

City of Surrey
ADDITIONAL PLANNING COMMENTS
 File: 7907-0158-00

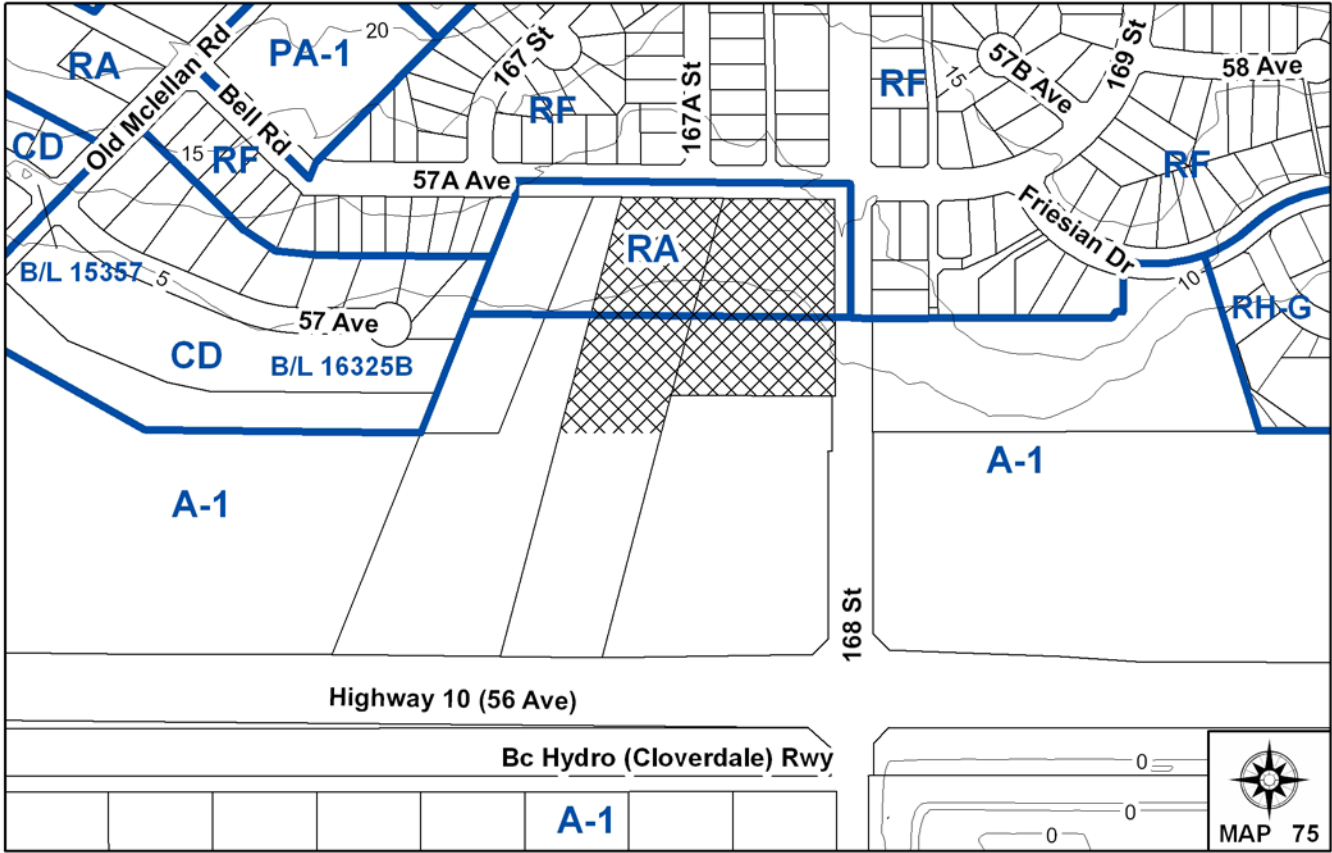
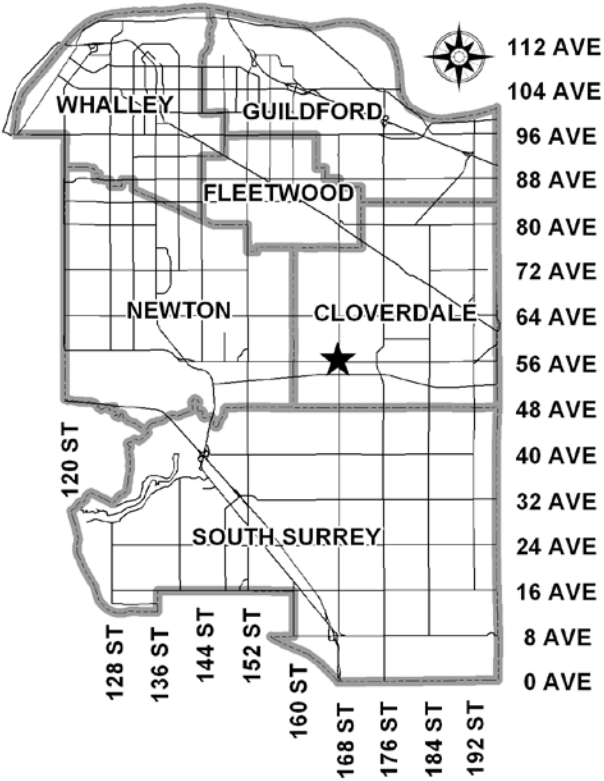
Planning Report Date: September 8, 2008

PROPOSAL:

- **OCP Amendment** of a portion from Suburban to Urban
- **NCP Amendment** of portions from Half Acre Cluster to Urban Single Family and from Parks / Open Space to Half Acre Cluster
- **Rezoning** on portions from A-1 and RA to CD (based on RH-G) and RF
- **Development Permit**
- **Development Variance Permit**

in order to allow subdivision into 18 residential lots and one remainder parcel.

LOCATION: 5713/49 - 168 St./16730 - 57A Ave
OWNERS: Avtar Singh Bilg et al
ZONING: RA and A-1
OCP DESIGNATION: Suburban and Agriculture
NCP DESIGNATION: Half Acre Cluster, Parks / Open Space and ALR



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Authorize the referral of the proposed subdivision within the Agricultural Land Reserve to the ALC for their approval.
- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an OCP amendment on the northern portion from Suburban to Urban.
- The proposal requires amendments to the West Cloverdale South Neighbourhood Concept Plan (NCP).
- Portions of the area designated Half Acre Cluster (2 upa) in the NCP are proposed to be amended to Urban Single Family.
- Portions of the area designated Parks/Open Space in the NCP are proposed to be amended to Half Acre Cluster (2 upa).
- The most southerly proposed Lot 20, within the ALR, does not meet the minimum 4-hectare (10-acre) lot size requirement of the A-1 Zone and requires a Development Variance Permit.

RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment on the northern portion from Suburban to Urban mirrors what has been previously approved to the west.
- The proposed NCP Amendment from Half Acre Cluster (2 upa) to Urban Single Family also mirrors what has been previously approved to the west.
- The proposal will facilitate the dedication of approximately 0.77 acre (3,102 square metres) of open space for parkland and will accommodate the "Hook Greenway" requirement.
- Council passed a resolution at the June 23, 2008 Regular Council - Land Use Meeting, to direct staff to bring the application forward so the layout currently proposed can proceed.

RECOMMENDATION

To implement Council's previous decisions granting approval to proceed to this project, the Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating Block A, as shown on the Survey Plan, a portion of the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix I).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block B as shown on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone Block A of the subject site as shown on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize referral of the application to the Agricultural Land Commission for consideration of the subdivision within the ALR and creation of an undersized parcel.
6. Council authorize staff to draft Development Permit No. 7907-0158-00 in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7907-0158-00 (Appendix XII) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum lot size within the A-1 Zone for land within the ALR from 4 hectares (10 acres) to 0.95 hectares (2.4 acres).
8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) provision of community benefit to satisfy the OCP Amendment policy for Type 2 OCP Amendment applications;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 15-18 for "no-build" and future maintenance within the 7.5 metre (25 ft.) wide buffer area;
 - (i) registration of a restrictive covenant on title of the newly created lots which will acknowledge that the lots are located in close proximity to active farming operations; and
 - (j) registration of a 6.0-metre (20 ft.) wide right-of-way to provide temporary access to proposed Lot 20 until alternate access can be provided.
9. Council pass a resolution to amend the West Cloverdale South NCP to redesignate portions of the land from Half Acre Cluster (2 upa) to Urban Single Family and Parks / Open Space to Half Acre Cluster (2 upa) (Appendix X) when the project is considered for final adoption.

REFERRALS

Engineering:

The Engineering Department advises that the proposed subdivision layout may deter/frustrate future 57 Avenue residents from making left-in/left-out turning movements as a result of potential traffic congestion along 168 Street (designated arterial road), especially during morning and/or afternoon peak periods. As a result, drivers destined to the north may be forced to take a circuitous route via Highway No. 10 and 172 Street, or may take risks in turning left increasing collision potential.

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

School District:

Projected number of students from this development:

6 students at Surrey Centre Elementary School
3 students at Lord Tweedsmuir Secondary School

(Appendix IV)

Parks, Recreation & Culture:

The Park dedication is acceptable. The applicant will be required to provide NCP Amenity contributions on a per unit basis as per the West Cloverdale South Neighbourhood Concept Plan. ALR Buffer planting is to be located on private property. Similar to developments in the area, Parks requests the developer construct the Hook Greenway path through parkland as part of this development. The Hook Greenway is a 4-metre wide gravel multi-use path running from the east to west end of the parkland in this development. Parks will also accept cash in-lieu for pathway development. Parks must review details of the access easement through parkland for impacts to the parkland. Grading for the easement and the adjacent building lots should not adversely affect the grades of the parkland.

Min. of Transportation and Infrastructure:

The Ministry of Transportation and Infrastructure does not support direct access from Highway No. 10. To provide access to proposed Lot 20, a 6.0-metre (20 ft.) wide right-of-way from 57 Avenue is required.

Agricultural Advisory Committee:

The proposal was reviewed at the June 5, 2008 AAC meeting. The AAC concurred with the original recommendation to refer the project back to staff. The applicant should consolidate the southern portion of the subject site (2.4 acre remainder A-1 parcel) with the properties to the west and a no-build Restrictive Covenant should be registered until consolidation is realized. The proposed 7.5-metre (25 ft.) buffer should be widened to 15 metres (49 ft.) and the proposed lot sizes should be consistent with the half-acre gross density lots prescribed under Policy No. O-23. A chain link fence is required along the ALR boundary.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on acreage residential lots to be removed.

Adjacent Area:

Direction	Existing Use	OCP or NCP Designation	Existing Zone
North (Across 57A Avenue):	Single family dwellings.	Urban Single Family in the West Cloverdale South NCP	RF
East (Across 168 Street):	Single family dwellings and Guy Richardson Park	Urban and Suburban in the OCP	RF and A-1
South (Across Highway No. 10 [56 Avenue] and Railway):	Agricultural lands within the ALR.	Agricultural in the OCP	A-1

Direction	Existing Use	OCP or NCP Designation	Existing Zone
West:	Single family dwellings on acreage lots.	Urban Single Family, Half Acre Cluster and Parks / Open Space in the West Cloverdale South NCP	RA and A-1

DEVELOPMENT CONSIDERATIONS

Background

- At the Regular Council- Land Use meeting held on June 23, 2008, Council considered the Planning Report (Appendix III) regarding the application to amend the OCP on a portion of the subject site from Suburban to Urban, amend the NCP on portions from Half Acre Cluster to Urban Single Family and from Parks/Open Space to Half-Acre Cluster and rezoning on portions from A-1 and RA to CD (based on RH-G) and RF in order to allow subdivision into 18 residential lots and one remainder parcel.
- The Planning & Development Department recommended Council refer the application back to staff to work with the applicant to adequately address concerns identified in the report regarding the proposed Suburban and Agricultural lots, and buffering.
- Following a presentation by the applicant, (see Minutes attached as Appendix VI) Council passed resolution RES. R08-1456 as following:

"That this application be referred back to staff to bring forward the application complete with subject conditions for consideration by Council."

Current Proposal

- In response to Council's decision to refer the application back to staff to bring forward complete with subject conditions, there are no changes proposed to the layout presented at the June 23, 2008 Council meeting.
- The 3.12-hectare (7.72-acre) subject site is split-designated Suburban and Agricultural in the Official Community Plan (OCP) and split-zoned One-Acre Residential Zone (RA) and General Agricultural Zone (A-1). The southern portion of the parcel located at 16730 –57A Avenue is also within the Agricultural Land Reserve (ALR).
- The site is designated Half-Acre Cluster, Parks/Open Space and ALR in the West Cloverdale South NCP.
- The applicant is proposing the following:
 - an OCP Amendment from Suburban to Urban (for proposed Lots 1 to 9) along the northern portion of the site (Appendix XI);

- an NCP amendment from Half-Acre Cluster to Urban Single Family for the northern portion of the site (Appendix X);
- an NCP amendment for the middle portion from Parks/Open Space to Half-Acre Cluster (Appendix X);
- a rezoning from RA and A-1 to RF and CD (based on RH-G); and
- a Development Variance Permit

in order to allow subdivision into 9 urban single family lots, 9 small suburban residential lots, open space and an undersized remainder A-1 parcel within the ALR (Appendix II).

- The applicant has also submitted a Development Permit application to address the landscape buffer along the southern edge of the residential lots to address the ALR interface.

Proposed Rezoning and Subdivision Layout

- The 3.12-hectare (7.72-acre) subject site is currently split-zoned RA and A-1. The applicant is proposing to rezone portions from A-1 and RA to CD (based on RH-G) and RF, the zoning boundaries of which are indicated on the attached Survey Plan (Appendix I).

Rezoning from RA to RF (Block A in Appendix I)

- Block A (as shown in Appendix I) consists of approximately 5,390 square metres (1.33 acres) and is located south of 57A Avenue.
- The applicant is proposing to rezone this portion from RA to RF in order to create 9 single family lots (proposed Lots 1 to 9 in the attached subdivision layout, Appendix II).
- All of the proposed lots conform to the minimum requirements of the RF Zone with areas ranging from 560 square metres (6,028 sq. ft.) to 635 square metres (6,835 sq. ft.) with lot widths ranging from 15.0 metres (49 ft.) to 16.4 metres (54 ft.) and an average lot depth of 37.4 metres (128 ft.).
- The proposed road pattern is consistent with the concept developed when the existing RF lots to the west were approved (File No. 7905-0019-00).
- Proposed Lots 1 to 9 will front onto and gain access from 57A Avenue.

Rezoning from RA and A-1 to CD based on RH-G (Block B in Appendix I)

- Block B as shown on the Survey Plan (Appendix I) consists of approximately 1.52 hectares (3.77 acres) and is located immediately north of the Agricultural Land Reserve (ALR).

- The applicant is proposing to rezone this portion from RA and A-1 to CD (based on the RH-G Zone) in order to create 9 single family lots (proposed Lots 10-18 in the attached subdivision layout, Appendix II). The proposal is based on a clustering concept, with a gross density of 5 units per hectare (2 units per acre) and 20.3% of the area of Block B set aside as open space.
- The proposed CD lots range in size from 853 square metres (9,182 sq.ft.) to 1,237 square metres (13,315 sq.ft.), and are similar to half-acre gross density (RH-G) lots (Appendix II).
- The proposal reflects dedicated parkland area of 3,102 square metres (0.77 acres) at the south portion of the site, which constitutes 9.9% of the gross land area of the subject site.
- The proposed CD lots will be sited south of the proposed RF lots and will front a new road (future 57 Avenue).
- Access and frontage to the proposed CD lots will be from the new 57 Avenue road, which will eventually terminate in a cul-de-sac to the west of the site (Appendix II).

Proposed CD By-law

- The proposed CD By-law will govern the Suburban portion of the site only and is based upon the RH-G Zone, with modifications to the number of lots that may be reduced in size from 1,300 square metres (13,993 sq.ft.). (Appendix XIII).
- The RH-G Zone requires a minimum lot size of 1,300 square metres (3,993 sq. ft.). However, up to 50% of the lots within a plan of subdivision may be reduced to 1,120 square metres (12,000 sq. ft.) where 15% or more of the lands being subdivided are set aside as open space.
- Under the current proposal, none of the proposed lots meet the minimum lot size of 1,300 square metres (13,993 sq.ft.). The nine (9) proposed lots range in size from 853 square metres (9,182 sq.ft.) to 1,237 square metres (13,315 sq. ft.). The proposed CD By-law will permit the proposed reduced lot sizes.
- The proposed CD Bylaw will also reflect a reduced front yard setback from 7.5 metres (25 ft) to 6.0 metres (20 ft) for proposed Lots 15 to 18, as the lots are impacted by the 37.5-metre (123 ft.) building setback from the ALR boundary.
- The proposed CD Bylaw has incorporated the required 37.5-metre (123 ft) building setback from the ALR boundary for proposed Lots 15 to 18.
- The proposed CD Bylaw reflects 20.3% open space preserved for parkland (based on the proposed CD-zoned portion of the site).

Remainder A-1 Parcel fronting Highway No. 10

- The proposed remainder A-1 lot is 2.4 acres (0.97 hectare) in size, which does not meet the minimum lot size of 10 acres (4 hectares) for lands within the ALR. The applicant has requested a Development Variance Permit to reduce the minimum lot size from 10 acres (4 hectares) to 2.4 acres (0.97 hectare).

- The proposed A-1 remainder parcel fronts Highway No. 10. The Ministry of Transportation will not permit direct access from Highway No. 10. The applicant is proposing a temporary six-metre (20-ft.) wide right-of-way off of 57 Avenue along the west property line of proposed Lot 15 and the proposed open space for access. The proposed temporary access would be removed when alternate access to proposed Lot 20 can be provided.
- To address the proposed undersized remainder parcel and to comply with ALR regulations, staff strongly recommends that the applicant still attempt to work with the adjacent lot owners to the west to consolidate the southern A-1-zoned portion of the subject site. The consolidation would also address the access issue.
- By consolidating this portion of the subject site with the adjacent properties to the west, access would be taken from Old McLellan Road and the parcel size would be in accordance with the minimum 10-acre (4 hectares) parcel size required for A-1 lots in the ALR.

Parkland and Interface with the ALR

- The proposal reflects dedicated parkland area of 3,102 square metres (0.77 acre) at the south portion of the site, which constitutes 9.9% of the gross land area of the subject site or 20.3% of the proposed CD portion.
- A multi-use pathway is proposed to be located within the dedicated parkland parallel the ALR boundary, to provide an east-west pedestrian connection along the "Hook Greenway".
- The proposed single family lots will be separated from the lands within the ALR to the south by the proposed 3,102 square metres (0.77 acre) open space.
- The applicant is also proposing a 37.5-metre (123-ft.) building setback to the ALR lands including a 7.5-metre (25-ft.) wide landscape buffer on proposed Lots 15 to 18 adjacent to the parkland, to address the interface with the existing ALR lands to the south.

Proposed Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mark Ankenman of Sandbox Design Works 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 VIII).
- Based on the lot grading and tree preservation information that was provided by the applicant, in-ground basements are proposed on Lots 1-14 and crawl spaces are proposed on Lots 15-18. The applicant has indicated that the ability to obtain in-ground basements will be dependant on confirmation of final Engineering drawings and the future storm sewer connections.
- Proposed Lots 1-9 will have approximately 0.77 metre (2.3 ft.) to 1.27 metres (4.2 ft.) of fill to achieve the existing 57A Avenue road grade. Proposed Lots 15-18 will have approximately 0.88 metre (2.9 ft.) to 1.5 metres (4.9 ft.) to raise the lots above the 2.4 metre (7.9 ft.) flood plain elevation and achieve the ultimate grade of the future 57 Avenue.

- A temporary allan block retaining wall is proposed along a portion of the west property line of proposed Lots 1 and 15. The retaining wall proposed on Lot 1 is approximately 1.4 metres (5 ft.) high at 57A Avenue and tapers to 0.20 metre (0.67 ft.) toward the rear yard. The proposed wall on Lot 15 is 1.1 metres (3.6 ft.) high. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Mike Fadum, Certified Arborist of Mike Fadum and Associates Ltd. The report has identified 65 mature trees. Most of the trees within the development will need to be removed to accommodate the construction of a new road, widening of existing roads, poor health for retention or impact of significant amount of fill to achieve flood plain elevation. Two (2) trees within the rear yard of proposed Lots 10 and 16 are proposed to be retained. The following chart reflects the trees proposed for retention and removal by species:

Tree Species	Number of Trees	Number to be Retained	Number to be Removed
Alder, Red	14	0	14
Apple	1	0	1
Ash	1	1	0
Aspen, Trembling	13	0	13
Beech	1	0	1
Cherry	8	1	7
Elm	2	0	2
Fir, Douglas	3	0	3
Linden	3	0	3
Maple	1	0	1
Maple, Big Leaf	3	0	3
Maple, Sycamore	2	0	2
Pear	1	0	1
Plum	5	0	5
Redcedar, Western	7	0	7
Total	65	2	63

- The proposal indicates that 114 trees will be planted on-site, which meets the 114 replacement trees required by the Tree protection By-law.

Community Benefit

- On June 3, 2008 the applicant confirmed in writing their offer to provide a community benefit contribution for the proposed 20 lots in the amount of \$4,000 per lot, for a total of \$80,000, prior to the project being considered for Final Adoption.
- It is Council's policy that amendments to the Official Community Plan can be considered only if, in their opinion, the proposed amendment will provide significant community benefit. This offer is consistent with other recently approved OCP Amendment applications.

PRE-NOTIFICATION

Pre-notification letters were sent on May 9, 2008 and staff received one (1) letter, with the following comments:

- Concern with the proposed change to the West Cloverdale South NCP, amendment from half acre lots to smaller lots. The writer wants the development to maintain larger half acre cluster lots consistent with the NCP.

(Although the original intent of the West Cloverdale South NCP was to maintain a Suburban buffer between the ALR lands to the south and the existing single family residential uses to the north, with Bell Road/57A Avenue as the dividing line between the Urban and Suburban land uses, an argument could be made that the proposed Urban lots are compatible with the existing lots to the west. Staff explained that staff supports the proposed amendments to the OCP and NCP for the northern portion of the site but have concerns with the layout for the remainder of the site.)

- Concern with the impact of the proposed amendment to the OCP and the West Cloverdale South NCP on traffic. The writer wants development consistent with the larger Suburban designated, half acre cluster lots. Currently, there are high volumes of traffic on 57A Avenue. An increase in smaller lots will only increase traffic and parking issues in this area, particularly on 57A Avenue.

(Staff indicated that the amendment to Urban in the OCP and Urban Single Family in the NCP on the northern portion of the subject site can be supported due to the existing development pattern established to the west. However, lot sizes of the proposed CD zoned lots and buffering need to be increased, as well as resolution of the remainder portion of the site, located within the ALR, is required.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot size within the A-1 Zone for land within the ALR from 4 hectares (10 acres) to 0.95 hectares (2.4 acres).

Applicant's Reasons:

- The applicant submitted three examples of existing panhandle lots within the City of Surrey that they feel are similar to the undersized A-1 parcel proposed for the subject site.

Staff Comments:

- Staff reviewed the examples submitted by the applicant and concluded that they did not provide sufficient justification for the proposed DVP.
- To the west, an approved subdivision application (Application No. 7904-0440-00), created two (2) lots outside the ALR boundary (which were subsequently rezoned to RF and CD By-law No. 16325B [under Application No. 7905-0019-00]) and consolidated the remainder portions of properties within the ALR into one A-1 zoned parcel.
- To avoid a proposed undersized remainder parcel and to comply with ALR regulations, staff strongly recommends that the applicant still make an effort to work with the adjacent lot owners to the west to consolidate the southern A-1-zoned portion of the subject site. The consolidation would also address the access issue.
- By consolidating this portion of the subject site with the adjacent properties to the west, access would be taken from Old McLellan Road and the parcel size would be in accordance with the minimum 10-acre (4 hectares) parcel size required for A-1 lots in the ALR.
- In order to satisfy Council's request to bring the application forward, the Planning and Development Department support the proposed reduction in lot size.
- With Council's approval, staff will refer the application to the Agricultural Land Commission (ALC) for their review.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout and Landscape Plans
Appendix III.	Planning Report of June 23, 2008
Appendix IV.	Regular Council - Land Use Meeting June 23, 2008 Minutes
Appendix V.	Engineering Summary
Appendix VI.	School District Comments
Appendix VII.	Agricultural Advisory Committee Minutes
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Proposed NCP Amendment
Appendix XI.	OCP Redesignation Map
Appendix XII.	Development Variance Permit No. 7907-0158-00
Appendix XIII.	Proposed CD By-law

Jean Lamontagne
General Manager
Planning and Development

JLM/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Theresa Rawle
 Address: #200 - 9128 - 152 Street
 Surrey, B.C. V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application

(a) Civic Addresses: 5713 and 5749 - 168 Street and 16730 - 57A Avenue

(b) Civic Address: 5713 - 168 Street
 Owners: Avtar Singh Bilg and Rupinder Kaur Bilg
 PID: 010-507-451
 Lot "C" Section 12 Township 2 New Westminster District Plan 19493

(c) Civic Address: 5749 - 168 Street
 Owners: New Urban Investments Ltd., Inc. No. 790452
 PID: 010-507-434
 Lot "B" Section 12 Township 2 New Westminster District Plan 19493

(d) Civic Address: 16730 - 57A Avenue
 Owners: New Urban Investments Ltd., Inc. No. 790452
 PID: 007-435-983
 Parcel "A" (Explanatory Plan 9012), Except: Part on Plan BCP13325 Lot 5
 South East Quarter Section 12 Township 2 New Westminster District Plan
 BCP13325

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

(b) Introduce a By-law to rezone the property.
 MOT File No. 01-006-25206, 01-006-25502.

(c) Proceed with Public Notification for Development Variance Permit No. 7907-0158-00.

SUBDIVISION DATA SHEET

Proposed Zoning: CD, RF and A-1

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	7.72 ac
Hectares	3.12 ha
NUMBER OF LOTS	
Existing	3
Proposed	20
SIZE OF LOTS	
Range of lot widths (metres)	12 m - 64.5 m
Range of lot areas (square metres)	560 m ² - 9,514 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.58 lots/ac 6.39 lots/ha
Lots/Hectare & Lots/Acre (Net)	3.03 lots/ac 7.49 lots/ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34.1%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	3,102 m ²
% of Gross Site	9.9%
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Minimum Lot Size	YES