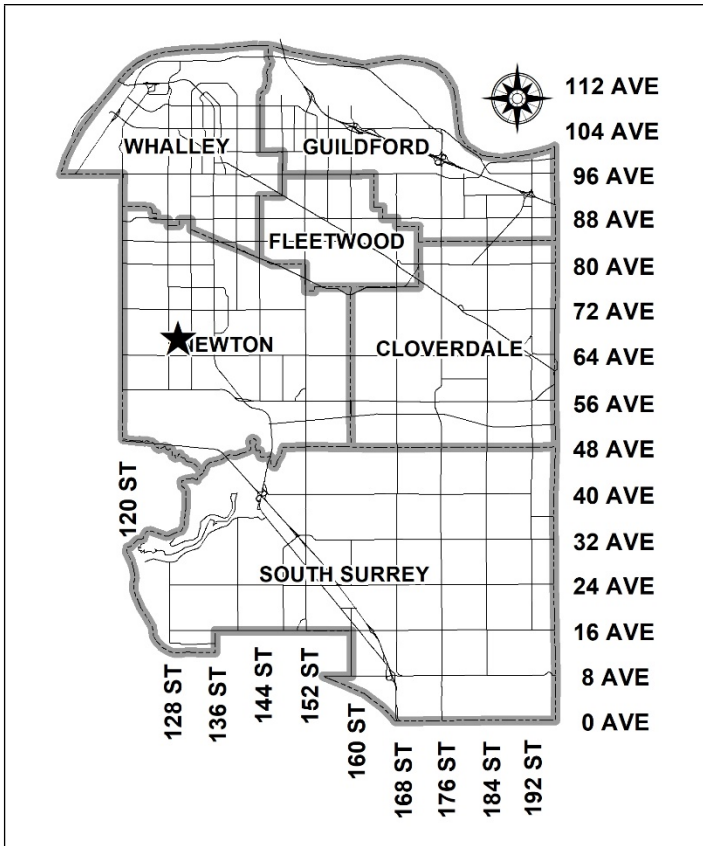


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7921-0216-00
 Planning Report Date: December 18, 2023



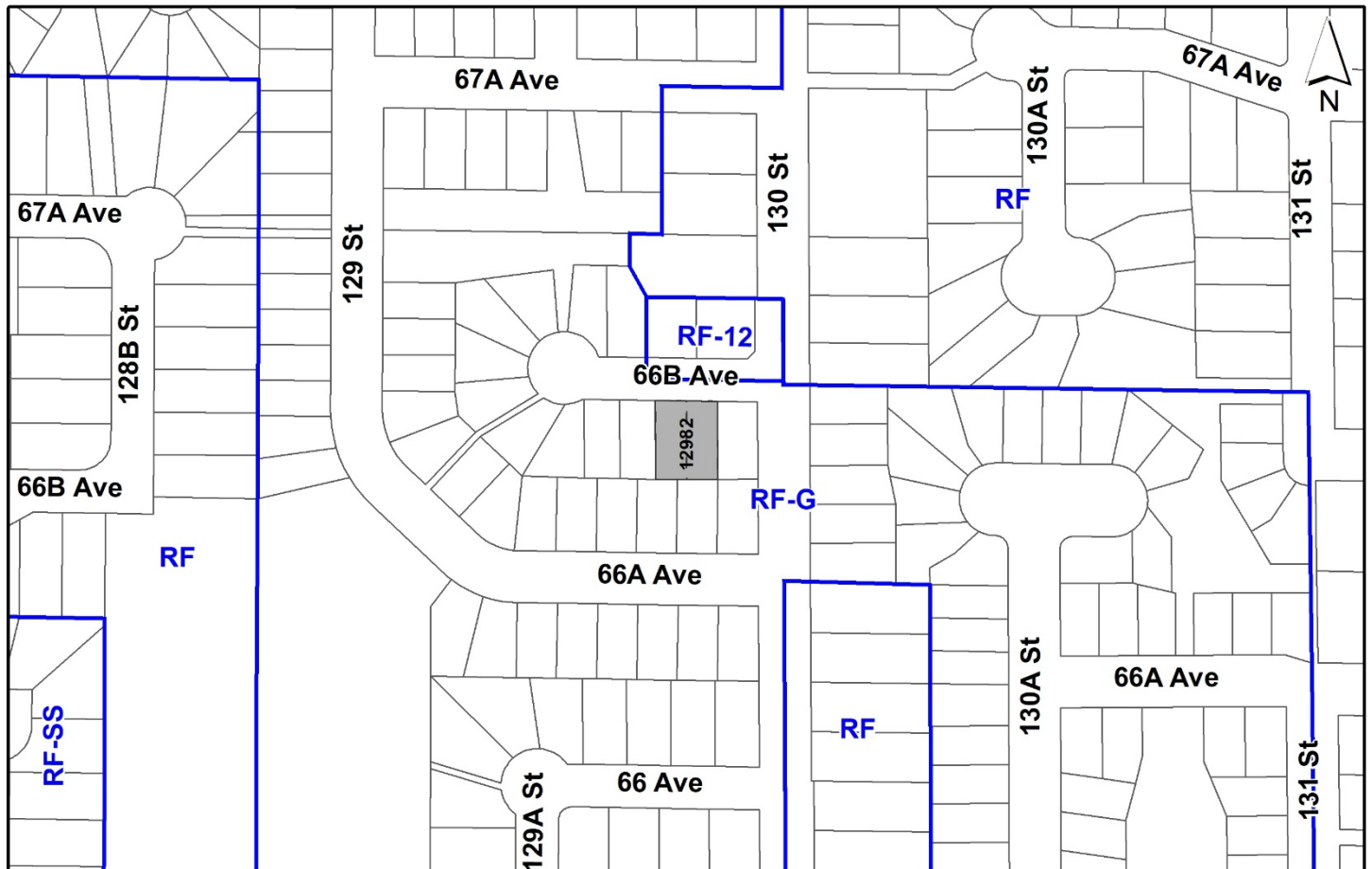
PROPOSAL:

- **Rezoning** from RF-G to RF-13
 - **Development Variance Permit**
- to permit subdivision into two (2) single family small lots.

LOCATION: 12982 - 66B Avenue

ZONING: RF-G

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum lot width required for "Single Family Residential (13) Zone (RF-13)" for proposed Lot 1.
- The applicant is proposing to reduce the rear setbacks requirement of "Single Family Residential (13) Zone (RF-13)" for proposed Lot 2.
- The applicant is proposing to reduce the minimum lot width required to facilitate front accessed double side-by-side garages of the "Single Family Residential (13) Zone (RF-13)" for proposed Lot 2.

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 density and building form are appropriate for this part of Newton.
- The proposed lot dimensions are generally consistent with the surrounding residential neighborhood character.
- In accordance with the Council Procedure By-law (No. 15300c as amended, a public hearing is not required for the subject rezoning application. The proposed rezoning is in relation to a subdivision creating five or fewer new single-family residential lots. The proposal is consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood (to the satisfaction of the General Manager, Planning & Development). 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 variance in lot width for proposed Lot 1 represents a 5% reduction. This reduction is necessary to allow for the retention of the existing house on proposed Lot 2, while still maintaining the required side yard (west) setback for proposed Lot 2.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from “Single Family Residential Gross Density Zone (RF-G)” to Single Family Residential (13) Zone (RF-13)”.
2. Council approve Development Variance Permit No. 7921-0216-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of “Single Family Residential (13) Zone (RF-13)” for Type I Interior Lots from 12 metres to 11.4 metres on proposed Lot 1 to accommodate the retention of the existing house on proposed Lot 2 while maintaining the required side (west) yard setback;
 - (b) to reduce the minimum rear yard setback of “Single Family Residential (13) Zone (RF-13)” from 7.5 metres to 2.0 metres for proposed Lot 2 in order to retain the existing house; and
 - (c) to reduce the minimum lot width required for front accessed double side-by-side garages in “Single Family Residential (13) Zone (RF-13)” from 13.4 meters to 12.6 meters for proposed Lot 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) 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;
 - (f) demolition of a portion of the existing buildings and structures on proposed Lots 1 and 2 as identified in the limiting distance report 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	RF-G
North (Across 66B Ave):	Single Family Dwelling	Urban	RF-12
East:	Single Family Dwelling	Urban	RF-G
South:	Single Family Dwelling	Urban	RF-G
West:	Single Family Dwelling	Urban	RF-G

Context & Background

- The subject site is located at 12982 66B Avenue and has a total area of 728 square metres. The site is designated “Urban” in the Official Community Plan (OCP) and zoned “Single Family Residential Gross Density Zone (RF-G)”.
- The property is situated in an existing neighborhood primarily zoned as “Single Family Residential Gross Density Zone” (RF-G) on the west side of 130 Street. The properties located north of the subject site (across 66B Ave) are zoned as “Single Family Residential (12) Zone” (RF-12). These properties were created as part of Development Application No. 7904-0296-00, which received final adoption at the May 29, 2006 Regular Council – Land Use Meeting.
- Development Application No. 7922-0334-00 on lands on the North side of 66B Avenue, proposes rezoning from RF to RF-13 to facilitate subdivision into two lots. This application received First and Second Readings on May 15, 2023, and the Public Hearing was conducted on Jun 5, 2023.
- The property is an oversized RF-G lot, in an established, predominantly single-family neighborhood. The proposed rezoning and subdivision will establish a similar lot layout as the RF-12 and RF-13 lots directly across 66B Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject property from “Single-Family Residential Gross Density Zone (RF-G)” to “Single-Family Residential (13) Zone (RF-13)” in order to subdivide into two (2) single family residential lots.

- The rezoning and subdivision have merit as the subject site is notably larger in lot size compared to the adjacent lots. The proposed new lot dimensions are generally consistent with the surrounding residential neighborhood character. The proposed RF-13 will permit a higher Floor Area Ratio that results in compatible home sizes to the development in the neighbourhood.
- A Development Variance Permit is proposed to allow front accessed double side-by-side garages on proposed Lot 2 that is less than 13.4 metres wide, to reduce the minimum rear yard setback on proposed Lot 2 in order to retain a portion of the existing Single-Family Dwelling and to reduce the minimum lot width of Proposed 1 to achieve the retention of the existing housing on Proposed Lot 2 while maintaining the minimum side yard setback (west) for proposed Lot 2.

	Proposed
Lot Area	
Gross Site Area:	727.6 square metres
Road Dedication:	12 square metres
Net Site Area:	715.6 square metres
Number of Lots:	2
Unit Density:	27.4 uph
Range of Lot Sizes	347.0 – 380.6 square metres
Range of Lot Widths	11.4 to 12.6 metres
Range of Lot Depths	30.0 – 30.5 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 Martha Jane Norris Elementary School
- 1 Secondary student at Tamanawis 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 2024.

Parks, Recreation & Culture:

Parks accepts the removal of City tree C1 with tree compensation required at a 2:1 replacement ratio.

Parks accepts the removal of City tree C2 (Common Lilac). No compensation is required due to its species.

Summerwynd Park is the closest active park with amenities including a playground, and open space, and is 600 metres walking distance from the development. Unwin Park is the closest park with natural area to the west and is 900 metres walking distance from the development.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Themes/Policies

- The proposed single-family residential subdivision is supported by the following OCP policy:
 - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

The proposed “Single Family Residential (13) Zone” (RF-13) sized lots will result in similar sized homes, streetscape and yard space that fits the residential character of the existing neighbourhood.

The applicant prepared a building scheme for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring the new single-family dwellings are of complementary design.

Zoning By-law

- The applicant proposes to rezone the subject site from “Single Family Residential Gross Density Zone (RF-G)” to “Single Family Residential (13) Zone (RF-13)”.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the “Single Family Residential (13) Zone (RF-13)” and parking requirements.

RF-13 Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	28 uph	27.4 uph
Yards and Setbacks		
Front Yard (north):	6 m	6 m
Side Yard (east):	1.2 m	1.2 m
Side Yard (west):	1.2 m	1.2 m
Rear (south):	7.5 m	2 – 7.5 m
Lot Size		
Lot Size:	336 sq.m	347.0 – 380.6 sq.m
Lot Width:	12 – 13.4 m	11.4 – 12.6 m
4Lot Depth:	24 – 28 m	30 – 30.5 m
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

Setback and Variances

- The applicant is requesting the following variance for proposed Lot 1:
 - to reduce the minimum required lot width of the RF-13 Zone from 12 metres to 11.4 meters in order to retain the existing house on proposed Lot 2 while maintaining the minimum required side (west) yard setback for Proposed Lot 2.
- The applicant is requesting the following variances for proposed Lot 2:
 - to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 2.0 metres to the principal building face in order to achieve the retention of the existing house.
 - to allow front accessed double car garages on lots less than 13.4 metres wide will create a consistent streetscape with the existing houses in the area.
- the proposed variances allow the retention of a portion of the existing single-family dwelling on Lot 2 and permits subdivision into two (2) lots.
- the applicant's design consultant has incorporated provisions in the Building Scheme for the exterior façade, massing, and the roof pitch that will reduce the visual prominence of the garage on the narrower lots.
- the proposed front accessed double garages will allow for an additional enclosed parking space on the lots.
- staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc. 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 (Appendix IV).
- Styles recommended for this site include “West Coast Modern” to align with the area built out in the Pre-1980’s and some newer homes. Recommended dwelling types include 2-storey split level homes and ranchers. Recommended exterior building materials include stucco, vinyl, cedar, hardiplank, brick and stone in “Neutral” and “Natural” colours, and recommended roofing materials include treated cedar shakes or cedar shingles and concrete roof tiles in a shake profile.
- It is recommended that the exterior façade of the garage should have lower massing and the roof pitch of the garage should not be a prominent feature of the streetscape. Instead, the front entry of the house should be a more prominent feature.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation and dated 31 August, 2023 has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements.

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 2023, under Corporate Report No.R037;2023.
- 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 \$4,272 per new lot.
- 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 \$1,068 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.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 25, 2023, and the Development Proposal Signs were installed on July 24, 2023. Staff received the following response from a resident (*staff comments in italics*):
 - One resident expressed concern about the proximity of homes in the neighborhood in relation to the proposed rezoning and subdivision, and how it may impact property values.

The application originally included a Development Variance Permit (DVP) to vary the minimum side (west) yard setback and rear yard setback requirements of Proposed Lot 2 to retain the existing home. However, the side yard setback variance has been removed from the application due to concerns about insufficient fire access. As a result, the impact on the neighboring homes has been minimized.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates 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 (this table includes both on-site and City Trees):

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paperback Maple (City tree)	1	1	0
Common Lilac (City tree)	1	1	0
Coniferous Trees			
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		2	
Contribution to the Green City Program		\$1,100*	

* Two City trees are proposed for removal. One of the City Trees doesn't require compensation due to species. The removal requirements for the City trees is discussed below.

- The Arborist Assessment states that there are a total of 3 mature trees on the site and no Alder or Cottonwood trees. It was determined that no 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.
- The Arborist Assessment indicates that two City trees fronting the subject site cannot be retained due to direct conflict with the proposed site servicing requirements. Parks, Recreation and Culture staff have accepted the removal of City Tree C1 with compensation based on a 2 to 1 replacement ratio, and the removal of City tree C2 with no compensation required due to its species (Common Lilac).
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio (except for City Tree C2 as indicated above). This will require a total of 4 replacement trees on the site. Since only 2 replacement trees can be accommodated on the site (based on an average of [1] tree per lot), the deficit of 2 replacement trees will require a cash-in-lieu payment of \$1,100, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

In summary, a total of 2 trees are proposed to be replaced on the site with a contribution of \$1,100 to the Green City Program One of the removed City Trees doesn't require compensation due to its species.

INFORMATION ATTACHED TO THIS REPORT

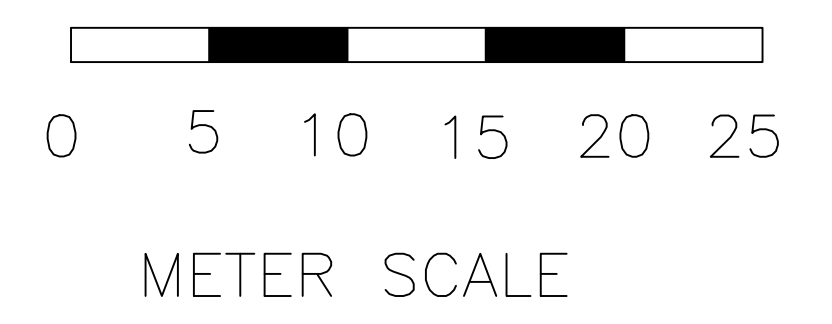
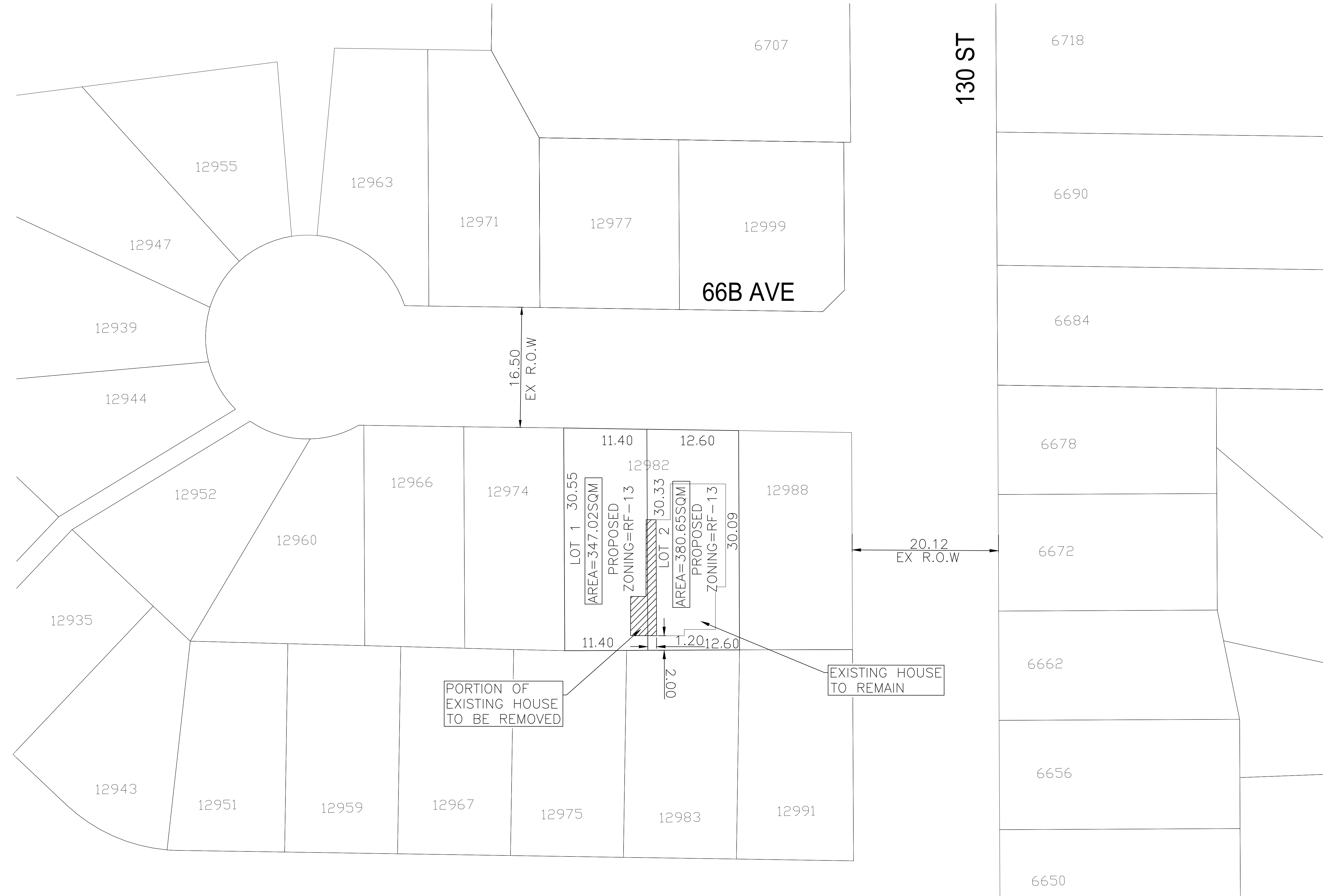
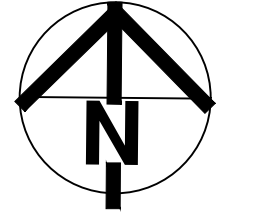
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Building Scheme Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Development Variance Permit No. 7921-0216-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

MWC/ar



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-G PROPOSED ZONING: RF-13	MAINLAND ENGINEERING DESIGN CORPORATION UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM				DEVELOPMENT/SITE LOCATION #12982 66B AVE, SURREY, B.C.		SEAL	SCALE AS NOTED	SURREY PROJECT NO.	DRAWING NO.
	SITE AREA GROSS SITE AREA: 727.70sqm.					DESIGNED RM	MAINLAND PROJECT NO.		1		
	NO. YY/MM/DD DRN. CH. REVISION					DRAWN SS	C-2174		OF 1		
	1 23/09/25 SS RM REVISED WITH WEST SIDE SETBACK FROM EXISTING HOUSE TO 1.2M 0 23/06/15 SS RM ISSUED FOR APPROVAL					CHECKED RM	DATE 23/09/25		REV. 1		
PRELIMINARY LAYOUT PLAN						DWG. NAME					

INTER-OFFICE MEMO

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

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

DATE: **September 01, 2023** PROJECT FILE: **7821-0216-00**

RE: **Engineering Requirements
Location: 12982 66B Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5m statutory right-of-way (SROW) along 66B Ave.

Works and Services

- Construct the south side of 66B Ave.
- Extend sidewalk from 130 St to the driveway of 12966 66B Ave.
- Construct driveway letdowns to each lot.
- Extend 200mm drainage main along 66B Ave to the west property line.
- CCTV existing 150mm sanitary main along 66B Ave. Upsize to 200mm main if existing main is not in adequate condition.
- Provide storm, sanitary and water service connection to each lot. Abandon all existing service connections no longer required.
- Provide on-site mitigation features as determined through detailed design.
- Register restrictive covenant (RC) for on-site mitigation features.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Development Services Manager

Department: **Planning and Demographics**
 Date: **July 31, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21 0216 00**

The proposed development of **2** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

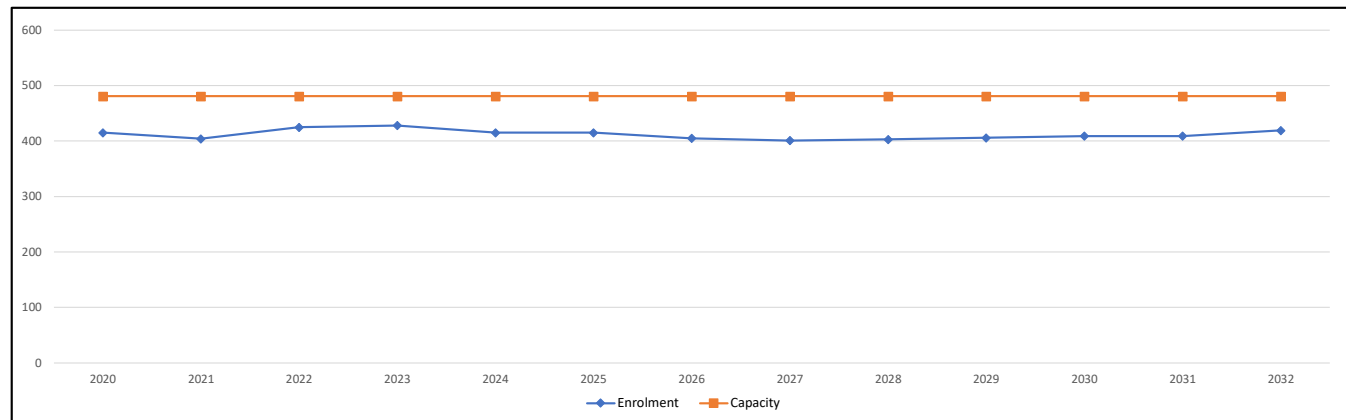
School-aged children population projection	2
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Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

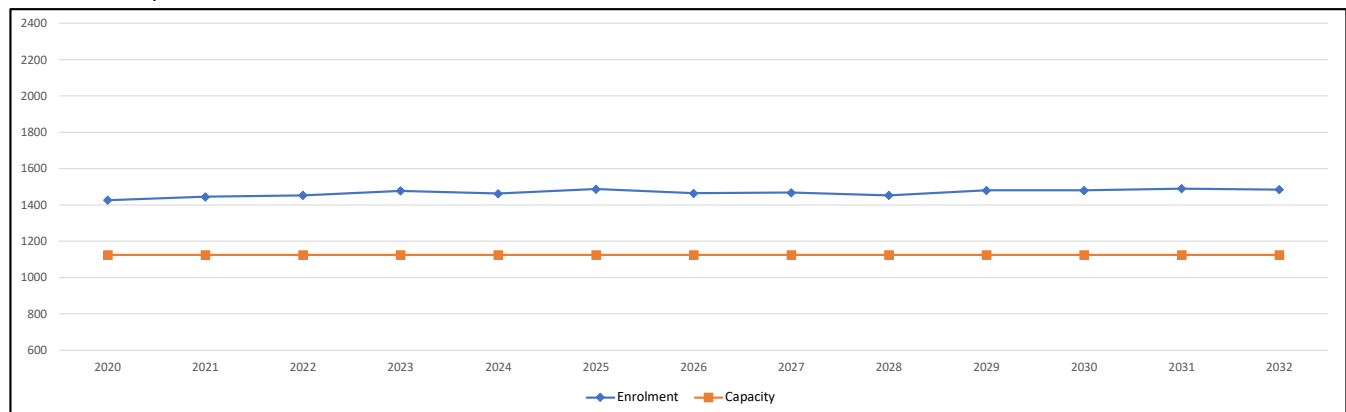
Current Enrolment and Capacities:	
Martha Jane Norris Elementary	
Enrolment	425
Operating Capacity	481
# of Portables	0
Tamanawis Secondary	
Enrolment	1453
Operating Capacity	1125
# of Portables	5

<p>Summary of Impact and Commentary</p> <p>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.</p> <p>Martha Jane Norris Elementary is currently operating under capacity. The 10-year enrolment projections show this school will modestly grow. The neighbourhood is relatively at its build out and is now maturing. Over the next 10 years, there will be enough capacity in the existing school to meet in-catchment demands.</p> <p>Tamanawis Secondary is currently operating at 129%. The 10-year projections show that the school will continue to modestly grow, however, the school will continue to operate at even higher percentage over time. In March 2020, the Ministry of Education supported the District's capital request for a new 575 capacity addition. No funding has been approved to move the project into design and construction. The addition is targeted to open 2027.</p>

Martha Jane Norris Elementary



Tamanawis Secondary



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.

BUILDING GUIDELINES SUMMARY

V.2r1

Surrey Project no.: 21-0216 (Y.DHINGRA)
Property Location: 12982-66B Ave, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
Apex Design Group Inc.
#202- 8484 -128 Street, Surrey, BC V3W 4G3
Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The area surrounding the subject site is an urban area built out in the Pre-1980’s – with a few newer homes built in the 2000’s. Most homes are simple “West Coast Traditional” style structures with habitable areas of between 1500-3000sf.

73% of the existing homes have mid-scale massing characteristics with 67.0.00% of the homes having a one storey front entry.

Roof pitch varies from economical pitch of 6/12 and lower to a medium pitch of 7/12 and over common truss roofs with simple gables and common hips with 89% of the homes have Asphalt Roof Shingles .

Wall surface materials are limited in the most part to one of the following: 61% Vinyl (dominant), 28% Cedar and 11% Stucco. 39% of the homes have Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 78.00% of the homes have double garage with exposed aggregate and Asphalt driveways.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

The majority of the existing homes in the study area 20-40+ years old and do not reflect characteristics we would be in favor of today. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000’s levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations:	“Two-Storey”	73.00%
	“Basement /Cathedral Entry”	22.00%

“Rancher (Bungalow)” 0.00%
 “Split Levels” 5.00%

**Dwelling Sizes/Locations:
 (Floor Area and Volume)** Size range: 27.00% under 2000 sq.ft excl. garage
 55.00% 2001 - 2500 sq.ft excl. garage
 18.00% over 2501 sq.ft excl. garage

**Exterior Treatment
 /Materials:** Vinyl: 61.00% Cedar: 28.00% Stucco: 11.00% Hardi: 0%
 Brick or stone accent on 39.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 89.0% Cedar Shingles: 0.00%
 Concrete Tiles: 11.00% Tar & Gravel: 0.00%
 56.00% of homes have a roof pitch of 6:12 and lower
 44.00% have a roof pitch of 7:12 and greater.

Window/Door Details: 100.00% of all homes have rectangular windows

Streetscape:A variety of simple “Two Story”, 20-50 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Vinyl, Cedar and Stucco.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types: Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes: Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume: Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

**Exterior Treatment
 /Materials:** No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

Exterior Materials /Colours:

Stucco, Vinyl, Cedar, and Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.

Roof Pitch:

Minimum 3:12

Roof Materials/Colours:

Treated Cedar Shakes or Cedar shingles, Concrete roof tiles in a shake profile, Environmentally Sustainable Roofing Products and Asphalt shingles in a shake profile. Grey, Brown or Black tone.

Window/Door Details:

Dominant: Rectangular or Gently arched windows and of a consistent geometrical shape.

In-ground basements:

Permitted if servicing allows.

Landscaping:

Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).

Compliance Deposit:

\$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD.ASTTBC
Apex Design Group Inc.

August 22, 2023

Date

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: **12982 66B Ave, Surrey**

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>	3
Protected Trees to be Removed	3
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	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 3 X two (2) = 6	6
Replacement Trees Proposed	2
Replacement Trees in Deficit	4
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 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

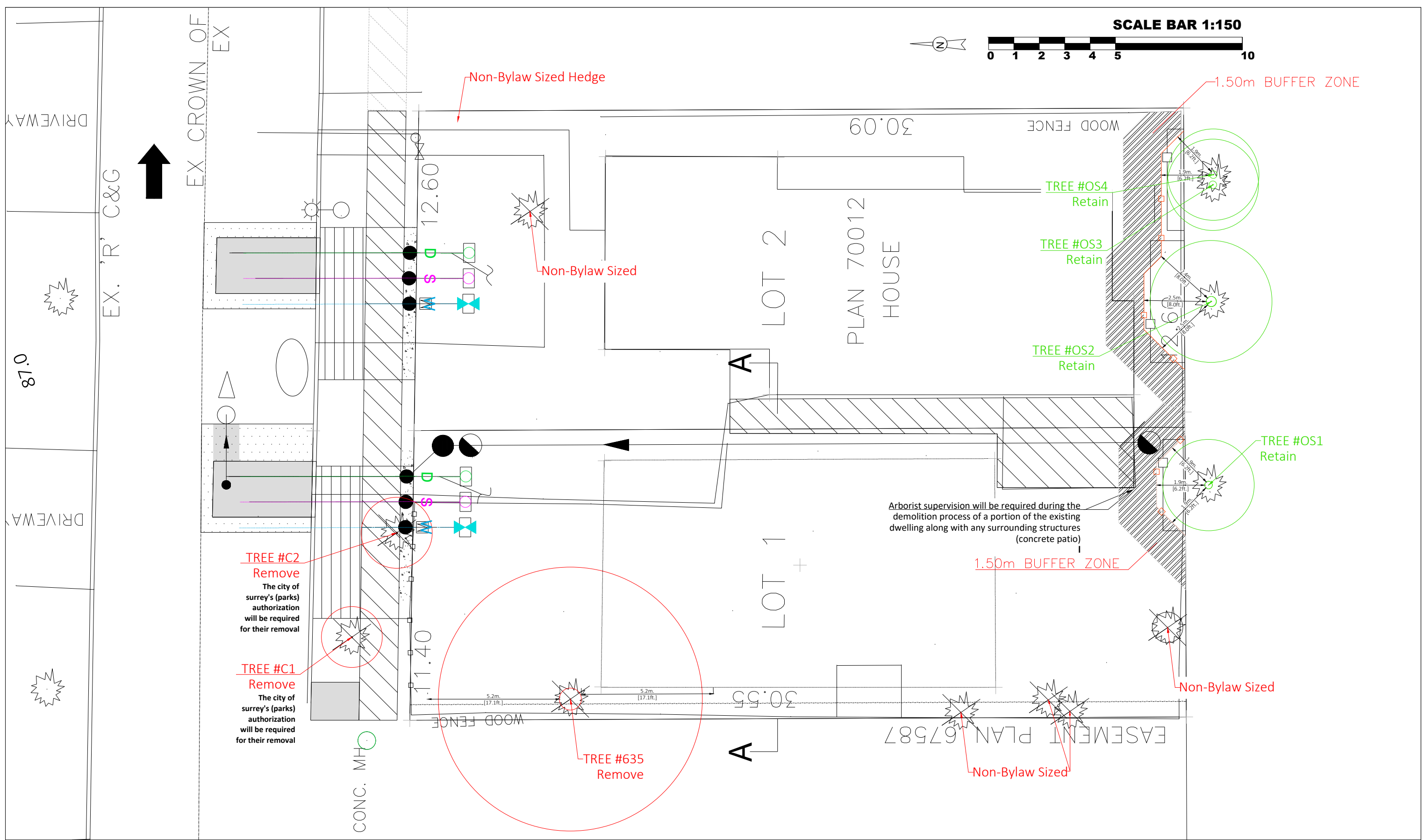
Summary, report and plan prepared and submitted by:



November 13, 2023

(Signature of Arborist)

Date



TREE MANAGEMENT PLAN

Project Number

Date	Sheet #
Scale	1:150
Drawn	
Checked	

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

Revisions

No.	Date	Description
	November 15, 2023	

Consultants

12982 66B AVE (2) (1)

Klimo & Associates

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0216-00

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: 001-990-781
 LOT 1 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 70012
 12982 66B Ave

(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:

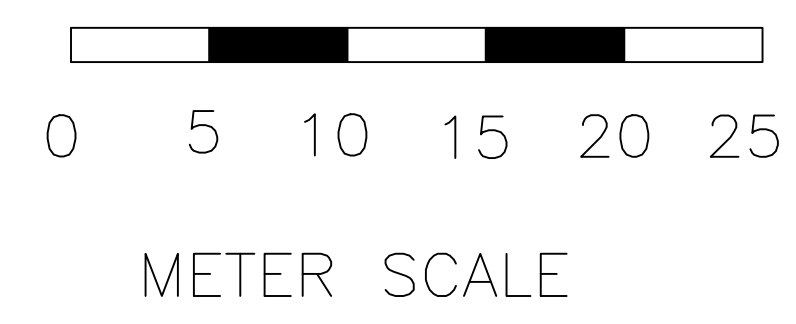
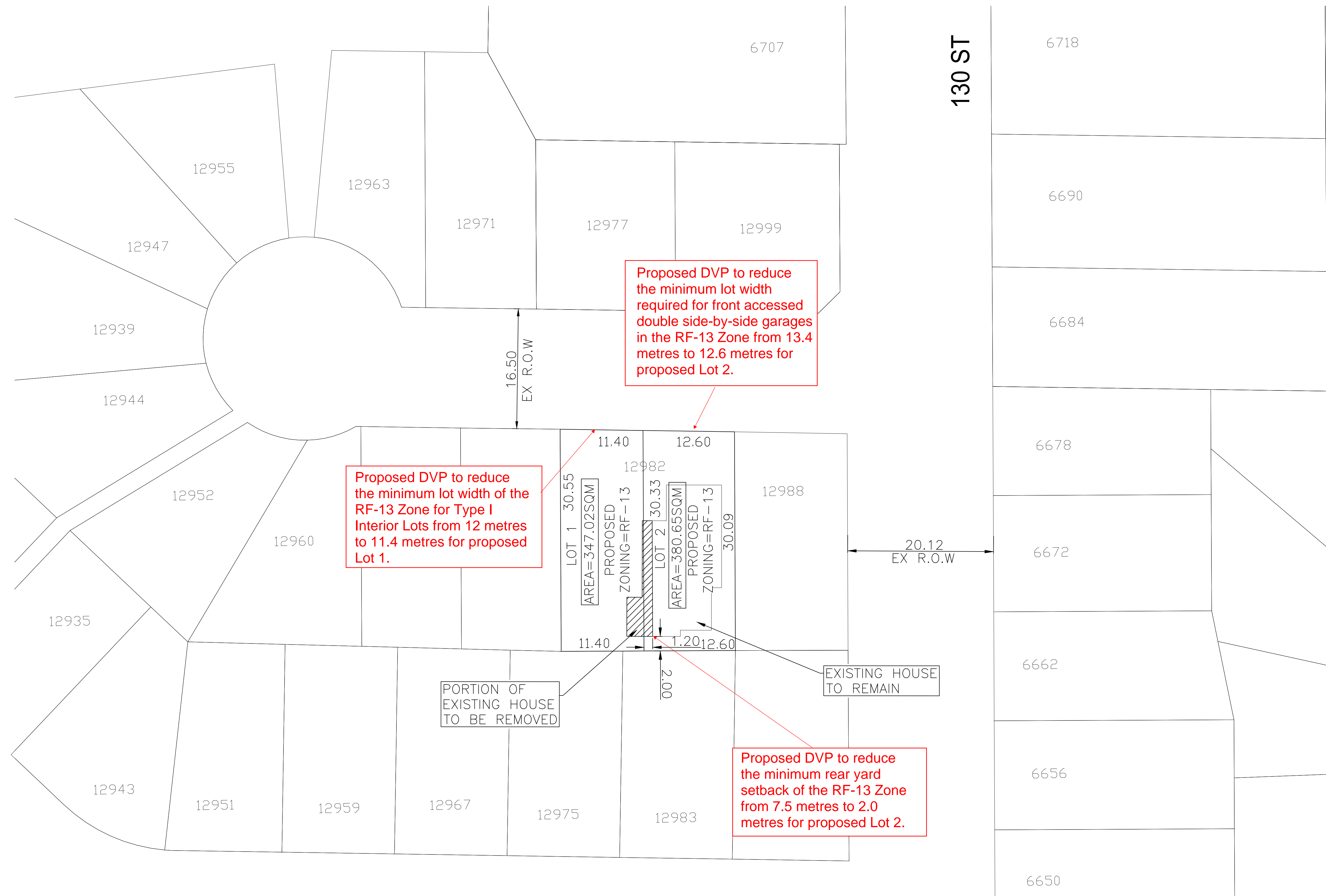
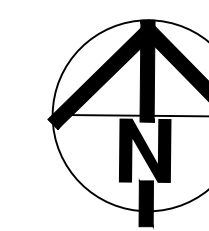
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - a) Section K of Part 16B "Single Family Residential Zone (RF-13)", the minimum lot width of Type I Interior Lots is reduced from 12 metres to 11.4 metres for proposed Lot 1;
 - b) Section F of Part 16B "Single Family Residential Zone (RF-13)", the minimum rear yard setback is reduced from 7.5 metres to 2.0 metres for proposed Lot 2; and
 - c) Section H.3(a)(iii) of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot width required for front accessed double side-by-side garages in "Single Family Residential (13) Zone (RF-13)" is reduced from 13.4 meters to 12.6 meters for proposed Lot 2.
5. This development variance permit applies to only the portion of 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



<p>NOTE:</p> <p>1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.</p> <p>2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR</p>	<p>ZONING:</p> <p>EXISTING ZONING: RF-G PROPOSED ZONING: RF-13</p>		<p>MAINLAND ENGINEERING DESIGN CORPORATION</p> <p>UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1</p> <p>TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM</p>				<p>DEVELOPMENT/SITE LOCATION #12982 66B AVE, SURREY, B.C.</p>		<p>SCALE AS NOTED</p> <p>DESIGNED RM</p> <p>DRAWN SS</p> <p>CHECKED RM</p> <p>APPROVED AB</p>	<p>SURREY PROJECT NO.</p> <p>MAINLAND PROJECT NO. C-2174</p> <p>DATE 23/09/25</p>		<p>DRAWING NO. 1</p> <p>OF 1</p> <p>REV. 1</p>	
	<p>SITE AREA</p> <p>GROSS SITE AREA: 727.70sqm.</p>		<p>NO. YY/MM/DD DRN. CH. REVISION</p> <p>1 23/09/25 SS RM REVISED WITH WEST SIDE SETBACK FROM EXISTING HOUSE TO 1.2M</p> <p>0 23/06/15 SS RM ISSUED FOR APPROVAL</p>				<p>DWG. NAME</p> <p>PRELIMINARY LAYOUT PLAN</p>			<p>SEAL</p>			