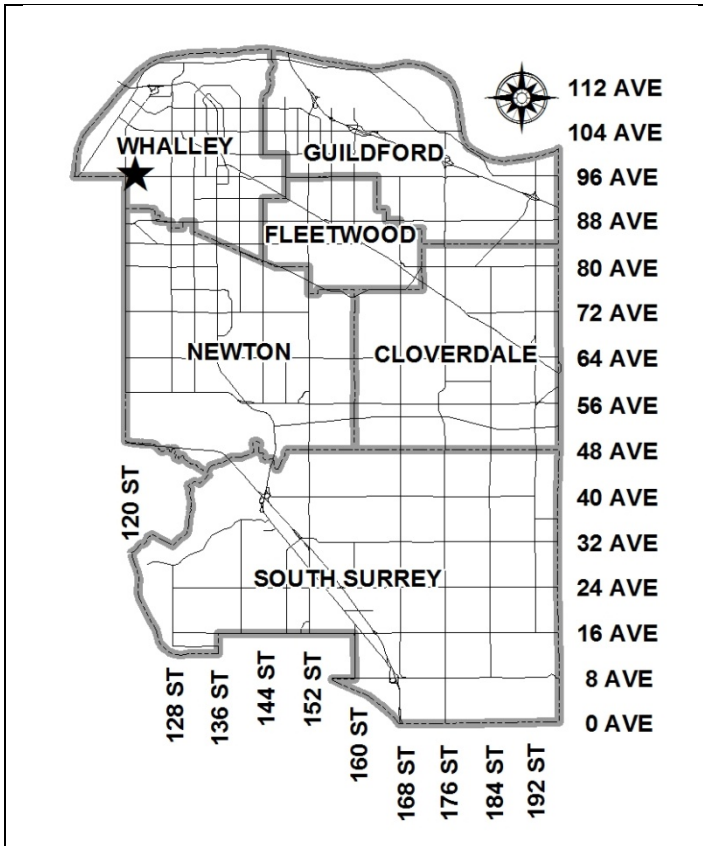


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0391-00

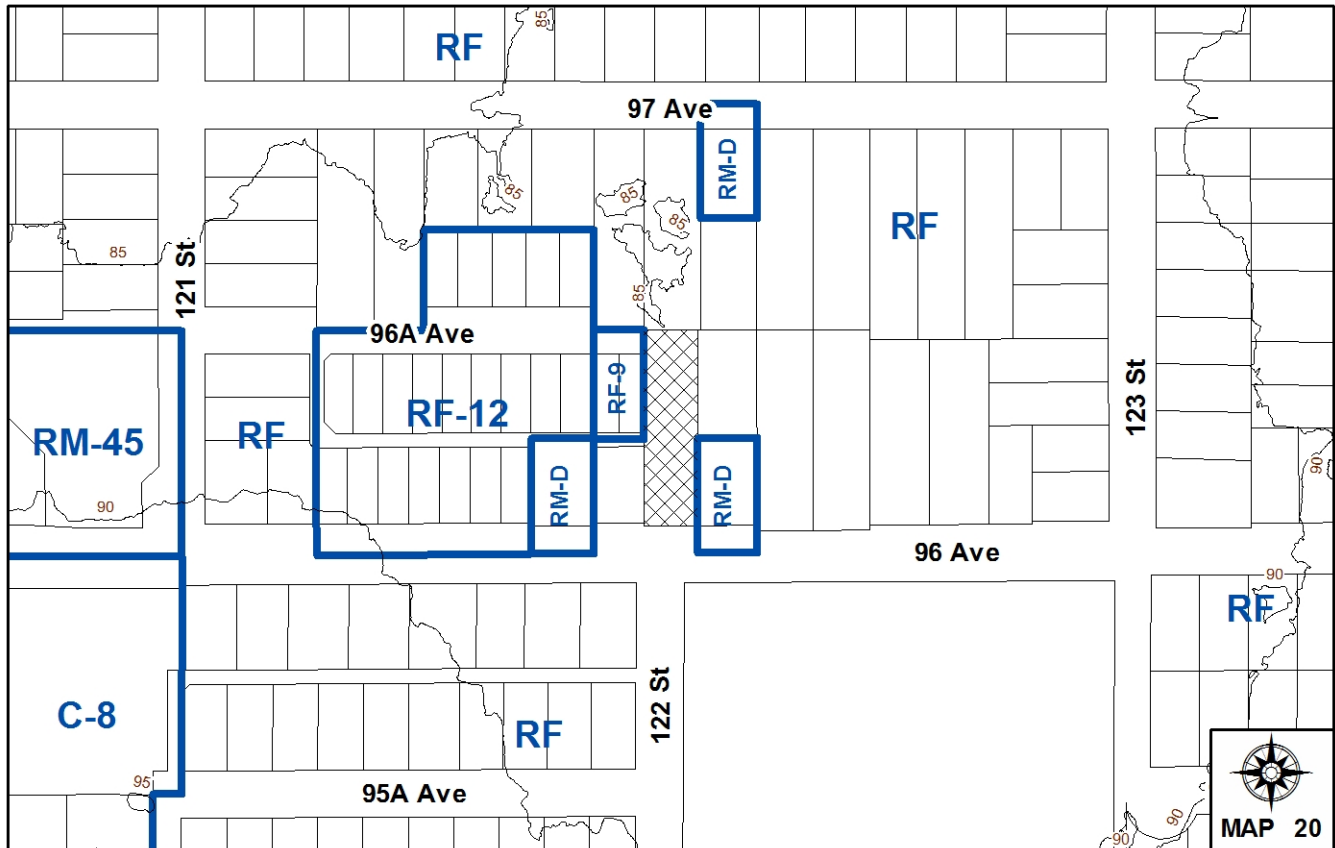
Planning Report Date: November 5, 2012



PROPOSAL:

- **Rezoning** from RF to RF-12 and CD (based on RF) in order to allow subdivision into two RF-12-zoned lots, and one CD-zoned lot for an existing large house.

LOCATION: 12205 – 96 Avenue
OWNERS: Daljit K Sihota and Gurpal S Sihota
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The existing house to be retained exceeds the maximum floor area ratio for the RF Zone, requiring the remainder lot to be rezoned from RF to CD to accommodate the existing house.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed subdivision conforms to, and continues, the existing subdivision pattern to the west.
- The proposed increase in floor area for the existing house is minor, allowing an additional 38.5 square metres (414 sq.ft.) of floor area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site (Block A on the Survey Plan attached as Appendix I) from Single Family Residential Zone (RF) (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. a By-law be introduced to rezone a portion of the subject site (Block B on the Survey Plan attached as Appendix I) from Single Family Residential Zone (RF) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
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;
 - (e) submission of building permit drawings that address Building Code requirements to the satisfaction of the General Manager, Planning and Development; and
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

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 Cedar Hills Elementary School
0 Secondary students at L.A. Matheson Secondary School

(Appendix IV)

The applicant has advised that the subdivision for this project is expected to be completed and ready for construction by Spring/Summer 2013.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on a large single family lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Half-acre lots with single family dwellings under Application No. 7911-0323-00 (rezoning portion to RF-12 scheduled for Public Hearing on November 5, 2012).	Urban	RF
East:	Half-acre lots with duplex and single family dwellings under Application No. 7911-0320-00 rezoning to RF and RF-12 (currently pre-Council).	Urban	RF and RM-D
South (Across 96 Avenue):	Single family dwellings and L.A. Matheson Secondary School.	Urban and Multiple Residential	RF
West:	Single family dwelling, and small single family dwellings	Urban	RF and RF-9

DEVELOPMENT CONSIDERATIONS

Background

- On December 19 2007 an application was made to rezone the 4 lots located at 12205 - 96 Avenue, 12215/17 - 96 Avenue (the subject lot), 12188 - 97 Avenue, and 12220/22 - 97 Avenue from RF and RM-D to RF and RF-12, in order to subdivide into 8 RF-12 lots, 4 RF lots and one RM-D lot.
- However, the owners of 12215/17 - 96 Avenue, 12188 - 97 Avenue, and 12220/22 - 97 Avenue subsequently withdrew from the application, leaving the subject lot at 12205-96 Avenue as the only lot still involved in the application.

Current Proposal

- The subject site at 12205 – 96 Avenue is located immediately to the north of the intersection of 96 Avenue and 122 Street in Whalley. The site is designated Urban in the Official Community Plan (OCP) and zoned Single Family Residential Zone (RF).
- The applicant proposes to rezone the subject lot from Single Family Residential Zone (RF) to Single Family Residential (12) Zone (RF-12) on the northern portion (Block A) and Comprehensive Development Zone (CD)(based on RF) on the southern portion (Block B) in order to subdivide the subject site into 2 RF-12 lots that will face 96A Avenue, and 1 CD lot that will face 96 Avenue.
- The subject site contains an existing 2-storey single family dwelling without basement that faces 96th Avenue. The dwelling was constructed in 2002. As the applicant proposes to retain this existing dwelling, the applicant originally proposed to retain the existing RF zoning on the southern portion of the site facing 96 Avenue.
- However, as part of the review of the proposed development, it was discovered that a portion of the covered patio, at the rear of the house on the main floor, had been enclosed without first obtaining the appropriate permits.
- As a result of enclosing this patio area, the area of the existing dwelling totals 368 square metres (3,966 sq.ft.) and has a floor area ratio (FAR) of 0.53, which is more than the maximum floor area of 330 square metres (3,550 sq.ft.) and FAR of 0.48 permitted under the RF Zone. As a result, the applicant is now requesting that the southern portion of the lot on which the existing house is located be rezoned from RF to CD in order to accommodate the existing dwelling.
- Furthermore, the applicant has identified a secondary suite located on the main floor of the house, which is approximately 60 square metres (649 sq.ft.) in area. This suite also does not have the appropriate permits, and it partially occupies the enclosed patio area. The proposed CD Zone would allow a secondary suite, and as such, the applicant will be required to obtain the appropriate building permits to bring the suite into compliance with the BC Building Code and the Zoning By-law.
- The proposed development is consistent with the development pattern established to the west of the subject site, which was approved through Development Application Nos. 7902-0248-00 and 7904-0269-00, as shown in Appendix IX, that created RF and RF-12 lots along 96 Avenue and RF-12 lots along 96A Avenue.
- As well, there are 4 other development applications currently in process within the vicinity of the subject site: No. 7911-0320-00 (Public Hearing scheduled for November 5, 2012), No. 7911-0323-00 (pre-Council), No. 7912-0007-00 (Public Hearing scheduled for November 5, 2012), and No. 7912-0248-00 (pre-Council) (Appendix X).
- Approximately 2.8 metres (9 ft.) of road widening is required along 96 Avenue.
- The applicant is proposing to extend 96A Avenue and the east-west lane through the site, both of which currently terminate at the west property line of the subject site.

- In order to ensure that the subject site meets the minimum road and servicing standards for the new 96A Avenue extension, two off-site statutory rights-of-way are required over the property located at 12188 – 97 Avenue (currently under Development Application No. 7911-0323-00):
 - 1.5-metre (5 ft.) wide off-site statutory right-of-way for a half-road standard; and
 - 5.0-metre (16 ft.) wide off-site statutory right-of-way for the sanitary sewer main extension.
- Proposed Lot 1, fronting 96 Avenue, conforms to the minimum requirements of the RF Zone in terms of lot area, width and depth. However, because the size of the existing house is too large for the proposed new lot in terms of floor area ratio (FAR) and maximum allowable floor area, a CD Zone is proposed (see the Proposed CD Zone section below).
- The existing house currently has driveway access from 96 Avenue. However, when the house was constructed in 2002, a covenant was registered over the property to ensure that the driveway access from 96 Avenue is discontinued once the lane is constructed. In addition, the house was set back 6 metres (20 ft.) from the west property line to ensure that driveway access could be achieved from the lane to the existing garage at the front of the house. Once the lane is constructed at the rear of this new lot, driveway access will be taken from the lane.
- Proposed Lots 2 and 3, fronting 96A Avenue, are proposed to be zoned RF-12, which continues the development pattern to the west. Proposed Lot 3 conforms to the minimum requirements of the RF-12 Zone Type I Interior Lot in terms of lot area, width and depth. Proposed Lot 2 conforms to the minimum depth and area of the RF-12 Zone, however a 10% lot width relaxation is requested of the Approving Officer, as permitted by the General Provisions of the Zoning By-law.

Proposed CD Zone

- The applicant is proposing to rezone the southern portion of the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" to accommodate the existing dwelling.
- The original house, which was constructed in 2002, was 330 square metres (3,550 sq.ft.) in area, which conformed to the maximum floor area ratio (FAR) of 0.48 for the RF Zone prior to enclosing a covered patio on the main floor at the rear. The enclosing of the patio adds 38.5 square metres (414 sq.ft.) of floor area to the house, increasing the FAR to 0.53 and a house size of 368.5 square metres (3,966 sq.ft.).
- The applicant is seeking approval for a 368.5-square metre (3,966 sq.ft.) home including double garage, or an increase of 38.5 square metres (414 sq.ft.) in floor area (368.5m – 330m = 38.5m).
- The proposed CD Zone is attached as Appendix VII.

- The chart below compares the RF Zone and the proposed CD Zone:

	Current RF Zone	Proposed CD Zone (to match the existing situation)
FAR	0.48	0.53
Maximum House Size	330 square metres (3,550 sq.ft.) including 37 square metres (400 sq.ft.) for garage	368.5 square metres (3,966 sq.ft.) including 37 square metres (400 sq.ft.) for garage
Setbacks		
Front Yard	7.5 metres (25 ft.)	6.8 metres (22 ft.) to principal building and 6.0 metres (20 ft.) to garage
Rear Yard	7.5 metres (25 ft.) 50% of the rear length may be reduced to 6.0 metres (20 ft.) if the remainder of the rear yard setback is 8.5 metres (28 ft.)	8.6 metres (28 ft.) 33% of the rear length may be reduced to 4.1 metres (13.5 ft.) for a covered deck or patio only.
Side Yard (West)	1.8 metres (6 ft.)	6.0 metres (20 ft.)
Side Yard (East)	1.8 metres (6 ft.)	1.8 metres (6 ft.)

- To account for the required road widening on 96 Avenue, the front yard setback in the CD Zone is slightly less than the RF Zone.
- In addition to zoning issues, the renovations that were undertaken to enclose the patio and to incorporate a secondary suite, both without permits, may not conform to the Building Code.
- Should Council determine the rezoning to CD has merit for the southern portion of the lot, the applicant will be required to submit a Building Permit application reflecting all modifications, and will be required to hire a qualified professional to confirm that the current house meets all BC Building Code requirements.

Building Design Guidelines and Proposed Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- A preliminary lot grading plan has been reviewed by Building Division staff and was determined to be acceptable. The proposed RF-12 zoned lots (proposed Lots 2 and 3) will accommodate basements.

Arborist Assessment and Tree Replacement Plan

- An arborist assessment prepared by Diamond Head Consulting has been submitted. The report indicates that there are 3 mature trees onsite and 2 off-site trees affected by the

proposed development. It is proposed that all of the on-site trees be removed, as described below:

Tree Species	Total No. of Trees (off-site trees)	Total proposed for retention (off-site trees)	Total proposed for removal (off-site trees)
Red Alder	2 (2)	0(2)	2(0)
Sitka Spruce	1 (0)	0(0)	1(0)
TOTAL	3 (2)	0(2)	3(0)

- The Arborist Report and Tree Preservation / Replacement Plans have been reviewed by City staff and require revisions prior to consideration of Final Approval of the rezoning.
- Under the current Tree Preservation By-law, a tree replacement ratio of 1:1 for alder and cottonwood trees and a tree replacement ratio of 2:1 for all other trees is required.
- In the case of this application, a total of 4 replacement trees are required, and 9 trees are proposed, resulting in 3 trees per lot.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 12, 2008 reflecting the original development proposal for 8 RF-12 lots, 4 RF lots, and 1 RM-D lot. Staff received 4 telephone calls and 1 letter response with respect to the application, as summarized below:

- Four respondents expressed interest in the development potential of the remainder of the block.
- One respondent expressed concern about not enough parking in the neighbourhood.

Subsequent to the revision of the original development proposal, revised pre-notification letters were sent out on March 12, 2008 reflecting the proposal for 2 RF-12 lots and one RF lot. Staff received 1 telephone call, with the caller simply wanting to confirm which lot is the subject lot.

Pre-notification letters were sent out on September 25, 2012 reflecting the current development proposal for 2 RF-12 lots and 1 CD lot. Staff received no telephone call responses with respect to the revised proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
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

- Appendix VII. Proposed CD By-law
- Appendix VIII. House Plans and Location Certificate for Existing House
- Appendix IX. Development Concept for Subject Area
- Appendix X. Map of Nearby Development Applications

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

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. 11/1/12 10:32 AM

Information for City Clerk

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

1. (a) Agent: Name: Onkar Nijjar
 MTM Developments Ltd.
 Address: 10200 Gilmore Crescent
 Richmond BC V6X 1X2

 Tel: 604-837-2886

2. Properties involved in the Application
 - (a) Civic Address: 12205 - 96 Avenue

 - (b) Civic Address: 12205 - 96 Avenue
 Owners: Gurpal S Sihota
 Daljit K Sihota
 PID: 002-236-788
 Lot "D" Section 31 Block 5 North Range 2 West New Westminster District Plan 21342

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone a portion of the property to RF-12.

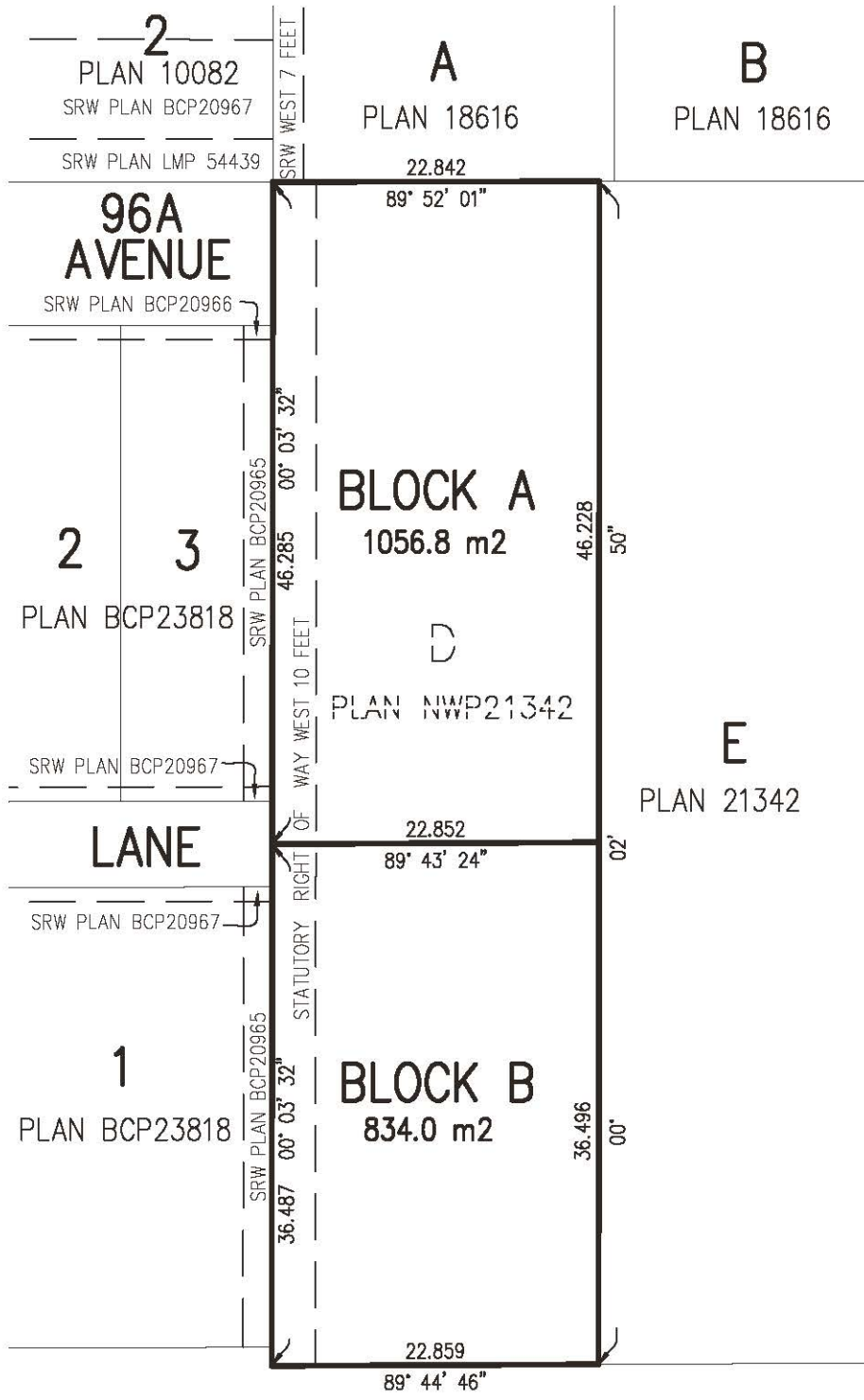
 - (b) Introduce a By-law to rezone a portion of the property to CD.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 and CD

Requires Project Data	Proposed RF-12	Proposed CD
GROSS SITE AREA		
Acres	0.47	
Hectares	0.1887	
NUMBER OF LOTS		
Existing	1 lot	
Proposed	2 lots	1 lot
SIZE OF LOTS		
Range of lot widths (metres)	10.86 m. – 12.00 m	22.9 m.
Range of lot areas (square metres)	360 -399 sq.m.	701 sq.m.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)		
Lots/Hectare & Lots/Acre (Net)	25 uph / 10 upa	14 uph / 6 upa
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	50%	40%
Estimated Road, Lane & Driveway Coverage	10%	10%
Total Site Coverage	60%	50%
PARKLAND		
Area (square metres)	NA	
% of Gross Site	NA	
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	
Others	NO	

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: _____ OVER LOT "D" SECTION 31 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 21342



SCALE : 1:500

BOOK OF REFERENCE

BLOCK	AREAS
BLOCK A	1056.8 m ²
BLOCK B	834.0 m ²

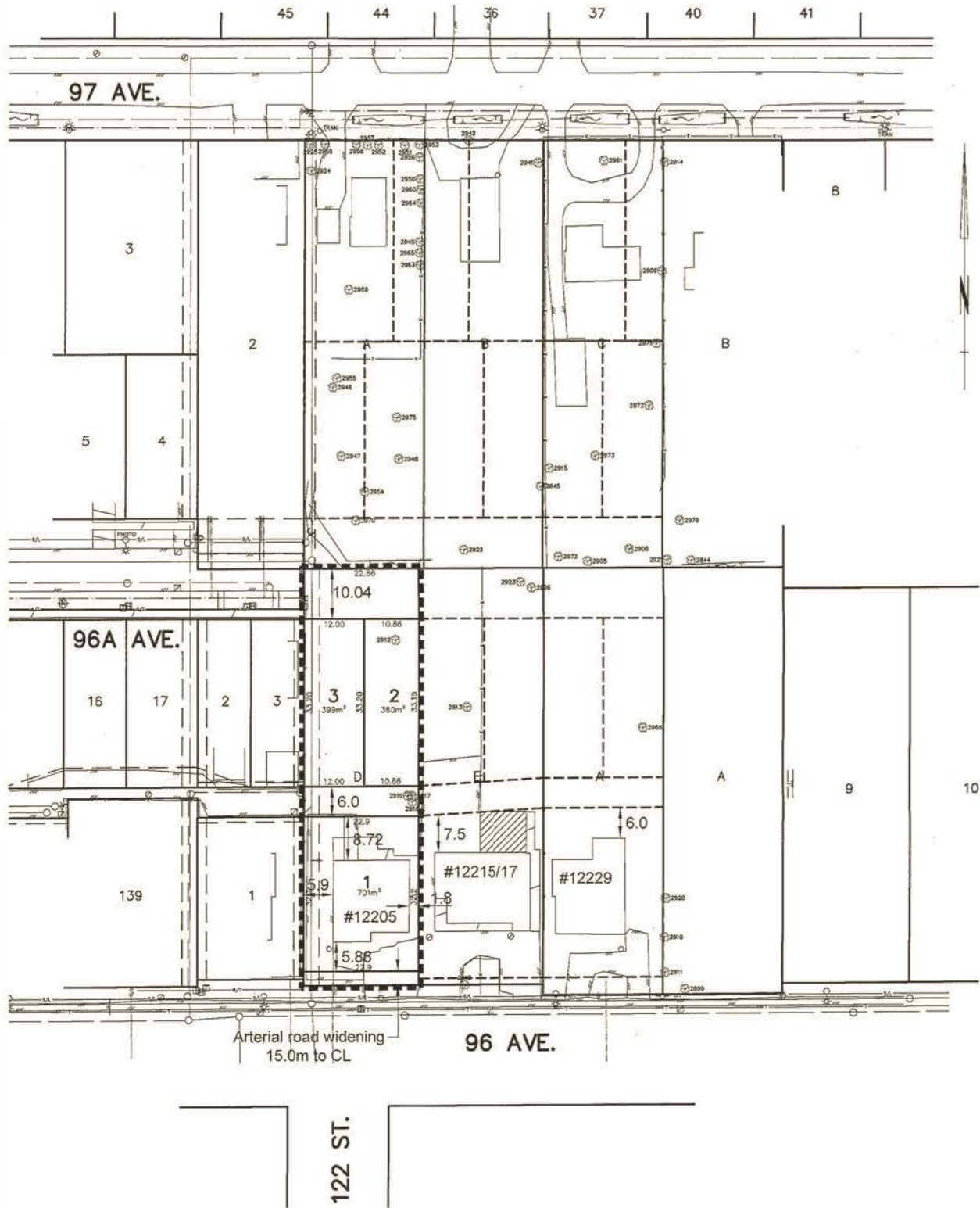
CERTIFIED CORRECT ACCORDING TO SURVEY
DATED THIS 10th DAY OF OCTOBER, 2012

McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
13160 88 AVENUE

SURREY, BC V3W 3K3
TEL: 604-596-0391
FILE: 2112-07717-02

SANDRA A. WARDS BCLS, CLS

**THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT - CITY OF SURREY**



Revised Subdivision Layout

7907-0391-00 (November 2011)

Nov 2011 Revised as per city's comments



HunterLaird
ENGINEERING LTD.
September 2008
#870-1

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

FROM: Development Project Engineer, Engineering Department

DATE: October 31, 2012 **PROJECT FILE: 7807-0391-00
(Supercedes Apr. 2/12)**

**RE: Engineering Requirements
Location: 12205 96 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 metres on 96 Avenue for a total of 30.000 metres;
- Dedicate 6.000 metres for new east-west lane;
- Dedicate 10.042 metres for 96A Avenue for a total of 20.000 metres;
- Provide 0.500 metre wide SROW's along 96 Avenue and 96A Avenue;
- Provide on-site 1.000 metre wide SROW on the south side of the lane;
- Provide on-site SROW for temporary hammerhead turnaround for the lane;
- Provide off-site 1.5 metre wide SROW to achieve half road standard for 96A Avenue; and
- Provide off-site 5.0 metre wide SROW for sanitary sewer main extension on 96A Avenue.

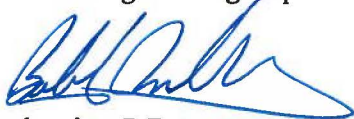
Works and Services

- Construct south side of 96A Avenue to the Half Road standard;
- Construct east-west lane;
- Construct temporary turnaround and pay cash-in-lieu for future removal;
- Construct sanitary sewer main, watermain, and storm sewer main on 96 A Avenue and storm sewer main in the lane;
- Construct sanitary sewer main in the east-west lane;

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Bob Ambardar, P.Eng.
Development Project Engineer

HB

NOTE: Detailed Land Development Engineering Review available on file



Friday, January 13, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 07 391 00

SUMMARY

The proposed 3 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

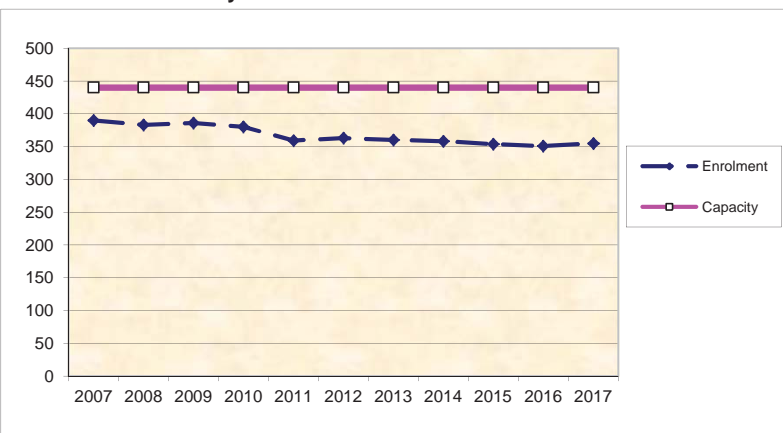
Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

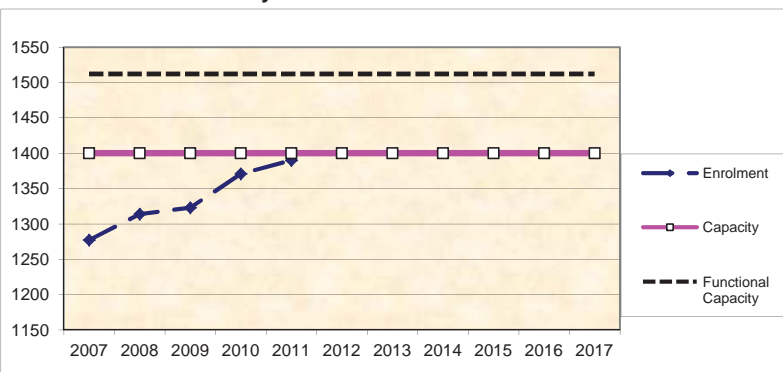
Cedar Hills Elementary	
Enrolment (K/1-7):	35 K + 324
Capacity (K/1-7):	40 K + 400
L. A. Matheson Secondary	
Enrolment (8-12):	1390
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

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.
 There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The capacity at Cedar Hills Elementary has been adjusted for the implementation of full day Kindergarten and inclusion of a "Strongstart" program for preschool age children and their parents. Space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at LA Matheson Secondary. The proposed development will not have an impact on these projections.

Cedar Hills Elementary



L. A. Matheson 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: 7911-0320-00
 Project Location: 12205 / 12207 – 96 Ave., 12215 / 12217- 96 Ave., 12229 – 96 Avenue, 12188 – 97 Avenue, 12220 / 12222 – 97 Avenue, and 12244 - 97 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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:

South of the subject site is L.A. Matheson school which is not relevant to the building scheme. The single family residential portion of this area was built out over a time period spanning from the pre-1950's to the 2000's. The age distribution from oldest to newest is : more than 60 years old (15%), 60 years old (10%), 50 years old (25%), 40 years old (25%), 30 years old (10%), 20 years old (10%), 10 years old (5%). This is best described as an "old growth area".

Most homes are in the 3000-3550 sq.ft. size range Home size distribution in this area is as follows: under 1000 sq.ft. (21%), 1000-1500 sq.ft. (11%), 2001-2500 sq.ft. (5%), 2501-3000 sq.ft. (21%), 3001-3550 sq.ft. (32%), over 3550 sq.ft. (11%), Styles found in this area include: "Old Urban" (60%), "West Coast Traditional (English Tudor emulation)" (5%), "West Coast Traditional (Spanish emulation)" (5%), "West Coast Modern" (5%), "Modern California Stucco" (10%), "Heritage (Old B.C.)" (5%), "Neo-Traditional" (10%). The best character description for this area is "varied old urban". Home types include : Bungalow (15%), Bungalow with above-ground basement (15%), Basement Entry (30%), Cathedral Entry (25%), Two-Storey (10%), DUPLEX - Basement Entry (5%),

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to high scale, box-like structures. The massing scale distribution is : low mass structures (15%), mid-scale structures (30%), high scale structures (10%), high scale structures with box-like massing resulting from locating the upper floor directly above or beyond the floor below (45%). The scale range for the front entrance element is: one storey (60%), 1.1/2 storey front entrance (35%), 2.1/2 storey front entrance (5%).

Most homes have a low slope roof. Roof slopes include : low slope (flat to 5:12) = (56)%, moderate slope (6:12 to 7:12) = (18)%, steeply sloped (8:12 and steeper) = (28)%. Main roof forms (largest truss spans) include: common hip (35%), common gable (55%), Flat (5%), Mansard (5%). Feature roof projection types include : none (40%), common hip (25%), common gable (30%), Dutch hip (5%). Roof surfaces include : tar and gravel (30%), interlocking tab type asphalt shingles (35%), rectangular profile type asphalt shingles (10%), concrete tile (shake profile) (15%), and cedar shingles (10%).

Main wall cladding materials include : horizontal cedar siding (5%), vertical channel cedar siding (9%), horizontal vinyl siding (27%), vertical vinyl siding (9%), stucco cladding (50%), Feature veneers on the front façade include : no feature veneer (38%), brick (29%), stone (10%), horizontal cedar (19%), Tudor style battens over stucco (5%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (53%), Natural (earth tones) (26%), Primary derivative (red, blue, yellow) (21%).

Covered parking configurations include: No covered parking (26%), Double carport (5%), Double garage (37%), Rear garage (32%).

A variety of landscaping standards are evident ranging from natural state' (little or no improvements) to average modern urban. Overall however, landscape standards are substantially lower than those normally required in post year 2000's subdivisions on RF zoned lots in Surrey, and therefore do not provide suitable context for the subject site. Driveway surfaces include: no driveway (5%), gravel (15%), asphalt (40%), broom finish concrete (15%), exposed aggregate (5%), interlocking masonry pavers (5%), rear driveway (15%).

Ten percent of homes (2 homes of 21 surveyed) can be considered 'context homes' (as identified in the residential character study). Ninety percent of homes can be considered 'non-context', and are not recommended for emulation. However, the appropriate strategy is to set design and articulation standards to common high new levels for new RF zone subdivisions, rather than to emulate the existing homes.

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

- 1) Context Homes: Only two homes in the surrounding area provide desirable residential design context. These homes are located at 12229 – 96 Avenue, and 12237 – 97 Avenue. However, as stated above, the recommendation is to apply common new high quality design standards for RF zone subdivisions rather than to emulate these two specific homes.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are compatible with the wide range of styles found in this area, and are recommended. Note that the style range is no longer specified in the building scheme.
- 3) Home Types : A wide variety of home types including Basement Entry, Cathedral Entry, Bungalow, and Two-Storey are found in this area. Home type will not be restricted in the building scheme.
- 4) Massing Designs : The two context homes provide desirable massing context. These homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 2 ½ storeys in height. The most common recommended entrance height for RF scale homes is 1 to 1 ½ storeys, which will be the recommendation at this site.
- 6) Exterior Wall Cladding : A wide range of materials have been used in this area, and a wide range can be permitted, including vinyl.
- 7) Roof surface : Roof surfaces include tar and gravel, asphalt shingles, concrete tiles, and cedar shingles. Roofing material is not a defining characteristic of this area and so flexibility is warranted.
- 8) Roof Slope : A wide range of roof slopes from "flat" to 12:12 have been used. The recommendation is to adopt a common standard for RF zone lots; 7:12 minimum.

Streetscape: There are a wide variety of old urban homes constructed on large RF and RM-D zoned lots. These homes exhibit a "varied" rather than uniform character, and range from small (900 sq.ft) simple 60+ year old rectangular Bungalows, to 3000+ sq.ft. box-like Basement Entry homes to well balanced and proportionally correct "Neo-Traditional" style Two-Storey homes that meet modern development standards. Landscapes range from "near native" (sod and native trees only), to "above-average modern urban", though most landscapes are substandard in comparison to most lots recently developed.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", or "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Only two existing neighbouring homes provide suitable context for the subject site. The recommendation however, it to employ standards used in most new RF zone subdivisions in Surrey subsequent to 2010 rather than to emulate existing homes. The new character area proposed will be compatible with the existing homes; "Neo-Traditional" and "Neo-Heritage" styles are recommended, though these styles are not required in the building scheme.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive

colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products, providing that aesthetic properties of the new sustainable materials are equal to or better than that of the traditional roofing products. Grey, black, or brown only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate to high modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: July 24, 2012

Reviewed and Approved by:  Date: July 24, 2012

TREE PRESERVATION SUMMARY

Project Location: 12205 96th, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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 of the Subject Site:

2. Summary of Proposed Tree Removal and Placement:

- The summary will be available before final adoption.

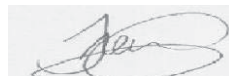
Number of Protected Trees Identified	1	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	1	(C)
Number of Protected Trees to be Retained (A-B-C)	0	(D)
Number of Replacement Trees Required (C-B) x 2	2	(E)
Number of Replacement Trees Proposed	9	(F)
Number of Replacement Trees in Deficit (E-F)	-	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	10	(H)
Number of Lots Proposed in the Project	3	(I)
Average Number of Trees per Lot (H / I)	3.30	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached _____
- This plan will be available before final adoption _____

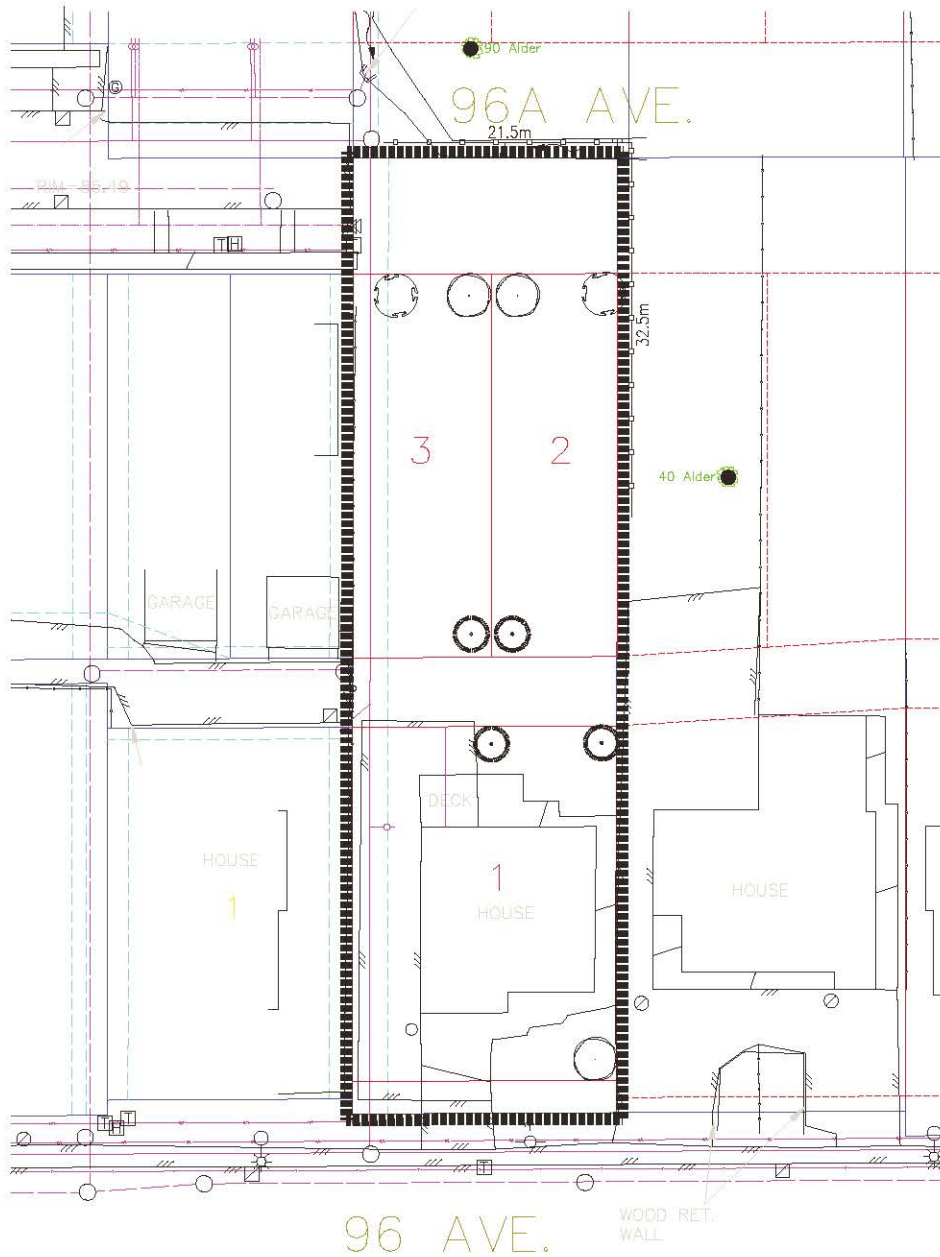
Summary prepared and submitted by:

Arborist



September 26,
2012

Date



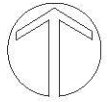
REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	2	3.00 METERS	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	3	3.00 METERS	AS SHOWN	B. & B.
	CHAMAECIPARIS NODIKATENSIS PENDULA	WEeping HOOTKA CYPRESS	4	3.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #18100



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	ISSUES	ED.
	ISSUES	

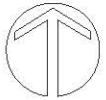
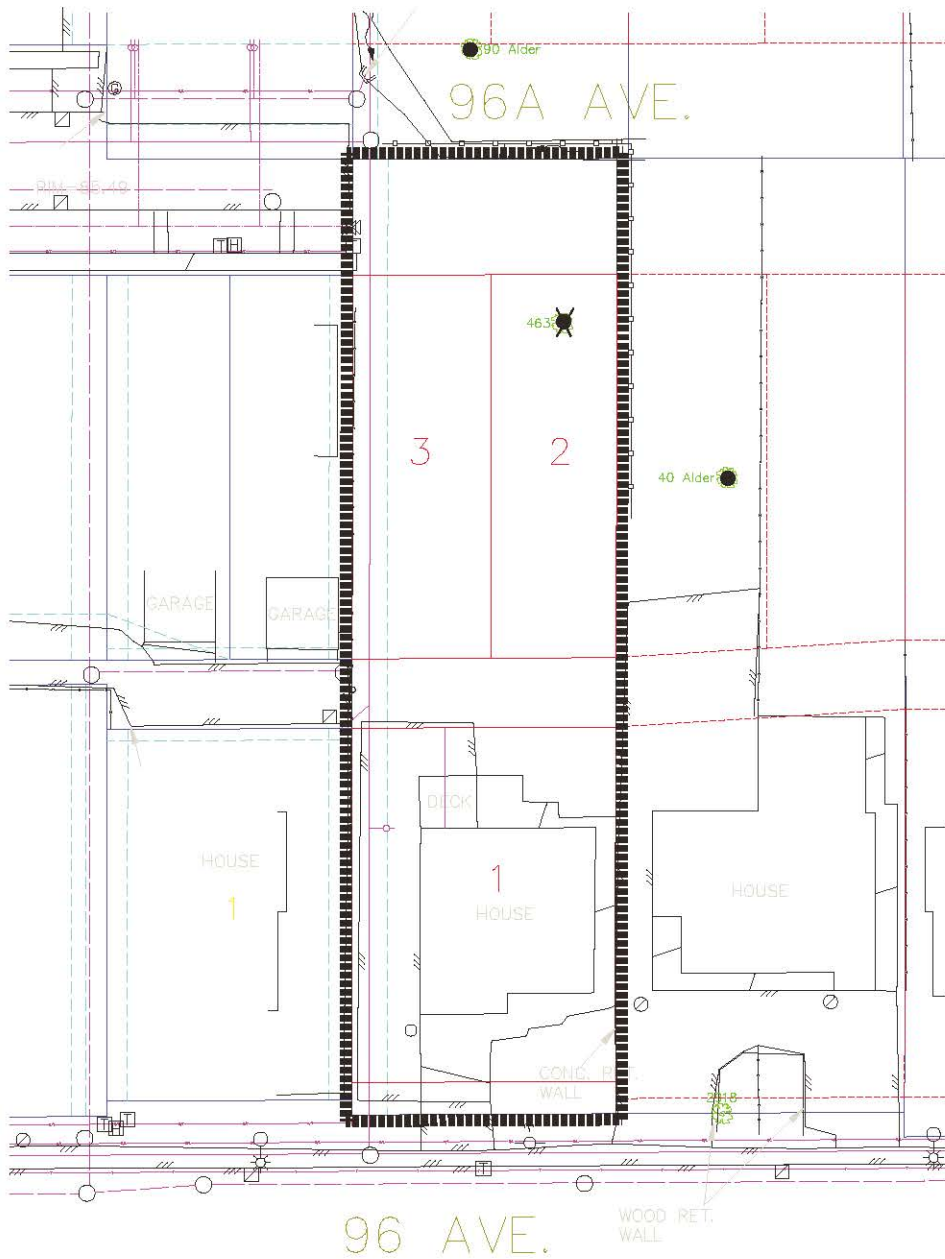
C. KAVOLINAS & ASSOCIATES INC.
 BCIA CSIA
 2462 JEROME COURT
 ABOTSFORD, B.C.
 V3B 3J8
 PHONE (604) 857-2278

CLIENT
 CHEAR SALAR
 PHONE (604) 422-8825

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 3 LOT SUBDIVISION
 12225 - 96 AVENUE
 SURREY, B.C.

SCALE	1:200	DATE	FEB/12
DRAWN		CHECKED	
DATE		DATE	
APPROVED		DATE	

PROJECT
 JOB No.
 DRAWING No.
 TR-2



LEGEND

- = TREES TO BE RETAINED
- ✕ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	BY
	REVISION	

C.KAVOLINAS & ASSOCIATES INC.
 BCALA CELA
 2462 JOURNAL COURT
 ABBOTSFORD, B.C.
 V3G 3J8
 PHONE: (604) 857-2376

CLIENT
 DINAR BILLAR
 PHONE: (604) 432-8625

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 3 LOT SUBDIVISION
 12303 - 96 AVENUE
 SURREY, B.C.

SCALE	1:200	DATE	FEB/12
DRAWN		CHECKED	
DATE		DATE	
APPROVED		DATE	

PROJECT JOB No. **TR-1**

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 002-236-788
Lot "D" Section 31 Block 5 North Range 2 West New Westminster District Plan 21342 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Sandra A Wards, B.C.L.S. on the 10th day of October, 2012, containing 834 square metres, called Block B.

Portion of 12205 – 96 Avenue

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a large *single family dwelling* on a large *urban lot*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling* which may contain 1 *secondary suite*.
- 2. *Accessory uses* including the following:

- (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio*; and
- (b) For *building* construction within a *lot*:
 - i. The *floor area ratio* shall not exceed 0.53 provided that of the resulting allowable floor area, 37 square metres [400 sq.ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 10 square metres [105 sq.ft.] in size that the area in excess of 10 square metres [105 sq.ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*; and
 - ii. The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the structure located within 6.8 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	Front Yard*	Rear Yard**	West Side Yard	East Side Yard
<i>Principal Building</i>		6.8 m. [25 ft.]	8.6 m. [28 ft.]	6.0 m. [20 ft.]	1.8 m. [6 ft.]
<i>Accessory Buildings and Structures</i> greater than 10 sq.m. [105 sq.ft.] in size		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	1.0 m. [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.	0.0 m.

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* The *front yard setback* may be relaxed at a lower floor level only to 6.0 metres [20 ft.] for the garage only.

** 33% of the length of the rear *building* face may be set back a distance of 4.1 metres [13.5 ft.] from the *rear lot line* for a covered deck only, provided the remainder of the *building* face is set back at least 8.6 metres [28 ft.] from the *rear lot line*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal building*: The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Driveway* access is permitted only from the rear lane.

3. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3.
4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) Where the *driveway* or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said *driveway*; and
 - (b) In the case the *rear yard*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
700 sq. m. [7,550 sq.ft.]	20 metres [75 ft.]	30 metres [106 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.

9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

READ A THIRD TIME ON THE _____ th day of _____, 20 .

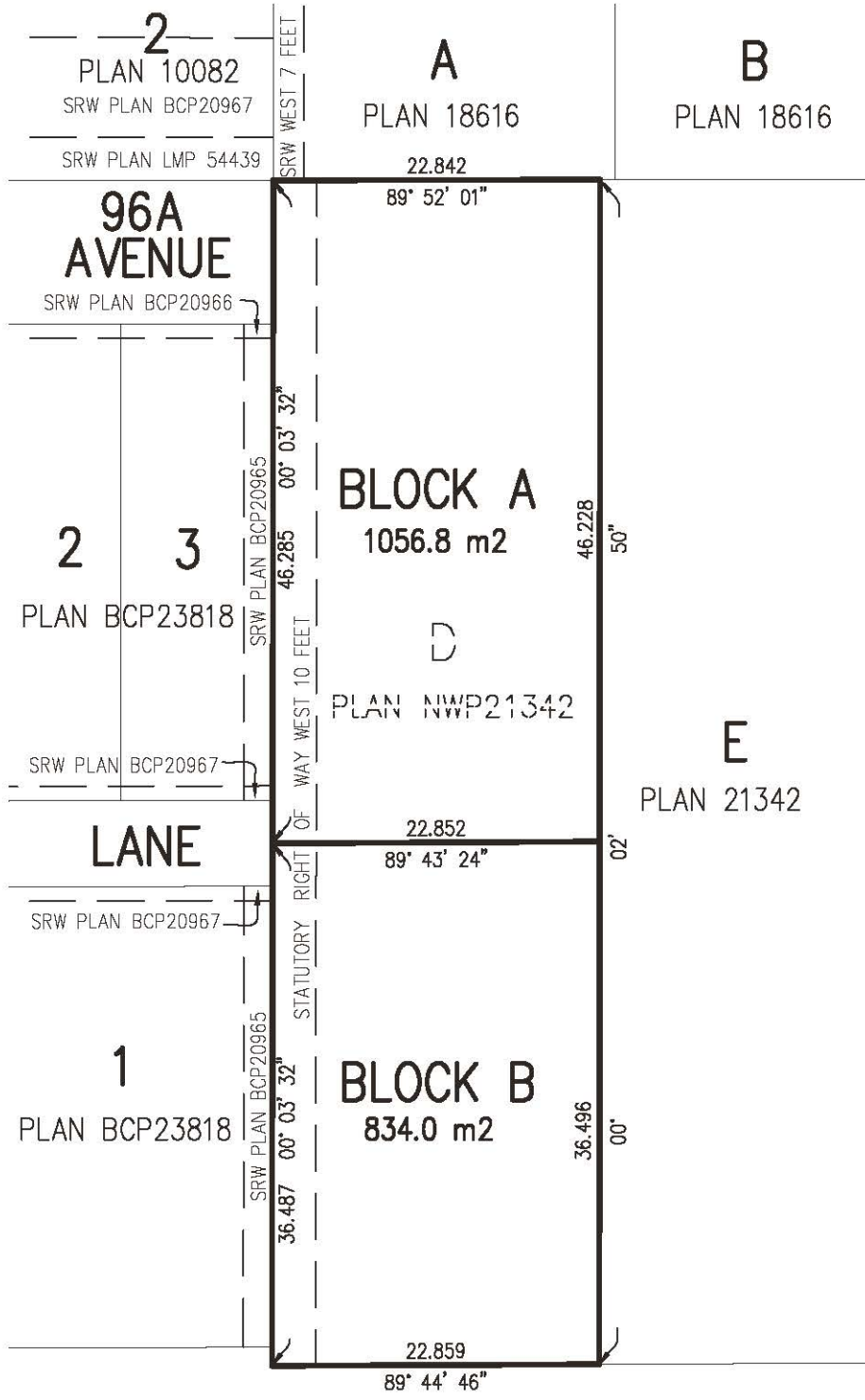
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

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. 10/30/12 11:17 AM

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: _____ OVER LOT "D" SECTION 31 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 21342



SCALE : 1:500

BOOK OF REFERENCE

BLOCK	AREAS
BLOCK A	1056.8 m ²
BLOCK B	834.0 m ²

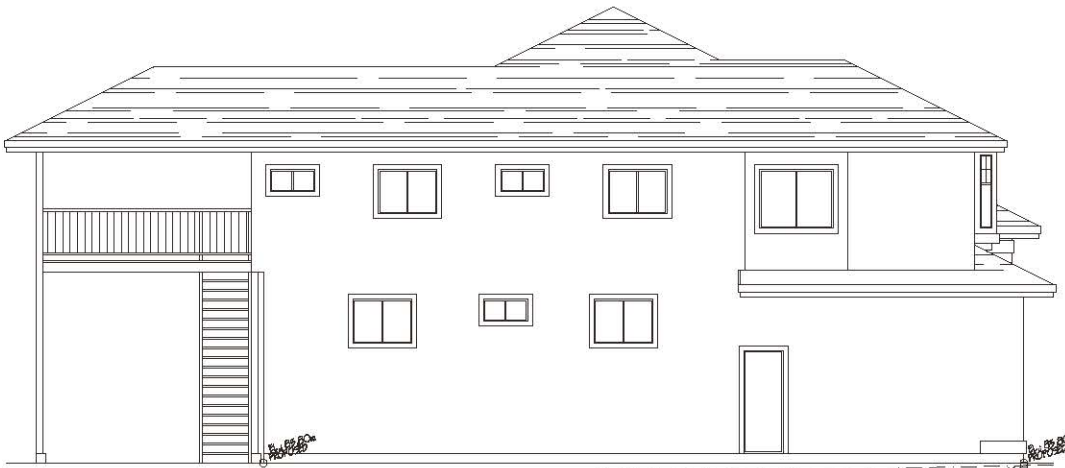
CERTIFIED CORRECT ACCORDING TO SURVEY
DATED THIS 10th DAY OF OCTOBER, 2012

McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
13160 88 AVENUE

SURREY, BC V3W 3K3
TEL: 604-596-0391
FILE: 2112-07717-02

SANDRA A. WARDS BCLS, CLS

**THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT - CITY OF SURREY**



LEFT ELEVATION

SPATIAL CALCULATIONS:
 WALL AREA: 900 sq.ft.
 PERMITTED OPENINGS: 90 sq.ft.
 PROPOSED OPENINGS: 86 sq.ft.



FRONT ELEVATION



REAR ELEVATION

ADDITION TO EXISTING BUILDING



RIGHT ELEVATION

SPATIAL CALCULATIONS:
 WALL AREA: 664 sq.ft. WALL AREA: 860 sq.ft.
 PERMITTED OPENINGS: 53 sq.ft. PERMITTED OPENINGS: 69 sq.ft.
 PROPOSED OPENINGS: 44 sq.ft. PROPOSED OPENINGS: 49 sq.ft.

ADDITION TO EXISTING BUILDING

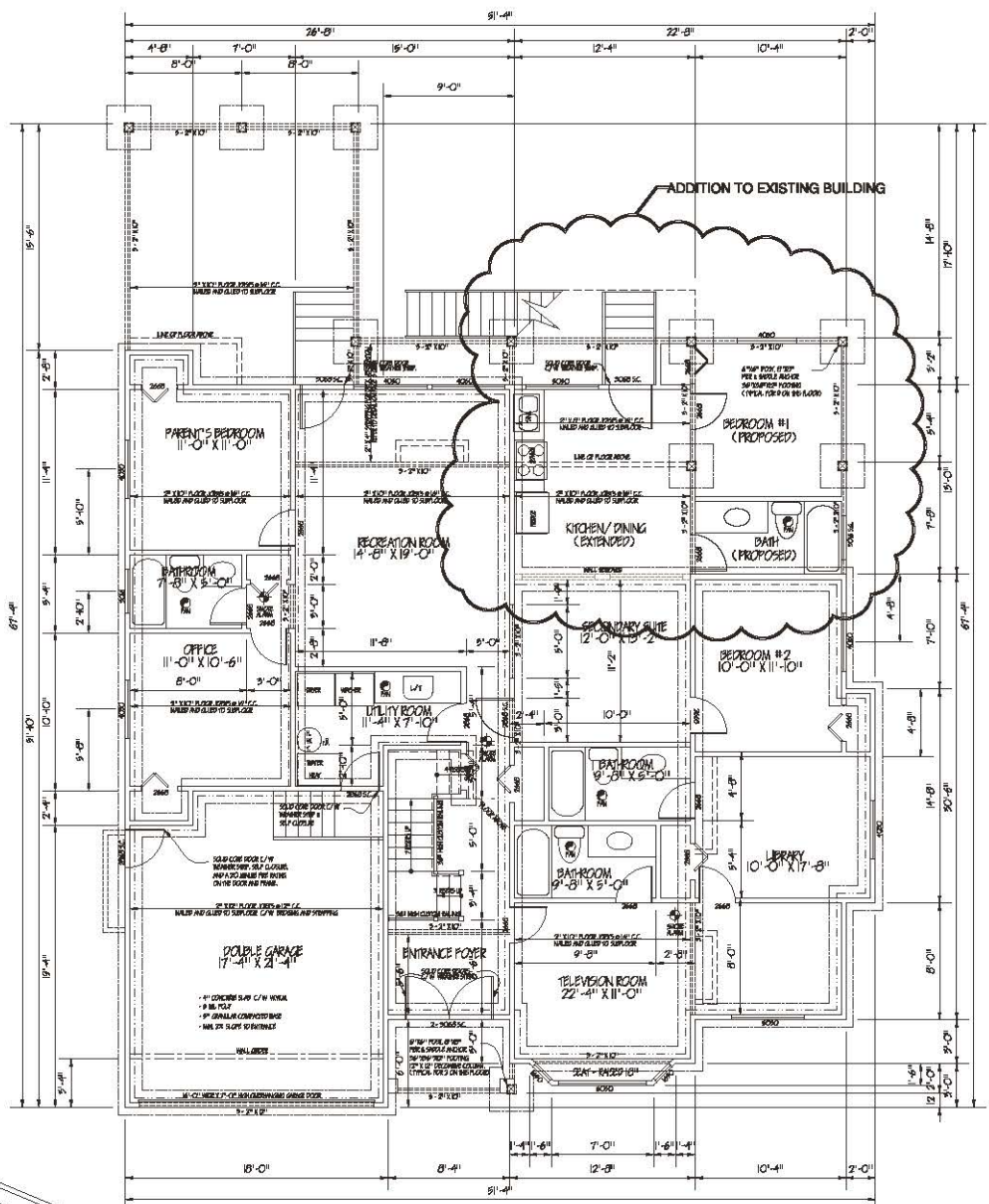
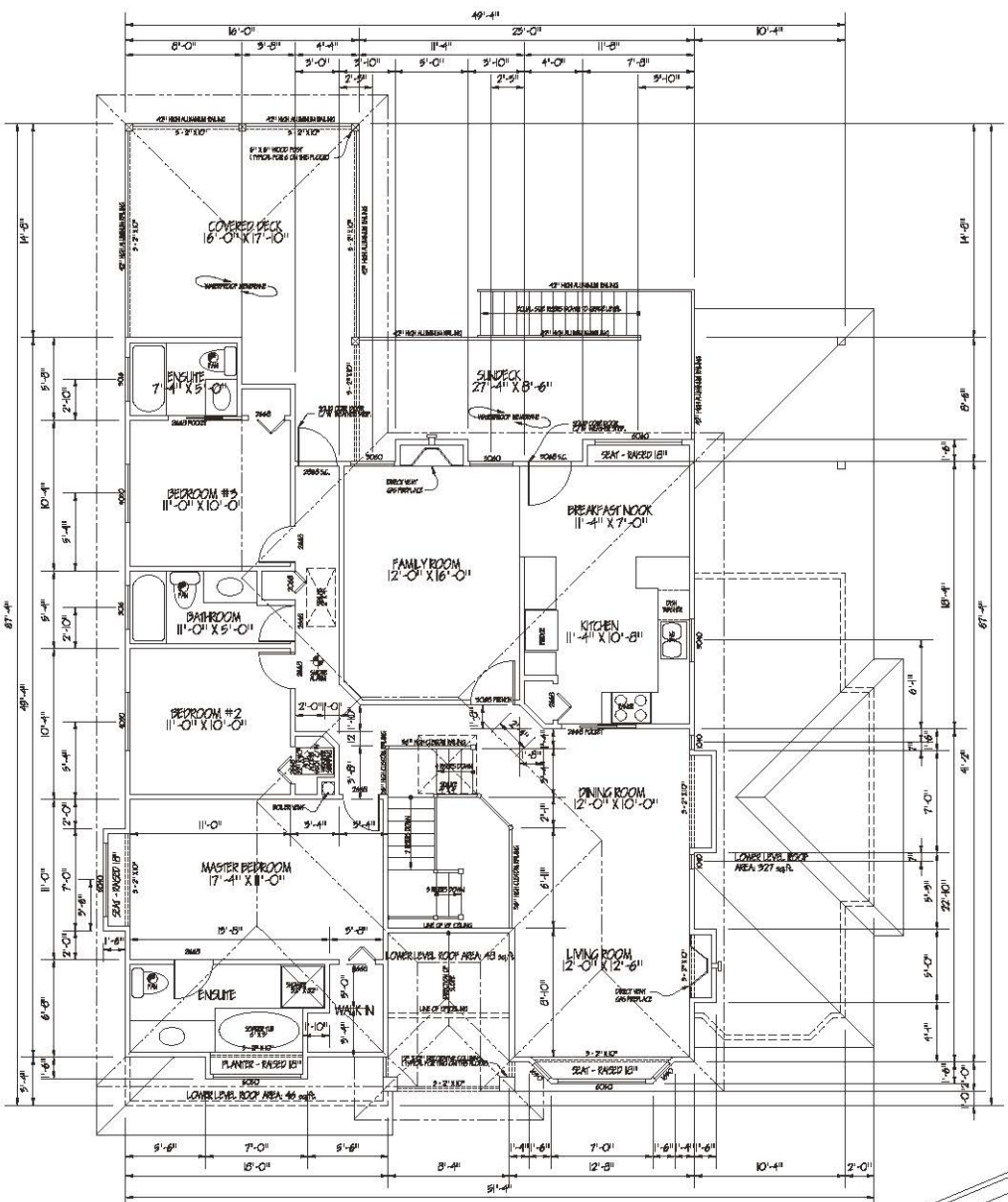
JOB NAME: DINKAR NILLJAN
 ADDRESS: 12905, 12907 - 95 AVENUE
 BURREY, BC



14658 - 84 AVENUE, BURREY, BC, V3R 9K7 TEL./FAX: (604) 597-1838

DRAWN BY: DALBER
 CHECKED BY: DARSHAN
 SCALE: 1/4" = 1'-0" (U.N.S.I.)
 DATE: OCTOBER 09, 2012

SHEET NUMBER
1 OF 4

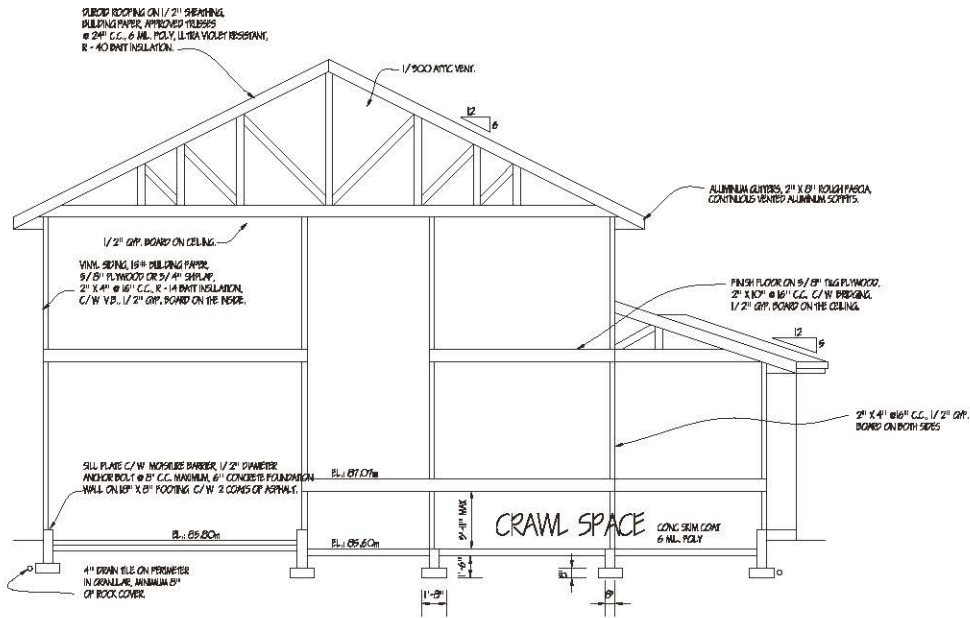


JOB NAME: DINKAR NILLAN
 ADDRESS: 1205, 1207 - 95 AVENUE
 BURREY, BC

14658 - 84 AVENUE, BURREY, BC, V3R 9K7 TEL./FAX: (604) 597-1838

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 DATE: OCTOBER 09, 2012

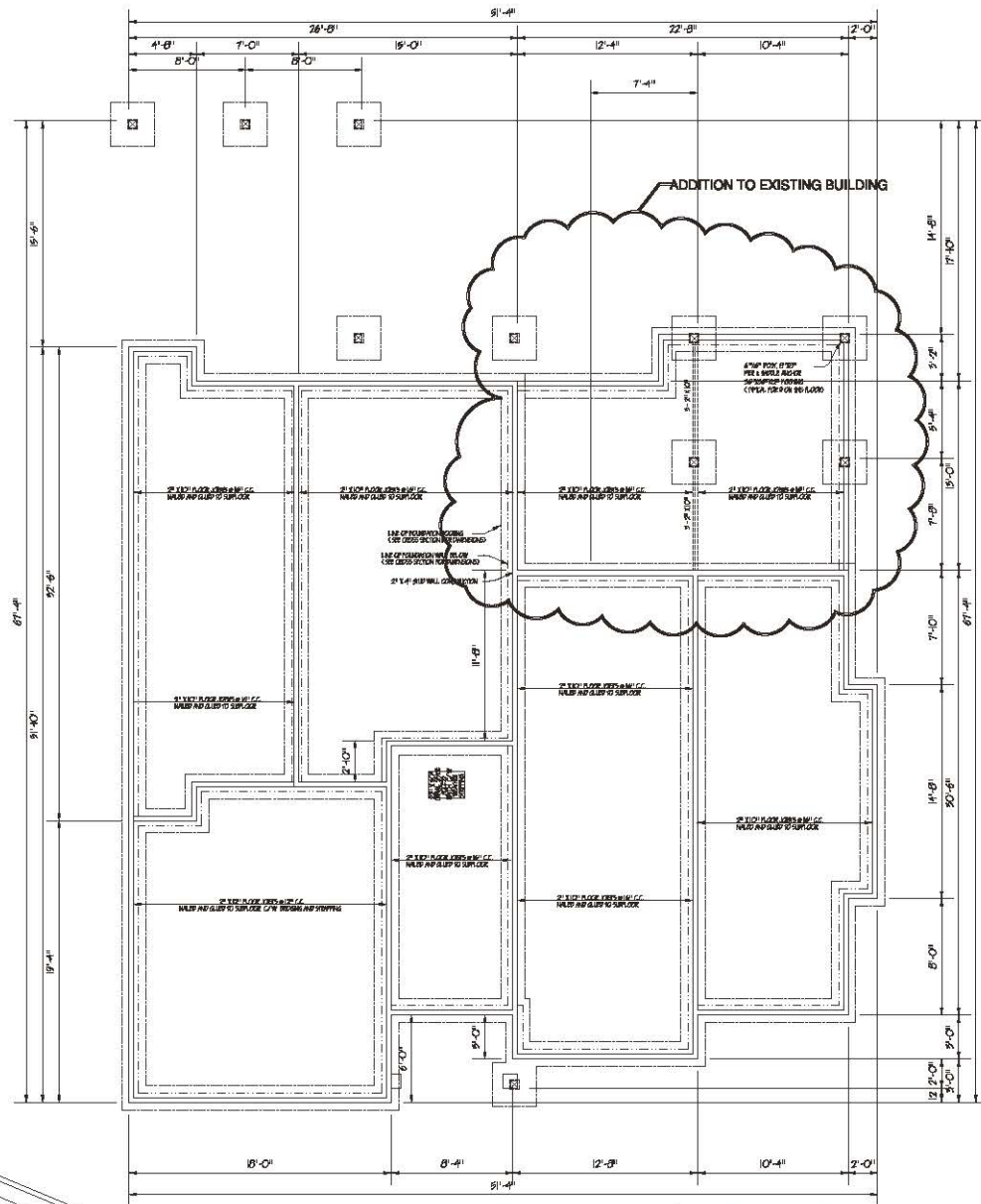
SHEET NUMBER
2 OF 4



CROSS SECTION

NOTES:

1. THESE PLANS CONFORM TO BRITISH COLUMBIA BUILDING CODE 1998.
2. CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
4. CONCRETE SHALL BE 3000 psi AFTER 28 DAYS.
5. ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
6. SPACER DETAIL:
 - MINIMUM RUN: 9"
 - MINIMUM TREAD: 10"
 - HANDRAILS TO BE BETWEEN 32" - 36" HIGH.



CRAWL SPACE AND FOUNDATION

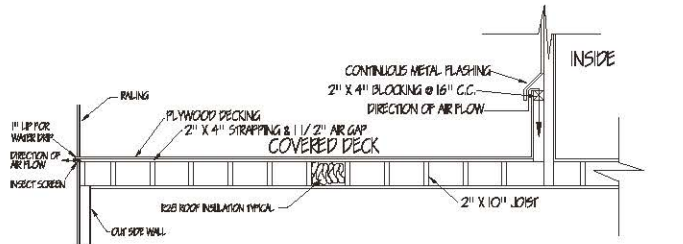


JOB NAME: D. K. BANOTA
 ADDRESS: 1205, 1207 - 95 AVENUE
 BURREY, BC

14658 - 84 AVENUE, BURREY, BC, V3B 9K7 TEL./FAX: (604) 597-1838

DRAWN BY: DALBR
 CHECKED BY: DARSHAN
 SCALE: 1/4" = 1'-0" (U.N.S.I.)
 DATE: OCTOBER 09, 2012

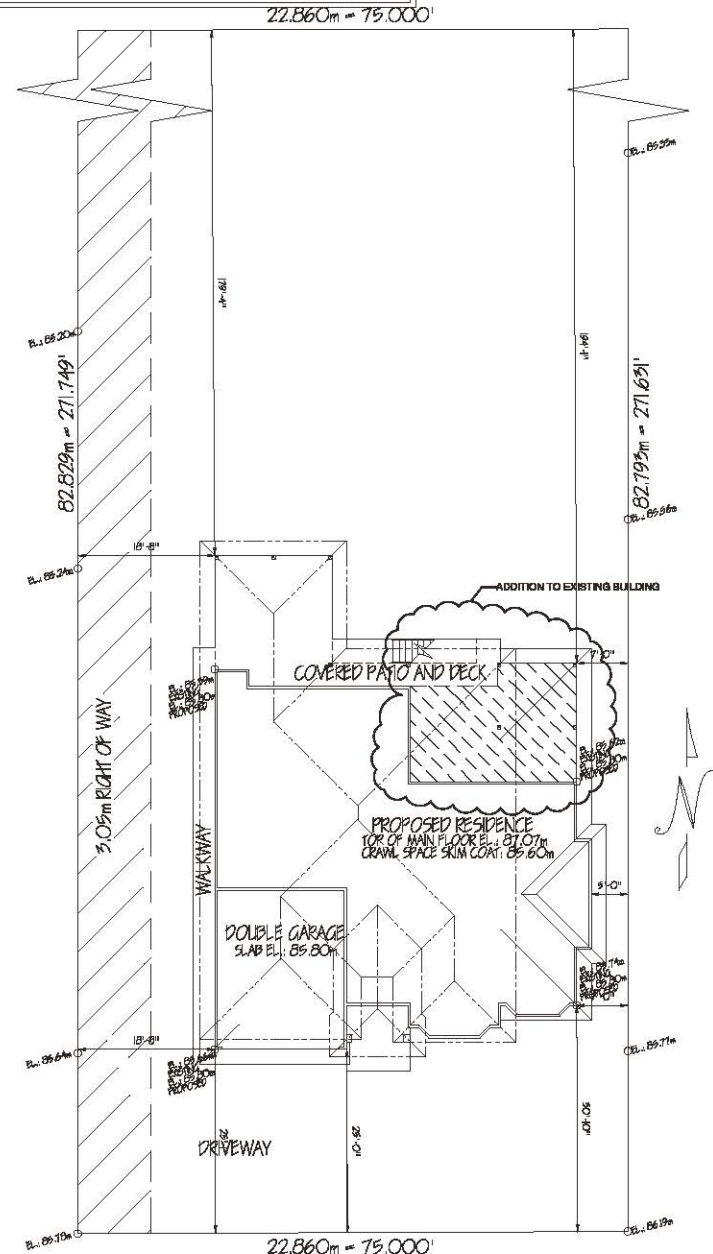
SHEET NUMBER
3 OF 4



INSULATION VENT DETAIL FOR COVERED DECK
SCALE: 1/2" = 1'-0"

ZONING

LOT AREA:	1,899 sq.m. = 20,569 sq.ft.
PERMIT	PROPOSED
LOT COVERAGE	9,777 sq.ft. 2,890 sq.ft.
F.A.R.	5,990 sq.ft. 3,885 sq.ft.



22.860m = 75.000'
96 AVENUE

SITE PLAN
12205, 12207 - 96 AVENUE
SCALE: 1/8" = 1'-0"

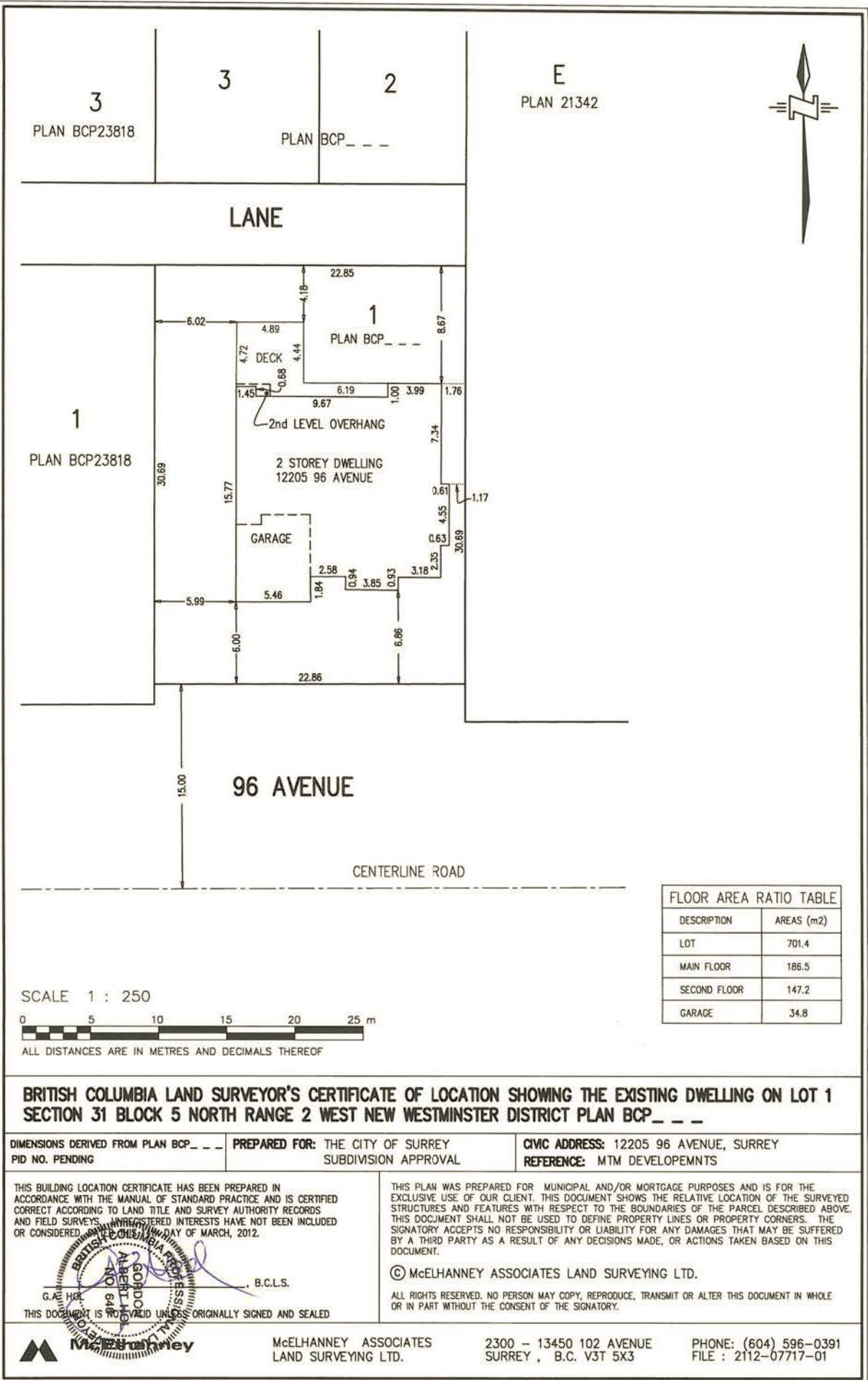


JOB NAME: DIKAR NILLAR
ADDRESS: 12205, 12207 - 96 AVENUE
BURREY, BC

14658 - 84 AVENUE, BURREY, BC, V3R 9K7 TEL./FAX: (604) 597-1838

DRAWN BY: DALIR
CHECKED BY: DARSHAN
SCALE: 1/4" = 1'-0" (U.N.S.I.)
DATE: OCTOBER 09, 2012

SHEET NUMBER
4 OF 4



FLOOR AREA RATIO TABLE	
DESCRIPTION	AREAS (m ²)
LOT	701.4
MAIN FLOOR	186.5
SECOND FLOOR	147.2
GARAGE	34.8

SCALE 1 : 250

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING THE EXISTING DWELLING ON LOT 1 SECTION 31 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN BCP_ _ _

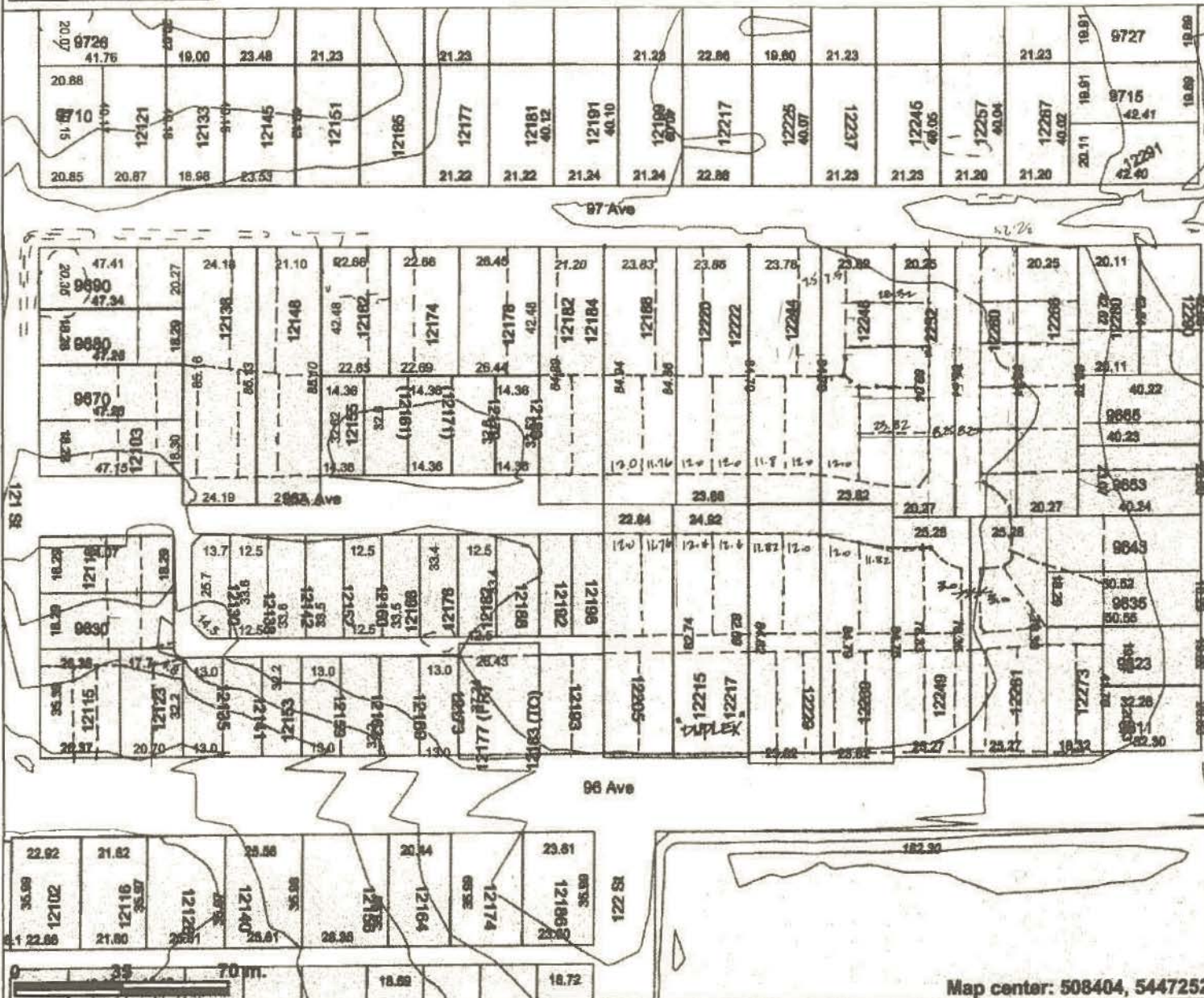
DIMENSIONS DERIVED FROM PLAN BCP_ _ _ PREPARED FOR: THE CITY OF SURREY SUBDIVISION APPROVAL CIVIC ADDRESS: 12205 96 AVENUE, SURREY
 PID NO. PENDING REFERENCE: MTM DEVELOPEMNTS

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED AS OF THE DAY OF MARCH, 2012.

GORDON G. McELHANNEY, B.C.L.S.
 G.A.E. HOLDING

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

© McELHANNEY ASSOCIATES LAND SURVEYING LTD.
 ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.



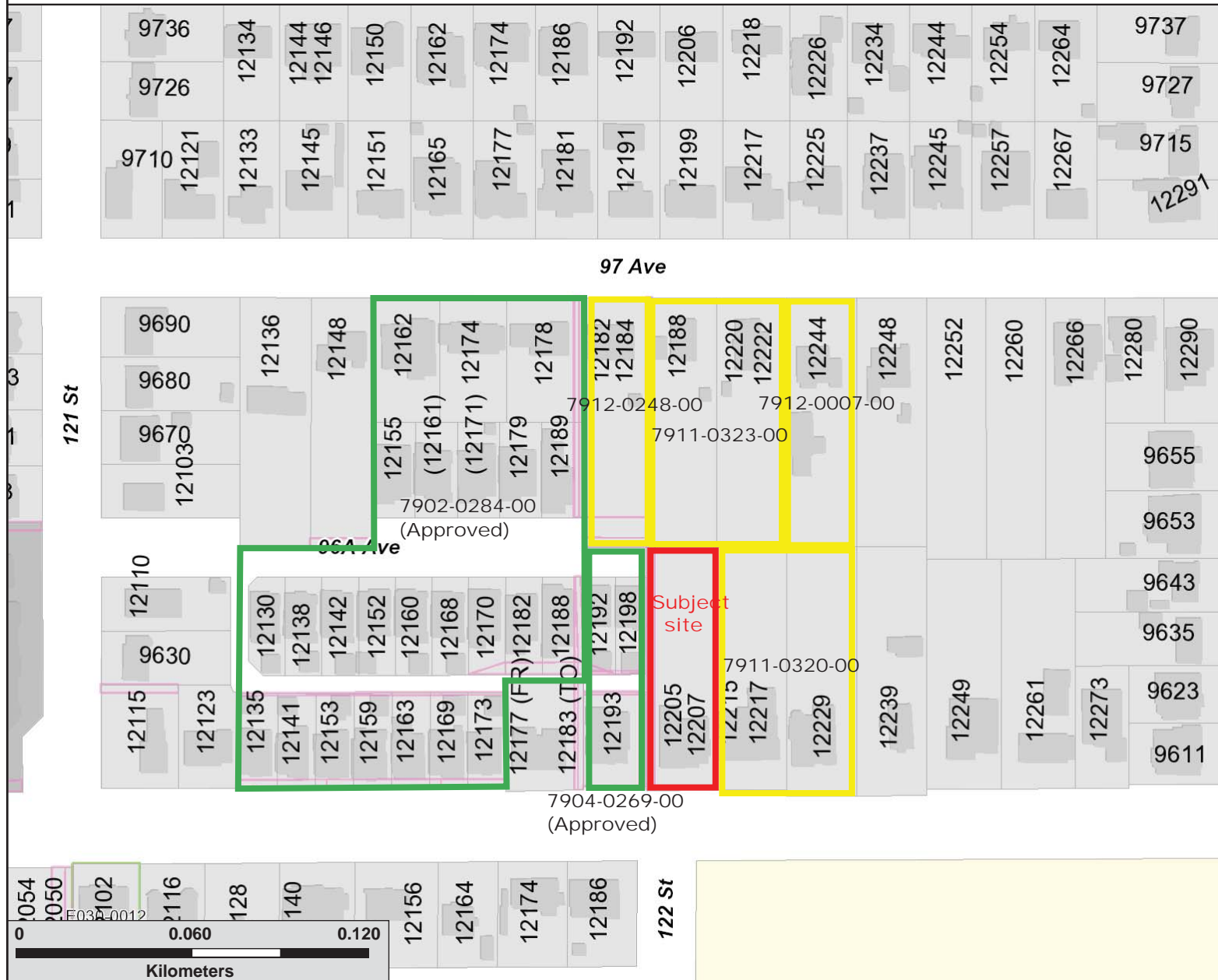
- ### Legend
- Contours - Intermediate (1m)
 - - - In Contour
 - In Depression
 - Park Lots and Names
 - Park - City
 - Park - Provincial
 - Park - Regional
 - Lots
 - Serviced Street
 - City Road
 - Paved/Unpaved Road
 - Standard
 - Standard Street

DEV CONCEPT "A"
 (REV MAY 22/08)

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

Map center: 508404, 5447252





- ### Legend
- Lots (Outline)
 - Road Names1000_4000
 - Water Courses
 - Creek
 - River
 - Rights of Way
 - Municipal
 - Utility
 - Easements
 - 3rd Party Agreement
 - Restrictive Covenant
 - Easements (labels)
 - Early Copy Lots
 - Building
 - Building Shadow
 - Hooks
 - Lots
 - BC Gas
 - BC Hydro
 - BC Rail Standard Lot
 - BN Rail Standard Lot
 - CN Rail
 - City Land Standard Lot
 - City Land Strata
 - FRPA Foreshore Tenure
 - Federal Standard Lot
 - GVRD Standard Lot
 - Harbour Board Standard Lot
 - Park - City Dedicated
 - Park - City Purchased
 - Park - Provincial
 - Park - Regional
 - Private Standard
 - Private Strata
 - Provincial Standard
 - Road
 - School Standard Lot
 - Transit Standard Lot

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