

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0342-00

Planning Report Date: July 25, 2022

**PROPOSAL:**

- **Rezoning** of a portion of the site from RA to RF-13
- **Development Variance Permit**

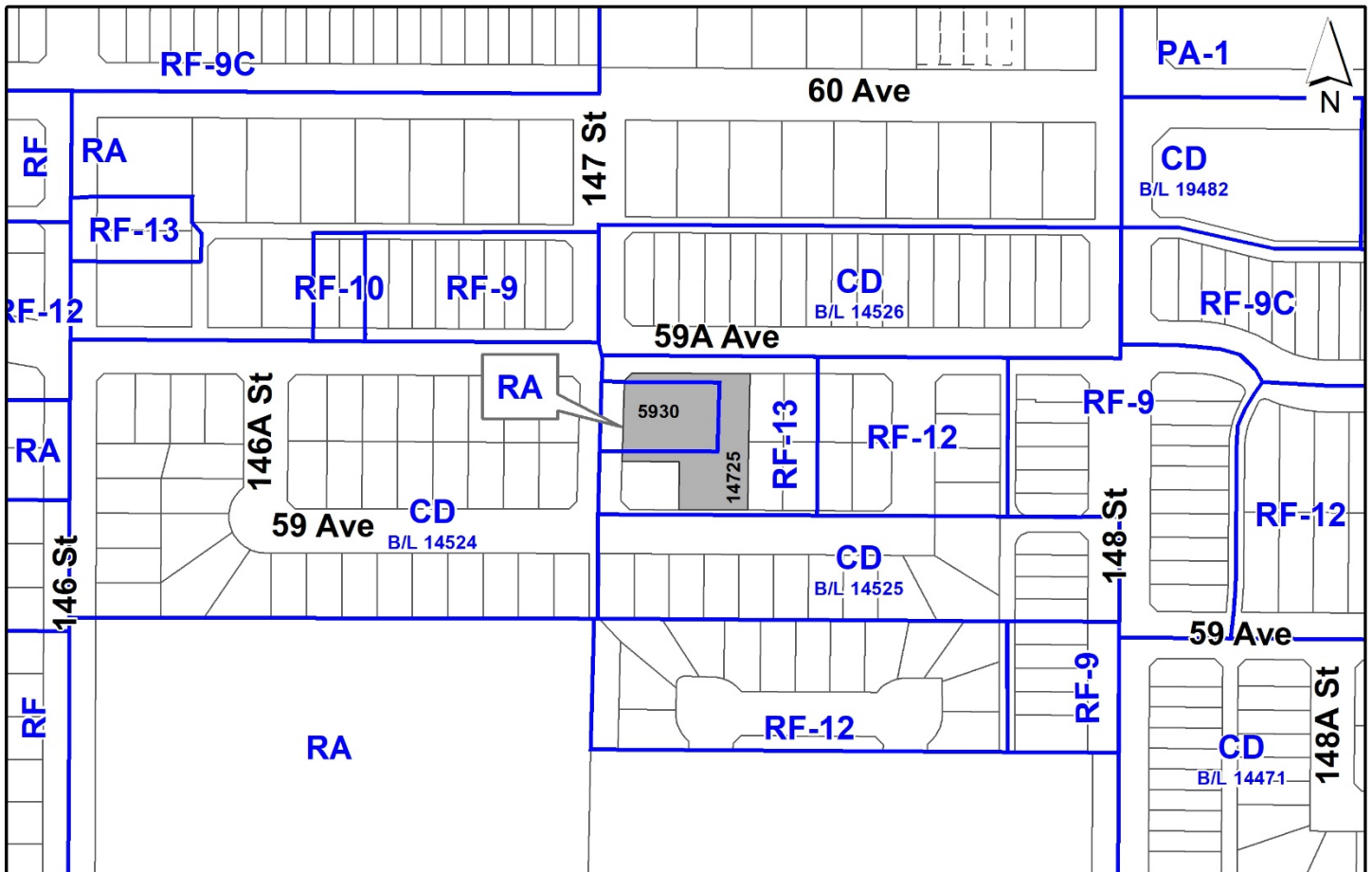
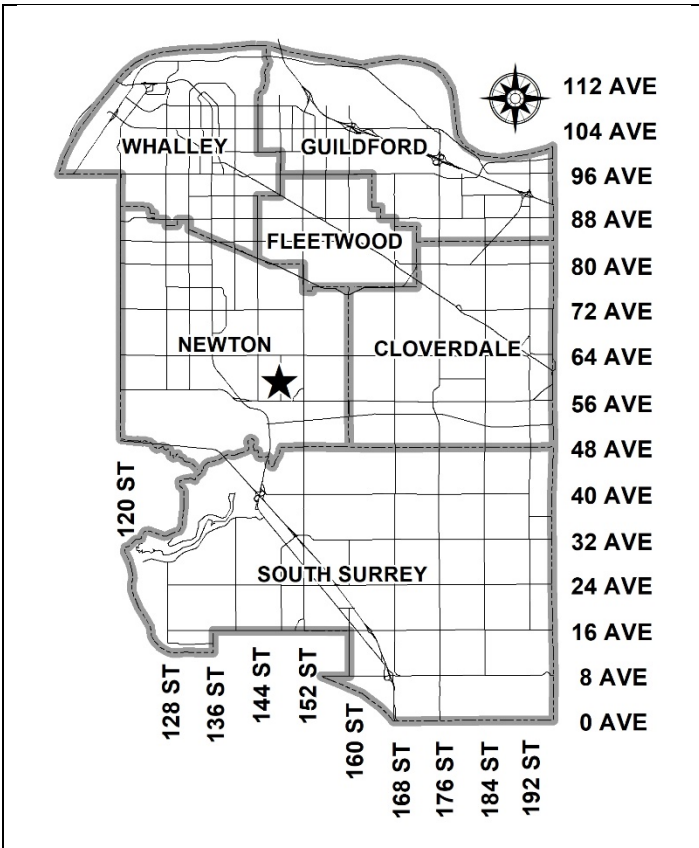
to permit subdivision into six (6) single family small lots.

**LOCATION:** 5930 - 147 Street  
 14725 - 59 Avenue

**ZONING:** RA and RF-13

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Small Lots



**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**

- Proposing to vary the lot width and lot depth requirements of the RF-13 Zone.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the 'Single Family Small Lots' designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed lot layout was previously conceptualized under Development Application No. 7916-0202-00, which received final adoption on May 7, 2018. The proposed density and lot sizes are in keeping with the neighbourhood context and other recently approved development applications in the area.
- All proposed lots exceed the minimum lot area requirements of the RF-13 Zone.
- Area residents have not raised any objections to the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site shown as Block A on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0342-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of a Type II Interior Lot and Type II Corner Lot from 24.0 metres to 21.5 metres for proposed Lot 1 and 21.7 metres for proposed Lot 6; and
  - (b) to reduce the minimum lot width of a Type II Interior Lot from 13.4 metres to 13.0 metres for proposed Lot 5.
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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed frontage works along 147 Street;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the 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; and
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	5930 – 147 St: Suburban Single Family	Urban/Single Family Small Lots	RA
	14725 – 59 Ave: Vacant / Single Family Small Lots		RF-13
North (Across 59A Avenue):	Single Family Small Lots	Urban/Single Family Small Lots	CD (By-law No. 14526)
East:	Single Family Small Lots	Urban/Single Family Small Lots	RF-13
South (Across 59 Avenue):	Single Family Small Lots	Urban/Single Family Small Lots	CD (By-law No. 14525)
West (Across 147 Street):	Single Family Small Lots	Urban/Single Family Small Lots	CD (By-law No. 14524)

### Context & Background

- The subject site includes two properties located at 5930 – 147 Street and 14725 – 59 Avenue. The site is approximately 2,138 square metres in area, designated "Urban" in the Official Community Plan (OCP), and designated "Single Family Small lots" in the South Newton Neighbourhood Concept Plan (NCP).
- A portion of the site is currently zoned "One-Acre Residential Zone (RA)", and the rest of the site is currently zoned "Single Family Residential (13) Zone (RF-13)". As a result, only a portion of the site requires rezoning to the RF-13 Zone.
- The proposed lot layout was previously conceptualized under Development Application No. 16-0202-00, which received final adoption on May 7, 2018. At the time, the owners of 5930 - 147 Street elected not to participate in the application. A no-build covenant was registered on a portion of the site to allow for future subdivision into single family small lots.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to rezone a portion of the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" to allow for subdivision from two (2) into six (6) single family small lots.
- To facilitate this subdivision, the applicant is proposing a Development Variance Permit to reduce the minimum lot depth of proposed Lots 1 and 6 and to reduce the minimum lot width of proposed Lot 5.

- Proposed Lots 1 and 6 exceed the minimum lot width requirement of the RF-13 Zone, and proposed Lot 5 exceeds the minimum lot depth requirement of the RF-13 Zone. All proposed Lots exceed the minimum lot area requirements of the RF-13 Zone.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	2,138 square metres
Road Dedication:	Dedicated under Development Application No. 7916-0202-00
Net Site Area:	2,138 square metres
<b>Number of Lots:</b>	6
<b>Unit Density:</b>	28 units per hectare
<b>Range of Lot Sizes</b>	338 to 397 square metres
<b>Range of Lot Widths</b>	13.0 to 18.6 metres
<b>Range of Lot Depths</b>	21.5 to 26.3 metres

### Referrals

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

**School District:** The School District has advised that there will be approximately 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

4 Elementary students at Goldstone Park Elementary School  
2 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

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

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

**Parks, Recreation & Culture:** Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement.

The closest active park is Owl Park and is 233 metres away to the north of the subject site. The closest greenbelt natural area is 390 metres away to the northeast of the subject site.

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

## Transportation Considerations

- Road dedications adjacent to the site were previously secured under Development Application No. 7916-0202-00.
- Sidewalks are proposed to be constructed along 147 Street, which will promote walkability and increase pedestrian safety in the neighbourhood.
- The proposed development is in close proximity to transit service. A bus stop is located approximately 280 metres north of the site, serviced by bus route 342 with connections between the Newton Bus Exchange and Langley City Centre.
- Frontage works requiring infill of a watercourse along 147 Street is proposed. Approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act (WSA) is required prior to final adoption. If the watercourse is considered a 'stream' under WSA, this would have implications on proposed lots to the west of the subject site due to required road works, stream relocation, and applicable streamside setback requirements.
- Although City staff have not yet received confirmation from WSA, the applicants have provided an alternate subdivision concept plan to be considered in the scenario that the watercourse is confirmed to be a 'stream' under WSA. Further review by City staff would be required to confirm acceptability of the alternate layout.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the "General Urban" designation in the Regional Growth Strategy (RGS).

### Official Community Plan

#### Land Use Designation

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

#### 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 lot sizes are consistent with those in the immediate neighbourhood and the building scheme currently registered on title is also registered on adjacent properties, which means future homes on the subject site will be of a similar type, style, and size as neighbouring context homes.)*

## Secondary Plans

### Land Use Designation

- The proposal meets the intent of the "Single Family Small Lots" designation in the South Newton Neighbourhood Concept Plan (NCP).

### Themes/Objectives

- The proposal is consistent with the following Goals and Objectives of the South Newton NCP:
  - Recognize and protect development patterns and character of existing single family urban and suburban subdivision in planning for future land uses;
  - Create pedestrian-friendly, walkable neighbourhoods; and
  - Ensure the provision of cost-efficient and effective engineering services.

## Zoning By-law

- A portion of the site is currently zoned "Single Family Residential (13) Zone (RF-13)", and the rest of the site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the portion of the site currently zoned RA to RF-13.
- The table below provides an analysis of the development proposal in relation to the requirements of the RF-13 Zone in the Zoning By-law.

<b>RF-13 Zone (Part 16B)</b>	<b>Permitted</b>	<b>Proposed</b>
<b>Unit Density:</b>	28 units per hectare	28 units per hectare
<b>Lot Size</b>		
Lot Size:		
Corner Lot (Type II):	380 square metres	397 square metres
Interior Lot (Type II):	336 square metres	338 – 352 square metres
Lot Width:		
Corner Lot (Type II):	15.4 metres	18.6 metres
Interior Lot (Type II):	13.4 metres	13.0 – 15.5 metres
Lot Depth:	24 metres	21.5 – 26.3 metres

### Lot Width & Depth Variances

- The applicant is requesting the following variances:
  - (a) to reduce the minimum lot depth of a Type II Interior Lot and Type II Corner Lot from 24.0 metres to 21.5 metres for proposed Lot 1 and 21.7 metres for proposed Lot 6; and
  - (b) to reduce the minimum lot width of a Type II Interior Lot from 13.4 metres to 13.0 metres for proposed Lot 5.

- The subject site was envisioned to develop into single family small lots under Development Application No. 7916-0202-00, which received final adoption on May 7, 2018. The proposed single family small lots are consistent with established residential lots in the neighbourhood.
- The proposed relaxation of the minimum lot depth for Lots 1 and 6, and minimum lot width of Lot 5, is required in order to achieve the proposed lots and complete the established pattern for the block.
- The applicants have provided a building envelope analysis for proposed Lots 1 and 6 demonstrating that functional rear yards, in compliance with setback requirements of the RF-13 Zone, can be achieved despite the proposed lot depth variances on the subject lots.
- Proposed Lots 1 and 6 exceed the minimum lot width requirements of the RF-13 Zone, and proposed Lot 5 exceeds the minimum lot depth requirement of the RF-13 Zone. All lots exceed the minimum lot area requirement of the RF-13 Zone.
- Staff support the requested variances to proceed for consideration.

#### Lot Grading and Building Scheme

- Building Design Guidelines were previously registered on title at 14725 – 59 Avenue under Development Application No. 7916-0202-00. The design guidelines may remain on title unchanged, and all proposed lots will be required to comply with the permitted and restricted design elements listed in the guidelines.
- The design guidelines will permit "Neo-Traditional" and "West Coast Traditional" style homes on the proposed lots to ensure compatibility with existing homes in the neighbourhood.
- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc., and dated May 11, 2022, 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 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 \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and South Newton NCP designations.



## Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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 March 16, 2022, and Development Proposal Signs were installed on February 28, 2022. Staff received one (1) response from the public requesting general information on future on-street parking adjacent to the site. Staff provided the following response:

*The east side of 147 Street will have parking restrictions, similar to existing conditions. The west side of 147 Street will have parking restrictions corresponding to the east side of the road, with 1-2 parking space reduction on the west side only.*

- The Newton Community Association, Sullivan Amateur Athletic and Community Association, and Panorama Neighbourhood Association were each sent a pre-notification letter. No responses were received from these associations.
- No objections to the proposal were raised as part of the public engagement process.

## TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Weeping Willow	2	2	0
Common Holly	3	3	0
<b>Coniferous Trees</b>			
Western Red Cedar	3	3	0
Douglas Fir	2	2	0
Lawson Cypress	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>12</b>	<b>12</b>	<b>0</b>

<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>12</b>
<b>Total Retained and Replacement Trees</b>	<b>12</b>
<b>Contribution to the Green City Program</b>	<b>\$6,600.00</b>

- The Arborist Assessment states that there are a total of 12 mature trees on the site. No Alder or Cottonwood trees were identified. 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.
- 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 total of 24 replacement trees on the site. Since only 12 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 12 replacement trees will require a cash-in-lieu payment of \$6,600.00 representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with a contribution of \$6,600.00 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.	Rezoning Block Survey Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7921-0342-00

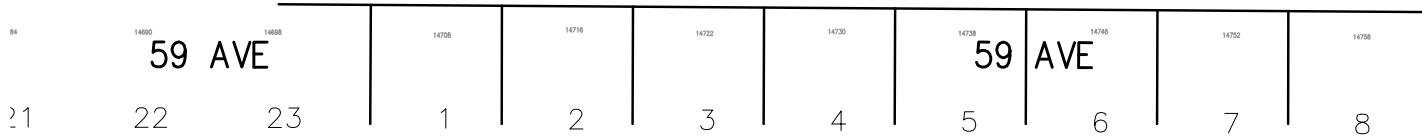
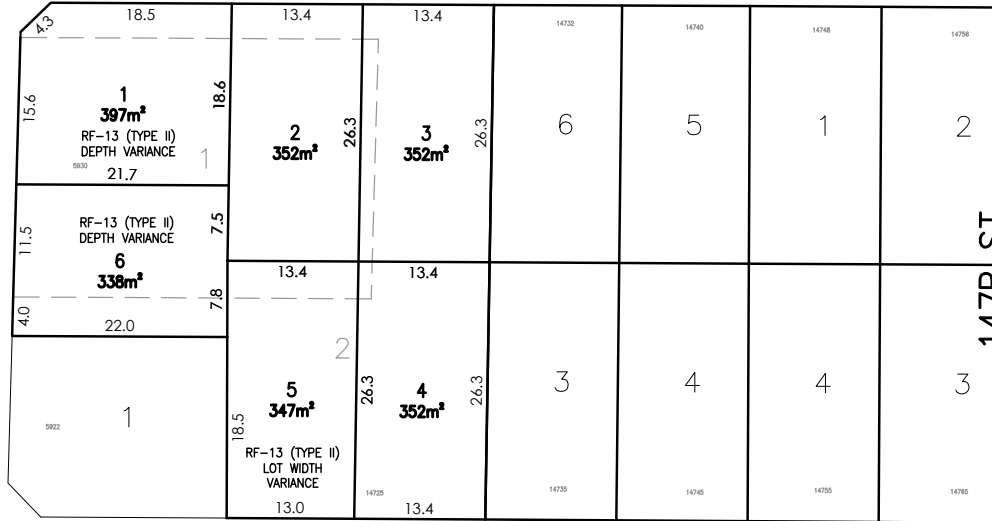
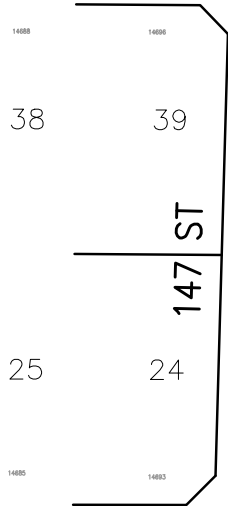
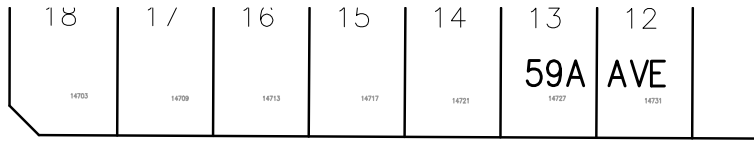
*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

HD/cm



59A AVE



**PRELIMINARY  
FOR DISCUSSION PURPOSES**

Title				RESIDENTIAL SUBDIVISION			
Address				5930-147 STREET & 14725-59 AVENUE			
Project No.	2021-PRE-60	Date	JUNE 2021	Scale	1:500	Dwg No.	L2

**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY BYLAW NO:  
LOT 1 PLAN 20412 AND  
LOT 2 PLAN EPP73704  
ALL OF SECTION 10 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT**

59A AVENUE

Draft Date: July 19 2022

CIVIC ADDRESS:

5930 147 Street & 14725 59 Avenue, Surrey  
P.I.D. 004-749-561 & 030-451-451

SCALE 1 : 250



ALL DISTANCES ARE IN METRES

LEGEND

- m<sup>2</sup> DENOTES SQUARE METRES
- ha DENOTES HECTARES
- EX. DENOTES EXPLANATORY PLAN

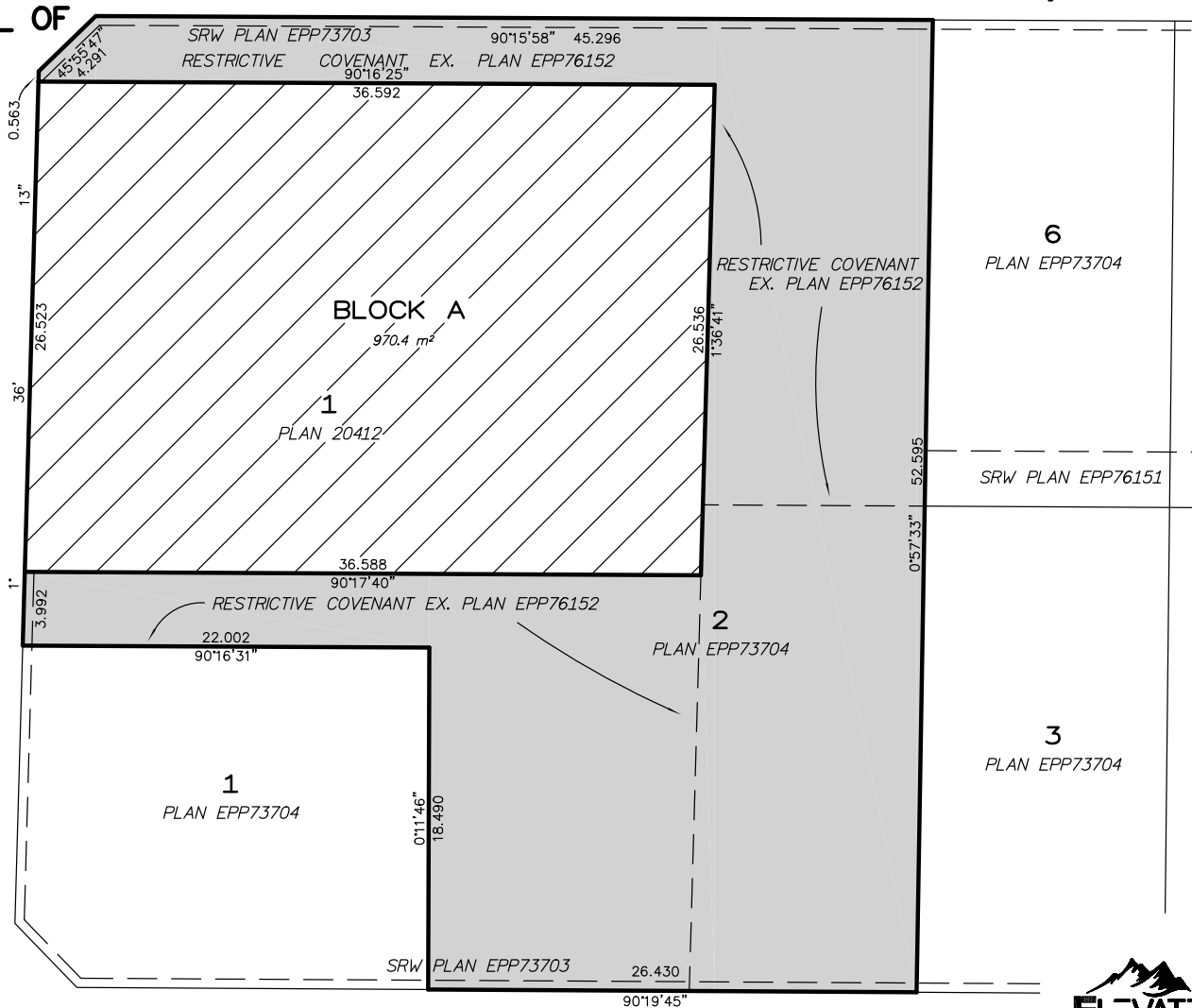


Lot dimensions are derived from FIELD SURVEY

CERTIFIED CORRECT  
DATED THIS 19th DAY OF JULY, 2022

*Finny Philip*  
BCLS  
Finny Philip

147 STREET



59 AVENUE



FILE: 21-1360-BLOCK-rev1

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

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

DATE: **July 15, 2022** PROJECT FILE: **7821-0342-00**

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RE: **Engineering Requirements  
Location: 5930 147 St**

### REZONE AND SUBDIVISION

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

- Provide 0.5m Statutory Right of Way along 147 St.

#### *Works and Services*

- Construct the east side of 147 St.
- Construct driveway letdowns to each lot.
- Provide storm, sanitary and water service connections to each lot.
- Provide on-site stormwater mitigation features.

A Servicing Agreement is required prior to Rezone/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

IJ



May 31, 2022

Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0342 00

**SUMMARY**

The proposed 6 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:	4
Secondary Students:	2

**September 2021 Enrolment/School Capacity**

<b>Goldstone Park Elementary</b>	
Enrolment (K/1-7):	91 K + 632
Operating Capacity (K/1-7)	76 K + 443
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1646
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

<b>Projected population of school-age children for this development:</b>	8
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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.

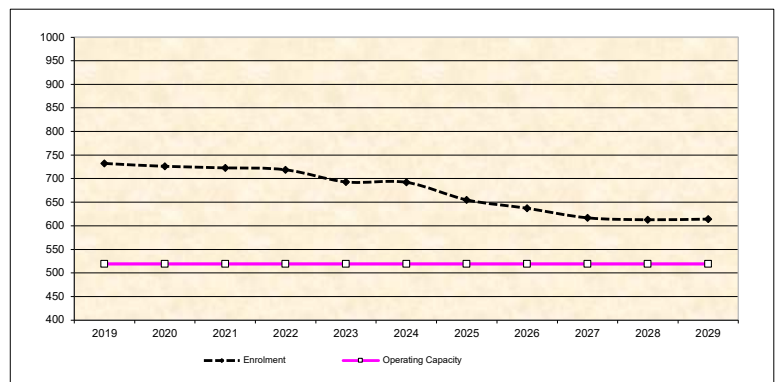
**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2021, all three schools are severely overcrowded. To meet in-catchment demand, portables are in use as enrolling spaces.

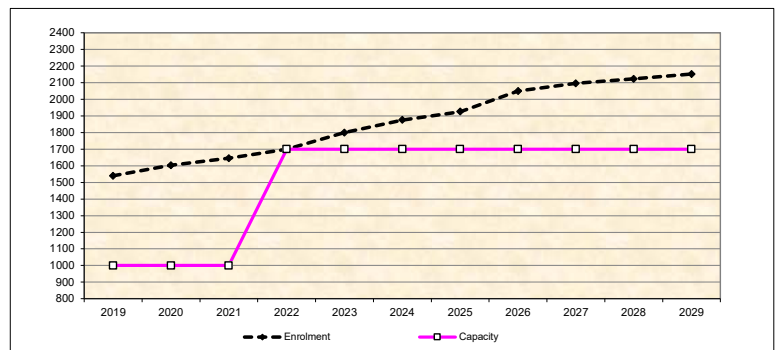
June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in 2025 will provide enrolment relief to the two neighbouring schools: Goldstone Park and Cambridge.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700-capacity addition at Sullivan Heights. The addition is anticipated to be open for the 2022/2023 school year.

**Goldstone Park 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.

**9.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 5930 147 St - 14725 59 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>	12
Protected Trees to be Removed	12
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  12 X two (2) = 24	24
<b>Replacement Trees Proposed</b>	<b>12</b>
<b>Replacement Trees in Deficit</b>	<b>12</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</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>

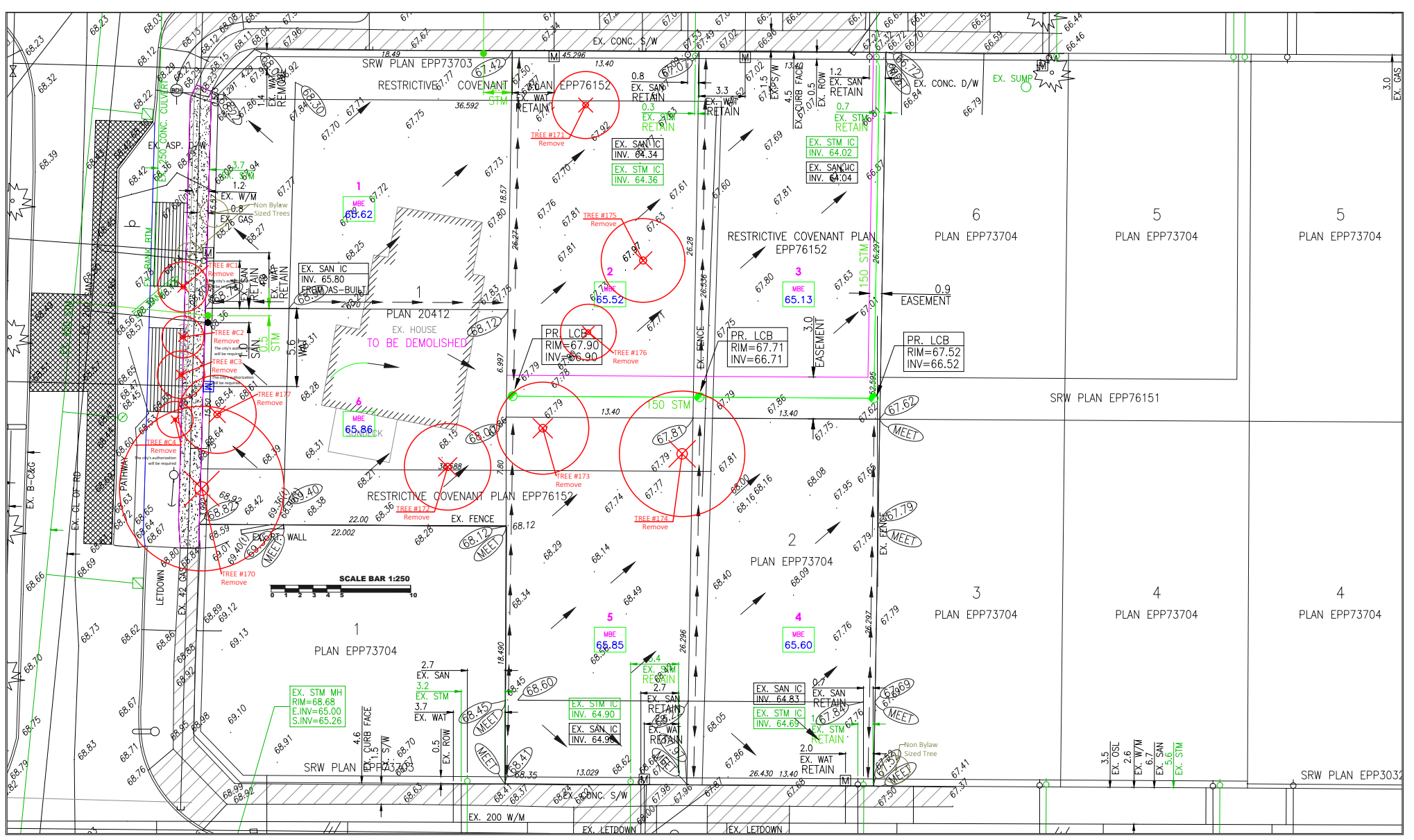
Summary, report and plan prepared and submitted by:



February 22, 2022

(Signature of Arborist)

Date



**TREE MANAGEMENT PLAN**  
 Project Number: \_\_\_\_\_  
 Date: January 6, 2020  
 Scale: 1:150  
 Drawn: Danyis Khombo  
 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

Consultants

**Klimo & Associates**

TREE MANAGEMENT PLAN  
 5930 147 Street & 14725 59 Avenue, Surrey





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0342-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 004-749-561

Lot 1 Section 10 Township 2 New Westminster District Plan 20412

5930 - 147 Street

Parcel Identifier: 030-451-451

Lot 2 Section 10 Township 2 New Westminster District Plan EPP73704

14725 - 59 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) In Section K. Subdivision of Part 16B “Single Family Residential (13) Zone (RF-13)”, the minimum lot depth of a Type II Interior Lot and Type II Corner Lot is reduced from 24.0 metres to 21.5 metres for proposed Lot 1 and 21.7 metres for proposed Lot 6; and
  - (b) In Section K. Subdivision of Part 16B “Single Family Residential (13) Zone (RF-13)”, the minimum lot width of a Type II Interior Lot is reduced from 13.4 metres to 13.0 metres for proposed Lot 5.
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.
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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
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.

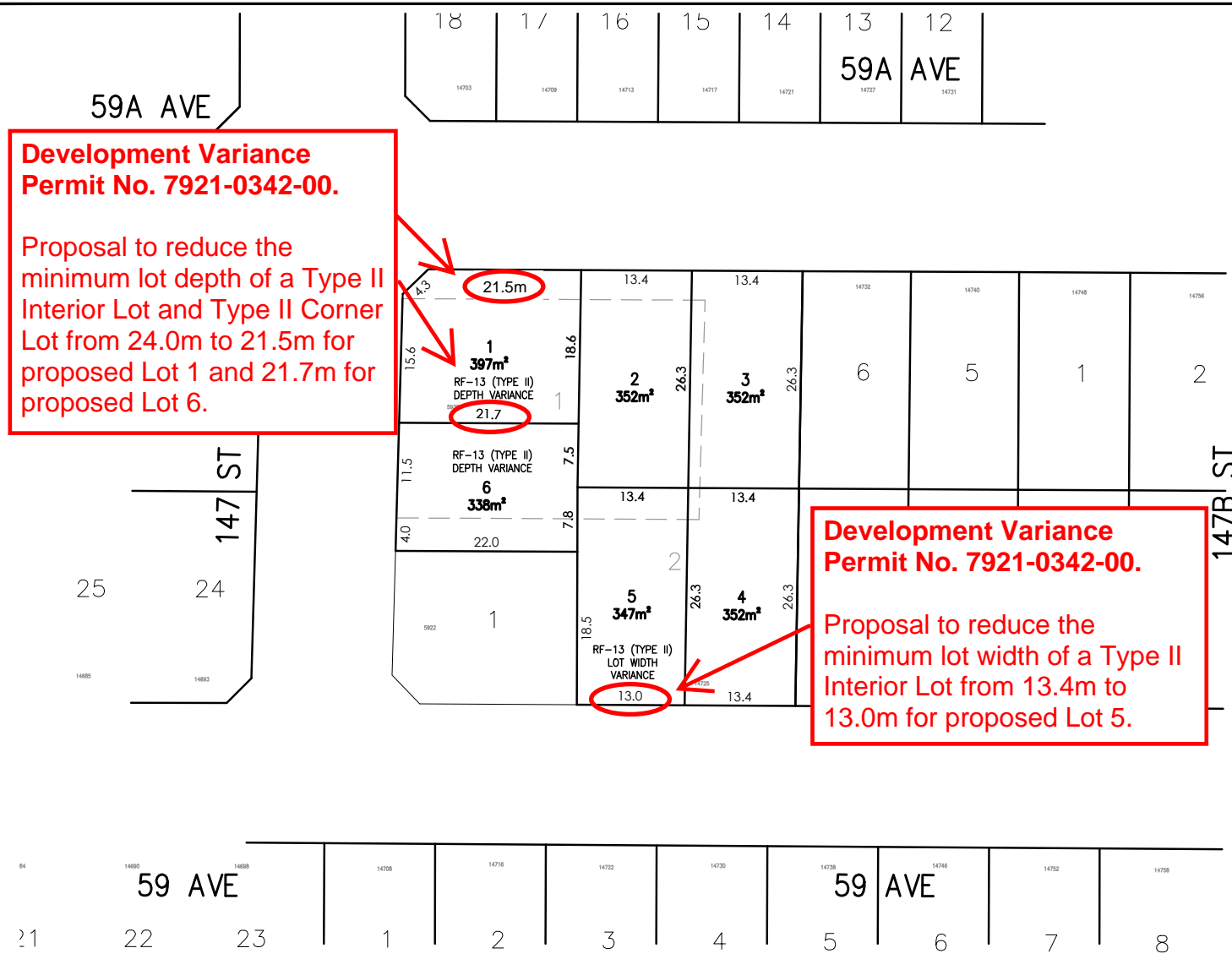
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



**Development Variance  
Permit No. 7921-0342-00.**

Proposal to reduce the minimum lot depth of a Type II Interior Lot and Type II Corner Lot from 24.0m to 21.5m for proposed Lot 1 and 21.7m for proposed Lot 6.

**Development Variance  
Permit No. 7921-0342-00.**

Proposal to reduce the minimum lot width of a Type II Interior Lot from 13.4m to 13.0m for proposed Lot 5.

**PRELIMINARY  
FOR DISCUSSION PURPOSES**

Title				RESIDENTIAL SUBDIVISION			
Address				5930-147 STREET & 14725-59 AVENUE			
Project No.	2021-PRE-60	Date	JUNE 2021	Scale	1:500	Dwg No.	L2

**GurSimer  
Design and  
Management Inc.**

Tel: 778-895-658 | Email: nirvair@gs-gm.com