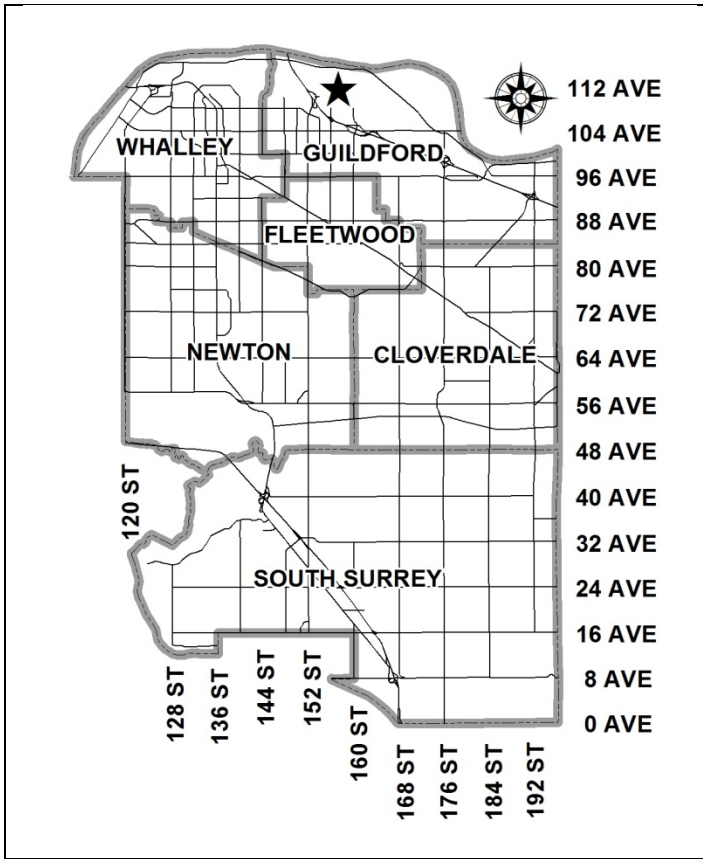


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0082-00

Planning Report Date: September 12, 2011

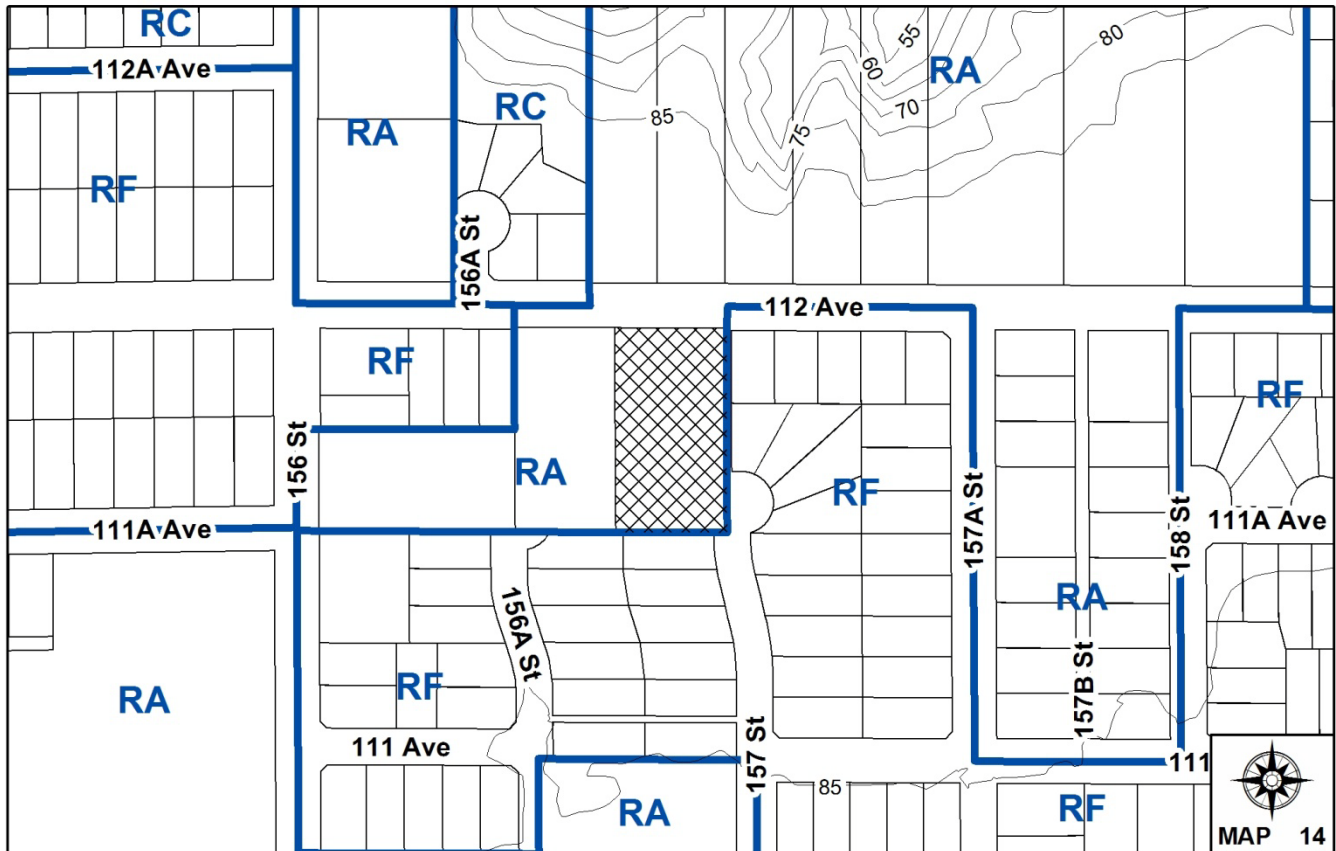


PROPOSAL:

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

in order to allow subdivision into four (4) single family lots, one with further subdivision potential, and to vary the east side yard setback to retain the existing dwelling on proposed Lot 2.

LOCATION: 15694 - 112 Avenue
OWNER: Chandrasegra Saran
 Sushila R Saran
ZONING: RA
OCP DESIGNATION: Urban



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

- The proposal will require a variance for the east side yard setback in order to retain the existing dwelling on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed subdivision creates lots that are similar in size to existing RF-zoned lots in the neighbourhood and completes the existing partial cul-de-sac at the end of 157 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0082-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the RF Zone from 1.8 metres (6.0 ft.) to 0.34 metre (1 ft.) for the existing single family dwelling on proposed Lot 2.
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;
 - (d) 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; and
 - (e) removal of the existing swimming pool and any accessory 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:

1 Elementary student at Dogwood Elementary School
1 Secondary student at Fraser Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2012.

Parks, Recreation & Culture:

Parks supports the application, but has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with staff representatives to address this concern.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcel with one single family dwelling which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 112 Avenue):	One-acre residential lots.	Suburban	RA
East (Abutting and Across 157 Street Cul-de-Sac):	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West:	Acreage parcel with future subdivision potential.	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 15694 - 112 Avenue in Fraser Heights and is approximately 0.46 hectare (1.14 acres) in size. The property is zoned "One-Acre Residential (RA)" and designated Urban in the Official Community Plan (OCP). Existing properties across 112 Avenue are designated Suburban.

Proposal

- The applicant proposes to rezone the subject property to "Single Family Residential Zone (RF)" in order to subdivide into four (4) lots, one lot with further subdivision potential. Proposed Lots 1, 3 and 4 are 616 square metres (6,630 sq.ft.), 804 square metres (8,654 sq.ft.), and 860 square metres (9,257 sq.ft.) in size, respectively.
- Proposed Lot 1 will front 112 Avenue, while proposed Lots 3 and 4 will front the 157 Street cul-de-sac bulb, which will be constructed and completed as part of the proposed development.
- Proposed Lot 2, with an area of approximately 1,738 square metres (18,708 sq.ft.), is significantly larger in order to retain the existing house and existing driveway off 112 Avenue. Proposed Lot 2 will have the potential to be further subdivided in the future into three (3) RF lots.
- The subject property is within an infill area. Council Policy O-30 requires that the proposed lots reflect the average lot width of adjacent lots or be a minimum of 16.5 metres

(54 ft.) wide. The lot width of proposed Lot 1 is 16.1 metres (53 ft.), while existing RF lots along 112 Avenue between 156 Street and 157A Street range in width from 15.8 metres (52 ft.) to 21.3 metres (70 ft.). Existing lot widths for the Suburban-designated properties across 112 Avenue range from 19.1 metres (62 ft.) to 30.4 metres (99 ft.).

- The future subdivision of proposed Lot 2 will create two (2) RF lots fronting 112 Avenue with the same lot widths as proposed Lot 1 at 16.1 metres (53 ft.). The proposed subdivision is consistent with the pattern of development for the area.
- The applicant is proposing to dedicate a 2.0-metre (6.6 ft.) wide portion of land along the eastern property line to complete the western half of the 4.0-metre (13 ft.) wide walkway connecting 112 Avenue with 157 Street. The 2.0-metre (6.6 ft.) wide eastern portion of the walkway was originally secured as part of Development Application No. 7905-0105-00, for which the rezoning component was approved by Council on September 11, 2006. The eastern portion of the walkway was not constructed as part of the application; however, cash-in-lieu was secured. The full walkway will be constructed as part of the subject development.

Site Context

- The subject property is one of a number of properties in the area that are either currently under application to subdivide or have future subdivision potential (Appendix VIII):
 - Located to the west, the property at 11160 – 156 Street is currently under Development Application No. 7911-0049-00 to subdivide into five (5) single family RF-zoned lots.
 - Located to the southwest, the property at 11140 – 156 Street is currently under Development Application No. 7911-0021-00 to subdivide into three (3) single family RF-zoned lots.
 - Located directly to the west, the property at 15660 – 112 Avenue has subdivision potential contingent upon rezoning.
 - Located further to the west, the RF-zoned property at 15630 – 112 Avenue has potential to subdivide into two (2) lots.
 - Located to the south between 110 Avenue and 111 Avenue, east of 156 Street, there are nine (9) RA-zoned properties that have subdivision potential contingent upon rezoning.

Neighbourhood Character Study and Building Scheme

- 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).

Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by Citiwest Consulting Ltd. The plans were reviewed by staff and generally found acceptable.
- The applicant proposes in-ground basements on all of the lots with minimal fill required. However, final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.
- Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans (Tree Summary in Appendix VI). City staff are reviewing the report and the applicant must resolve any issues prior to the consideration of Final Adoption.
- The chart below provides a summary of the tree retention and removal by species:

Tree Species	Total No. of Trees		Total Proposed for Retention	Total Proposed for Removal
	Onsite	Offsite		
Red alder	1	4	4	1
Western red cedar	13	6	13	6
Pacific dogwood	0	1	1	0
Falsecypress	0	1	1	0
Norway Maple	0	1	1	0
Norway Spruce	1	0	1	0
Spruce	2	0	2	0
TOTAL	17	13	23	7 (all onsite)

- According to the tree summary, a total of 17 protected trees are identified on the subject site, with an additional 13 trees located just off-site on the abutting property to the west and south. A total of seven (7) on-site protected trees are proposed for removal.
- The existing row of undersized trees along 112 Avenue adjacent to proposed Lot 2 are proposed for removal to construct the sidewalk. All other off-site trees are to be retained.
- A total of 15 replacement trees are proposed, which complies with the Surrey Tree Protection By-law. The average number of trees proposed per lot is four (4).

PRE-NOTIFICATION

Pre-notification letters were sent on May 10, 2011, and staff have received no telephone calls or letters of concern.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum east side yard setback of the RF Zone from 1.8 metres (6 ft.) to 0.34 metre (1.1 ft.) for the existing single family dwelling on proposed Lot 2.

Applicant's Reasons:

- The proposed setback relaxation will allow for retention of the existing dwelling on proposed Lot 2.

Staff Comments:

- The requested variance proposes a 0.34-metre (1.1 ft.) setback along the eastern property line of proposed Lot 2 in order to retain the existing dwelling. The proposed 0.34 metre setback is measured from the chimney to the new property line.
- The side yard setback is reduced due to the dedication of a 2.0-metre (6.6 ft.) wide strip of land along the eastern property line to accommodate the 4.0-metre (13.1 ft.) wide pedestrian walkway.
- Future subdivision of proposed Lot 2 into a possible three (3) RF lots will necessitate the removal of the existing dwelling. The construction of any new dwellings or structures would require compliance with the RF Zone.
- Staff support the variance.

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.	Development Variance Permit No. 7911-0082-00
Appendix VIII.	Context Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/kms

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.14
Hectares	0.46
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	16.1 metres (53 ft.)
Range of lot areas (square metres)	616 to 1,738 sq.m. (6,630 to 18,707 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8.6 lots / hectare & 3.5 lots / acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
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	NO
Works and Services	NO
Building Setbacks (east side yard)	YES



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).
 4. POOL TO BE REMOVED.
 5. DVP REQUIRED ON HOUSE SETBACKS.

Scale:	1:1000	Min. Proj. No.		Draw. No.	
Drawn:	LC	Min. Dep. No.		Designated:	RJ
P.W.:		Date	MAR/2011	Job No.	11-2812
Approved:		Revision			CJ

CHANDRA SARAN
 15694 - 112 AVENUE, SURREY, BC, V4A 1A6, PH: (604)-328-8836, FAX: 604-991-9992
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 15694 - 112 AVENUE, SURREY, BC

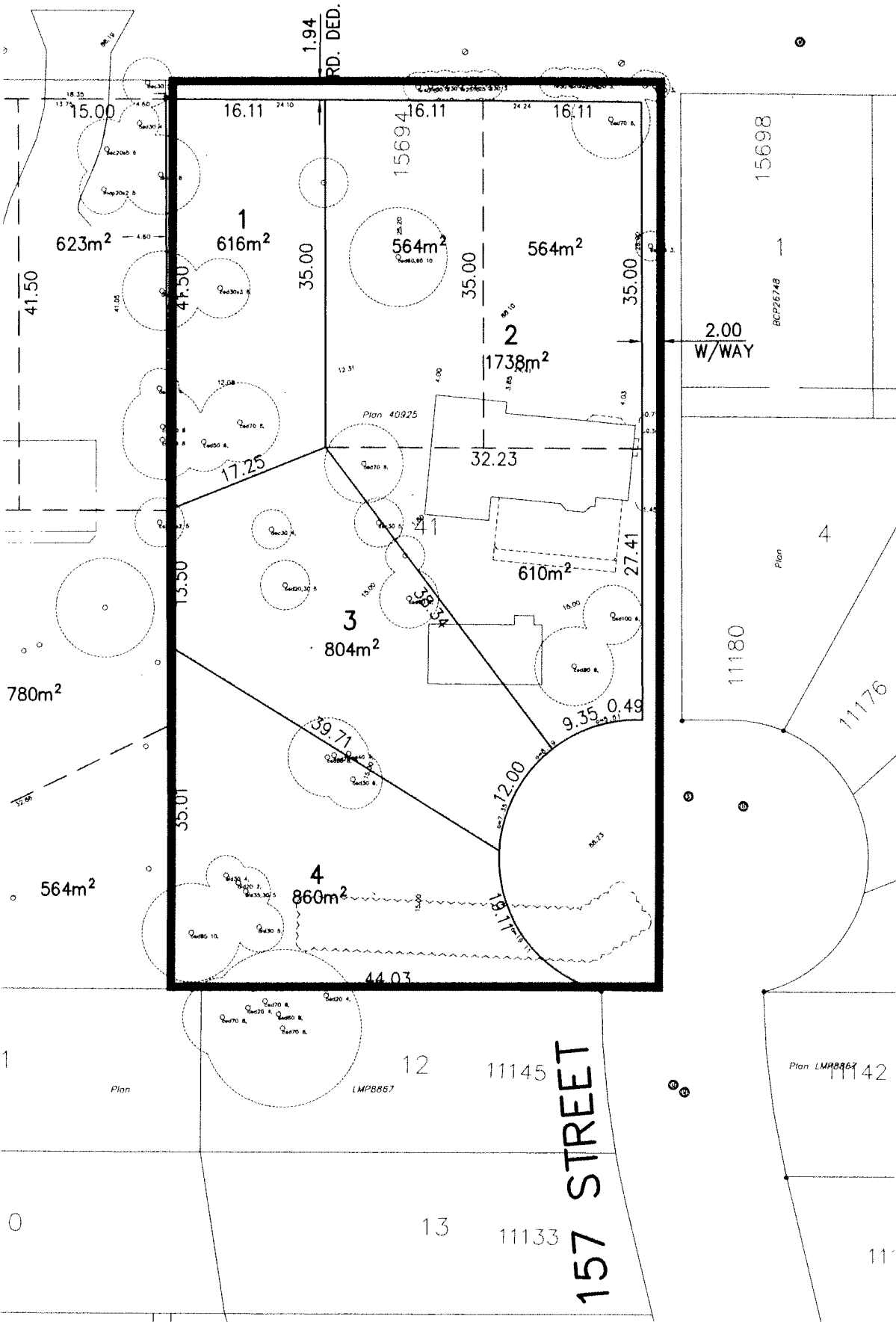


CITIWEST CONSULTING LTD.
 No.101-9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213, FAX 604-591-5518
 E-MAIL: office@citiwest.com

No.	Date	Revision	Dr.	Cd.

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

112 AVENUE



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

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

DATE: **June 14, 2011** PROJECT FILE: **7811-0082-00**

RE: **Engineering Requirements
Location: 15694 112 Ave.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 metres on 112 Avenue;
- Dedicate 14.0 metre radius 157 Street cul-de-sac;
- Dedicate 2.0 metre wide pedestrian walkway; and
- Provide 0.5 metre wide statutory right-of-way.

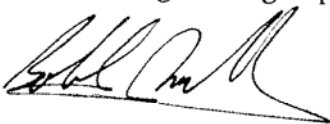
Works and Services

- Construct 112 Avenue to Major Collector standard;
- Construct 157 cul-de-sac bulb;
- Construct 4.0 metre wide pedestrian walkway;
- Confirm capacity in existing storm drainage system;
- Provide water, sanitary, and storm connections ;
- Register restrictive covenant for reconnection of services; and
- Pay latecomer charges.

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



Thursday, May 05, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7911 0028 00

SUMMARY

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

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2010 Enrolment/School Capacity

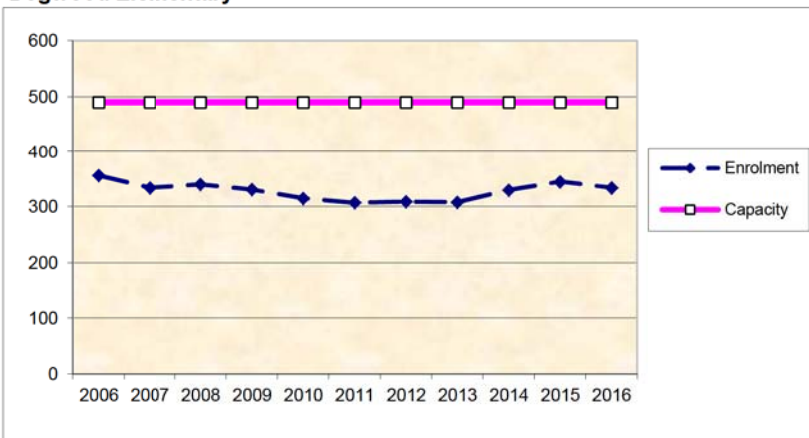
Dogwood Elementary	
Enrolment (K/1-7):	35 K + 280
Capacity (K/1-7):	40 K + 450
Fraser Heights Secondary	
Enrolment (8-12):	1528
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

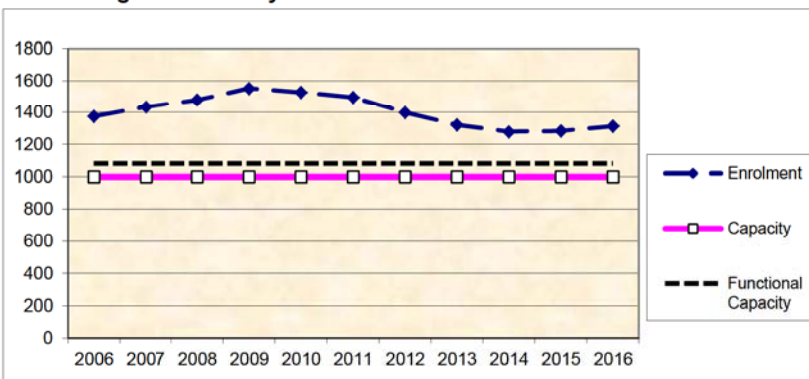
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A boundary change from a neighbouring school is being proposed for Dogwood Elementary. An addition to Fraser Heights Secondary is identified as #3 priority in the 2010-2014 the Five Year Capital Plan (subject to Ministry funding approval). The proposed residential development will not have an impact on these projections.

Dogwood Elementary



Fraser 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: 7911-0082-00
Project Location: 15694 - 112 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 subject site is located in an old Growth Area within Fraser Heights. With the exception of a few remaining RA zoned parcels north and northwest of the subject site, most of the area surrounding the subject site has been subdivided into RF zoned lots similar to what is proposed at the subject site.

Eighty five percent of homes in this area are less than 20 years old, and most homes were designed to high architectural standards in use at the time of construction. All homes (100%) in this area are Two-Storey type, most with in-ground basements. All homes have a floor area between 2500 sq.ft. and 3550 sq.ft (including a double garage which has been used on all homes). In order of precedence, styles in this area include "Neo'Traditional" (39%), "West Coast Modern" (28%), "Modern California Stucco" (11%), "Rural Heritage" (11%), "Traditional" (6%), and "West Coast Traditional" (6%)

All homes have massing designs that range from "mid-scale" to "mid-to-high" scale. There are no high mass or box like homes, and there are no simple small homes in this area. Massing designs overall are well balanced, with good proportionality between various elements on the front. Ninety percent of all homes in this area have massing designs that can be used as architectural context for the proposed new subject site homes. Fifty percent of homes have a one storey front entrance and 50 percent have a 1 ½ storey front entrance.

Most homes are configured with a main common hip roof (83%) and between two and five street facing feature common gable projections. Ninety three percent of homes have a roof slope of 7:12 or greater. Roof surface materials in order of precedence include cedar shingles (39%), shake profile concrete roof tiles (39%), and asphalt shingles (22%).

Two thirds of homes are clad in stucco. The remaining homes are clad either in Hardiplank or in cedar. There are no vinyl clad homes in this area. Twenty eight percent of homes have no feature wood or stone areas. The remaining 72 percent have a brick or stone accent on the front with either wood wall shingles in gable ends, or 1x4 wood battens over Hardipanel in gable ends.

Two thirds of all home are landscaped to an "above-average" standard for RF zoned lots. Twenty two percent of yards are landscaped to an "extraordinary" standard. Eighty nine percent of homes have an exposed aggregate driveway. Generous, well-kept landscapes are an obvious and important character trait for this area

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

- 1) Context Homes: 89 percent of homes in this area can be considered context homes. There is ample architectural context in the surrounding area.
- 2) Style Character : In order of precedence, styles in this area include "Neo'Traditional" (39%), "West Coast Modern" (28%), "Modern California Stucco" (11%), "Rural Heritage" (11%), "Traditional" (6%), and "West Coast Traditional" (6%). Due to this wide range of styles, some flexibility in style range is warranted.
- 3) Home Types : Dominance of Two-Storey home type. All homes in the surrounding area are Two-Storey type. There are no Basement Entry homes in this area.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 6) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended.
- 7) Roof surface : Roof surfaces include concrete tiles (39%), cedar shingles (39%), and asphalt shingles (22%).
- 8) Roof Slope : Roof pitch 7:12 or higher on 93% of new homes.

Dwelling Types/Locations:	Two-Storey.....	100%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	0%
	Split Levels.....	0%

Exterior Treatment /Materials: Homes are clad in stucco, or cedar, or Hardiplank, and most have a brick or stone feature area and either wood wall shingles in gable ends or 1x4 wood battens over Hardipanel in gable ends.

Roof Pitch and Materials: Roofing materials include cedar shingles, shake profile concrete roof tiles, and asphalt shingles. Ninety three percent of homes have a roof slope of 7:12 or steeper.

Window/Door Details: Rectangular dominant.

Streetscape: With the exception of a few remaining large "RA" zoned parcels, this neighbourhood has a distinctly modern urban character. The homes are all Two-Storey type in the 2500-3550 sq.ft. size range. There is a varied style range including Neo'Traditional", "West Coast Modern", "Modern California Stucco", "Rural Heritage", "Traditional", and "West Coast Traditional". The homes have mid-scale massing designs that meet modern standards. Half of the homes have a one storey front entrance and the rest have a 1 ½ storey front entrance. Homes have a main

common hip roof at a 7:12 or steeper slope, with two to five street facing common gable projections. Roof surfaces include cedar shingles, concrete roof tiles, and asphalt shingles. Homes are clad in stucco, cedar, or Hardiplank in neutral and natural tones, with brick, stone, wall shingles, and wood battens over Hardiplank as feature materials. Lands are landscaped to a high to very high modern urban standard.

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”, “Rural Heritage”, or “Traditional”. 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)

Strong relationship with neighbouring “context homes” in the 15700 block of 112 Avenue and the 11100 block of 157 Street. Homes will therefore be “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, “Rural Heritage”, or “Traditional”. styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. **No Vinyl.**

“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, and shake profile asphalt shingles with a minimum 40 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: *High modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of which at least 12 must have a 0.6m [24 inch] planting height and the balance must 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:** June 24, 2011

Reviewed and Approved by:  **Date:** June 24, 2011

**MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS**

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-0082-00
Project Location: 15694 - 112 Avenue, Surrey, BC
Arborist: Peter Mennel ISA (PN-5611A)

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

1. General Tree Assessment

The tree resource consists primarily of native coniferous and deciduous trees concentrated across the west half of the site. The trees are generally of moderate to good structure and health with western redcedar (*Thuja plicata*) being the most common species.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 17
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 8
Number of Protected Trees to be retained (A-C)	(D) 9
Number of Replacement Trees required (1 alder and cottonwood X 1 and 7 others X 2)	(E) 15
Number of Replacement Trees proposed	(F) 15
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 24
Number of lots proposed in the project	(I) 4
Average number of Trees per Lot (H/I)	(J) 6.00

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

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

Date: July 7, 2011



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0082-00

Issued To: Chandrasegra Saran
Sushila Saran

("the Owner")

Address of Owner: 15694 - 112 Avenue
SURREY BC V4N 1A6

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: 005-870-640

Lot 41 Section 15 Block 5 North Range 1 West New Westmisnter District Plan 40925
15694 - 112 Avenue

(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 changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section F of Part 16 Single Family Residential Zone (RF) the minimum east side yard setback is reduced from 1.8 metres (6 ft.) to 0.34 metre (1.1 ft.).

5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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

