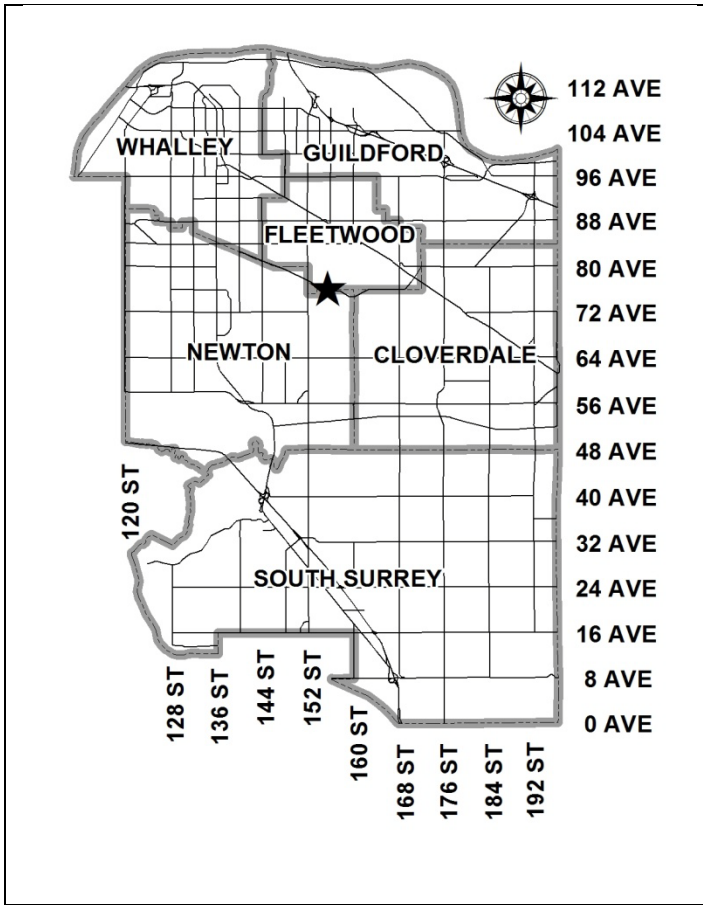


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0085-00

Planning Report Date: October 17, 2011



**PROPOSAL:**

- **Rezoning** from A-1 and RA to CD (based on RC)
- **Development Permit**

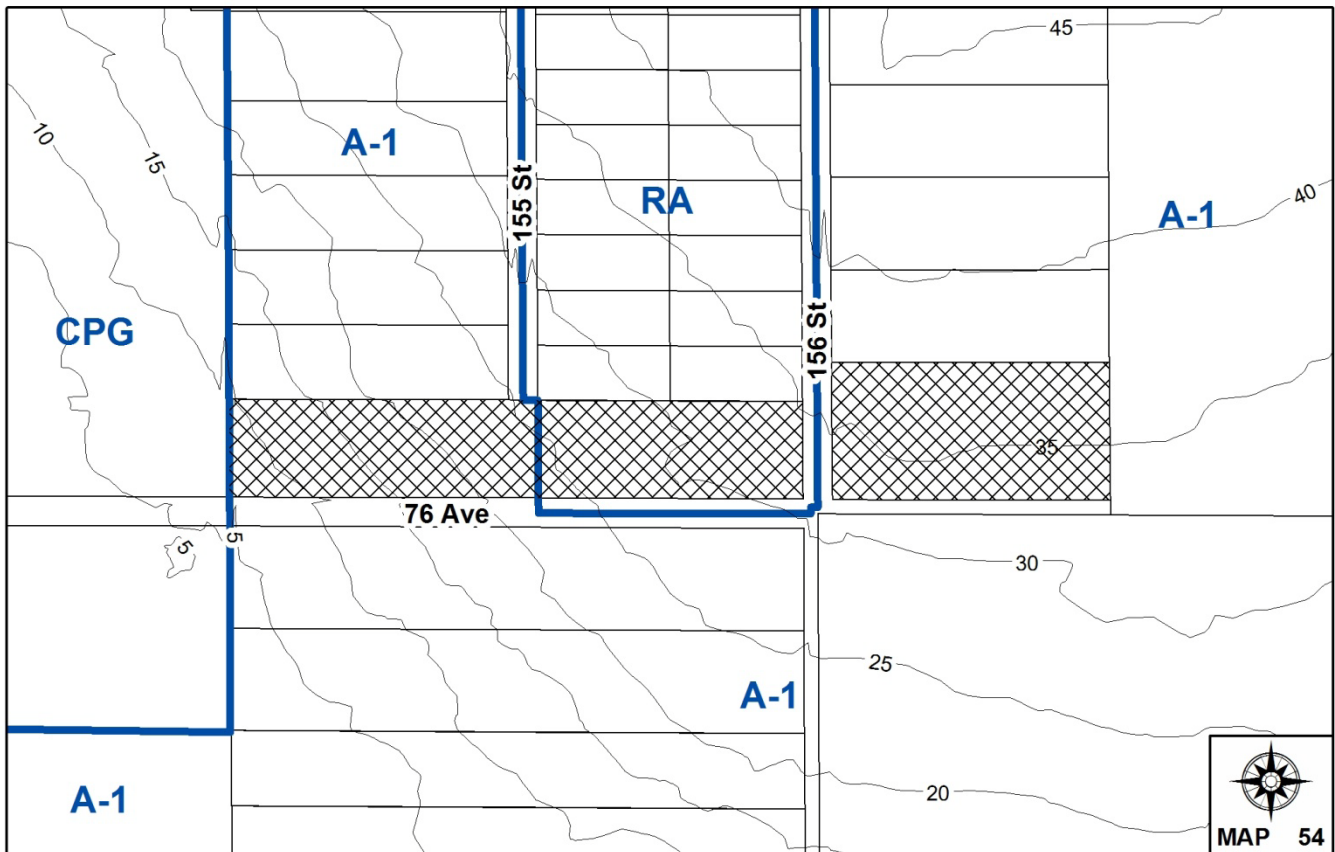
in order to allow subdivision into approximately 24 small suburban single family lots and significant open space and to establish buffering along the ALR boundary.

**LOCATION:** 7626 - 155 Street and  
 7628 - 156 Street

**OWNER:** Nico River Developments Ltd., Inc.  
 No. 0654312

**ZONING:** A-1 and RA

**OCP DESIGNATION:** Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with City Policy No. O-23 *Residential Buffering Adjacent to the ALR/Agricultural Boundary*.
- The applicant is providing approximately 2.08 hectares (5.15 acres) to the City for park purposes.
- The proposed parkland provides open space that will partially achieve a “corridor” as per the principles found within the City of Surrey Ecosystem Management Study (EMS).
- A portion of the proposed parkland is adjacent to lands included in the Agricultural Land Reserve (ALR). This 17-metre (56 ft.) wide portion of proposed parkland will be incorporated into the required 37.5-metre (123 ft.) buffer separating the residential uses from the adjacent ALR as per City Policy No. O-23.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (see Appendix IX).
2. Council authorize staff to draft Development Permit No. 7911-0085-00 generally in accordance with the attached drawings (Appendix II).
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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of an acceptable lot grading plan to the satisfaction of the Planning and Development Department;
  - (f) submission of a no-build Restrictive Covenant to require a minimum principal building setback of 37.5 metres (125 ft.) and to ensure the landscaping is maintained on proposed Lots 1 to 19, and to advise the owners of proposed Lots 1 to 24 of agricultural practices in the area;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect; and
  - (h) the applicant address the concern with respect to forest edge rehabilitation, maintenance and lot grading and the deficiency in 50% open space requirement of the comparable RC Zone, 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:**

8 Elementary students at Coyote Creek Elementary School  
4 Secondary students at Fleetwood 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 September 2013.

**Parks, Recreation & Culture:**

Parks supports the proposed open space concept. The park area that comprises the ALR buffer area must be improved at the developer's expense, including funding for establishment and maintenance.

**Agricultural Advisory Committee (AAC):**

At the September 15, 2011 meeting, AAC passed a motion to support the application, provided that the applicant erect appropriate fencing along the southern property line adjacent the ALR, that the dedicated parkland along the south property line of the development remain as buffer for the ALR, and that no public access is provided to the buffer area.

**BC Hydro:**

No objections.

**SITE CHARACTERISTICS**

**Existing Land Use:** One vacant residential acreage parcel, and one residential acreage parcel with an existing dwelling to be retained. The western portion of the site is encumbered by a B.C. Hydro right-of-way.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Acreage residential lots.	Suburban	A-1 and RA
East:	Fleetwood Park.	Suburban	A-1
South (Across unopened 76 Avenue):	Acreage residential lots in the ALR	Agricultural	A-1
West:	Eaglequest Coyote Creek Golf Course, a portion of which is in the ALR	Agricultural	CPG

## DEVELOPMENT CONSIDERATIONS

### Site Context

- The approximately 4.46-hectare (11-acre) subject site is located in the Fleetwood area north of Surrey Lake, between Fleetwood Park to the east and Eaglequest Coyote Creek Golf Course to the west. The site is roughly at the intersection of the unopened 76 Avenue and 156 Street, which terminates at Surrey Lake.
- The subject site consists of two properties designated Suburban in the Official Community Plan (OCP). The properties are zoned “General Agriculture Zone (A-1)” and “One-Acre Residential Zone (RA)”. The lands to the south and to the west are within the Agricultural Land Reserve (ALR) and partially encumbered by a B.C. Hydro right-of-way corridor.
- Approximately 1.1 hectares (2.8 acres) of the western portion of the site is encumbered by a major B.C. Hydro transmission corridor.
- Vehicle access to this neighbourhood is from 80 Avenue to the north, along either 155 Street or 156 Street. No roads continue to the south, east or west.

### Current Application

- The current proposal is to rezone the subject site from “General Agriculture Zone (A-1)” and “One-Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” based on the “Cluster Residential Zone (RC)” in order to allow subdivision into 24 small suburban single family lots at a density of 5 units per gross hectare (upgh) or 2 units per gross acre (upga), with open space totaling 47.5%.
- The twenty-four proposed lots range in size from 700 square metres (7,535 sq.ft.) to 1,104 square metres (11,884 sq.ft.), in depth from 34 metres (112 ft.) to 42 metres (138 ft.), and in width from 18 metres (59 ft.) to 28.8 metres (94.5 ft.).
- The house that currently occupies the existing western-most property (7626 – 155 Street) is proposed to be retained on proposed Lot 3.
- Proposed Lots 1 through 21 as will be oriented towards and gain access from the proposed new east-west road (76A Avenue). Proposed Lots 22 and 23 will be oriented towards and gain access from the proposed new north/south road (156A Street). Proposed Lot 24 will be oriented towards 156 Street but will gain vehicle access from the proposed new east-west road (76A Avenue).
- The application is consistent with City Policy No. O-23 *Residential Buffering Adjacent to the ALR/Agricultural Boundary*.

### Proposed CD Zone (Appendix VIII)

- The proposed CD Zone is based upon the “Cluster Residential Zone” (RC). The table below provides a comparison between the proposed CD Zone and the RC Zone:

	RC Zone	Proposed CD Zone
<b>Minimum Open Space to Achieve Gross Density</b>	50% of the site area for Type I subdivisions	46.5% of the site area for subdivision
<b>Density</b>	FAR of 0.45 and no house cap	FAR of 0.45 and maximum allowable floor area shall be 330 sq.m. (3,550 sq.ft.)
<b>Principal Building Setbacks</b>	Front: 7.5 m (25 ft.) Rear: 7.5 m (25 ft.) Side: 1.8 m (6 ft.) Flanking Side: 3.6 m (12 ft.)	<ul style="list-style-type: none"> <li>• Front: 7.5 m (25 ft.) except 3.25 m (10.5 ft.) for Block B</li> <li>• Rear: 7.5 m (25 ft.) except for Block C's 1.8 m (6 ft.)</li> <li>• Side: 1.8 m (6 ft.)</li> <li>• Flanking Side: 3.6 m (12 ft.)</li> <li>• No part of the principal building has a setback less than 37.5 metres (123 ft.) from the ALR boundary</li> </ul>
<b>Special Regulations</b>	Standard secondary suite restrictions	<ul style="list-style-type: none"> <li>• Standard secondary suite restrictions</li> <li>• No driveway shall be permitted from 156 Street</li> </ul>
<b>Subdivision</b>	Type I Lots: Lot Area: 700 sq.m. (7,500 sq.ft.) Lot Width: 18 m (60 ft.) Lot Depth: 30 m (100 ft.)	<ul style="list-style-type: none"> <li>• Lot Area: 700 sq.m. (7,500 sq.ft.)</li> <li>• Lot Width: 18 m (60 ft.)</li> <li>• Lot Depth: 30 m (100 ft.) except 20 m (66 ft.) for Block C</li> </ul>

- As the applicant is not proposing to set aside a minimum of 50% of the gross developable area as open space as required by the comparable RC Zone, the applicant has agreed to compensate for the shortfall. Planning staff will work closely with the applicant and staff from Parks, Recreation and Culture to determine suitable compensation.
- The house that currently stands on the existing westernmost subject property (7626 – 155 Street) is proposed to be retained on the largest lot (proposed Lot 3) in the subdivision. Once the required road dedication for the future east-west road is provided, the existing house will not comply with the minimum front yard setback requirement of the RC Zone. Therefore, the front yard setback for this lot alone (Block B in the proposed CD By-law) is proposed to be 3.25 metres (10.5 ft.).
- Due to six proposed oversized lots (including proposed Lot 3 with the existing house), a maximum allowable floor area is incorporated in the proposed CD By-law. For all of the lots, the floor area will be limited to 330 square metres (3,550 sq.ft.), which is consistent with the RF Zone. There is no house cap in the RC Zone.
- Proposed Lot 21 (Block C in the proposed CD By-law) is an irregular shaped lot. The rear lot line is defined in the Zoning By-law as the lot line opposite the front lot line. The applicant has demonstrated that the eastern lot line, next to the proposed park, should be treated as the rear lot line in order to provide “eyes on the park” and to create a useable back yard. The lot depth and rear yard setback for the principal building have been adjusted accordingly for Block C.

### Open Space

- The application will result in approximately 46.5% or 2.08 hectares (5.1 acres) of the subject site being conveyed to the City as open space (see Appendix II). Parks, Recreation and Culture will work with the applicant with respect to the improvements within the proposed parkland.
- A portion of the proposed parkland is immediately adjacent to Fleetwood Park. Fleetwood Park is identified as an ecologically significant “terrestrial hub” in the City of Surrey Ecosystem Management Study approved by Council on April 18, 2011. The proposed open space is anticipated to complete a portion of the “corridor” between Fleetwood Park and Surrey Lake, also a “terrestrial hub”. The proposed open space will also become part of a second “corridor” that will eventually connect to Bear Creek Park across Eaglequest Coyote Creek Golf Course.

### Development Permit for the Agricultural Buffer

- A 17-metre (56 ft.) wide portion of the proposed park is adjacent to lands included in the Agricultural Land Reserve (ALR), across the unopened 76 Avenue. This land will comprise a portion of the required 37.5-metre (123 ft.) buffer separating the residential uses from the adjacent ALR. The balance of the buffer is provided by the unopened 76 Avenue. In addition, the homes on the proposed single family lots will be required to have a minimum setback of 7.5 metres (25 ft.) from the rear property line. This is consistent with Policy No. O-23, which recommends a 37.5-metre (123 ft.) setback including a 15-metre (49 ft.) wide buffer.
- Parks, Recreation and Culture will maintain this portion of the park as a natural area, without trail access as requested by the Agricultural Advisory Committee. The applicant will be required to provide any improvements to the parkland, to establish a maintenance fund, and to erect a black, chain-link fence along the southern property line of the residential properties.
- The applicant will provide additional landscape buffering along the south property lines of proposed Lots 3 to 19 inclusive to provide a transition from the residential properties and the proposed open space/ALR buffer.

### Road Dedication Requirements

- The applicant will be required to construct 156 Street to the neo-traditional through local road standard, and provide a 3.0-metre (10 ft.) wide statutory right-of-way on the east side of 156 Street, 0.5 metres (1.6 ft.) of which is for a standard servicing corridor, and 2.5 metres (8 ft.) for an ultimate 4.0-metre (13 ft.) wide multi-use pathway. The applicant must construct 2.5 metres (8 ft.) of this 4.0-metre wide multi-use pathway with the City funding the construction of the remaining 1.5 metres (5 ft.).

- Dedication for the proposed new east-west local road (76A Avenue) will be required. West of 156 Street, the applicant will be required to dedicate 11.5 metres for a half-road. East of 156 Street, the applicant will be required to dedicate a portion of the road at 18.5 metres (60 ft.) wide and a portion of the road at 17 metres (56 ft.) wide, terminating in a cul-de-sac with a 14-metre (46 ft.) radius.
- The applicant will also be required to dedicate 156A Street at 18 metres (59 ft.) wide.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained 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 VI).

#### Proposed Lot Grading and Tree Preservation/Replacement

- In-ground basements are proposed based on the lot grading (prepared by Hunter Laird Engineering Ltd.) and tree preservation information that was provided by Diamond Head Consulting Ltd. Basements will be achieved with minimal cut or fill. The information provided has been reviewed by staff and found to be generally acceptable, however additional information is required.
- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VII). The Arborist Report indicates there are 224 protected trees. The Report proposes the removal of 217 trees because they are located either within the building envelopes, within the footprint of proposed driveways and roads, or are considered hazardous trees. The Report proposes 7 trees be retained. 86 trees will be planted on the proposed CD lots, providing for an average of 3.5 trees per lot.
- The following chart provides a summary of the proposed retention and removal of trees by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal
Cherry	2	0	2
Deodar cedar	1	1	0
English Holly	1	0	1
Maple (big leaf )	126	1	125
Mountain Ash	1	0	1
Poplar	10	0	10
Red Alder	72	0	72
Sitka spruce	4	0	4
Western red cedar	7	5	2
<b>Total</b>	<b>224</b>	<b>7</b>	<b>217</b>

- In addition to the above, the Arborist Report indicates there are nineteen (19) off-site trees that will be impacted by the development. The report proposes the removal of fourteen (14) off-site trees in order to construct the new east-west road. The applicant has not yet received letters of support from the neighbouring property owners. The applicant has, however, proposed a modified road standard, for proposed 76A Avenue, to protect the



neighbouring trees should consent not be obtained prior to consideration of final adoption.

- The following chart provides a summary of the proposed retention and removal of these off-site trees by species:

Off-Site Tree Species	Total No. of Off-Site Trees	Proposed for Retention	Proposed for Removal
Asunaro Cypress	2	2	0
Maple (big leaf )	1 (City tree)	0	1
Cypress	1	1	0
Douglas Fir	3	2	1
Sitka spruce	10	0	10
Western hemlock	1	0	1
Western red cedar	1	0	1
<b>Total</b>	<b>19</b>	<b>5</b>	<b>14</b>

- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 152 protected trees and 72 alders are to be removed both on-site and off-site, a total of 376 replacement trees would be required for this application. The applicant proposes 85 replacement trees.
- Approximately 376 replacement trees are required. The report proposes a total of 85 replacement trees leaving a shortfall of 291 replacement trees. The applicant is required to contribute \$87,300 to the City Green Tree Fund as a result of the shortfall of 291 trees, based on \$300/per tree.

### PRE-NOTIFICATION

Pre-notification letters were sent out on May 31, 2011 and staff received the following responses:

- Staff received one letter stating that the proposed open space should not be included in the calculation of “gross density”. In addition, the writer argues that any open space provided under or adjacent to power lines is not useful for recreational uses.

*(The applicant is providing open space and proposing density in compliance with the CD Zone, which is based on the RC Zone. The 24 proposed lots for this 11-acre site results in an overall density of 2 units per acre (upa), which is permitted within the existing Suburban designation in the OCP.)*

- One resident called with questions about the application. Specifically, the caller asked for clarification regarding the concept of clustering and whether 76 Avenue would be opened as part of this application (of which they are not in favour). The caller also expressed concern that the wildlife in the area would be impacted.

*(Staff described the ultimate concept of 50% open space and 2 upa gross density. The caller was also advised that 76 Avenue will not be opened as part of this application. Finally, much of the land to be dedicated to the City as open space will*

*remain as a natural area in keeping with the principles of the City of Surrey Ecosystem Management Study (EMS) as a "Corridor".)*

- Recently a letter was received from a property owner concerned with the impact on adjacent trees and the proposed new 76A Avenue along the north property line of the western subject lot.

*(Staff contacted the writer and advised that the proposed road alignment is supportable and that should the owner's consent not be obtained for removal of the trees adjacent to the roadway, the applicant is proposing a modification to the road construction as an interim measure until the land to the north develops.)*

### 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.	Agricultural Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/kms

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. 10/14/11 12:16 PM

Information for City Clerk

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

1. (a) Agent:      Name:                      Clarence Arychuk  
   Hunter Laird Engineering Ltd.  
   Address:                                      #300 65 Richmond Street  
   New Westminster BC V3L 5P5  
  
   Tel:    604-525-4651
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      7626 - 155 Street and 7628 - 156 Street
  
  - (b)      Civic Address:                      7626 - 155 Street  
   Owner:                                      Nico River Developments Ltd., Inc. No. 0654312  
   PID:    009-528-423  
   Lot 8 Section 23 Township 2 New Westminster District Plan 11390
  
  - (c)      Civic Address:                      7628 - 156 Street  
   Owner:                                      Nico River Developments Ltd., Inc. No. 0654312  
   PID:    009-666-907  
   Lot 12 Section 23 Township 2 New Westminster District Plan 12206
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RC)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	11.02
Hectares	4.46
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	24
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	18.0 m – 28.0 m
Range of lot areas (square metres)	700 m <sup>2</sup> – 1,104 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.38 upgh / 2.18 upga
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	50%
<b>PARKLAND</b>	
Area (square metres)	20,849 m <sup>2</sup>
% of Gross Site	46.5%
<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

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_  
 OF LOT B PLAN 11390 AND LOT 12 PLAN 12206  
 BOTH OF SECTION 23 TOWNSHIP 2 NEW WESTMINSTER DISTRICT**

BCOS 920.017

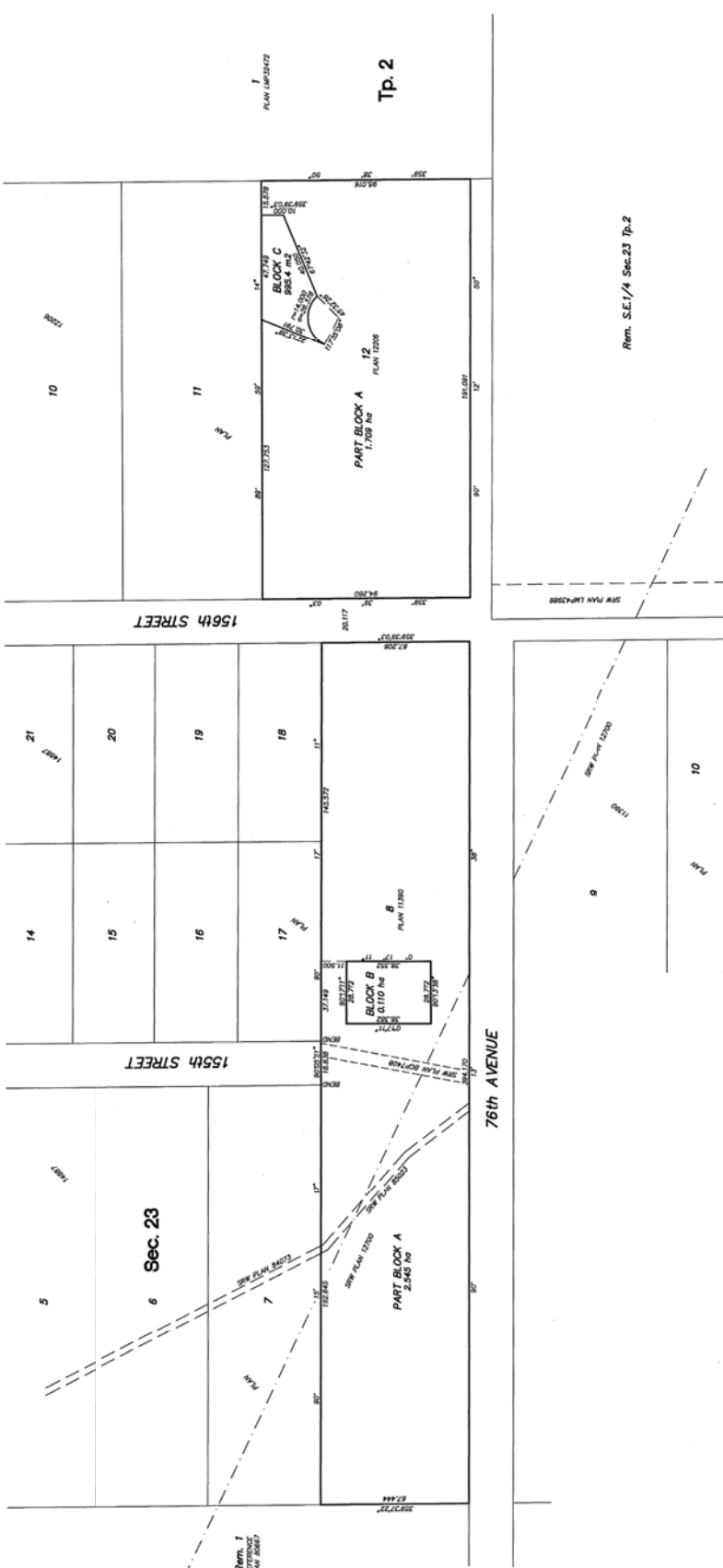
SCALE 1 : 1000 DISTANCES ARE IN METRES  
 THE AVERAGE PLOT SCALE OF THIS PLAN IS 80M FROM  
 THE CENTRE OF THE BLOCK TO THE CORNER MONUMENT  
 PLOTTED AT A SCALE OF 1:1000

INTEGRATED SURVEY AREA NO. 1, SURREY,  
 MUD93 (CSRS) ORIGINAL ORDNANCE-SURVEY DISTANCE ERROR  
 ANALYSIS REPORT TO COMPUTE GRID DISTANCES. METRIC  
 DISTANCES DERIVED BY COMBINED FACTOR CLASSIFICATION

**LEGEND:**  
 --- DISTANCE FROM ADJACENT LOTS  
 --- DISTANCE FROM ADJACENT LOTS  
 --- DISTANCE FROM ADJACENT LOTS

**NOTE:**  
 m<sup>2</sup> DENOTES SQUARE METRES  
 ha DENOTES HECTARES  
 --- DISTANCE FROM ADJACENT LOTS

LOT DIMENSIONS ARE FROM FIELD SURVEY



**TABLE OF AREAS**

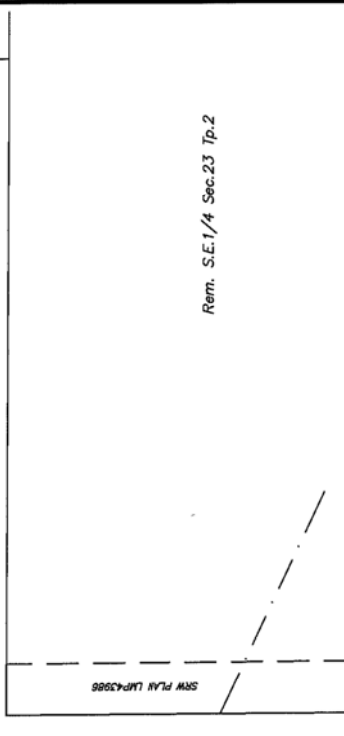
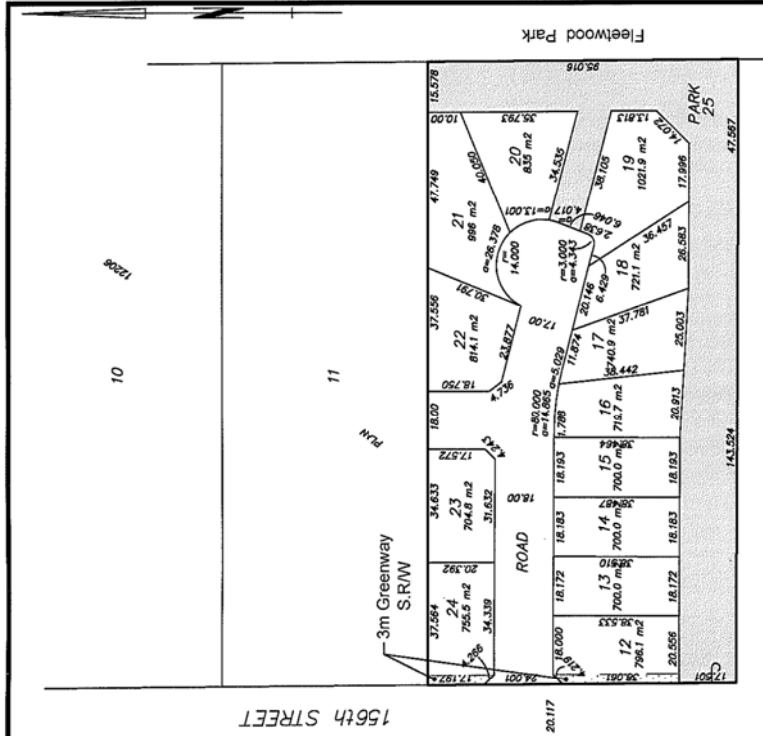
LEGAL DESCRIPTION	PTD (ha)	BLOCK A	BLOCK B	BLOCK C
LOT B PLAN 11390	100-038-423	2,540 ha	0.110 ha	---
LOT 12 PLAN 12206	100-066-057	1,709 ha	---	985.4 m <sup>2</sup>
<b>TOTAL</b>		<b>4,254 m<sup>2</sup></b>	<b>0.110 ha</b>	<b>985.4 m<sup>2</sup></b>

CERTIFIED CORRECT  
 THIS 13th DAY OF OCTOBER, 2011

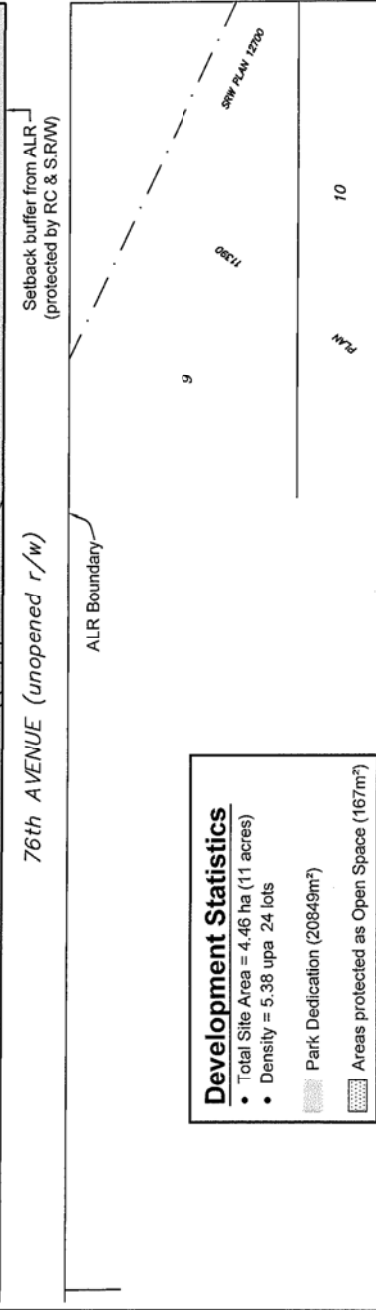
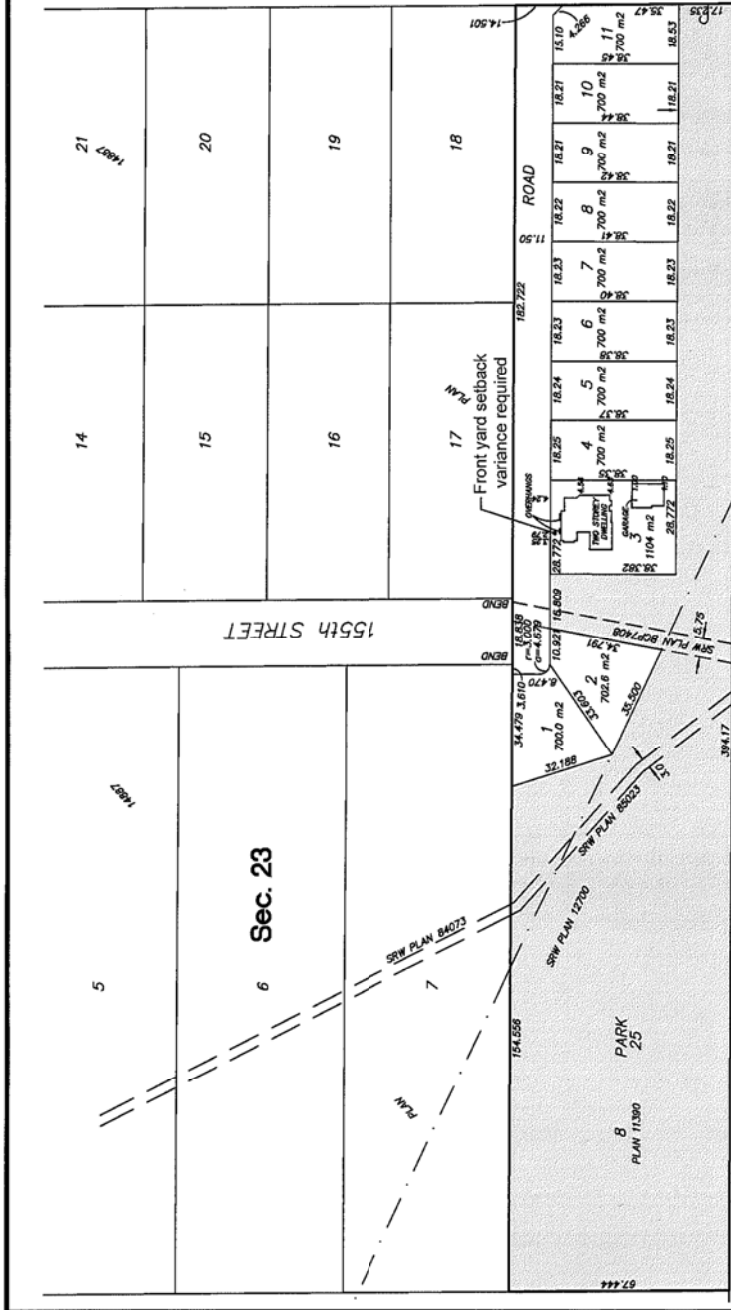
*[Signature]*  
 JESSIE KIRK  
 S.C.L.E.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

REGISTERED SURVEYOR  
 B.C. REG. NO. 19028  
 4-19028 14th Ave  
 Vancouver, BC V6P 4K6  
 TEL: 604-271-5555  
 FAX: 604-271-5511  
 WWW.BCSURVEYORS.COM  
 THE 1111-DWING  
 DWG 4111-DWING



Rem. S.E.1/4 Sec.23 Tp.2



**Development Statistics**

- Total Site Area = 4.46 ha (11 acres)
- Density = 5.38 upa 24 lots
- Park Dedication (20849m<sup>2</sup>)
- Areas protected as Open Space (167m<sup>2</sup>)

**Development Concept Plan**  
Nico River Developments Ltd.  
7911-0085-00

INTER-OFFICE MEMO

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

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

DATE: **September 27, 2011** PROJECT FILE: **7811-0085-00**

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RE: **Engineering Requirements  
Location: 7626 155 Street and 7628 - 156 Street**

**REZONE/SUBDIVISION**

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

- dedicate 11.5 m for 76A Avenue west of 156 Street for a half-road;
- dedicate 18.0 m for 76A Avenue east of 156 Street to 156A Street for a neo-traditional through local road;
- dedicate 17.0 m for 76A Avenue east of 156A Street complete with a 14 m radius cul-de-sac;
- dedicate 18.0 m for 156A Street for neo-traditional through local road;
- dedicate 3.0 m X 3.0 m corner cuts at all road intersections;
- provide 0.5 statutory right-of-way on 76A Avenue and 156A Street;
- provide 3.0 m statutory right-of-way on the east side of 156 Street for a multi-use pathway construction.

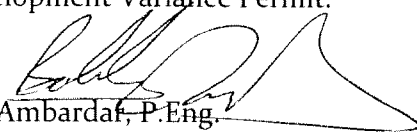
***Works and Services***

- construct 156 Street and 156A Street to neo-traditional through local road standard;
- construct 76A Avenue west of 156 Street to neo-traditional half-road standards;
- construct 76A Avenue from 156 Street to 156A Street to neo-traditional through local road standard;
- construct 76A Avenue east of 156A Street to neo-traditional limited local road standard complete with a cul-de-sac;
- construct 4.0 m multi-use pathway along east side of 156 Street (1.5 m at City's cost);
- construct water main along 156 Street site frontage;
- construct storm, sanitary and water mains to service the site and future extension along 156A Street.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

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

  
Bob Ambardar, P.Eng.  
Development Project Engineer  
RSS/brb

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, June 07, 2011  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 11 0085 00

**SUMMARY**

The proposed 24 Single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	8
Secondary Students:	4

September 2010 Enrolment/School Capacity

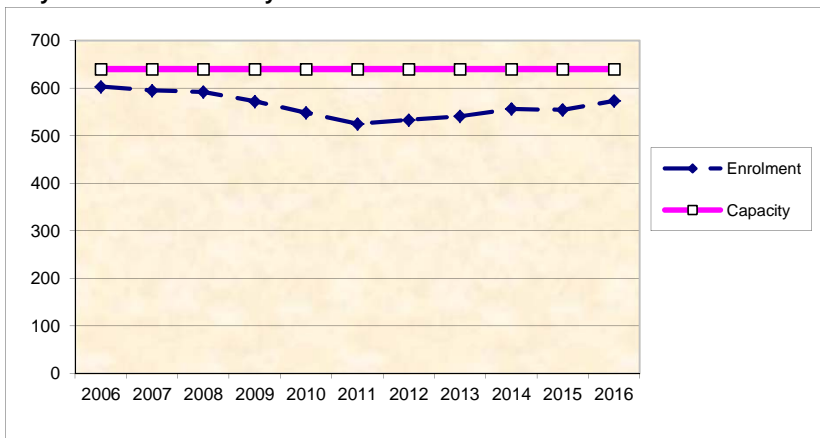
<b>Coyote Creek Elementary</b>	
Enrolment (K/1-7):	64 K + 484
Capacity (K/1-7):	40 K + 600
<b>Fleetwood Park Secondary</b>	
Enrolment (8-12):	1378
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12);	1296

**School Enrolment Projections and Planning Update:**

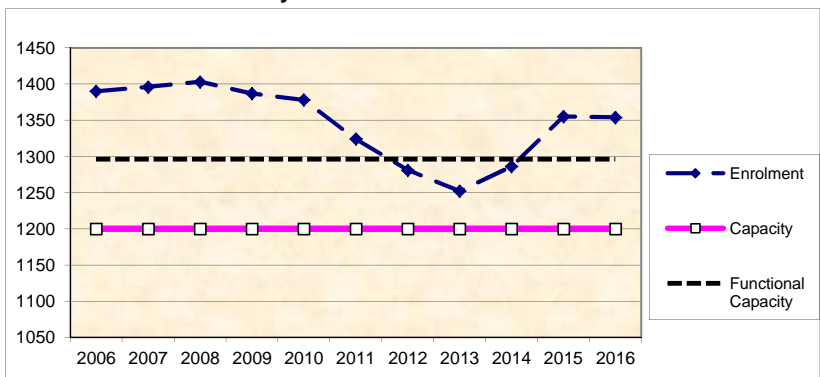
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity in the table below includes a modular complex at Coyote Creek with capacity of 100. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

**Coyote Creek Elementary**



**Fleetwood Park 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.



# *Agricultural Advisory Committee Minutes DRAFT*

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**Present:**

M. Bose - Chair  
D. Arnold  
P. Harrison  
M. Hilmer  
B. Sandhu  
S. VanKeulen  
Councillor Hunt

**Regrets:**

B. Aulakh  
K. Thiara  
T. Pellett, Agricultural Land Commission

**Environmental Advisory Committee****Representative:**

B. Stewart

**Staff Present:**

R. Dubé, Engineering  
C. Stewart, Planning & Development  
M. Kischnick, Planning & Development  
D. Merry, Planning & Development  
L. Anderson, Legislative Services

**Agency Representative:**

K. Zimmerman, Ministry of Agriculture

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**A. ADOPTION OF MINUTES**

...

**D. NEW BUSINESS**

...

**3. Proposed Rezoning and Subdivision**

7626 – 155 Street and 7628 – 156 Street  
File No. 7911-0085-00

C. Atkins, Planner, was in attendance to review his memo, dated September 6, 2011, regarding the subject application and to seek feedback from the Committee. Comments were as follows:

- The proposal for the two lots (11 acres total) is to rezone from A1 and RA to CD (based on Cluster Residential (RC) Zone) in order to allow a subdivision into approximately 24 single family lots, at a gross density of 2 upa, and to dedicate approximately 46% of the gross area as parkland.
- The site is adjacent to ALR land to the south and west. The ALR lands to the south are separated from the site by the unopened 76 Avenue. The ALR lands to the west are currently operating as a golf course (Eagle Quest). To the north are Suburban-designated acreage parcels, and to the east is Fleetwood Park. The eastern portion of the site is heavily treed and the western portion is encumbered by BC Hydro ROW and therefore mostly cleared of trees.
- The proposed dedication of parkland (approximately 2.06 hectares) to the City will result in an ALR buffer that will be almost exclusively City owned land. The parkland will abut the unopened 76 Avenue to the South and the ALR designated golf course to the east. The park design for that land is to

let the land remain a natural area with no formal trails within the buffer portion of the parkland, although there is currently a trail there.

- The applicant will be required to build any fencing on parkland used as buffering.
- A tree retention plan has yet to be provided by the applicant for the developable area, which is beyond the 37.5-metre ALR buffer.
- The Engineering Department has stated that 76 Avenue will remain unopened.

The Committee's comments were as follows:

- The buffer must remain and not be cut down.
- There should be no access to the buffer from those properties.
- A black chain link fence should be required along the southern property line to prevent access.
- Of major concern are any future pathways, bike lanes, etc. and that the buffer is protected now before anything else can take place.
- It could be argued that there is no need for a trail through the buffer because there is access from 155 Street, which includes the BC Hydro ROW and is already cleared, 156 Street already has a trail going down it, and there is a proposal for access from the new road from Fleetwood Park to the east (76A Avenue). There is no need for Parks' to create anything in the buffer and that all the trees should well be able to remain.

It was

Moved by S. VanKeulen

Seconded by B. Sandhu

That the Agricultural Advisory Committee

recommends to the G.M. Planning and Development approval of Application No. 7911-0085-00, with the following requirements:

1. a black chain link fence be installed along the southern property line; and
2. the dedicated buffer remain as a buffer with no access other than three dedicated areas: the end of 155 and 156 Streets and the east end of the new lot at 76A Avenue.

Carried

## **E. ITEMS REFERRED BY COUNCIL**

...

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7911-0085-00  
Project Location: 7626 - 155 Street, and 7628 – 156 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 situated in an old rural area in which most lots are zoned either "One Acre Residential Zone", or "General Agricultural Zone". All homes in this area are old urban structures situated on large lots with numerous mature shrubs and trees.

Homes include a 1940's, 800 sq.ft. simple small rectangular Bungalow with 6:12 slope Dutch hip roof with new asphalt shingle roof, and stucco cladding with horizontal cedar at the base. There are three low mass Bungalows from the 1960's ranging in size from 1000 – 1200 sq.ft.. All three have a roof with a 5:12 slope and an asphalt shingle surface. One is clad in stucco, another in cedar, and one in vinyl. None of these homes are objectionable. However, these homes are too small and simple for most new lot purchasers and therefore do not provide suitable context for the new RC zoned lots at the subject site.

There are three homes with box-like massing characteristics, which has resulted from situating the upper floor directly above the lower floor on all four sides of the home, thus exposing the entire upper floor wall mass. Two of these homes are Cathedral Entry type; a 2400 sq.ft. home from the 1960's, and a 2800 sq.ft. home from the 1970's. There is one Basement Entry type home from the 1960's; a 2400 sq.ft. box-like structure with 40 foot wide prominent street facing deck. All three homes have simple common gable roofs at a 4:12 to 5:12 slope with interlocking tab type asphalt shingle roof. Two of the homes are clad in horizontal cedar siding, and one is clad in stucco with horizontal cedar siding at the base. Although the homes are well kept, these homes do not provide suitable architectural context due to their simple box-like massing designs which do not provide as much visual interest as the more up to date massing designs used in most new subdivisions in Surrey.

There are two Two-Storey type dwellings, both of which can provide context for the subject site given some updating of standards. One is a low to mid-scale mass structure which is a modern version of a traditional Spanish design. The home has a 12:12 pitch main common gable roof. Nearly all of the upper floor wall mass is concealed behind the roof structure extending up from the main floor. The roof surface is asphalt shingles. The home is clad in stucco with bold timber window and door trim, and three large arches. The other Two-Storey home is a 3200 sq.ft. Heritage style dwelling from the 1970's. It too has a 12:12 slope roof containing living area. The home is clad in horizontal cedar, and has a cedar shingle roof. Both Two-Storey homes are desirable, and provide suitable context for the subject site.

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

- 1) Context Home: There are only two homes in this area that can be considered context homes; the Two-Storey home at 7687 – 156 Street, and the Two-Storey home at 7666 – 155 Street. These homes can provide some reference for massing design. However, it is still best to require massing designs, construction materials, and trim and detailing elements to meet high new standards for new RC zone subdivisions.
- 2) Style Character : "Traditional", "Neo-Traditional", "Heritage" and "Neo-Heritage" styles are recommended.
- 3) Home Types : A wide variety of home types including Bungalows, Cathedral Entry, Basement Entry and Two Storey are found throughout this area and so some flexibility in this regard is warranted..
- 4) Massing Designs : Only the two aforesaid context homes have massing designs that could be emulated. However, simply meeting new standards commonly found in new RC zone subdivisions is the best strategy.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height.
- 6) Exterior Wall Cladding : A variety of wall claddings have been used, a variety of wall claddings are recommended.
- 7) Roof surface : A variety of roofing materials have been used, and a variety are recommended.
- 8) Roof Slope : Roof slopes range from 4:12 - 12:12.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	22%
	Basement Entry/Cathedral Entry	33%
	Rancher (bungalow).....	44%
	Split Levels.....	0%

**Exterior Treatment /Materials:** Cedar, stucco, vinyl, brick, and stone have been used. Trim and detailing elements modest on most homes.

**Roof Pitch and Materials:** Roof slope ranges from 4:12 to 12:12. Roof surface materials used in this area include asphalt shingles (89%) and cedar shingles (11%)

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

**Streetscape:** A variety of 40-50 year old homes are situated on large RA and A-1 zoned lots in a rural/suburban setting. The large lots have numerous mature trees and shrubs. All homes have an asphalt driveway. Homes are either small Bungalows, box-like Basement Entry and Cathedral Entry type, and two Two-Storey homes with mid-scale massing that meet modern massing design standards. Roofs surfaces are either asphalt shingles, or cedar shingles. Wall cladding materials include stucco, cedar, vinyl, brick, and stone.

## 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: "Traditional", "Neo-Traditional", "Heritage", 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)**

Existing neighbouring homes do not provide suitable context for the proposed RC type homes at the subject site. Interfacing treatments should be limited to reasonable compatibility with existing homes, given that a desirable new character area meeting high new standards is to be created.

**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 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:**

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.

**Treatment of Park Facing Lots:**

A large linear park system is central to the overall theme and character of the proposed site. To ensure the development is aesthetically pleasing to the public, there is a two storey maximum limit on the height of any wall facing the park that is unbroken by a roof line. Articulated feature gable projections are also required on any park facing dwelling in addition to trim at all windows and doors and other trim elements deemed necessary for sufficient articulation of the park facing side. CPTED principles also apply, requiring means of passive surveillance of the park by providing unobstructed windows facing the park, the encouragement of decks and balconies on sides of the dwelling facing the park, and low, transparent fencing with limits on the height of shrubs along lot lines adjacent to the park.

**Landscaping:**

Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. 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: October 2, 2011

**Reviewed and Approved by:**



Date: October 2, 2011



**TREE PRESERVATION SUMMARY**

Surrey Project No.: 7911-0085-00  
 Project Location: 7628 155<sup>th</sup> Street & 7626 155<sup>th</sup> Street, 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: Two site totaling over 10 acres in size, mostly left as natural areas with Hydro ROW through the western half. Protected sized pioneer species trees found within site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>225</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>-</u>	(B)
Number of Protected Trees to be removed		<u>218</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>7</u>	(D)
Number of Replacement Trees Required	( C-B ) x 2	<u>402</u>	(E)
Number of Replacement Trees Proposed		<u>85</u>	(F)
Number of Replacement Trees in Deficit	( E-F )	<u>317</u>	(G)
Total Number of Protected and Replacement Trees on Site	( D+F)	<u>92</u>	(H)
Number of Lots Proposed in the Project		<u>24</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>3.80</u>	

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 Sep. 30, 2011  
Date



LEGEND

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

DATE	1
BY	1
CHKD	1
APP'D	1

C. KAVOLINS & ASSOCIATES INC.  
 REG. P.L. 0001  
 2402 JORDAN COURT  
 ABOTTSFORD, B.C.  
 T9S 1S6

PHONE (904) 897-2378  
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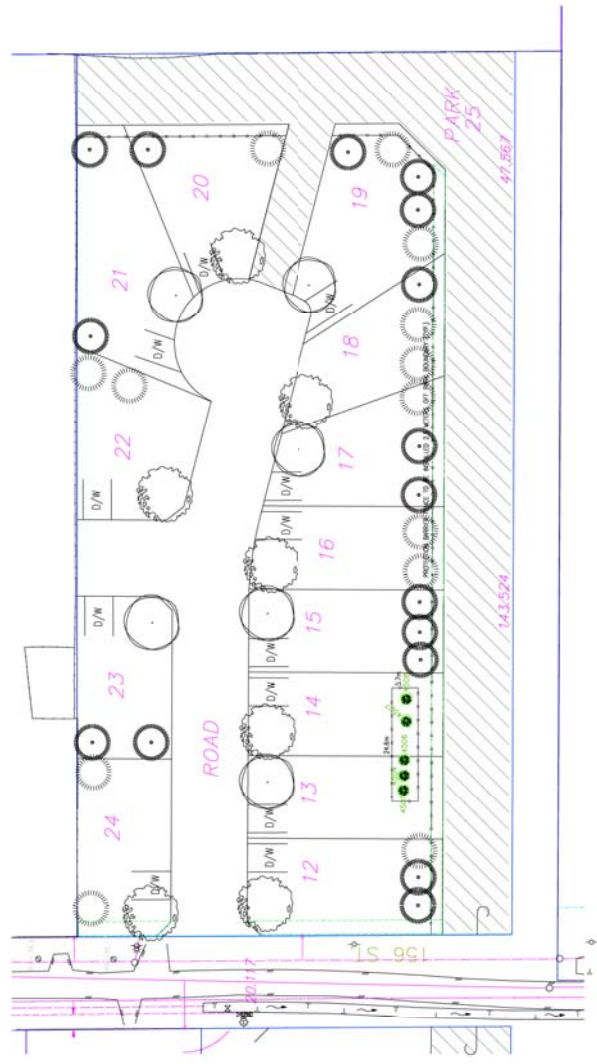
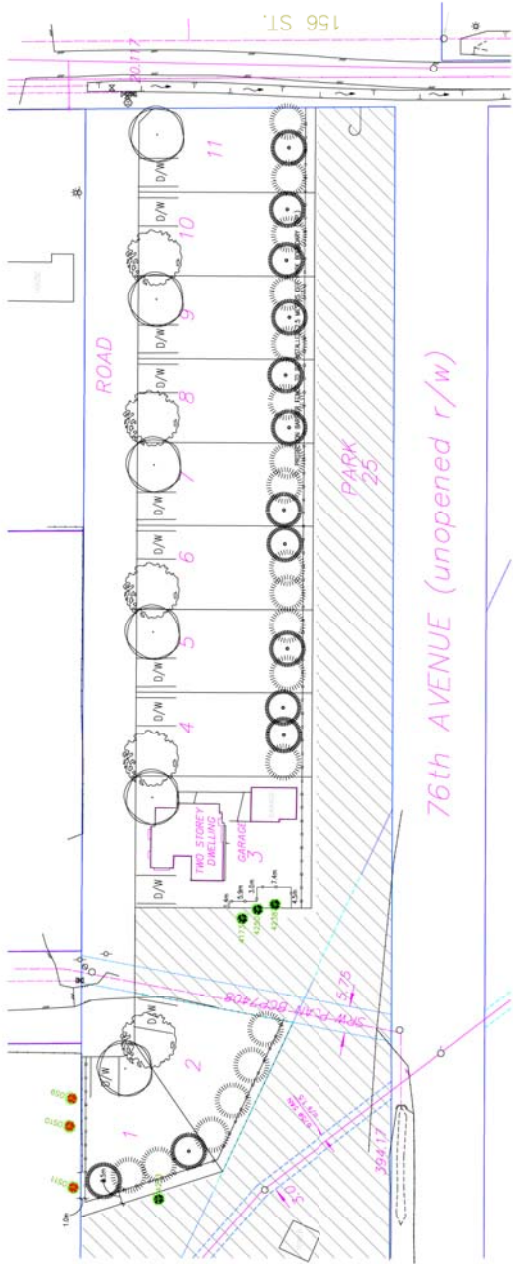
MR. DUNCAN AMORIM  
 HANLEY LAND ENGINEERING LTD.  
 65 ROXBORO STREET  
 NEW WICK, B.C.  
 V2L 3P5  
 PHONE (604) 302-4051

PLAN VIEW

TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 24 LOT SUBDIVISION  
 2628 - 156 STREET

SCALE	1:500	DATE	SEP/11
DRAWN		CHECKED	
DATE		DATE	
PROJECT		BY	

TR-2



REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	MADONIA GALYX	GALYX MADONIA	13	6 CM CAL.	AS SHOWN	B & B
○	MADONIA BUTYRICA	BUTYRICA MADONIA	12	6 CM CAL.	AS SHOWN	B & B
○	POZA MADONIA	SERBAN SPRUCE	29	4.00 METERS	AS SHOWN	B & B
○	POZA MADONIA 'JANUS'	BLUE SPRUCE	32	4.00 METERS	AS SHOWN	B & B

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDELINES AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BENAVENDECA LANDSCAPE STANDARDS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BENAVENDECA 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 #16100



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:

- (a) FROM: GENERAL AGRICULTURE ZONE (A-1) AND ONE-ACRE RESIDENTIAL ZONE (RA)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 009-528-423  
 Lot 8 Section 23 Township 2 New Westminster District Plan 11390  
 7626 - 155 Street

- (b) FROM: GENERAL AGRICULTURE ZONE (A-1)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 009-666-907  
 Lot 12 Section 23 Township 2 New Westminster District Plan 12206  
 7628 - 156 Street

(hereinafter both (a) and (b) shall be 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 *single family dwellings* on small *suburban lots* with substantial public *open space* set aside within the *Lands*.

## 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. For the purpose of subdivision, the maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.], calculated on the basis of the entire *Lands*.
2. The maximum *unit density* may be increased from 2.5 *dwelling units* per hectare [1 u.p.a.] to 5 *dwelling units* per gross hectare [2 u.p.g.a.] calculated on the basis of the entire *Lands*, provided that:
  - (a) *Open space* in an amount not less than 46.5% is preserved in its natural state or retained for park and recreational purposes;
  - (b) The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contribute to a park designated in the *Official Community Plan*; and
  - (c) The said *open space* shall be accessible by the public from a *highway*.
3. *Undevelopable areas* may be included in the *open space* set aside in Sub-section D.2(a).
4. (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* unless the covered parking is located within the *basement*;

- (b) The *floor area ratio* shall not exceed 0.45 provided that, of the resulting allowable floor area, 35 square metres [380 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where any *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
- (c) Notwithstanding the above, the maximum allowable floor area shall be 330 square metres [3,550 sq. ft.].

**E. Lot Coverage**

The *lot coverage* shall not exceed 40%.

**F. Yards and Setbacks**

The *Lands* are divided into Blocks A, B, and C as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Jesse Morin B.C.L.S on the 13<sup>th</sup> day of October, 2011. *Buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

- 1. Block A:

<b>Use</b>	<b>Setback</b>	<b>Front Yard*</b>	<b>Rear Yard**</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]

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

\* The minimum *front yard setback* of a garage or a carport which forms part of a *principal building* may be reduced to 5.5 metres [18 ft.] provided that at least 50% of the *front yard setback* of the *principal building* remains 7.5 metres [25 ft.] or more.

\*\* Provided that no part of the *principal building* has a *setback* less than 37.5 metres [123 ft.] from the boundary of the *Agricultural Land Reserve*.

2. Block B:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard*</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building</i>		3.25 m. [10.5 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]

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

\* Provided that no part of the *principal building* has a *setback* less than 37.5 metres [123 ft.] from the boundary of the *Agricultural Land Reserve*.

3. Block C:

<b>Use</b>	<b>Setback</b>	<b>Front Yard*</b>	<b>Rear Yard</b>	<b>Side Yard (West)</b>	<b>Side Yard (East)**</b>
<i>Principal Building</i>		7.5 m. [25 ft.]	1.8 m. [6 ft.]	1.8 m. [6 ft.]	1.8 m. [6 ft.]
<i>Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	1.8 m. [6 ft.]

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

\* The minimum *front yard setback* of a garage or a carport which forms part of a *principal building* may be reduced to 5.5 metres [18 ft.] provided that at least 50% of the *front yard setback* of the *principal building* remains 7.5 metres [25 ft.] or more.

\*\* The minimum *setback* from a *lot line* adjacent to *open space* shall be 7.5 metres [25 ft.].

## 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 buildings*: The *building height* shall not exceed 9.0 metres [30 feet].

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. 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.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
  - (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the frontage or *flanking street*;
  - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad; and
  - (c) The total area surfaced or paved for a *driveway* shall be as follows:
    - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
    - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located; and
    - iii. Where the *driveway* is constructed in a *side yard* off a *flanking street* all reference to *front yard* within this Section shall be read as *side yard*; and
  - (d) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed two.

## I. Landscaping

1. 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) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
  - (b) 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
  - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.
2. The open space set aside pursuant to Section D.2 of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

## 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*.
2. No *driveway* shall be permitted from 156 Street.

## K. Subdivision

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

<b><i>Lot Size</i></b>	<b><i>Lot Width</i></b>	<b><i>Lot Depth</i></b>
700 sq. m. [7,500 sq. ft.]	18 metres [60 ft.]	30 metres* [100 ft.]

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

\* For Block C only, the minimum *lot depth* is 20 metres [66 ft.].

## 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 RC 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. Subdivisions shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time and the development cost charges shall be based on the RC Zone.
6. Subdivisions shall be subject to the "Tree Preservation By-law".
7. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
8. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
9. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, 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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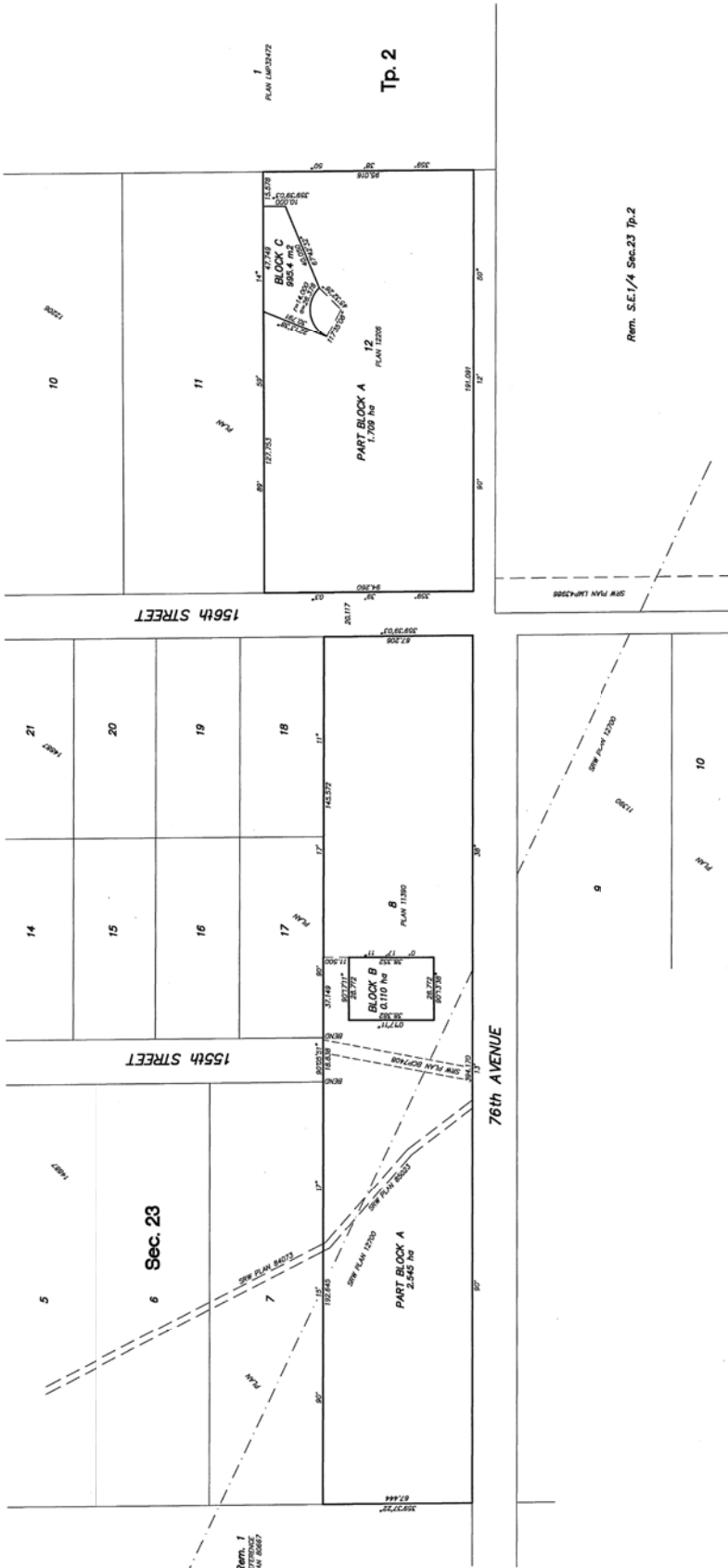
**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_  
OF LOT B PLAN 11390 AND LOT 12 PLAN 12206  
BOTH OF SECTION 23 TOWNSHIP 2 NEW WESTMINSTER DISTRICT**

BCOS 920.017

**SCALE 1 : 1000** DISTANCES ARE IN METRES  
THE AVERAGE PLOT SCALE OF THIS PLAN IS 800 mm  
PLOTTED AT A SCALE OF 1:1000

**INTEGRATED SURVEY AREA NO. 1, SURREY,  
MADRS3 (CSRS)** ORIGINAL ORDNANCE-SURVEY DATA POINTS  
WERE OBTAINED FROM THE SURVEY AND DISTANCES WERE  
CALCULATED BY COMBINING FACTOR CLASSICAL

**LEGEND:**  
--- DASHED LINE INDICATES BOUNDARIES BETWEEN  
CONTROL MONUMENTS 2004 AND 2009  
m<sup>2</sup> DENOTES SQUARE METRES  
ha DENOTES HECTARES  
**NOTE:**  
LOT DIMENSIONS ARE FROM FIELD SURVEY



**TABLE OF AREAS**

LEGAL DESCRIPTION	PRE PLAN	BLOCK A	BLOCK B	BLOCK C
LOT B PLAN 11390	100-038-423	2,540 ha	0.110 ha	—
LOT 12 PLAN 12206	100-066-957	1,709 ha	—	985.4 m <sup>2</sup>
<b>TOTAL</b>		<b>4,249 m<sup>2</sup></b>	<b>0.110 ha</b>	<b>985.4 m<sup>2</sup></b>

CERTIFIED CORRECT  
THIS 13th DAY OF OCTOBER, 2011

JESSIE KONG  
S.S. 1000

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

REGISTERED  
SURVEYOR  
SURREY  
B.C. REG. NO. 1111  
DIP. 4111-D2008