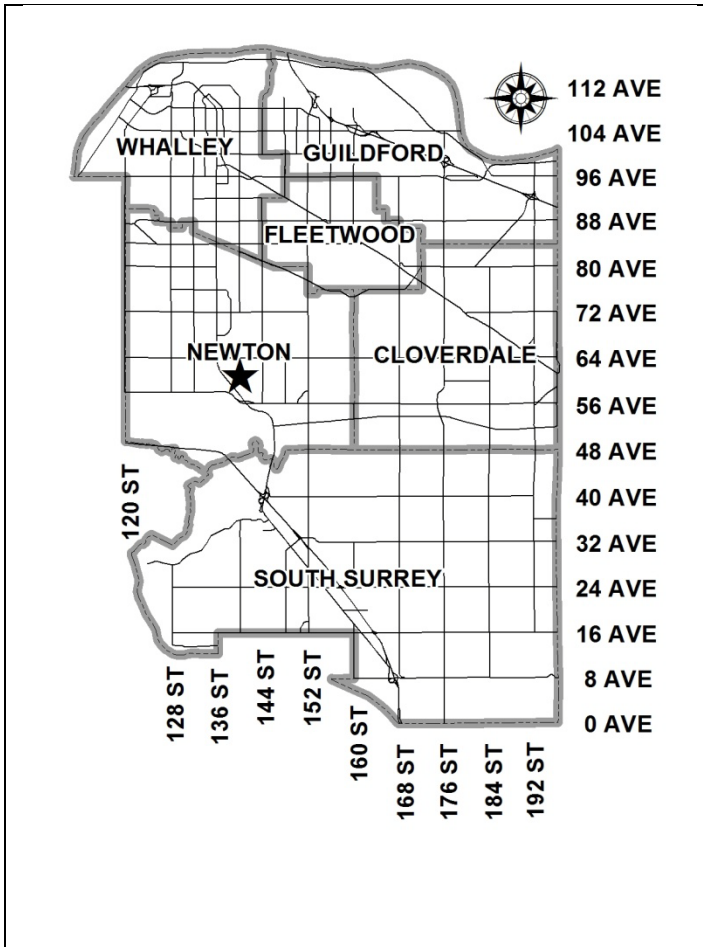


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0245-00

Planning Report Date: October 17, 2011



PROPOSAL:

- **Rezoning** from RA to RF-12
- **Development Variance Permit**

to permit the development of 22 RF-12 lots and to vary the lot depth on proposed lot 19 from 22 to 18.7 metres

LOCATION:

6129 - 140 Street

OWNERS:

Jarnail S Purewall
 Kashmir K Purewall

ZONING:

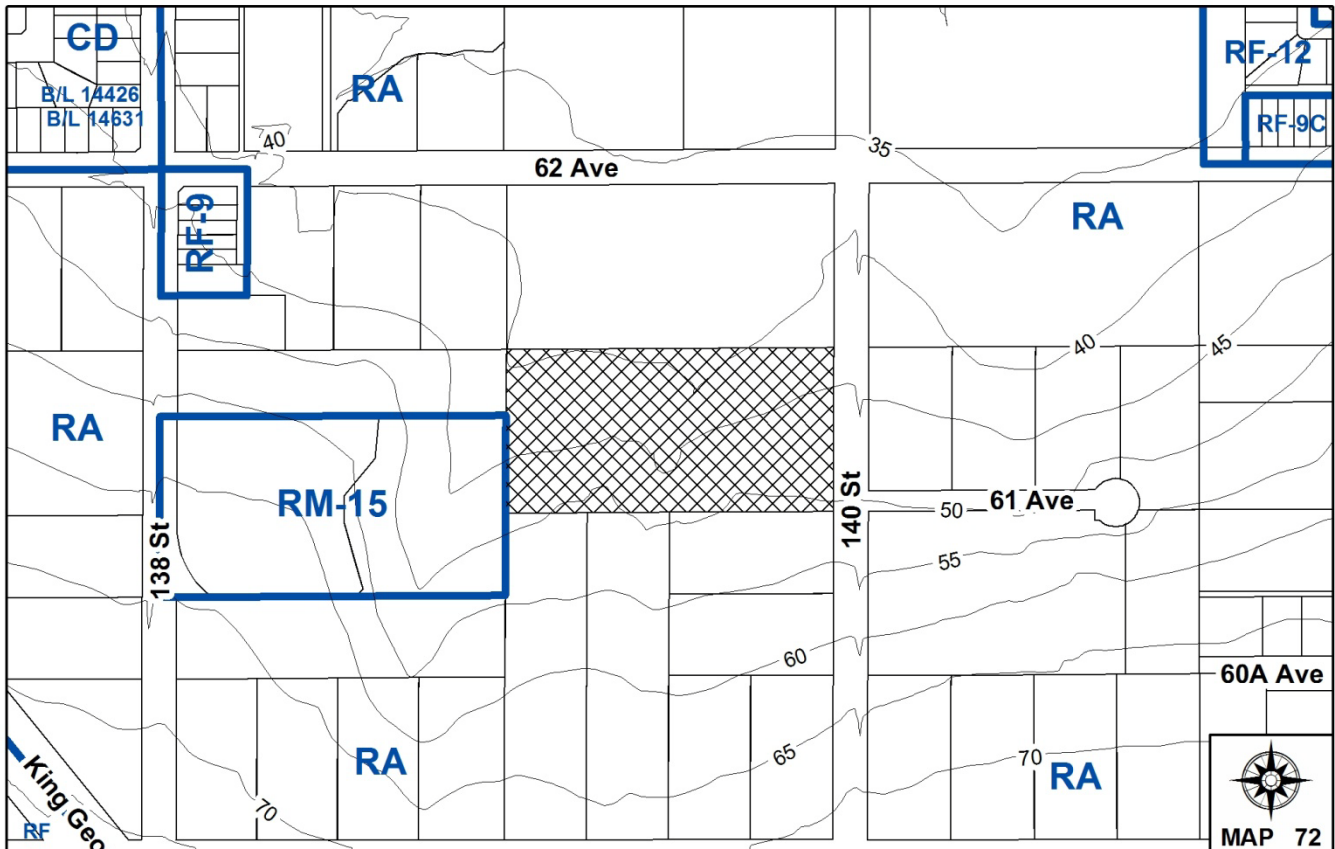
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Single Family Residential Flex 6 to 14.5/ Creeks and Riparian Set-back



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) is requested to reduce the minimum lot depth for proposed lot 19.

RATIONALE OF RECOMMENDATION

- The proposal is in keeping with the Official Community Plan (OCP) and the South Newton Neighbourhood Concept Plan and the proposed density and building form are appropriate for this part of the South Newton.
- The variance to lot depth is necessary to create Lot 19 as an irregular sized lot, which will accommodate a temporary right-of-way for a cul-de-sac, serving the development on 139 Street.
- The proposal will provide the City with 5,451 sq.m. (58,674 sq.ft) of riparian area; 30% of the site will be dedicated to the City for riparian protection.

RECOMMENDATION

The Planning & Development Department recommends that

1. a By-law be introduced to rezone the subject site from "One-Acre Residential (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 approve Development Variance Permit No. 7910-0245-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the lot depth proposed for lot 19 from 22 metres (72.18 ft.) to 18.7 metres (61.35 ft.);
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) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the replacement tree deficit;
 - (f) registration of appropriate Building Scheme to the satisfaction of the Planning and Development Department ; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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:**

7 Elementary students at Woodward Hill Elementary School
3 Secondary students at Sullivan Heights Secondary School

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

(Appendix VI).

Parks, Recreation & Culture:	Parks has no objection to the proposed development.
Department of Fisheries and Oceans (DFO)/ Environmental Review Committee (ERC):	Two watercourses (a Class A, red-coded and a Class B, yellow-coded watercourse), and several ponds, intersect and run through the subject site. On May 18, 2011, DFO approved relaxations to the required 15-metre setback at both watercourses and granted permission to eliminate a portion of the southernmost pond near Watercourse B, subject to the riparian area being dedicated to the City.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval granted for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Large treed property with single family residence.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North :	Single family residences.	Urban/Single Family Residential Flex 6-14.5, Detention Pond, Creeks and Riparian Set-back	RA
East (Across 140 Street):	Single family residences.	Urban/Single Family Residential Flex 6-14.5	RA
South:	Single family residences.	Urban/Single Family Residential Flex 6-14.5	RA
West:	Single family residence, riparian area and townhouses.	Urban/Creeks and Riparian Set-back, Townhouse 15 upa	RA, Greenbelt and RM-15

DEVELOPMENT CONSIDERATIONS

- The development site is located near the southwest corner of 62 Avenue and 140 Street, one lot south of the intersection, at 6129 140 Street. The site measures 18,171 square metres (4.49 acres) in area and is designated "Urban" in the Official Community Plan (OCP).
- The site is currently zoned One-Acre Residential (RA) and contains an older single family residence.
- Under the South Newton Neighbourhood Concept Plan (NCP), the site is designated for "Single Family Residential Flex 6 to 14.5" development and "Creek and Riparian Set-backs" bordering the red and yellow coded Class A and B watercourses on the property.
- The applicant is proposing to rezone the property from "One-Acre Residential (RA)" to Single Family Residential (12) Zone (RF-12)" to permit the creation of 22 RF-12 lots.

- A development variance permit is also requested to vary the Zoning By-law to reduce the lot depth on proposed Lot 19 from 22.0 to 18.7 metres.
- The proposed use is in keeping with the both the OCP and the NCP. Some minor adjustments to the mapped NCP designations are required, however, to accommodate slight variances to riparian setbacks and road layouts (See Appendix VII).
- The applicant is proposing to develop 22 Type II RF-12 lots ranging in area, from 330 sq.m. (3,552 Sq. ft.) to 555 sq.m. (5,974 sq.ft.). The remainder of the lot, approximately 5,451 sq.m. (58,674 sq.ft) or 30% of the site, will be dedicated to the City for riparian protection.

Tree Retention

- On September 2, 2011, Mike Fadum and Associates Ltd. submitted an updated arborist report and tree preservation/replacement plan for the site. The report identifies that all 4 of the 54 protected trees identified on site may be preserved; however, the remaining 50 trees will need to be removed to accommodate development. It is noted that 21 of the 50 trees to be removed are red alder and black cottonwood with little retentive value. The following is a breakdown of the protected trees on the site by species:

Tree Species	Total No. of Trees*	Trees Proposed to be Retained	Trees Proposed to be Removed
Red Alder and Black Cottonwood	21	-	21
Western Red Cedar	6	-	6
Cherry	2	-	2
Falsecypress	2	-	2
Norway Maple	4	-	4
Bigleaf Maple	1	-	1
Colorado Blue Spruce	2	-	2
Norway Spruce	1	-	1
Sitka Spruce	11	2	9
Spruce	4	2	2
TOTAL	54	4	50

* Note trees in the riparian zone to be dedicated to the City are not included.

- Of the 50 trees to be removed from the site, 21 trees are to be replaced on a 1:1 basis and 29 trees are to be replaced on a 2:1 basis for a total of 79 replacement trees. Of the 79 required trees, the applicant is proposing to plant approximately 60 trees on-site and provide cash-in-lieu for the remaining trees to the City's Green Fund.
- The arborist report, tree preservation and replacement plan and grading plan will be subject to final review and approval prior to Bylaw adoption.

Building Scheme, Lot Grading Plan

- Tynan Consulting Ltd. has developed a set of building design guidelines, and a residential character study, for the site. Based on the character study, the guidelines call for new homes with:
 - Readily identifiable neo-traditional, neo-heritage, craftsmen-heritage or rural-heritage styles;

- Proportionally correct massing between various street facing elements;
 - High trim and detailing standards, including articulated wood posts and brackets, louvered wood vents, window and door trim, stone and brick feature accents, covered entrance verandas;
 - Roof pitches with an 8:12 slopes comprised of cedar shingles, shake profile concrete and asphalt shingles; and
 - Exterior wall cladding in stucco, cedar, vinyl, hardiplank, brick and stone in natural and neutral colours.
- A summary of the proposed building design guidelines is included as Appendix V.
 - A preliminary lot grading plan has also been submitted for the site. While the applicant believes all 22 proposed lots will be able to achieve in-ground basements, this issue will only be determined once detailed engineering drawings have been prepared. If any lots are not able to achieve basements, the submitted building scheme and grading plan will need to be revised prior to Zoning Bylaw adoption. Staff may also request Section 219 covenants to be registered on title at the time of subdivision on those lots which cannot achieve basements.

PRE-NOTIFICATION

Pre-notification letters were sent out for this application on December 16, 2010 and a development sign was posted on the site in August 2011. To date, the Planning Department has not received any calls concerning the application.

- In January 2011, the Planning and Development Department did, however, receive a letter from 10 residents expressing concern about the impacts of increased density in the South Newton area and the perceived lack of improvement to roads, sidewalks, lighting or park space. The letter also cited the loss of trees and riparian areas, and the expansion of local social services as issues. While the current application was not directly cited, the letter noted future subdivisions in the area bounded by 61 and 62 Avenue and 140 Street as a cause for concern.

(In response, staff note the present application will provide the City with 5,451 sq.m. (30% of the site) of protected riparian area. An additional four trees will be retained on the site outside of protected riparian area; and Parks will collect cash-in-lieu for the 5% parkland dedication typically required at subdivision.)

BY-LAW VARIANCES AND JUSTIFICATION

The following variance to Zoning Bylaw 12000 is requested to accommodate the proposed subdivision plan:

- (a) Requested Variance:
 - Vary the lot depth on proposed Lot 19 from 22 metres (72 ft) to 18.7 metres (61.35 ft).

Applicant's Reasons:

- Lot 19 is proposed as an irregular, oversized RF-12 lot (555 sq.m) with an extended side yard, in part, to allow for a temporary right-of-way serving 139 Street. The north side yard of Lot 19 will accommodate a cul-de-sac on an interim basis, prior to the development of the property north at 6185 140 Street and the completion of the road network.

Staff Comments:

- The extended side yard area, proposed as part of Lot 19, is necessary to accommodate the temporary cul-de-sac area, which cannot be accommodated on Park land.
- Under the bylaw, lot depth for an irregular lot such as lot 19 is calculated as 18.7 metres or 3.3 metres (10.82 feet) shorter than typically required under the RF-12 zone.
- Despite this, Lot 19 will provide for an adequate building footprint and rear yard. A reasonable portion of lot will also have a depth closer to 22 metres. Once the temporary right-of-way is no longer required, the extended side yard can be finished as an open yard area, backing onto the riparian area.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II	Proposed Subdivision Layout
Appendix III	Engineering Summary
Appendix VI	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	NCP Adjustment Map
Appendix VIII	Development Variance Permit No. 7910-0245-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.49 Acres
Hectares	1.817 Hectares
NUMBER OF LOTS	
Existing	1
Proposed	22
SIZE OF LOTS	
Range of lot widths (metres)	13.4-15.8 sq.m.
Range of lot areas (square metres)	330-555 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12 uph/4.8 upa
Lots/Hectare & Lots/Acre (Net)	12 uph/4.8 upa
SITE COVERAGE (in % of gross site area)*	
Maximum Coverage of Principal & Accessory Building	38.7 %
Estimated Road, Lane & Driveway Coverage	29.9 %
Total Site Coverage	68.6 %
PARKLAND	
Area (square metres)	5,451 sq.m.
% of Gross Site	30%
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	
Works and Services	
Building Retention	
Other – Lot Depth	YES

**Provided by Applicant*

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

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

DATE: **September 16, 2011** PROJECT FILE: **7810-0245-00**

RE: **Engineering Requirements
Location: 6129 140 St.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 11.50 m width for 61 Ave, including 3.0m x 3.0m corner cut at 61 Ave/140 St.
- Dedicate 11.50 m width for 61A Ave, including 3.0m x 3.0m corner cut at 61A Ave/ 140 St.
- Dedicate 14.00 m radius cul-de-sac bulb for 61A Ave.
- Dedicate 17.00 m width for 139 St, including 3.0m x 3.0m corner cut at 139St/61 Ave.
- Dedicate a portion of the 14.00 m radius cul-de-sac bulb for 139 St.
- Provide a Statutory Right-of-Way (SRW) for a temporary 14.00 m radius cul-de-sac bulb, located south of the ultimate 139 St Cul-de-sac bulb.
- Provide off-site SRW for a sanitary corridor.

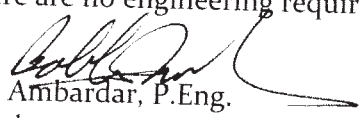
Works and Services

- Construct west side of 140 St to Neo Traditional Through Local Standard
- Construct 61 Ave to Neo Traditional Through Local Half Road Standard and provide cash-in-lieu for 2.25 m wide curb extension at 140 St.
- Construct 61A Ave to Neo Traditional Limited Local Half Road Standard, including an 11.00m radius cul-de-sac bulb.
- Construct 139 St to Neo Traditional Limited Local Standard, including an 11.00m radius cul-de-sac bulb.
- Construct water mains, sanitary and storm sewer mains to service the proposed lots.
- Secure lands for detention ponds as per the South Newton NCP.

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
IK1

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, August 10, 2011
Planning

THE IMPACT ON SCHOOLS
APPLICATION #: 7910 0245 00

SUMMARY

The proposed 22 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	7
Secondary Students:	3

September 2010 Enrolment/School Capacity

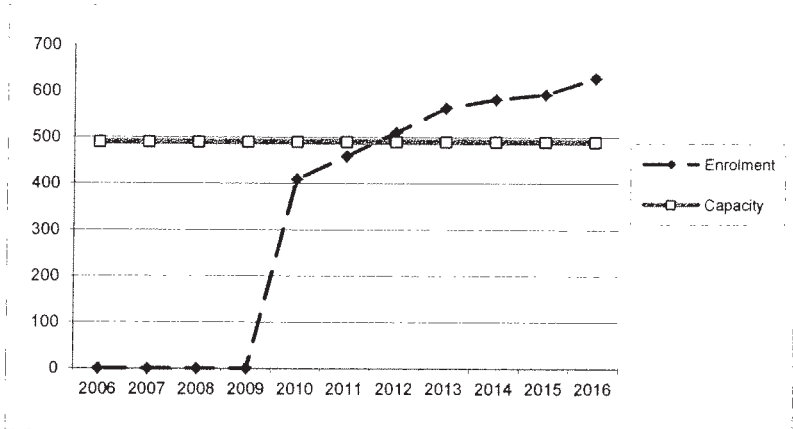
Woodward Hill Elementary	
Enrolment (K/1-7):	56 K + 353
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1127
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12);	1080

School Enrolment Projections and Planning Update:

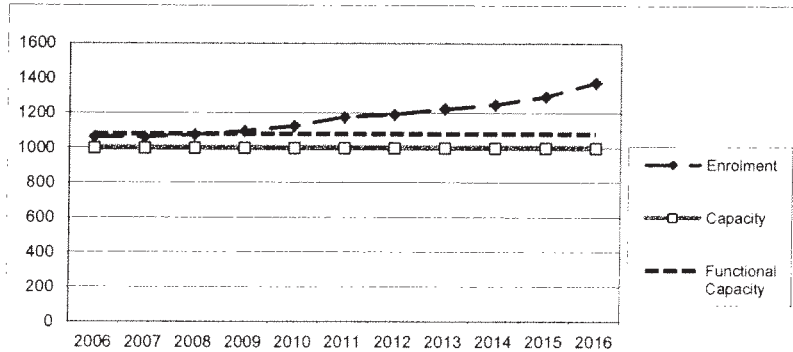
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. McLeod Road Elementary was seismically upgraded and now accommodates a District K-7 Traditional Program. A new elementary school on Site #211 in the South Newton NCP Area, on 146 Street east of Sullivan Heights Secondary, is the #2 priority for funding in the 2010-2014 Five Year Capital Plan submitted to the province. The Capital plan also includes a proposed addition to Panorama Ridge Secondary (#4 priority in the plan). The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). The proposed development will not have an impact on these projections.

Woodward Hill 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: 7910-0245-00
 Project Location: 6129 - 140 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:

The area surrounding the subject site is comprised of older homes from the 1950s and 1970s. These include three small rectangular Bungalows built in the 1950s and one 2600 square foot basement entry house constructed in the 1970s. The remainder of the properties contain houses that are either screened from street view by growth, or do not contain any structures. These old homes are clad in stucco or full height masonry. Roof pitches on all homes range from 3:12 to 9:12. All homes have common gable or common hip roofs with and all homes have interlocking tab type asphalt shingle roof surfaces. Neither the dwellings nor the landscaping provide suitable context for a year 2011 RF-12 zone development in Surrey.

A significant influence at this site are the two environmental parks that are to be integrated within the subject site. Setbacks from the watercourse are to be negotiated with DFO, which will ultimately influence siting of the dwellings. These parks are not "public playground" type and are not expected to have regular pedestrian traffic. Therefore it should not be necessary to architecturally enhance the facades of the dwellings that face the park area. However, it is recommended that CPTED principles apply to ensure the parklands and new residences are protected through ongoing passive surveillance by the new residents.

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

- 1) Context Homes: Homes in the surrounding area do not provide acceptable residential design context, with the exception of one older Heritage dwelling at 6185 – 140 Street.
- 2) Style Character : Existing homes are Old Urban or Heritage in style. "Neo-Traditional" and "Neo-Heritage" styles blend in well with the existing styles and are recommended. The existing Old Urban style homes are unsuitable for modern development.
- 3) Home Types : There are three Bungalows and one Basement Entry type home within the character area. Although there are currently no Two-Storey type homes, it is expected that all of the proposed homes will be Two-Storey type.
- 4) Massing Designs : The old urban homes, with the exception of one older Heritage dwelling at 6185 – 140 Street, do not provide desirable massing context.
- 5) Front Entrance Design : Front entrance porticos are not an architecturally significant feature on homes in this area.

- 6) Exterior Wall Cladding : A variety of wall claddings have been used.
- 7) Roof surface : Roof surfaces are asphalt shingles. One home has both asphalt shingles and concrete roof tiles.
- 8) Roof Slope : Roof pitch 3:12 to 9:12.

Dwelling Types/Locations:	Two-Storey.....	0%
	Basement Entry/Cathedral Entry	25%
	Rancher (bungalow).....	75%
	Split Levels.....	0%

Exterior Treatment /Materials: Context homes are clad in stucco, masonry or aluminum.

Roof Pitch and Materials: All homes have asphalt shingle roofs.

Window/Door Details: Rectangular dominant.

Streetscape: Forty to sixty year old, small, low-impact “old urban” Bungalows and high mass Basement Entry and Cathedral Entry type homes with box-like massing characteristics are situated on lots landscaped to an old urban standard consisting of a few mature shrubs, mature trees, sod, and asphalt or gravel driveways. No existing neighbouring homes provide suitable context for the proposed RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated.

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”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural 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.

Proposed Design Solutions:

Interfacing Treatment with existing dwellings No existing neighbouring homes provide suitable context for the proposed RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated.

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: Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap. Grey or brown only. New environmentally sustainable roofing products can be permitted providing that the aesthetic properties of the new materials are equal to or better than the traditional roofing products listed above. Grey 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.

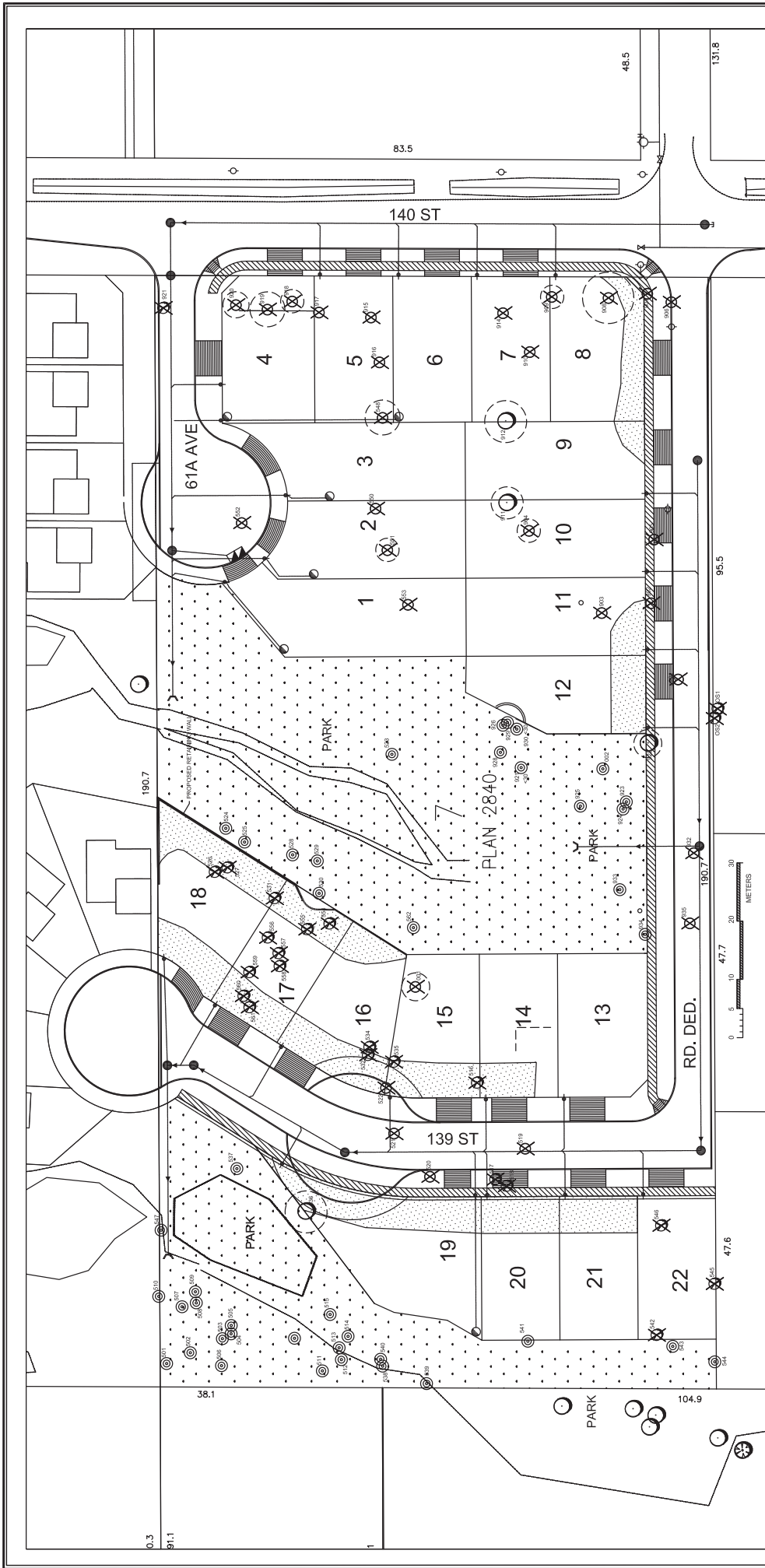
Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate 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, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: August 2, 2011

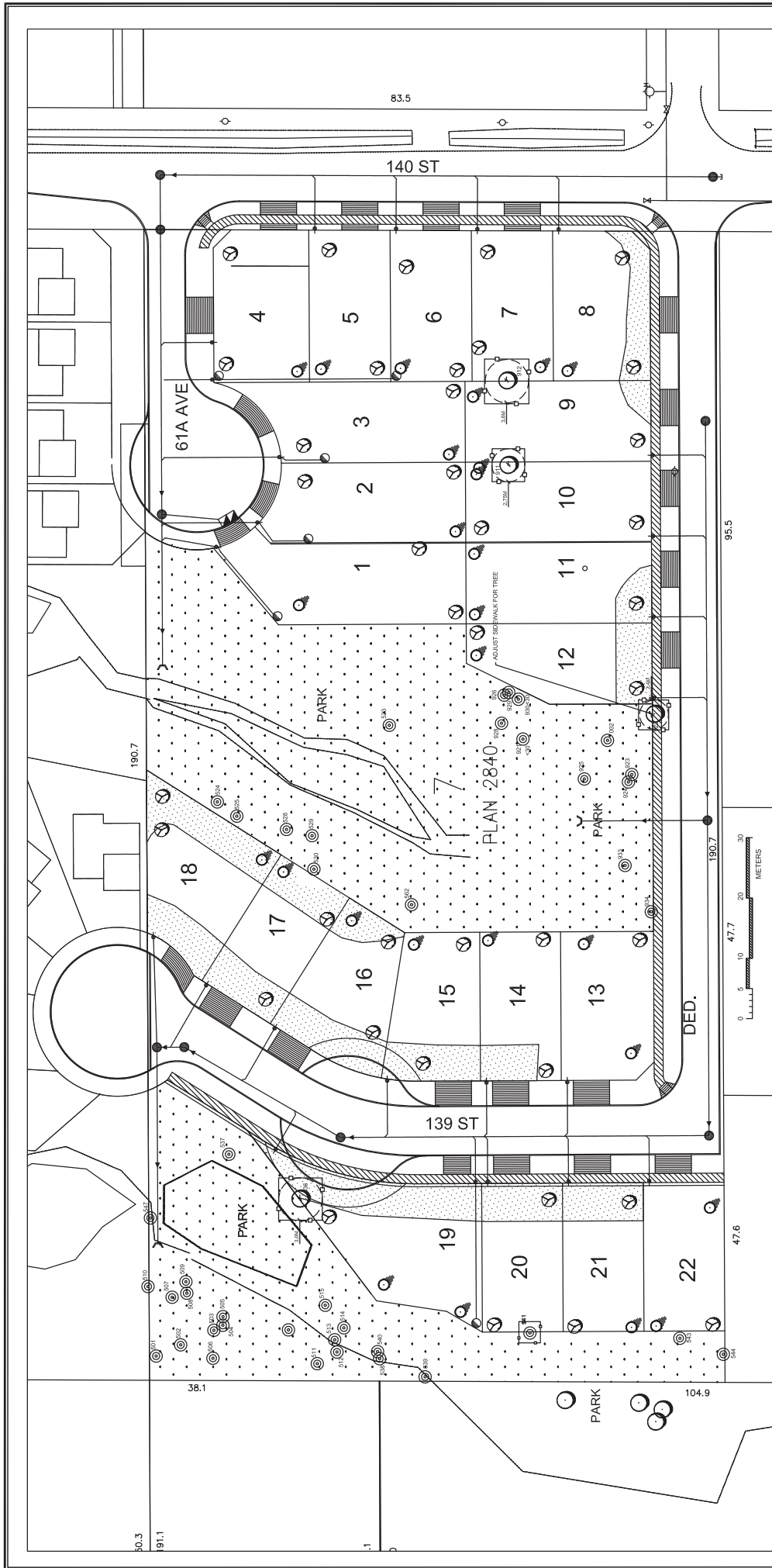
Reviewed and Approved by:  Date: August 2, 2011



LEGEND

- TREE TO BE RETAINED
- ALDER OR COTTONWOOD TREE TO BE REMOVED
- TREE TO BE REMOVED
- TREE TO BE REVIEWED BY CITY PARKS DEPARTMENT
- PROPOSED FILL
- RECOMMENDED NO DISTURBANCE ZONE

STAMP		RECORD OF REVIEW		DRAWN	
NO.	DATE	BY	SL	SCALE	SHEET
1	JUNE 2001			AS SHOWN	1 OF 1
NEW SITE PLAN				PROJECT TITLE	
				6129 - 140 ST.	
				SURREY, B.C.	
				CLIENT	
				DATE	
				1 - 140 ST. 2001	
<p>© Copyright Reserved. This drawing and all associated text and graphics are the property of Mike Fadum and Associates Ltd. and may not be reproduced or used for other projects without their permission.</p> <p>11140 - 92A Avenue Delta, British Columbia V4C 3L8 Ph: (604) 582-0309 Fax: (604) 589-2868 Email: m.fadum@fadum.ca</p> <p>MIKE FADUM AND ASSOCIATES LTD VEGETATION CONSULTANTS</p>					



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

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

LEGEND

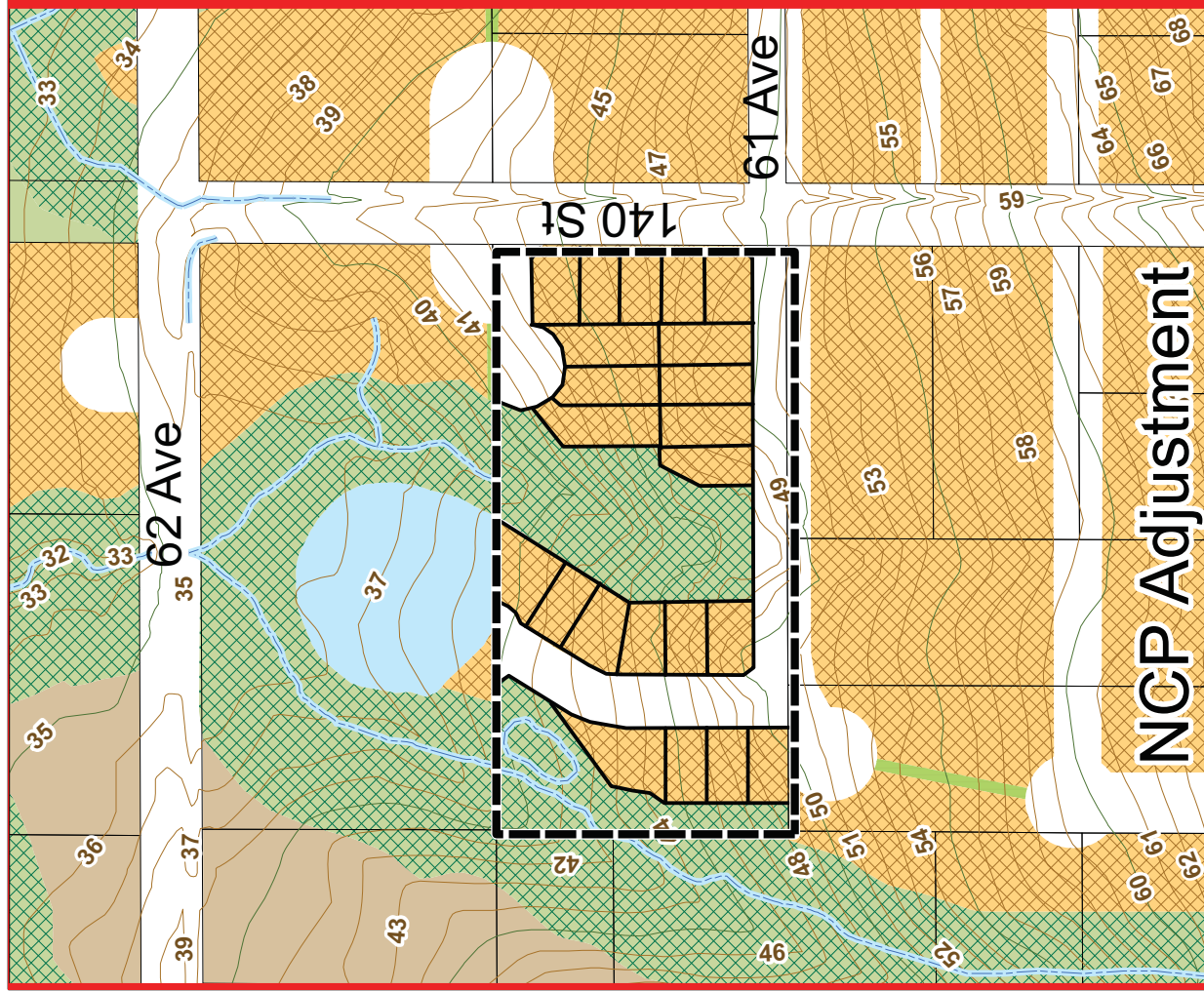
- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (30 CM CAL. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3 M HT. MINIMUM)
- TREE TO BE REVIEWED BY CITY PARKS DEPARTMENT
- TREE PROTECTION FENCING
- PROPOSED FILL

STAMP

RECORD OF REVISION

NO.	DATE	BY	REVISION
1	JUNE 3, 2011	SL	NEW SITE PLAN

DRAWN		PROJECT TITLE		SHEET TITLE	
SCALE	DATE	6129 140 ST.	12 - TREE PROTECTION PLAN		T-2
CLIENT	INDUSTRIAL	SURREY, B.C.	SURREY, B.C.		SHEET 2 OF 2
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MIKE FADUM AND ASSOCIATES LTD VEGETATION CONSULTANTS					



- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School
- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back
- Buffers
- Detention Ponds
- Utility R/W Green
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse
- Apartments 45 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max
- Single Family Small Lots
- Row Housing

SOUTH NEWTON
NEIGHBOURHOOD CONCEPT PLAN
 City of Surrey Planning & Development Department

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

Adopted by Council Resolution December 6, 2004. Amended 14 Sept. 2011



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0245-00

Issued To: Jarnail S Purewall
("the Owner")

Address of Owner: 6173 144 ST
SURREY BC V3X 1A4

Issued To: Kashmir K Purewall
("the Owner")

Address of Owner: 6173 144 ST
SURREY BC V3X 1A4

- 1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
- 2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-766-022
 LT 7 2 S1/2 NW SEC 9 T2 PL 2840 4.51AC
 6129 140 St

(the "Land")

- 3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - a) Section K.2 of Part 17A, Single Family Residential (12) Zone (RF-12), the requirement for a minimum lot depth of 22 m (72 ft) for a Type II lot is varied to 18.7 metres (61.35).
5. This development variance permit applies only to Lot 19 shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

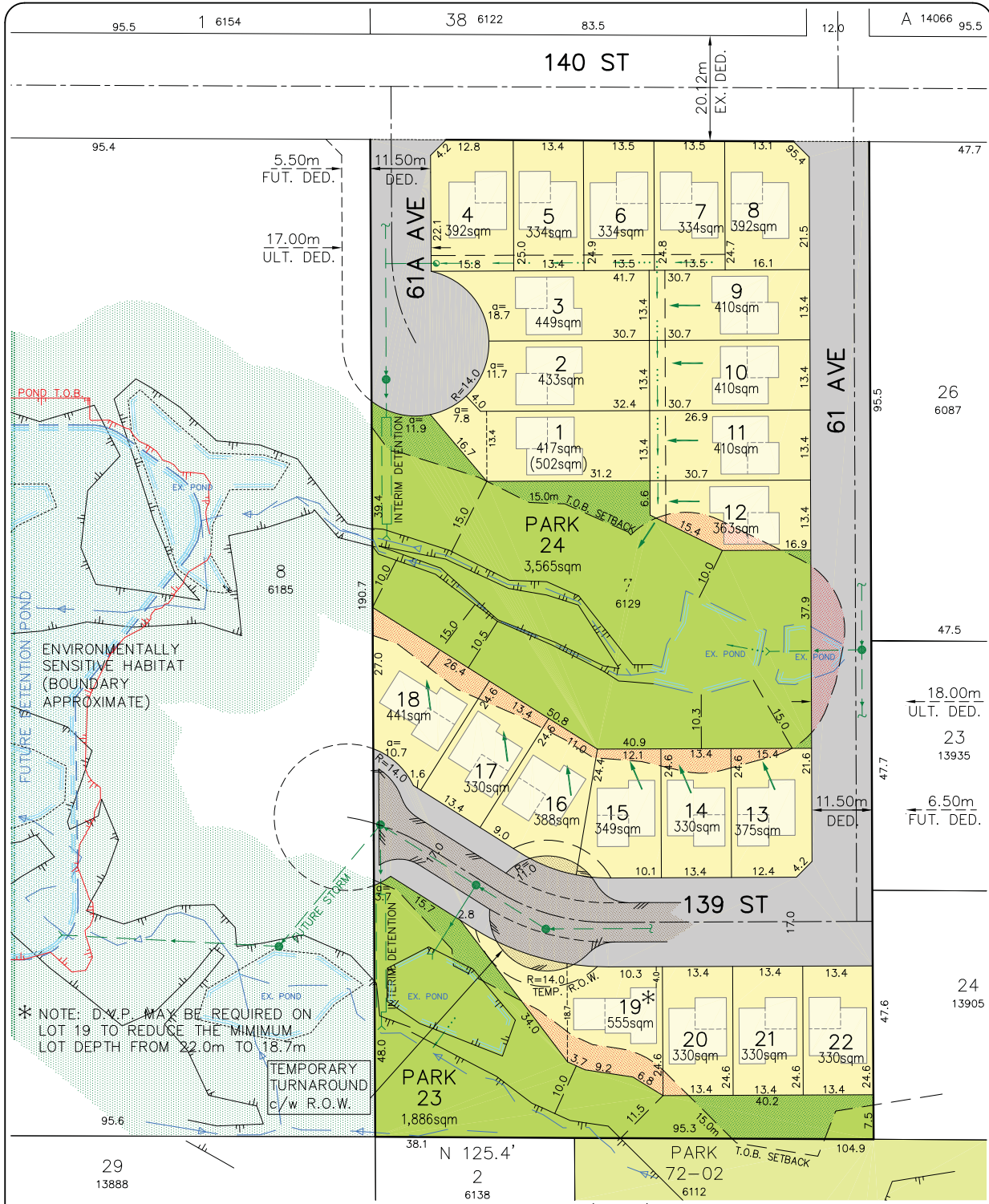
PROPOSED SUBDIVISION LAYOUT

SCHEDULE A

File No: 79 -0 -00
 MAP #: 072
 EXIST. ZONE: RA
 PROP. ZONE: RF-12



CIVIC ADDRESS: 6129 - 140 ST., SURREY, BC
 LEGAL: LOT 7, BLOCK 2, SECTION 9, TOWNSHIP 2, N.W.D., PLAN 2840



* NOTE: D.W.P. MAY BE REQUIRED ON LOT 19 TO REDUCE THE MINIMUM LOT DEPTH FROM 22.0m TO 18.7m

TEMPORARY TURNAROUND c/w R.O.W.



#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 18,171sqm (4.49ac)
 PARK DEDICATION: 5,451sqm (30.0%)

- 623.16 ENCROACHMENT
- 643.22 ADDITIONAL
- 20.06 ADDITIONAL (NET)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#:042053B | ALTERNATIVE#05H | DATE: 02 JUN/11 | SCALE : 1:750

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\042053B\PLANNING\VAL.T05H.DWG