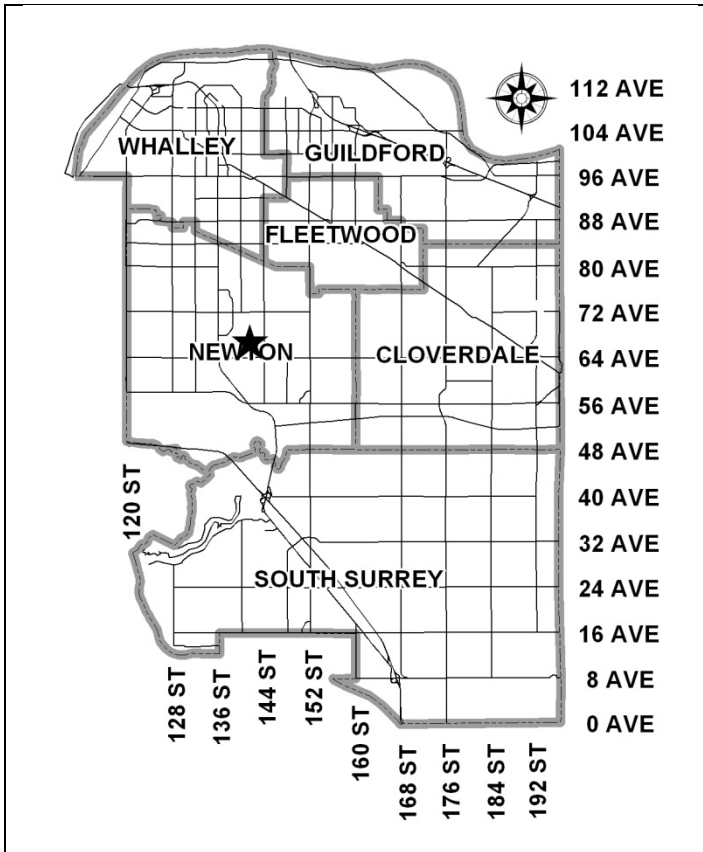


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0213-00

Planning Report Date: November 5, 2012



**PROPOSAL:**

- **Rezoning** from RA to RF-12 in order to allow subdivision into 4 single family small lots and open space.

**LOCATION:**

6555 - 142 Street

**OWNER:**

Harjinder S Sandhu and  
 Shavinder K Sandhu

**ZONING:**

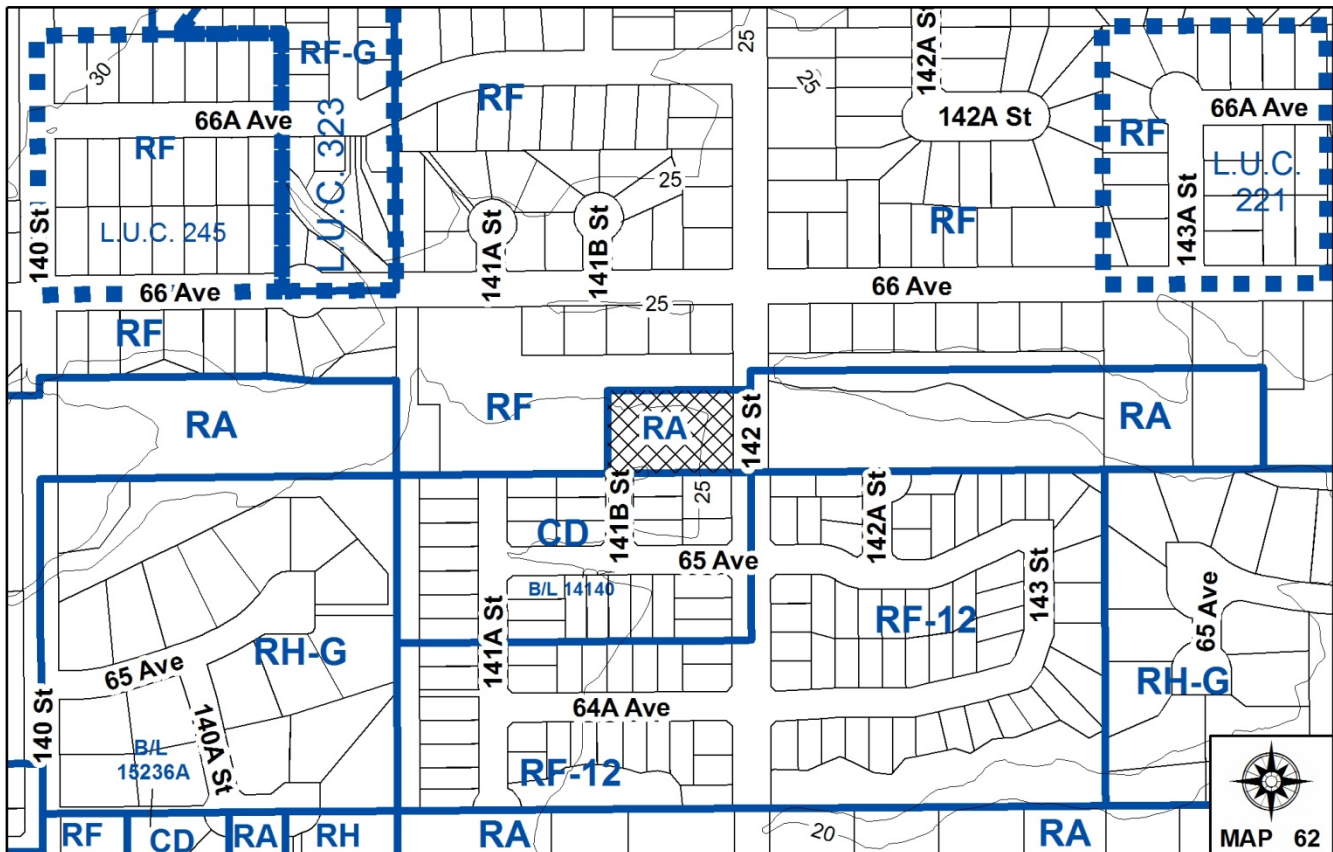
RA

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Single Family Small Lots 8-10 upa,  
 Creeks & Riparian Set Backs



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation, and the proposed density is anticipated in this area of the South Newton NCP.
- Completes the single family small lot land use pattern established to the south and west, and will enable an adjacent project (Application No. 7905-0145-00) to coordinate completion of the 141B Street cul-de-sac.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One Acre Residential" Zone (RA ) (By-law No. 12000) to "Single Family Residential (12)" Zone (RF-12) (By-law No. 12000) and a date be set for Public Hearing.
2. 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; and
  - (d) registration of a Restrictive Covenant to ensure Geotechnical and Hydro-geological Assessment recommendations are strictly applied during site preparation, servicing, and house construction activities.

## 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: **Projected number of students from this development:**

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

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November 2013.

## SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Acreage lot containing Hyland Creek under application No. 7905-0145-00 (rezoning to RF-12 at Third Reading).	Urban	RF
East (Across 142 Street):	Single family dwelling on acreage.	Urban / Single Family Small Lots 8 – 10 upa and Creeks & Riparian Set Backs	RA
South:	Single family dwellings.	Urban / Single Family Small Lots 8 – 10 upa	CD By-law No. 14140
West:	Acreage lot containing Hyland Creek under application No. 7905-0145-00 (rezoning to RF-12 at Third Reading).	Urban / Single Family Small Lots 8 – 10 upa and Creeks & Riparian Set Backs	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is 3,344 square metres (0.82 acres) in size, located on 142 Street between 65 Avenue and 66 Avenue. It is currently zoned "One Acre Residential" (RA) and the single family dwelling was demolished in February of 2009.
- The site is designated "Urban" in the Official Community Plan (OCP), and "Single Family Small Lots 8 – 10 upa" and "Creeks & Riparian Setbacks" in the South Newton Neighbourhood Concept Plan (NCP).
- Hyland Creek runs parallel the north property line on the adjacent lot, which is proposed to be conveyed to the City for conservation purposes (application No. 7905-0145-00). A 15-metre (50 ft.) setback from the creek's top-of-bank is required on the subject site for riparian area protection (Appendix II).
- A portion of the site is located in Hyland West Terrestrial Hub #34, a 19.6-hectare (48.66 ac.) terrestrial hub identified in the Ecosystem Management Study.

Proposal

- The applicant is proposing to rezone the site from "One Acre Residential Zone" (RA) to "Single Family Residential (12) Zone" (RF-12) to allow subdivision into approximately 4 single family lots (Appendix II). The proposed RF-12 Zone is consistent with the South Newton Neighbourhood Concept Plan (NCP). The proposed RF-12 lots are also consistent with the lot sizes established along 141B Street to the immediate south, zoned CD By-law No. 14140.

- The applicant is proposing to dedicate 0.942 metres on 142 Street, a portion of 141B Street, and the eastern portion of the cul-de-sac bulb on 141B Street, as shown in Appendix II. The west portion of the cul-de-sac bulb on 141B Street is proposed to be dedicated and constructed by an adjacent application (No. 7905-0145-00), which has a rezoning by-law to the RF-12 Zone at Third Reading.
- Two of the proposed lots will front onto and take access from the 141B Street cul-de-sac. The remaining two proposed lots will front onto and take access from 142 Street.
- All proposed lots conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth. They range in size from 352 square metres (3,789 sq. ft.) to 498 square metres (5,360 sq. ft.). All proposed lots achieve a minimum lot width of 13.4 metres (44 ft), which is required under the RF-12 Zone to accommodate a side-by-side double car garage.
- Approximately 34% of the subject site is to be conveyed to the City for the protection of the riparian zone of Hyland Creek, shown as "Park" in Appendix II. The 15-metre (50 ft) setback proposed from top-of-bank meets Department of Fisheries and Oceans (DFO) requirements for riparian area protection on single family residential lots.

#### Lot Grading, Geotechnical, Hydro-geological, and Slope Stability Assessments

- McElhanney & Associates prepared a preliminary lot grading plan for the site. Due to the environmentally sensitive nature of the soils on the subject site, the preliminary lot grading plan proposes less than 0.5m (1.5 ft.) of fill over the entire site.
- The applicant retained AMEC Earth and Environmental to prepare a Geotechnical Site Assessment. Golder Associates Ltd. prepared a Groundwater (Hydro-geological) Assessment and a Stability Assessment to identify slope stability and soil composition issues on the site. Detailed discussion of lot grading, the geotechnical engineering study, the groundwater assessment, and the stability assessment are available on file. All submissions have been reviewed by staff and found to be generally acceptable. A final lot grading plan will be required to be submitted as a condition of approval.
- The groundwater assessment indicates that groundwater is located approximately 1 metre (3 ft.) below ground surface, and the geotechnical report identifies soil stability issues due to layers of silt and clay over a shallow water table.
- Based on the information provided by the applicant, in-ground basements are not recommended.
- A Section 219 Restrictive Covenant to ensure the recommendations in the above-noted assessments are strictly applied will be required as a condition of approval.

#### Building Design

- The applicant for the subject site retained two Design Consultants: Sandbox Designs and Tynan Designs. Sandbox was retained in 2008 and conducted a character study of the surrounding homes. Based upon the findings of the study, a set of building design guidelines was proposed (Appendix V).

- Mike Tynan was recently retained by the applicant and used the original character study to revise the guidelines, which now reflect current design standards and Zoning By-law amendments.
- Key features of the Building Design Guidelines include:
  - Neo-Traditional housing styles with building height, massing and roof line transitions compatible with existing homes and future homes of the adjacent subdivision.
  - In accordance with Crime Prevention Through Environmental Design (CPTED) principles, a minimum 3.9 square metres (40 sq. ft.) of unobstructed window area on the north side of proposed Lots 1 and 4, to provide opportunities for passive surveillance of the open space to the north.
  - In-ground basements are not permitted.

### Tree Preservation

- Mike Fadum of Fadum and Associates prepared the Arborist Report and Tree Preservation and Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed to the next stage; however, minor adjustments are required to be submitted prior to consideration of final adoption of the Rezoning By-law.
- The Arborist Report indicates there are 2 mature Red Alder trees on the subject site. The report proposes the removal of both trees because they are located within the proposed cul-de-sac area. Trees located in the riparian zone to be conveyed to the City are not included in the tree count and will be preserved unless they are deemed hazardous.

### Tree Species Summary

Tree Species	Total No. of Trees	Total Retained	Total Removed
Red Alder	2	0	2
<b>Total</b>	<b>2</b>	<b>0</b>	<b>2</b>

- Under Tree Protection By-law (No. 16100), tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder or cottonwood trees are to be replaced at a ratio of 1:1. As two (2) alder trees are proposed to be removed, a total of two (2) replacement trees would be required for this application. The applicant proposes to plant twelve (12) replacement trees, providing for an average of three (3) trees per lot, and therefore exceeds the By-law requirement for tree replacement.

### Sustainability Checklist

The applicant prepared and submitted a sustainable development checklist for the subject site on October 17, 2012. The table below summarizes the applicable development features of the proposal based on the 7 criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Located within the South Newton Neighbourhood Concept Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• 34% of the site will be protected within the riparian zone of Hyland creek; consequently, the proposed <i>Gross Density</i> is 20% lower than the maximum permitted in the NCP.</li> <li>• Approximately 80 square metres of the site provides opportunities for backyard gardens.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils greater than 30cm (1 foot); vegetated swales.</li> <li>• Land along both banks of Red-coded Stream (Hyland Creek) is protected.</li> <li>• Approximately 0.5% of the Hyland West Ecosystem Hub (#34) is located within the riparian area and also protected.</li> <li>• Provides sufficient area for composting on site; recycling and organic waste pickup to be serviced by ReThink Waste program.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Minimum 3.9 square metres (40 sq. ft.) of unobstructed window area on the north side of Lots 1 and 4, to provide opportunities for passive surveillance of the park to the north.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Consultation with area residents.</li> <li>• Residential zoning requirements for off-street parking and lack of convenient access to public transit hinder opportunities to increase permeable land area currently needed for off-street parking.</li> </ul>

### Ecosystem Management Study (EMS)

- Protection of the red-coded watercourse and riparian setback on the subject property will conserve a portion of an area identified to have ecological significance under the Ecosystem Management Study (EMS).
- The proposed development will conserve and formally protect most of the portion of Hyland West Terrestrial Hub #34 located along the north property line, representing approximately 0.5% of the 48.66-acre EMS hub.

### PRE-NOTIFICATION

- Pre-notification letters were sent on September 17, 2007, and again on July 25, 2012, to ensure that area residents had an opportunity to provide comments. Staff also contacted two area residents who fell outside of the notification area of the subject property and had voiced concerns about nearby projects (application Nos. 7905-0145-00 and 7912-0018-00).

- No comments were received from residents within the 100-metre notification area. One of the residents contacted by staff had no concerns. Another resident contacted by staff was concerned about soil compaction and its effect on underground stream flows when lots are prepared for servicing and construction, and requested that no basements be permitted for this development.

*(Staff advised the resident that no basements will be permitted on the 4 proposed lots, due to existing geotechnical, hydro-geological, and slope stability conditions noted in nearby applications by City Engineering and Building staff. Engineering requirements state that the site is located within the Hyland Creek Master Drainage Plan (MDP) where known downstream (capacity and/or erosion) problems exist.*

*Geotechnical, Hydro-geological, and Stability issues are detailed in reports available for review in the Planning file and the resident was invited to review the reports. The reports address the unique soil and groundwater conditions in this area; they also identify pre-construction and post-construction survey requirements, site preparation, structural fill, construction monitoring methods, and limitations.*

*The developer is required to comply with the Geotechnical Site Assessment dated April 23, 2012, prepared by AMEC Earth and Environmental, and the Groundwater Assessment dated February 13, 2012, by Golder Associates.*

*The reports recommend compaction methods, equipment, measures to reduce vibrations, and groundwater conditions that will need to be maintained post-development.*

*Pre-construction and post-construction reports, including the sign-off of affected residents in the area, and a Restrictive Covenant for engineered foundations addressing geotechnical and groundwater concerns will be required as a condition of approval.)*

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation



INFORMATION AVAILABLE ON FILE

Preliminary Lot Grading Plan Prepared by McElhanney Associates, August 8, 2012.

Character Study Prepared by Sandbox Designs, dated July 8, 2008.

Building Design Guidelines Prepared by Tynan Designs, dated May 30, 2012.

Groundwater Assessment Prepared by Golder Associates, Dated February 13, 2012.

Geotechnical Study Prepared by AMEC, Dated April 23, 2012.

Stability Assessment Prepared by Golder Associates, Dated October 12, 2012.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

NA/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\16452861040.doc  
. 11/1/12 10:22 AM

Information for City Clerk

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

1. (a) Agent: Name: James Pernu  
McElhanney Consulting Services Ltd.  
Address: 13160 - 88 Avenue  
Surrey, BC V3W 3K3  
Tel: 604-596-0391

2. Properties involved in the Application

(a) Civic Address: 6555 - 142 Street

(b) Civic Address: 6555 - 142 Street  
Owner: Shavinder K Sandhu  
Harjinder S Sandhu

PID: 011-361-531

Parcel "A" (Explanatory Plan 13001) Lot 50 South East Quarter Section 16 Township 2 New Westminster District Plan 2163

3. Summary of Actions for City Clerk's Office

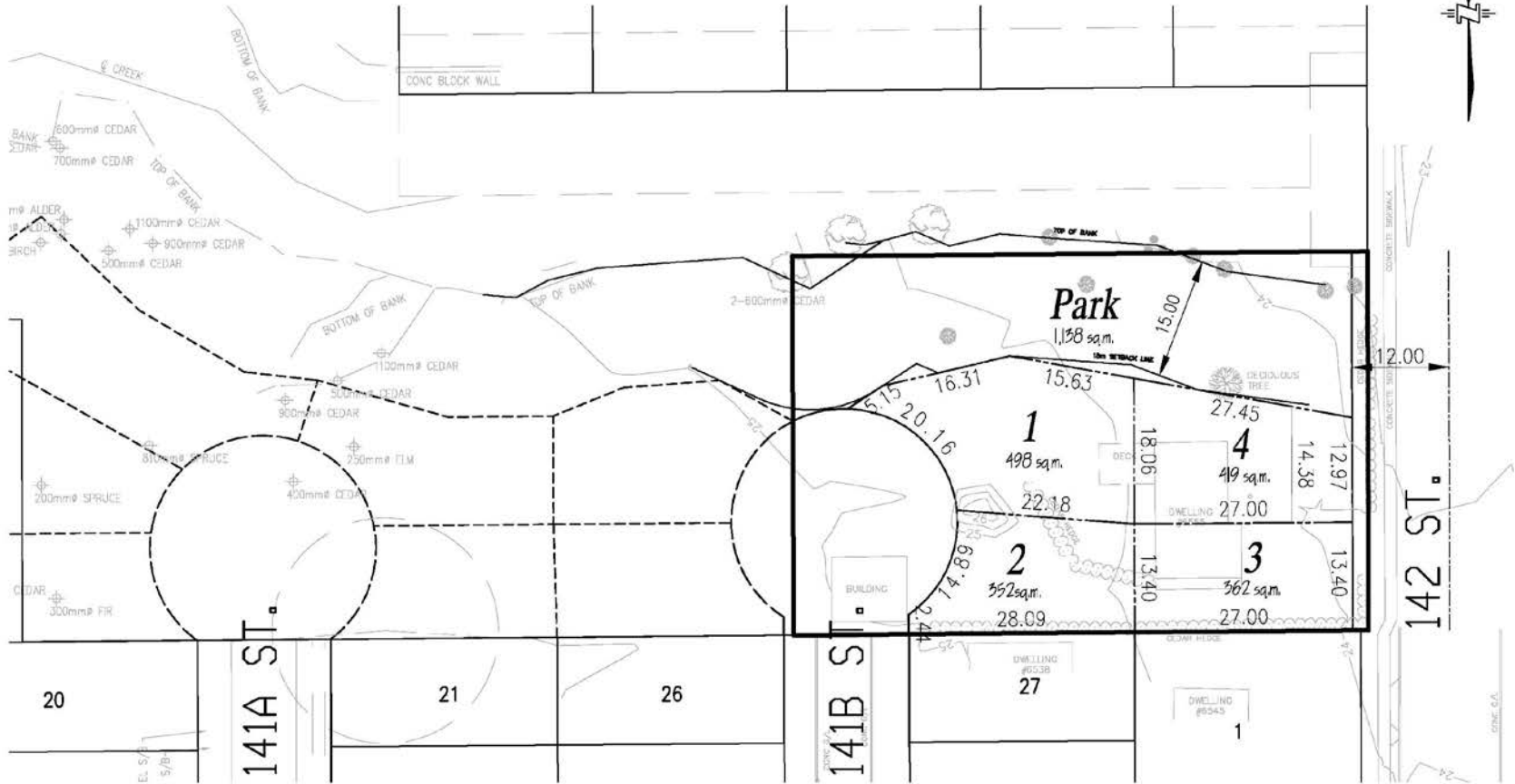
(a) Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.83
Hectares	0.34
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 – 16.81
Range of lot areas (square metres)	352 – 498
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.8/11.8
Lots/Hectare & Lots/Acre (Net)	9.7/24.1
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	24
Estimated Road, Lane & Driveway Coverage	19
Total Site Coverage	43
<b>PARKLAND</b>	
Area (square metres)	1138
% of Gross Site	34
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



Layout assumes RF-12 zone;  
 minimum 320 sq.m. 13.4m wide 22.0m deep  
 Existing Lot approx. 3348 sq.m. 5% = 167 sq.m.



McElhanney Consulting Services Ltd.  
 13160 88TH AVENUE  
 SURREY, B.C. PHONE: (604) 596-0361  
 FAX: (604) 596-8833

**NOTES:**

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.

**SKETCH 2**

Scale: 1:500

Date: November 1, 2011

Job No.: 2111-02478-1

N:\PROJECTS\2011\2011-02478-1\2011-02478-1.dwg 11/01/2011 11:27:27 AM

---

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

**FROM: Development Project Engineer, Engineering Department**

**DATE: October 31, 2012**                      **PROJECT FILE: 7807-0213-00**

---

**RE: Engineering Requirements  
Location: 6555 142 St.**

**REZONE/SUBDIVISION**

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

- Dedicate 1.942 metres on 142 Street; and
- Dedcate a portion of 141B Street and cul-de-sac bulb.

***Works and Services***

- Construct 142 Street to a collector standard;
- Construct 141B Street and cul-de-sac bulb;
- Construct sanitary and storm sewers and water mains to service the development;
- Comply with geotechnical reports findings by consultants.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

HB



Friday, July 13, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 07 0213 00

**SUMMARY**

The proposed 4 Single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

September 2011 Enrolment/School Capacity

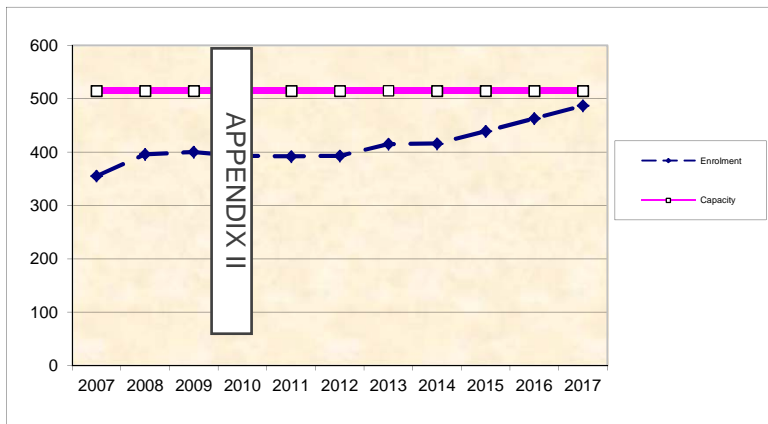
<b>Hyland Elementary</b>	
Enrolment (K/1-7):	36 K + 356
Capacity (K/1-7):	40 K + 475
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1226
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

**School Enrolment Projections and Planning Update:**

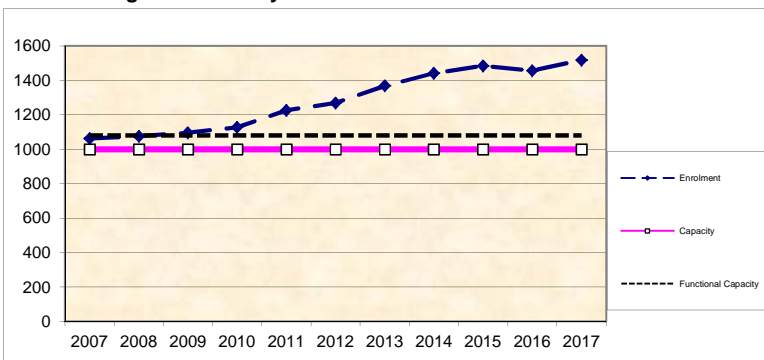
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

An addition to Hyland Elementary is not included in the School District's five year capital plan as the school is projected to accommodate ultimate residential build out of its neighbourhood. Sullivan Heights Secondary enrolment is above capacity and the district may consider future boundary revisions. The proposed development will not have an impact on these projections.

**Hyland Elementary**



**Sullivan Heights Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

## BUILDING GUIDELINES SUMMARY

**Surrey Project No:** 7907-0213-00  
**Project Location:** 6555 142<sup>nd</sup> Street, Surrey, BC  
**Design Consultant:** Sandbox Design Works Inc.

The draft Building Scheme proposed for this Project has been filed 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 neighbouring homes are approximately 0 to 35 years old and range in style from Rancher and Basement Entry to Neo-Traditional. Homes are one and two storeys, ranging from 93sm to 353sm (1000sf to 3800sf) excluding garage and in-ground basements.

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

Dwelling Types/Locations	existing dwellings within the surrounding CD and RF-12 Single Family Residential Zones, Neo-Traditional in style
Dwelling Sizes/Locations	dwellings are 1 and 2 storey; refer to the character study photos for locations
Floor Area and Volume	from approximately 93sm to 278sm (1000sf to 3000sf) excluding garage and in-ground basements;
Exterior Treatment/Materials	consist of cedar siding, cementitious siding (Hardiplank), vinyl siding or stucco, singularly or in combination with brick, stone or wall shingles in earth (grey) and light tones with complimentary or contrasting accents colours
Roof Pitch and Materials	range from 3:12 to 12:12 materials are fiberglass/asphalt shingles or concrete tile (shake/slate profile)
Window/Door Details	window openings are broken with vertical and/or horizontal muntin bars or multiple windows are used. Min. 4 inch trim on doors and windows on street facing elevations

Streetscape	1 and 2 storey dwellings with lowered massing in the front through the use of lower eave lines and porches at the lower level. Landscaping consists of rural looking landscape elements, although with extra care, many homes would have a more manicured appearance.
Other Dominant Elements	lowered massing in the front, one storey high entries, double car front accessed attached garage

## 2.0 Proposed Design Guidelines

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

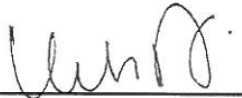
Neo-Traditional housing styles with balanced massing, consistent scale and proportion of elements and clean lines, using design elements to lower the apparent massing at the front. The homes will have well identified entries and moderate pitched hip and gable roof lines/elements.

### 2.2 Proposed Design Solutions:

Dwelling Types	1 and 2 storey
Dwelling Size Restrictions	one storey – min. 93sm (1000sf) two storey - min. 139sm (1500sf ) excluding garage, basement or accessory building
Interfacing Treatment	building height, massing and roof line transition is to be compatible with existing homes and future homes of the adjacent subdivisions
Restrictions on Dwellings	secondary suites are not permitted
Exterior Materials/Colours	stucco, cedar siding, cementitious siding (Hardi-plank) or vinyl siding in combination with an accent material such as brick/cultured brick, stone/cultured stone, cedar wall shingles or cementitious wall shingles in earth tones or other approved colours with contrasting accent colours
Roof Pitch	6:12 to 12:12
Roof Materials/Colours	concrete tiles (shake or slate profile) or premium quality laminated fiberglass/asphalt shingles in grey or black tones
Window/Door Details	consistent geometrical shape on front façade, muntin/mullion bars on front/flanking elevations; feature windows on front/flanking elevations are



	encouraged. Min 10cm (4 inch) trim around all windows and doors on front elevations.
In-ground Basements :	Not permitted.
Special Exterior Features:	the majority of the upper level at the front will be offset by roof skirts, porches and/or wood detail. Roof elements will be hip and/or gable.
Treatment of corner lots:	No corner lots.
Treatments of lots 1 and 4 :	min. 40 sq.ft of unobstructed window area on the north side of lots 1 and 4 to provide opportunities for passive surveillance of the park to the north in accordance with CPTED principles.
Landscaping	lots will provide 1 tree including replacement trees and a minimum of 20 shrubs. Ornamental landscaping is recommended as an alternative to fencing
Other Special Features	feature roof and skirt roof pitches below 6:12 or above 12:12 will be considered for applicable styles. Metal roofing material will be considered as a feature material only

Summary Prepared and Submitted for:  Date : July 10, 2008

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 07-0213-00  
Project Location: 6555 - 142 Street, Surrey, BC  
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.  
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Moderate to poor quality unsurveyed native deciduous trees on the developable portion of the site. Moderate quality native deciduous and coniferous species found within the riparian zone.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 2
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 2
Number of Protected Trees to be retained (A-C)	(D) 0
Number of Replacement Trees required (2 alder and cottonwood X 1 and 0 others X 2)	(E) 2
Number of Replacement Trees proposed	(F) 12
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 12
Number of lots proposed in the project	(I) 4
Average number of Trees per Lot	(H/I) (J) 3

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: July 6, 2012

