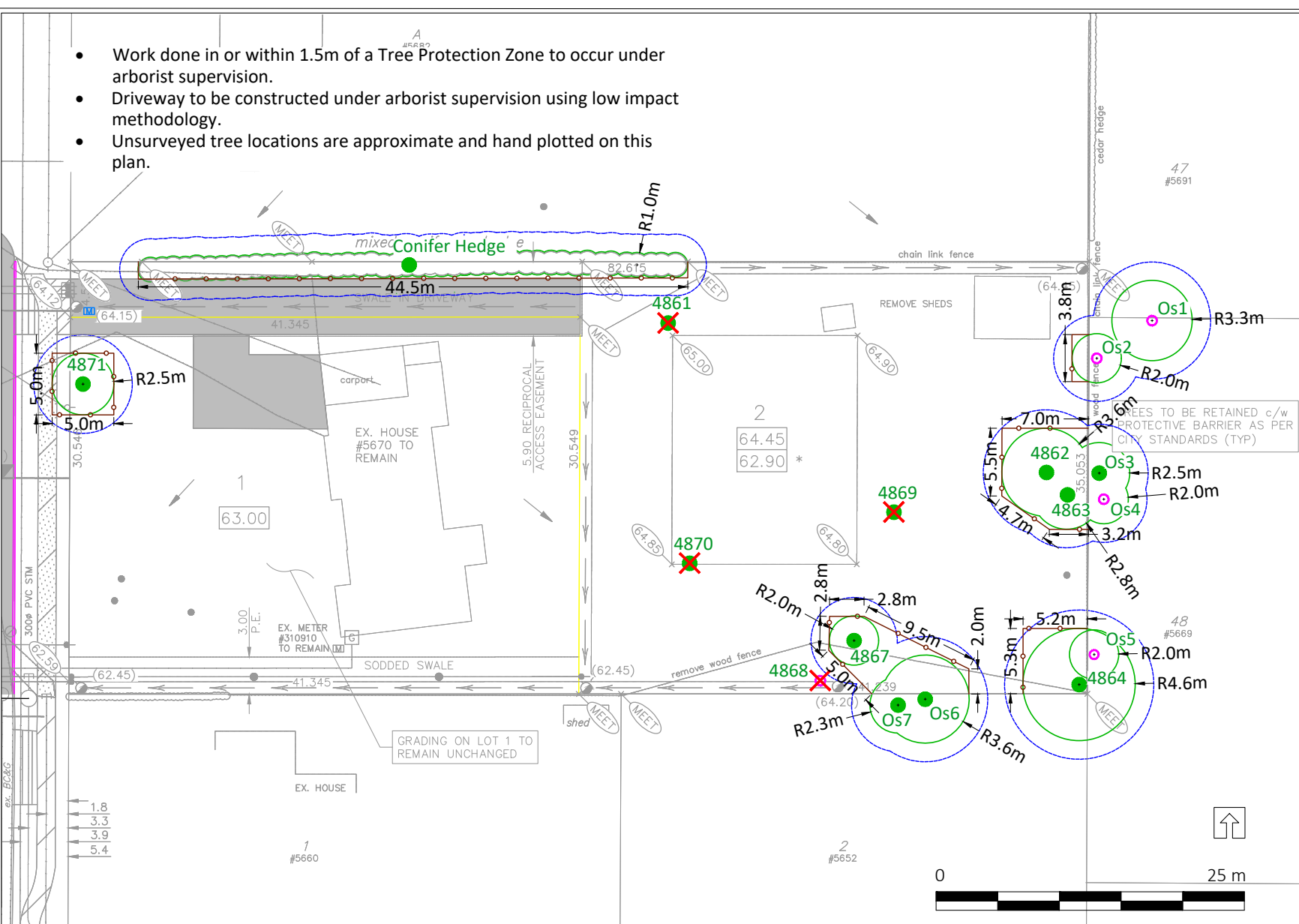
Registered Arborist Calvin Wagner (PN-9131A)

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)	10
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	0
Replacement Trees in Deficit	8
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

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 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by

- Work done in or within 1.5m of a Tree Protection Zone to occur under arborist supervision.
- Driveway to be constructed under arborist supervision using low impact methodology.
- Unsurveyed tree locations are approximate and hand plotted on this plan.



- LEGEND**
- CRITICAL ROOT ZONE
 - - - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCING
 - SURVEYED TREE TO BE RETAINED
 - ✗ SURVEYED TREE TO BE REMOVED
 - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
 - ✗ UN-SURVEYED TREE TO BE REMOVED (MUST BE SURVEYED)
- NOTES**

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

REFERENCE DRAWINGS

1. Base Survey by Underwater Land Surveying Ltd. (June 18, 2021)

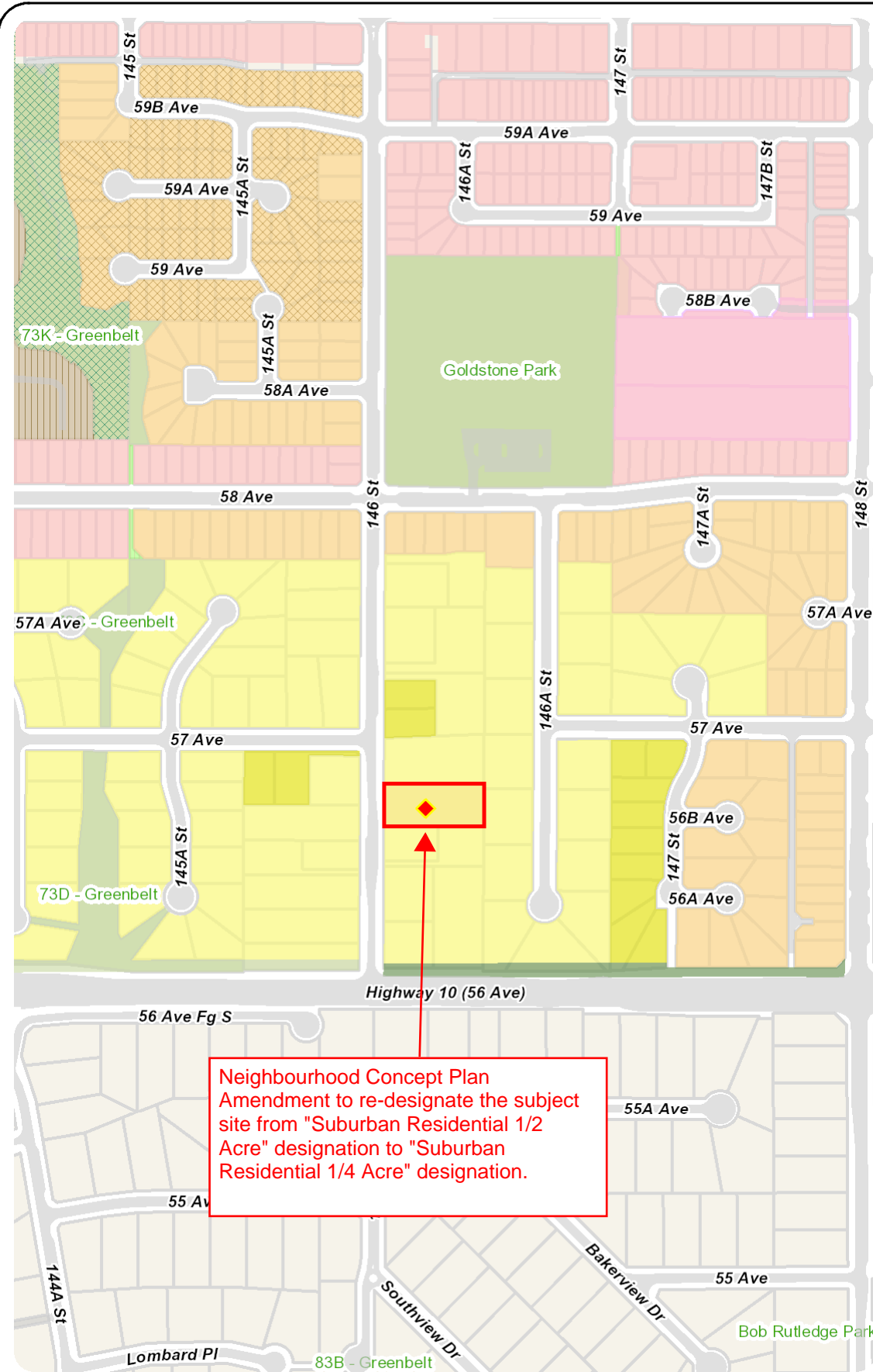


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 5670 146th Street, Surrey
Client: Ron White/Delayne Tompkins

Drawing No: 001
Date: 2022/07/04
Drawn by: CW
Page Size: TABLOID 11"x17"

Page #
1 of 1



Legend

South Newton

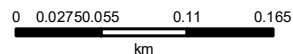
- Suburban Residential 1/2 Acre
- Suburban Residential 1/4 Acre
- Single Family Residential
- Single Family Residential Flex
- Single Family Small Lots
- Row Housing
- Townhouses (15 u.p.a. max)
- Townhouses (20 u.p.a. max)
- Townhouses (25 u.p.a. max)
- Apartments (45 u.p.a. max.)
- Apartments (65 u.p.a. max.)
- Commercial
- Mixed Commercial-Residential
- Mixed Commercial-Residential
- Office Park
- Institutional
- Existing and Future School
- Proposed School and Parks
- Creeks and Riparian Set Back
- Existing and Future Parks
- Proposed Parks and Walkway
- Buffers
- Industrial
- Mixed Commercial-Recreation
- Detention Ponds
- Utility R/W / Greenway
- Mixed Commercial-Residential

Neighbourhood Concept Plan
Amendment to re-designate the subject
site from "Suburban Residential 1/2
Acre" designation to "Suburban
Residential 1/4 Acre" designation.

Enter Map Description

Scale: 1:4,846

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0202-00

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: 002-248-778
 Lot 2 Section 10 Township 2 New Westminster District Plan 16551
 5670 - 146 St

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - a) In Section F of Part 15C “Quarter Acre Residential Zone (RQ)”, the side yard (north) setback is reduced from 2.4 metres to 1.97 metres from the (north) property line to the principal building face.
5. This development variance permit applies to only the 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.
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.

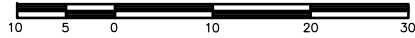
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

**PROPOSED SUBDIVISION PLAN OF LOT 2 SECTION 10
TOWNSHIP 2 NWD PLAN 16551**

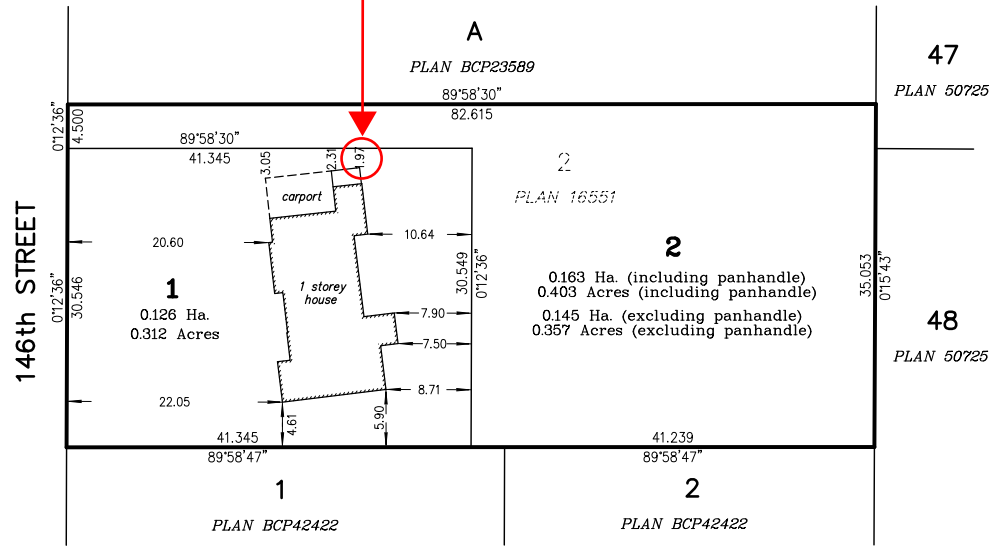
SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS
5670 146th STREET
SURREY B.C.
P.I.D.: 002-248-778

Development Variance Permit No. 7921-0202-00:
In Section F of Part 15C "Quarter Acre Residential Zone (RQ)", the side yard (north) setback is reduced from 2.4 metres to 1.97 metres from the (north) property line to the principal building face.



NOTES:

- 1) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS2190_PS1

Certified correct, completed on the 18th day of June, 2021.

