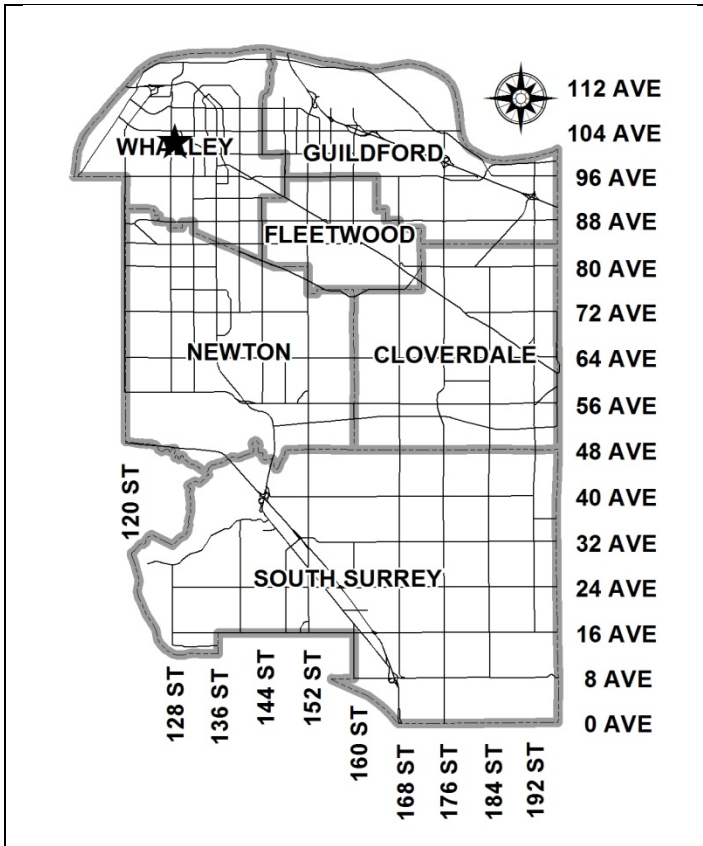


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0212-00

Planning Report Date: April 2, 2012



**PROPOSAL:**

- **Rezoning** from RF to RF-9 in order to allow subdivision into 2 small single family lots.

**LOCATION:**

10141 - 128A Street

**OWNERS:**

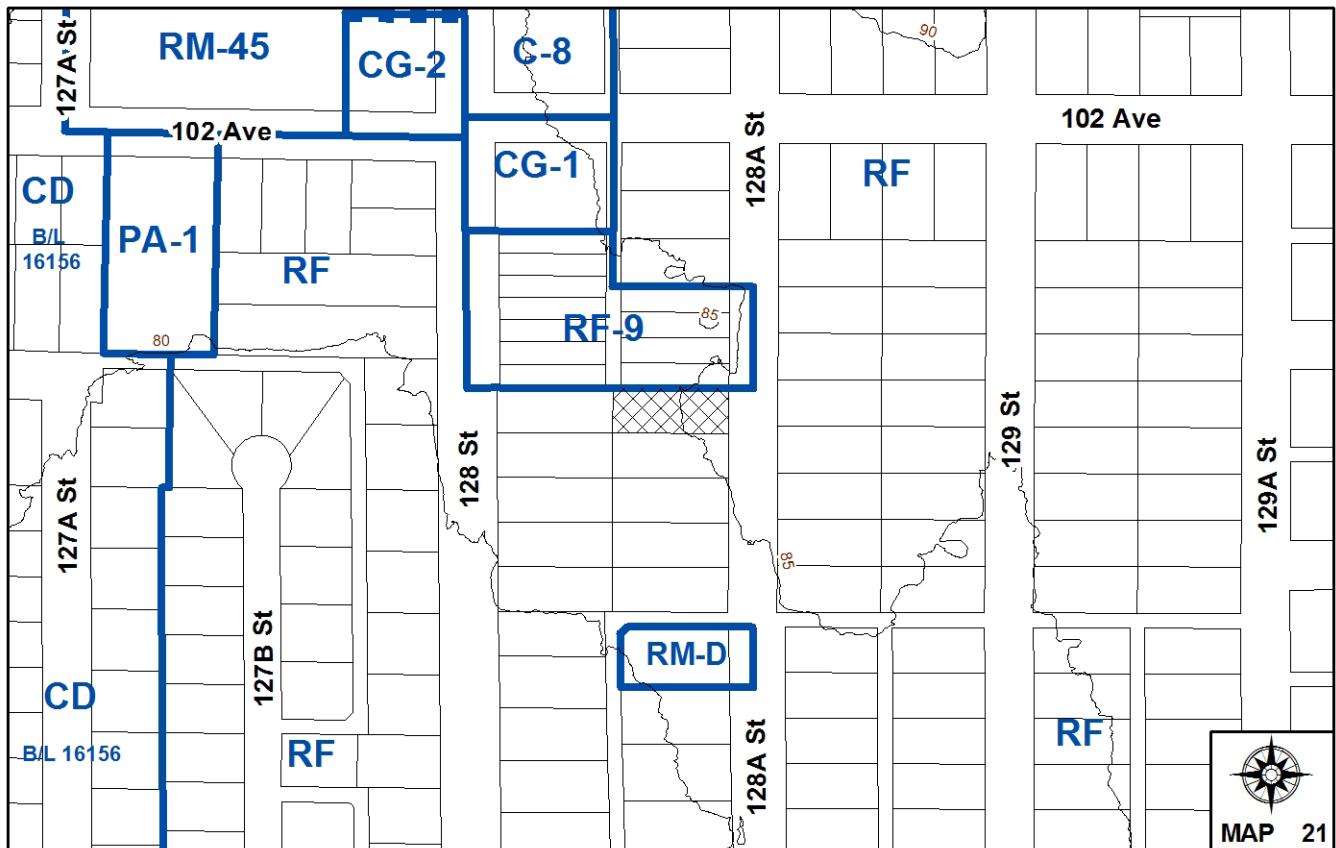
Baljit S Khela  
 Gurinder Singh Kalirai

**ZONING:**

RF

**OCP DESIGNATION:**

Urban



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.
- Follows the pattern of recent development along the block with RF-9 lots to the north.
- The subject site is in close proximity to City Centre, parks, places of worship, bus routes and a community commercial node, justifying a more dense single family development.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) registration of a Section 219 Restrictive Covenant to require a minimum front yard setback of 7.5 metres (25 ft.) for the principal building and 5.0 metres (16 ft.) for the covered porch or veranda as well as a minimum rear yard setback of 7 metres (23 ft.) for accessory buildings.

## 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 Old Yale Elementary School  
0 Secondary students at Kwantlen Park 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 December 2012.

## SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF-9
East (Across 128A Street):	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 128A Street, south of 102 Avenue and is west of Surrey City Centre. It is designated Urban in the Official Community Plan (OCP) and is currently zoned Single Family Residential (RF).
- To the east, west and south of the site are single family dwellings zoned Single Family Residential (RF), and designated Urban in the Official Community Plan.
- The block in which the subject site is located is being redeveloped and the proposed development follows the pattern of RF-9-zoned development set by a previous application (Application No. 7006-0457-00), to the north.
- The applicant is proposing to rezone the subject site to Single Family Residential (9) Zone (RF-9) to allow subdivision into two small single family lots (Appendix II).
- Two additional properties (10130 and 10140 – 128 Street) across the lane to the west were to be included in the application to create six RF-9 lots in total. However, due to sewer capacity issues within the Robson Creek catchment (Appendix VII) the additional properties have been withdrawn from the application. The subject property is able to drain sanitary sewer to the north by filling approximately 0.45 metre (1.5 ft.).

Proposed Subdivision Layout

- The proposed lots will meet or exceed the minimum requirements of the RF-9 Zone (Type I) in terms of lot area, width and depth. Both lots are approximately 407 square metres (4,380 sq.ft.) in area and 9.15 metres (30 ft.) wide. Lot depth proposed for these lots is 44.5 metres (146 ft.) which is much deeper than the minimum 28-metre (90 ft.) requirement of the RF-9 Zone.
- This application proposes to extend the lane that runs north-south through the block servicing 128 Street and will require a 3-metre (10 ft.) wide statutory right-of way from the neighbour to the west (10140 - 128 Street) to provide the full width of the lane. As stipulated in the RF-9 Zone, driveway access and garages to all proposed lots will be provided from the rear lane. Therefore, garages will not be visible from 128A Street.

- The front yard setback for all of the proposed lots will be increased from the minimum of 3.5 metres (11 ft.) in the RF-9 Zone to 7.5 metres (23 ft.) to maintain a consistent front yard setback for the entire block. Likewise, the minimum front yard setback for a covered porch or veranda in the RF-9 Zone will be increased from the minimum requirement of 1.5 metres (5 ft.) to 5.0 metres (16 ft.).

### Proposed Parking

- Residents in other areas of Surrey have raised concerns with respect to issues with lack of on-street parking in areas zoned for small lots. In response, City staff are currently undertaking a review of its small lot zoning regulations and consulting with the development industry. A report to Council with recommended improvements to the small lot zones is forthcoming.
- As the lots are 44.5 metres (146 ft.) deep, rear yard setbacks to the accessory building (garage) will be increased to 6.5 metres (21 ft.) through a section 219 no-build Restrictive Covenant. This will provide additional parking spaces behind the garage in anticipation of small lot zoning changes to be presented to Council in the future.
- Lots to the north have built their garages with similar setbacks to provide additional parking spaces behind the garage and allow for outside tandem parking spaces (see Appendix VIII).

### Design Guidelines, Lot Grading and Tree Preservation

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).
- A preliminary lot grading plan submitted by ~~Coastland~~ **Mainland** Engineering Ltd. has been reviewed by staff and requires minor revisions. The applicant proposes to have in-ground basements on both lots.
- Mike Fadum of Mike Fadum and Associates Inc. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and are acceptable pending permission from neighbours to remove offsite trees.
- The chart below provides a summary of the tree removal by species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
London Plane	1	0	1
Red Oak	1	0	1
Black Cottonwood	1	0	1
<b>TOTAL</b>	<b>3</b>	<b>0</b>	<b>3</b>

- 5 replacement trees are required. The report proposes a total of 6 replacement trees.

PRE-NOTIFICATION

- A development sign was installed in September 2010 and pre-notification letters were sent on September 13, 2010. Staff received no calls or letters in response.

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
Appendix VII.	Robson Creek Catchment
Appendix VIII.	Aerial Photo of Neighbouring RF-9 Garage Setbacks

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\8163407023.doc  
. 4/2/12 2:47 PM

Information for City Clerk

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

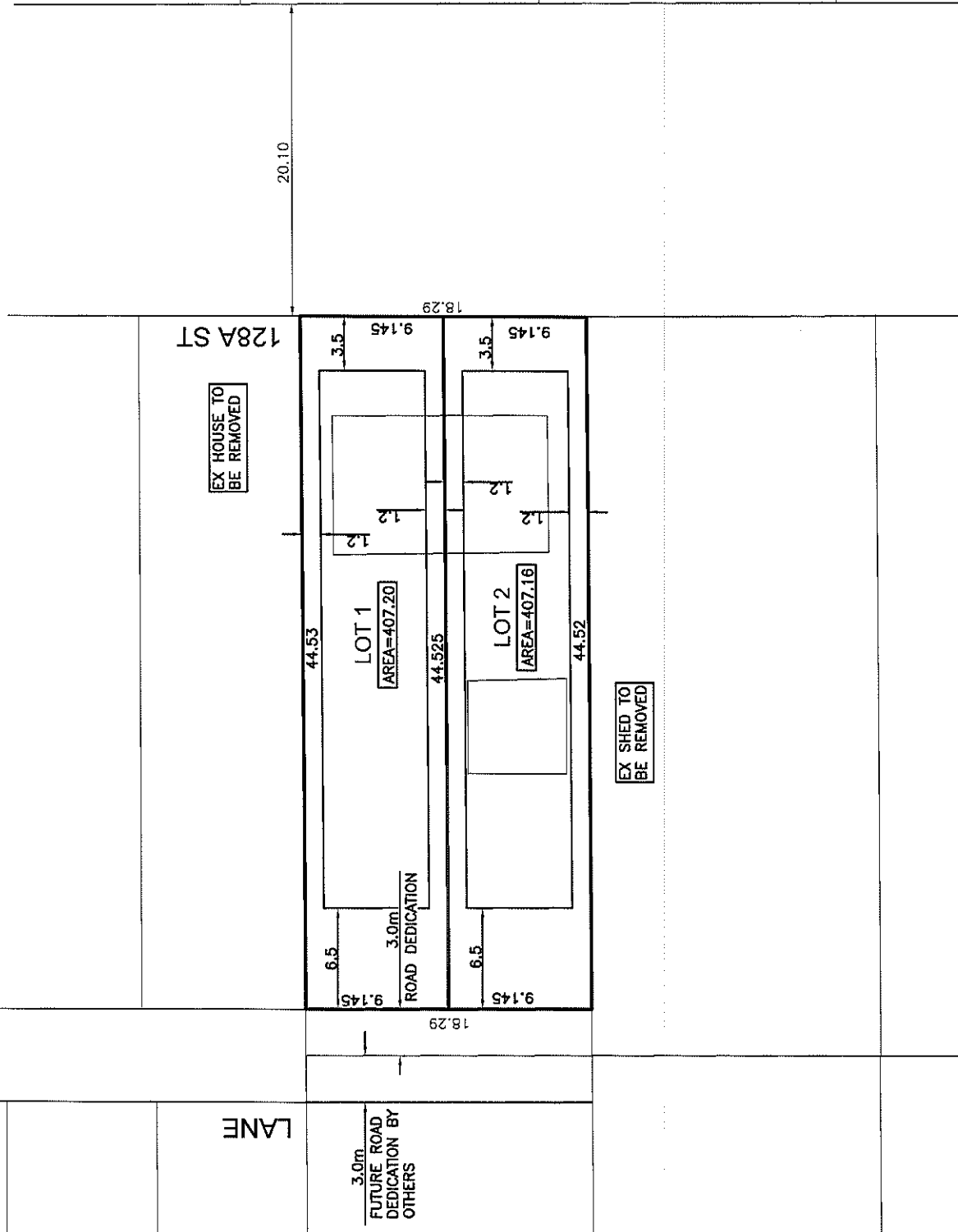
1. (a) Agent:      Name:                     AS Banwait  
                                                                         Mainland Engg(2007) Corp.  
                                                                         Address:                     Unit 206 - 8363 - 128 Street  
                                                                                                                         Surrey BC V3W 4G1  
  
                                                                                                                         Tel:                             604-543-8044
  
2.            Properties involved in the Application
  - (a)      Civic Address:                     10141 - 128A Street
  
  - (b)      Civic Address:                     10141 - 128A Street  
                                                                         Owner:                             Baljit Singh Khela  
                                                                                                                         Gurinder Singh Kalirai  
                                                                         PID:                                     009-805-397  
                                                                         Lot 6 Block 8 Section 28 Block 5 North Range 2 West New Westminster District Plan 13405
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-9**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	.2 Acres
Hectares	.08 Hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.15 metres
Range of lot areas (square metres)	407 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	23 lots/hectare & 9.3 lots/acre
Lots/Hectare & Lots/Acre (Net)	24.6 lots/hectare & 10 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	47.7%
Estimated Road, Lane & Driveway Coverage	17.4%
Total Site Coverage	65.1%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<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





NO.	DATE	BY	CHK	REVISED
0	20/12/10	MM	JR	BASED FOR PRELIMINARY LAYOUT APPROVAL
<p>OWNER/DEVELOPER: <b>BALJIT SINGH KHELA</b> 604-907-0318                  14622-102A AVENUE-SURREY YCR 18H                  2 LOT SUBDIVISION                  10141, 128A STREET SURREY B.C.                  DEVELOPER/DATE ISSUED: _____                  DATE MADE: _____</p> <p>PRELIMINARY LAYOUT APPROVAL</p>				
<p>MAINLAND ENGINEERING (2007) CORPORATION                  SUITE 200 6043 149TH STREET                  BURNABY, B.C. V4N 4M1                  TEL: (604) 643 8044 FAX: (604) 643 8104                  Email: info@mainlandeng.com</p>				
<p>SCALE: 1/2" = 1'-0"</p> <p>DATE: 02/18/10</p>				
NO.	DATE	BY	CHK	REVISED
1				

---

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

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

DATE: **December 14, 2010**  
*Revised March 6, 2012*

PROJECT FILE: **7810-0212-00**

---

RE: **Engineering Requirements  
Location: 10141 128A St.**

**REZONE/SUBDIVISION**

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

- dedicate 3.0 m for the north/south lane at the rear of this site;
- obtain 3.0 off-site statutory-right-of way (SRW) or dedication from 10140 128 Street or provide 3.0m dedication and SRW from this site to construct a residential lane if the off-site SRW is not available.

***Works and Services***

- construct west half of 128A Street;
- construct north/south residential lane at rear;
- construct 128A Street and north/south lane drainage system; and
- construct water main and sanitary sewer to service the proposed lots.
- provide storm, sanitary, and water connections to the proposed lots

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

RSS



**SCHOOL DISTRICT #36 (SURREY)**

October 12, 2010  
Planning

**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 District is considering possible enrolment move options to eliminate projected overcrowding at Kwantlen Park Secondary School. The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 10 0212 00

**SUMMARY**

The proposed 2 single family lots are estimated to have the following impact on the following schools:

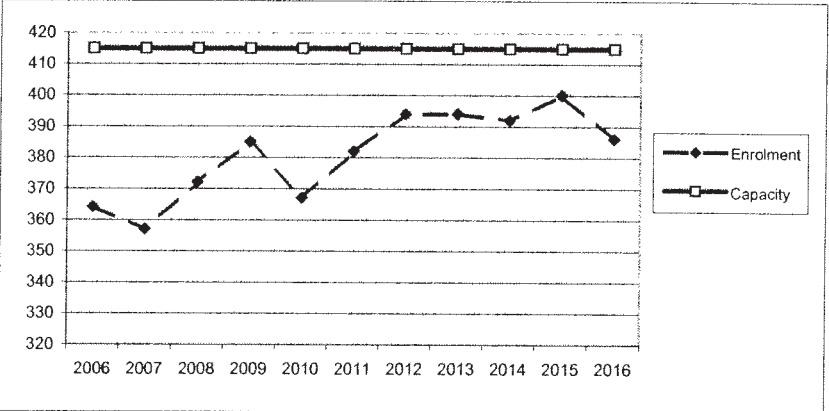
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	0

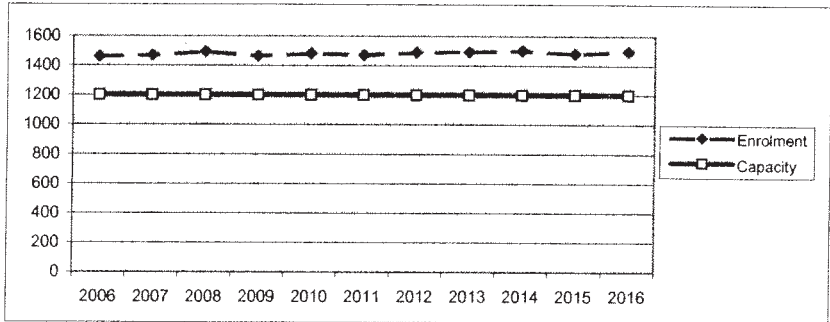
September 2010 Enrolment/School Capacity

<b>Old Yale Road Elementary</b>	
Enrolment (K/1-7):	32 K + 335
Capacity (K/1-7):	40 K + 375
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1480
Capacity (8-12):	1200

**Old Yale Road Elementary**



**Kwantlen Park Secondary**



## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7810-0212-00  
 Project Location: 10141 – 128A Street, 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:

This area was built out over a time period spanning from the pre-1950's to the post year 2010's. The age distribution from oldest to newest is : more than 60 years old (8%), 60 years old (54%), 20 years old (8%), 10 years old (8%), New (23%), Most homes are in the under 1000 sq.ft. size range Home size distribution in this area is as follows : under 1000 sq.ft. (46%), 1000-1500 sq.ft. (15%), 1501-2000 sq.ft. (23%), 2001-2500 sq.ft. (8%), 3001-3550 sq.ft. (8%), Styles found in this area include : "Old Urban" (62%), "West Coast Modern" (8%), "Neo-Heritage" (23%), "Neo-Traditional" (8%). Home types include: Bungalow (54%), Bungalow with above-ground basement (8%), and Two-Storey (38%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to mid-to-high-scale structures. Massing scale distribution is : simple, small, low mass structures (38%), low mass structures (23%), mid-scale structures with proportionally consistent, well balanced context quality massing designs (23%), and mid-to-high-scale structures (15%). Ninety two percent of homes have a one storey high front entrance and the remaining 8% have a 1 ½ storey high front entrance.

Most homes have a low slope roof. Roof slopes include : low slope (flat to 5:12) = (50)%, moderate slope (6:12 to 7:12) = (28)%, steeply sloped (8:12 and steeper) = (21)%. Main roof forms (largest truss spans) include: common hip (23%), and common gable (77%). Feature roof projection types include : homes with no projections (47%), with common hip (12%), common gable (29%), shed (6%), and carousel hip (6%). Roof surfaces include : interlocking tab type asphalt shingles (46%), rectangular profile type asphalt shingles (23%), shake profile asphalt shingles (31%).

Main wall cladding materials include : horizontal cedar siding (8%), vertical channel cedar siding (8%), horizontal vinyl siding (46%), stucco cladding (38%), Feature veneers on the front façade include : no feature veneer (33%), stone (7%), wood wall shingles (13%), horizontal cedar (27%), horizontal Hardiplank (20%), Wall cladding and trim colours include : Neutral (white, cream, grey, black) (47%), Natural (earth tones) (29%), Primary derivative (red, blue, yellow) (18%), Primary derivative (Heritage palette) (6%),

Covered parking configurations include : No covered parking (50%), Single carport (17%), Double garage (8%), Rear garage (25%).

There is one lot with an above-average landscape. Nearly half of lots have zero to four shrubs and sod only. The remaining lots have landscape designs that do not meet modern standards. Driveway surfaces include: no driveway (8%), gravel (23%), asphalt (38%), exposed aggregate (8%), rear driveway (23%).

Twenty three percent of study area homes can be considered 'context homes', including 10145 - 128A Street, 10155 - 128A Street, and 10159 - 128A Street. Seventy seven percent of homes can be considered 'non-context', and are not recommended for emulation.

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

- 1) Context Homes: There are three new homes in this area located at 10145 - 128A Street, 10155 - 128A Street, and 10159 - 128A Street that provide suitable architectural context for a year 2012 RF-9 zone development in this area.
- 2) Style Character : Context homes can be described as “Neo-Traditional” or “Neo-Heritage” styles or a composite of the two. This is the most suitable style range for new construction in this area.
- 3) Home Types : Bungalows are dominant. However, Bungalows are not suitable in RF-9 developments for numerous reasons. The expected home type is Two-Storey.
- 4) Massing Designs : The aforesaid context homes are well balanced and correctly proportioned, and should be emulated at the subject site.
- 5) Front Entrance Design : Ninety two percent of homes in this area have a one storey high front entrance. This standard is clearly characteristic of this area, and the one storey entrance height is generally suitable for RF-9 developments.
- 6) Exterior Wall Cladding : In order of precedence, siding materials include vinyl, stucco, and cedar. Flexibility is warranted here, including the use of vinyl siding.
- 7) Roof surface : 100% of homes have an asphalt shingle roof surface. Only asphalt shingles are recommended.
- 8) Roof Slope : The recommended minimum roof slope of 8:12 or higher for most new RF-9 subdivision is appropriate here.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** There are three new homes in the study area, all of which are 1700 sq.ft. Neo-Heritage/Neo-Traditional style Two Storey type. These homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have full-width covered entrance verandas. Main roof forms are common hip at an 8:12 slope. All homes have common gable projections articulated with cedar shingles. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes primary derivatives (from a heritage colour palette) in addition to natural and neutral hues. Landscaping meets a common modern urban standard. The other homes are small 60-70(+) year old small simple Bungalows that do not meet modern standards. There is one new Two-Storey dwelling, but it is not suitable for an RF-9 type home.

## 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 one storey.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring “context homes” at 10145, 10155, and 10159 – 128A Street. Homes will therefore be “Neo-Traditional” and “Neo-Heritage” styles only. New homes will be similar with context homes in respect of home types and sizes, massing characteristics, roof types, roof pitch, roofing materials, siding materials, and colours.

**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 8:12.

**Roof Materials/Colours:**

Shake profile asphalt shingles with a minimum 30 year warranty and a raised ridge cap. 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 modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** March 18, 2012

**Reviewed and Approved by:**       **Date:** March 18, 2012

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7910-0212-00  
Project Location: 10141 – 128A Street  
Arborist: Mike Fadum (PN-705A)

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

The tree inventory includes a single Cottonwood, a London Plan and Red Oak onsite and an offsite row of Douglas-fir.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	3 (A)
Number of Protected Trees declared hazardous due to natural causes	0 (B)
Number of Protected Trees to be removed	3 (C)
Number of Protected Trees to be retained (A-C)	0 (D)
Number of Replacement Trees required (1 alder and cottonwood X 1 and 2 others X 2)	5 (E)
Number of Replacement Trees proposed	6 (F)
Number of Replacement Trees in deficit (E-F)	0(G)
Total number of Prot. and Rep. Trees on site (D+F)	6 (H)
Number of lots proposed in the project	2 (I)
Average number of Trees per Lot (H/I)	3 (J)

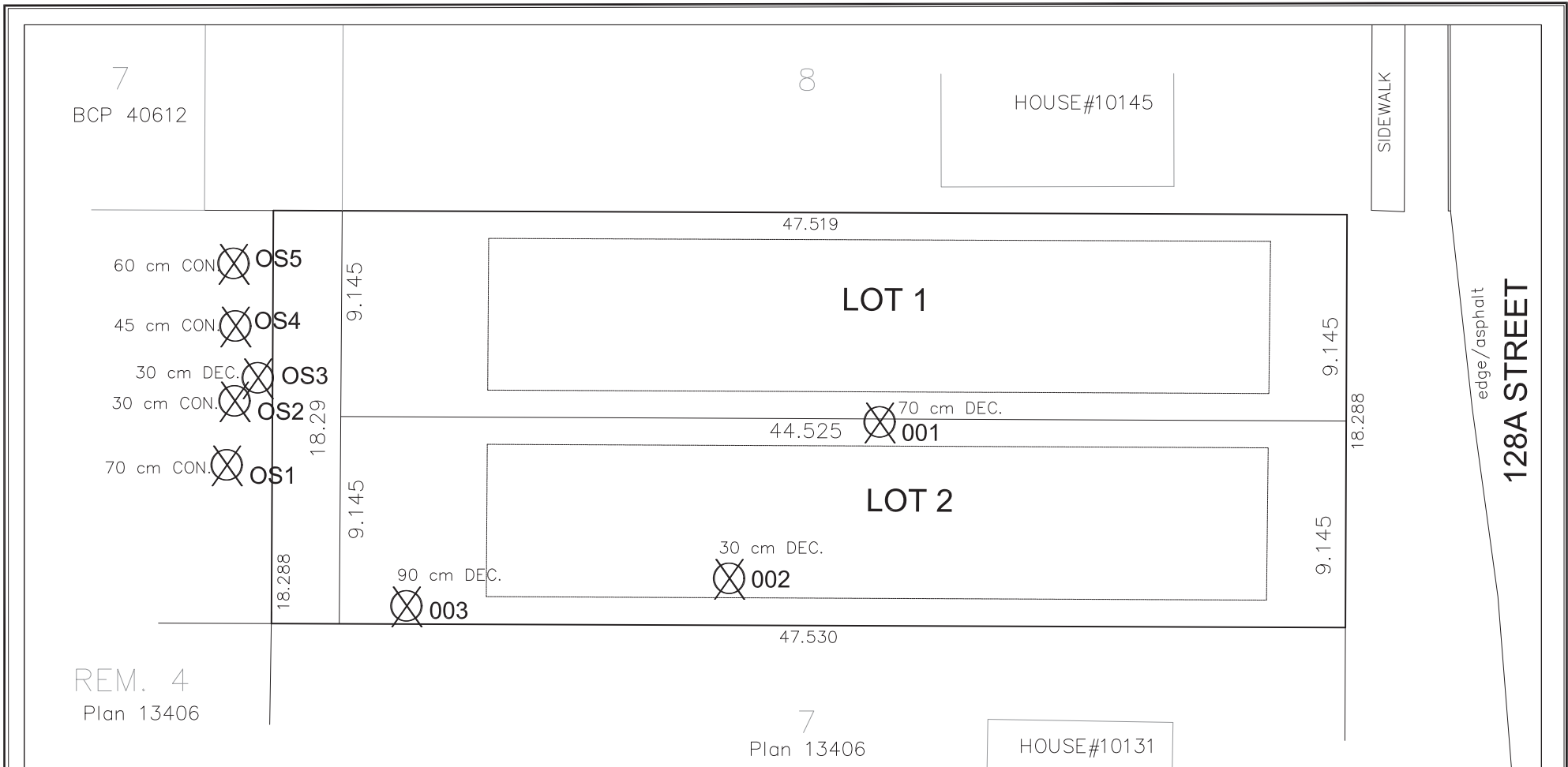
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

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

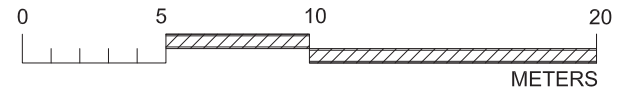
Date: November 3, 2010





LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED



NO.	DATE	BY	RECORD OF REVISION

MIKE FADUM AND ASSOCIATES  
LTD VEGETATION CONSULTANTS

11140 - 92A Avenue  
Delta, British Columbia  
V4C 3L8  
Ph: (604) 582-0309  
Fax: (604) 589-2888  
Email: mfadum@fadum.ca

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PROJECT TITLE  
10141 128A ST.  
SURREY, B.C.

SHEET TITLE  
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DATE

DRAWN  
SCALE  
DATE

T-1  
SHEET 1 OF 2

7  
BCP 40612

8

HOUSE#10145

5  
3 SIDEWALK  
DEC.

18.288

FUTURE LANEWAY

9.145

9.145

47.519

44.525

47.530

18.288

LOT 1

LOT 2

edge/asphalt  
128A STREET

REM. 4  
Plan 13406

NOTE: REPLACEMENT TREES SHALL CONFORM TO  
BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES  
AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

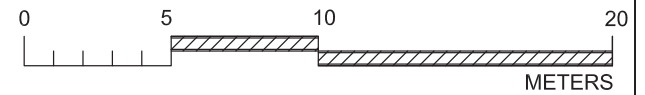
7

HOUSE#10131

LEGEND

 DECIDUOUS REPLACEMENT TREE

 CONIFEROUS REPLACEMENT TREE



STAMP	NO.	DATE	BY	RECORD OF REVISION

MIKE FADUM AND ASSOCIATES  
LTD VEGETATION CONSULTANTS

11140 - 92A Avenue  
Delta, British Columbia  
V4C 3L8  
Ph: (604) 582-0309  
Fax: (604) 589-2888  
Email: mfadum@fadum.ca

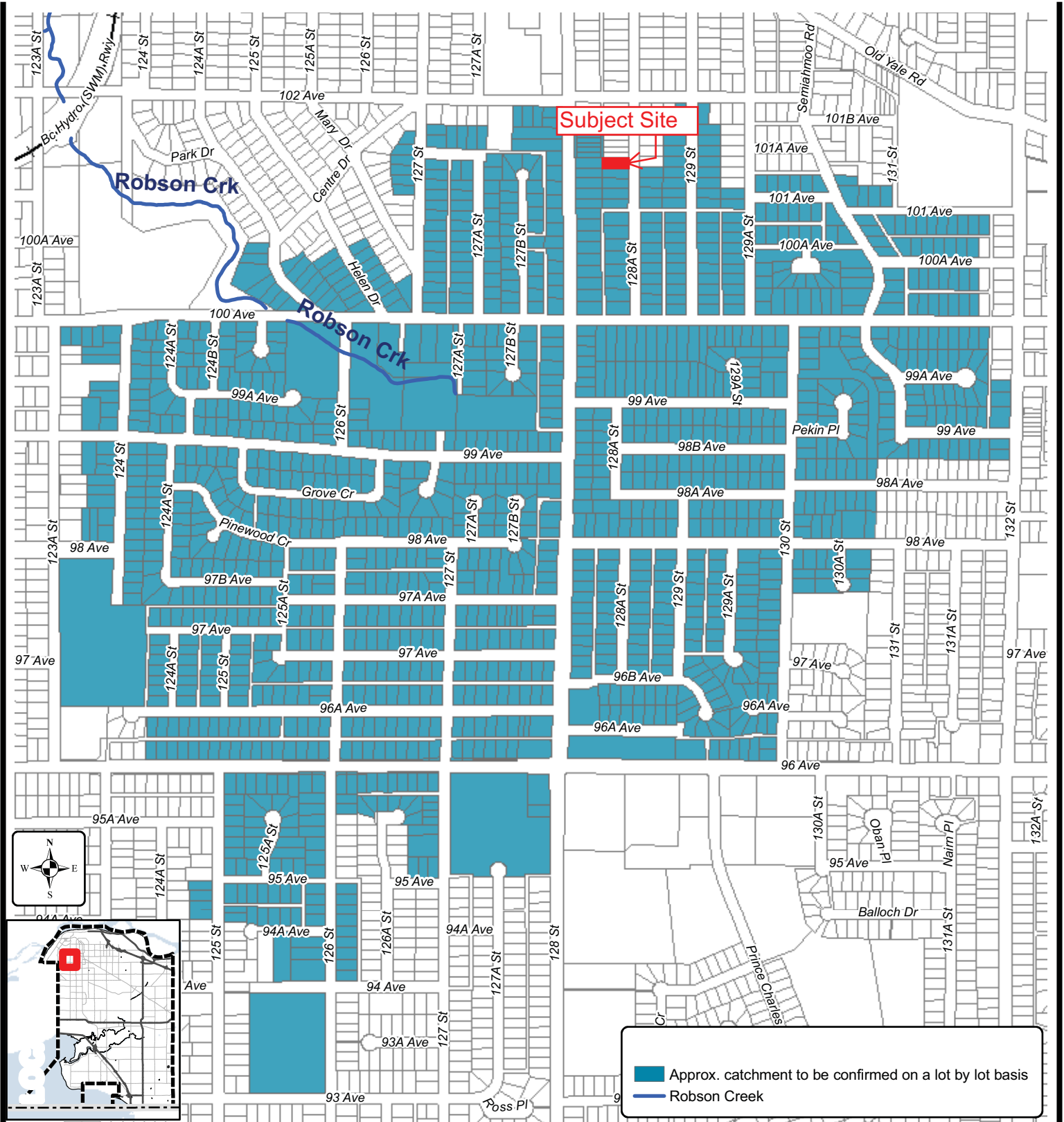
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PROJECT TITLE  
10141 128A ST.  
SURREY, B.C.

SHEET TITLE  
T2-TREE REPLACEMENT PLAN  
CLIENT

DRAWN  
SCALE  
DATE

T-2  
SHEET 2 OF 2

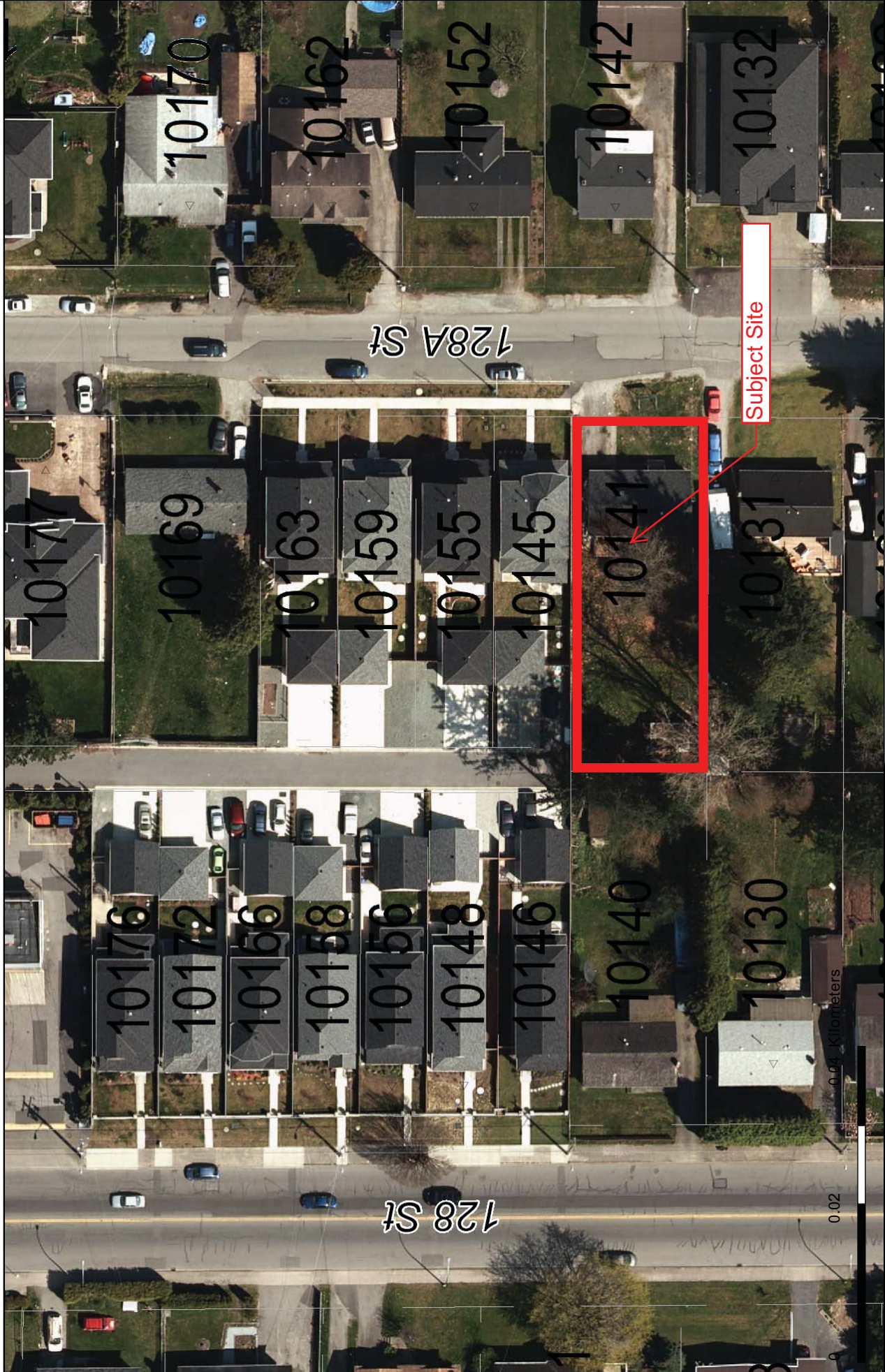


Produced by GIS Section: July 6, 2011, JJR





City of Surrey Mapping Online System



0.02 Kilometers

0.02

Enter Map Description

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.



Scale: 1:708

Map created on: March-16-12