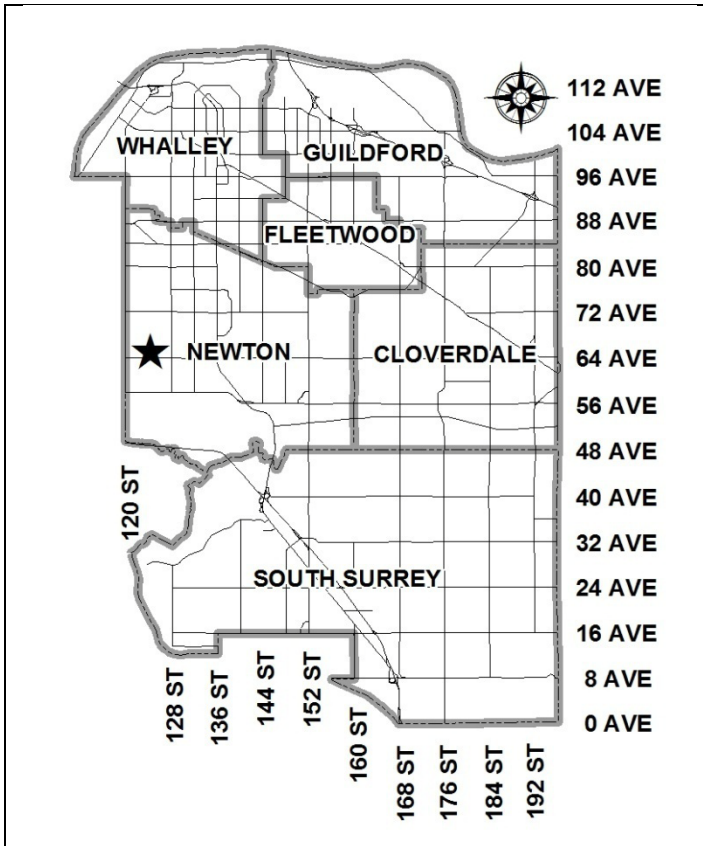


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0297-00

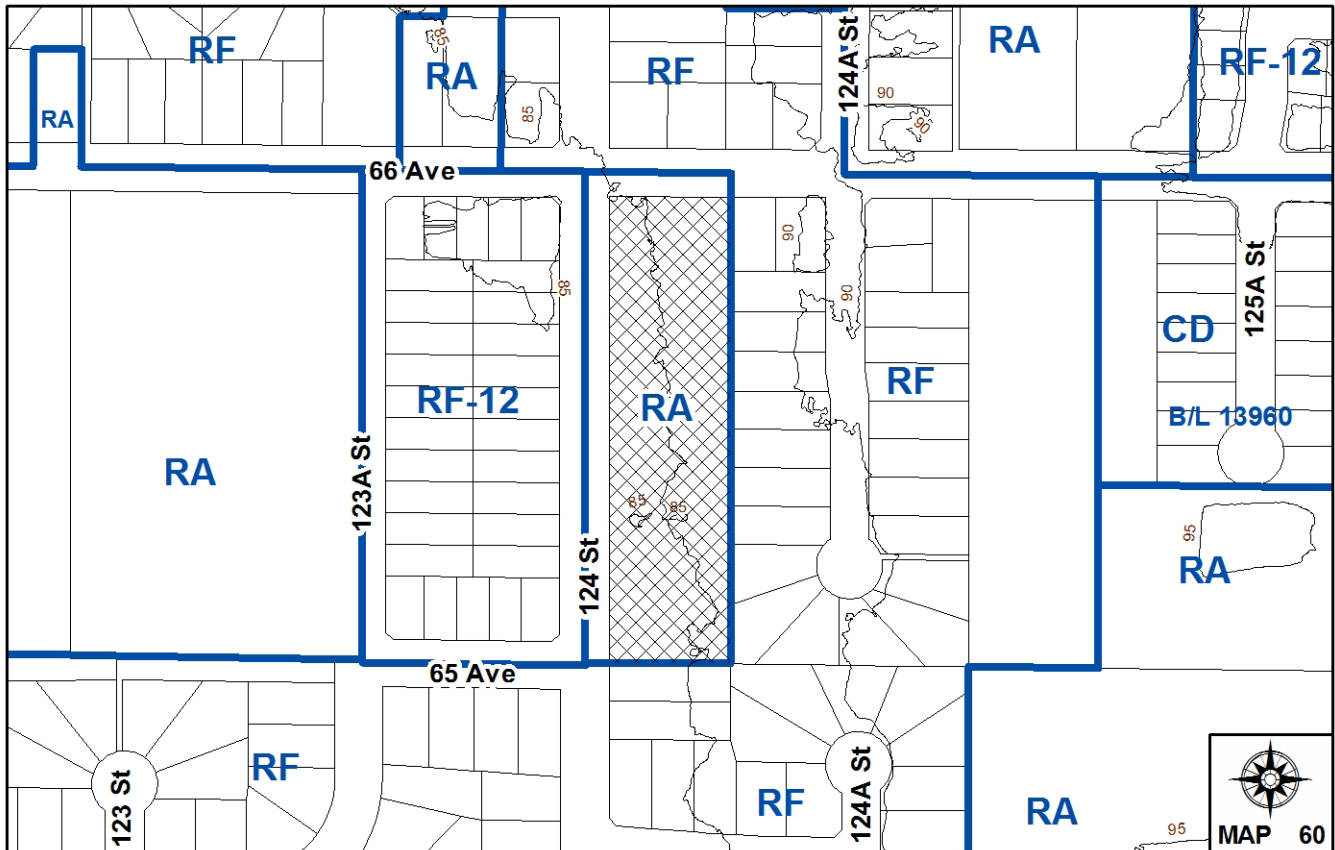
Planning Report Date: June 11, 2012



PROPOSAL:

- **Rezoning** from RA to RF
 - **Development Variance Permit**
- in order to allow subdivision into 15 single family lots.

LOCATION: 12414 - 66 Avenue
OWNER: 0920447 B C Ltd.
ZONING: RA
OCP DESIGNATION: Urban
LAP DESIGNATION: Cluster Housing 6-10 upa



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

- Requires an amendment to the West Newton Local Area Plan (LAP) to amend the land use designation from "Cluster Housing 6-10 upa" to "Single Family".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The development is within an urban infill area, and will lead to the redevelopment of underutilized land which is designated for higher density development in the West Newton Local Area Plan (LAP), and is located within a 5 minute walk to neighbourhood amenities including Tamawanis Park, the Serpentine Greenway, Beaver Creek Elementary School and Tamawanis Secondary School.
- The proposal is consistent with the existing neighbourhood context. RF lots exist to the north, south, and east of the subject site, and RF-12 lots exist to the west of the site. The proposed development would complete the development pattern that has already been established in this area of West Newton.

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)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0297-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres (25 ft.) to 13.7 metres (45 ft.) for Lots 1 to 12 inclusive; and
 - (b) to reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed lots 1 to 12 inclusive.
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 deficit in replacement trees;
 - (e) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for tree preservation; and
 - (h) the applicant address interface concerns by incorporating building massing guidelines into the Building Scheme, to the satisfaction of the City.
4. Council pass a resolution to amend West Newton Local Area Plan to redesignate the land from Cluster Housing (6-10 upa) to Single Family when the project is considered for final adoption.

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:

5 Elementary students at Beaver Creek Elementary School
2 Secondary students at Tamawanis Secondary School

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

(Appendix IV)

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the project. The applicant should provide cash-in-lieu of parkland dedication and address Parks' concern that the application will place additional pressure on existing Park facilities.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on a large 2.5 acre property.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 66 Avenue):	Single family dwellings.	Urban/Single Family	RF
East:	Single family dwellings.	Urban/ Single Family	RF
South:	Single family dwellings.	Urban/Single Family	RF
West (Across 124 Street):	Single family dwellings.	Urban/Single Family Small Lot	RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Cluster Housing 6-10 upa" in the West Newton Local Area Plan, which was approved by Council in 1993. The plan anticipated compact and clustered single family residential development at this location, at between 6 and 10 units per acre (upa). The applicant has proposed conventional single family lots instead of clustered lots, and therefore an amendment to the Local Area Plan is required.

- The proposal is consistent with the existing neighbourhood context. RF lots exist to the north, south, and east of the subject site, and RF-12 lots exist to the west of the site. The proposed development would complete the development pattern that has already been established in this area of West Newton.

DEVELOPMENT CONSIDERATIONS

Proposal

- The applicant proposes to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to create 15 single family residential lots.
- Proposed lots 1 to 12 are oversized RF lots in terms of depth (49.6 metres / 163 ft.) and area (665 square metres / 7,158 sq. ft.). However, the proposed lots do not meet the minimum 15 metre (50 ft.) width requirement under the RF Zone; each lot has a proposed width of 13.7 metres (45 ft.). The applicant has therefore applied to vary this requirement, as discussed in the "By-law Variance and Justification" section of this report.

Lot Grading and Building Scheme

- The applicant proposes in-ground basements. In order to accommodate basements, a significant amount of fill must be placed on the site. The amount of fill required ranges from 0.5 metres (1.6 ft.) to 2 metres (6.5 ft.) across the site.
- The site slopes from east to west. The RF lots to the east have main floor elevations which are approximately 2.5 metres (8 ft.) higher than the main floor elevations on the proposed lots.
- The Minimum Basement Elevation (MBE) on proposed Lots 1 to 12, which front 124 Street, is at street level. This is because the 100 year hydraulic grade line (HGL) is on the road pavement (overland), and the Engineering Design Criteria specify that the MBE must be a minimum of 300 mm (1 ft.) above the 100 year HGL. Due to the site grading, the basements will still be a minimum of 50% in-ground; however, at the front of the lots on 124 Street, the basements will be at grade level. These lots will therefore appear 1 storey higher than the homes across 124 Street.
- Staff have indicated a concern regarding the interface with the homes across the street, which are 2-storey homes with in-ground basements (Appendix VIII). The applicant has indicated that he will address the interface concern by including building massing guidelines in the Building Scheme. The guidelines will indicate that the main and upper floors (second and third storeys) of the homes will be sufficiently set back from the first storey (basement level) in order to break up the massing. The Design Consultant is currently reviewing this issue.
- The amount of fill that is being placed on the site reduces opportunities for tree preservation. The applicant was asked to consider alternative development options for lots which contain existing mature trees. However, the applicant has not been receptive to any option that precludes in-ground basements and therefore tree retention has been impacted, as will be discussed in the "Trees" section of this report.

- Building design guidelines have been developed for the site by Ran Chahal of Apex Design Group Inc., which are reflective of the predominant design treatment in the area, including:
 - Neo-Traditional, Neo-Heritage, Rural-Heritage and West Coast Modern styles are permitted;
 - Generous overhangs and roof materials of cedar, shake profile concrete roof tiles and asphalt shingles in a shake profile; and
 - Use of natural colours, generous trim and detailing, feature areas of brick and stone.
- A summary of the building design guidelines is attached as Appendix V.

Trees

- The applicant has retained Mike Fadum & Associates Ltd. to provide an arborist report for the subject site. There are 87 by-law sized trees on site, of which 11 are proposed to be retained and 76 are proposed to be removed. The table below identifies the trees by species and identifies whether the trees are proposed to be retained or removed:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Red Alder	27	0	27
Pacific Crab Apple	1	0	1
Paper Birch	2	0	2
Western Red Cedar	52	10	42
Pacific Dogwood	1	1	0
Western Hemlock	3	0	3
Sitka Spruce	1	0	1
Total	87	11	76

- The majority of the existing mature trees on the site are located on the south portion of the site. This portion of the site has also been identified as an Ecosystem Site in the Ecosystem Management Study (EMS). Staff have worked with the applicant to identify additional trees that would be suitable for retention. Below is a break-down of the reasons why the 76 trees proposed for removal are proposed to be removed:
 - 27 are Red Alder trees with little retentive value;
 - 18 trees need to be removed to accommodate 124 Street road construction;
 - 11 trees have either poor health or poor structure, and/or are in decline;
 - 3 trees have been poorly maintained;
 - 13 trees conflict significantly with the building envelope and/or site servicing from 124 Street; and
 - 4 trees must be removed in order to accommodate the proposed lot grading, due to the proposed fill. Staff asked the applicant to modify the lot grading plan in order to preserve these trees, but the applicant has asked to proceed with the current tree preservation and lot grading proposal.
- The applicant is required to provide approximately 125 replacement trees, and is proposing to provide 48 replacement trees, for an average of 3.6 trees per lot (Appendix VI). The applicant is required to address the deficit in replacement trees prior to Final Adoption.
- A Section 219 Restrictive Covenant will be required in order to ensure tree preservation.

SUSTAINABILITY CHECKLIST

- On May 30, 2012 the applicant prepared and submitted a sustainable development checklist for the site.
- The development is within an urban infill area, and will lead to the redevelopment of underutilized land which is designated for higher density development in the West Newton Local Area Plan (LAP), and is located within a 5 minute walk to neighbourhood amenities including Tamawanis Park, the Serpentine Greenway, Beaver Creek Elementary School and Tamawanis Secondary School.
- The development will incorporate Low Impact Development Standards, including roof downspout disconnections, dry swales and sediment control devices.
- The development site is within a 5 minute walk to bus transit on 64 Avenue (Bus No. 364).
- The homes built on these lots may contain one secondary suite each. Secondary suite housing provides housing for Surrey residents at different age groups and/or life stages, and may contribute to the rental housing stock in the City.

PRE-NOTIFICATION

Pre-notification letters were mailed out on April 16, 2012 and staff received two (2) telephone calls in response.

- One (1) respondent commented that there should be tree retention wherever possible along the eastern property line of the site.

(The applicant is proposing to retain 10 trees along the eastern property line and to plant approximately 25 replacement trees along this site boundary).

- One (1) respondent expressed concerns regarding the proposed density.

(The level of density proposed complies with both the existing "Cluster Housing 6-10 upa" land use designation as well as the proposed "Single Family" land use designation in the West Newton LAP.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF Zone from 15 metres (25 ft.) to 13.7 metres (45 ft.) for proposed Lots 1 to 12 inclusive.

Applicant's Reasons:

- The proposed RF lots are oversized in terms of lot area and lot depth. The existing lots to the east of the site are RF zoned lots and the lots to the west of the site across 124

Street are 13.7 metre (45 ft.) wide RF-12 lots. Therefore, the proposed lots have a logical transition.

Staff Comments:

- Given the neighbourhood context, with 13.7 metre (45 ft.) wide lots across 124 Street, the proposed variance is reasonable.

(b) Requested Variance:

- To reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lots 1 to 12 inclusive.

Applicant's Reasons:

- The side yard setback variance is requested in order to build homes that have building widths which are closely sized to a standard RF home. For example, a 15 metre (49 ft.) RF lot would allow for a 12 metre (39 ft.) wide home. Without varying the side yard setback requirement, building widths of 10.1 metres (33 ft.) could be achieved on Lots 1 to 12. The proposed variance will allow for building widths of 11.3 metres (37 ft.).

Staff Comments:

- The lots across the street are zoned RF-12. The RF-12 Zone permits a 1.2 metre (6 ft.) side yard setback. The proposed variance will allow for homes with similar widths to the homes across the street. Given the neighbourhood context, the side yard setback variance is appropriate.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7911-0297-00
Appendix VIII.	Building Cross-Section

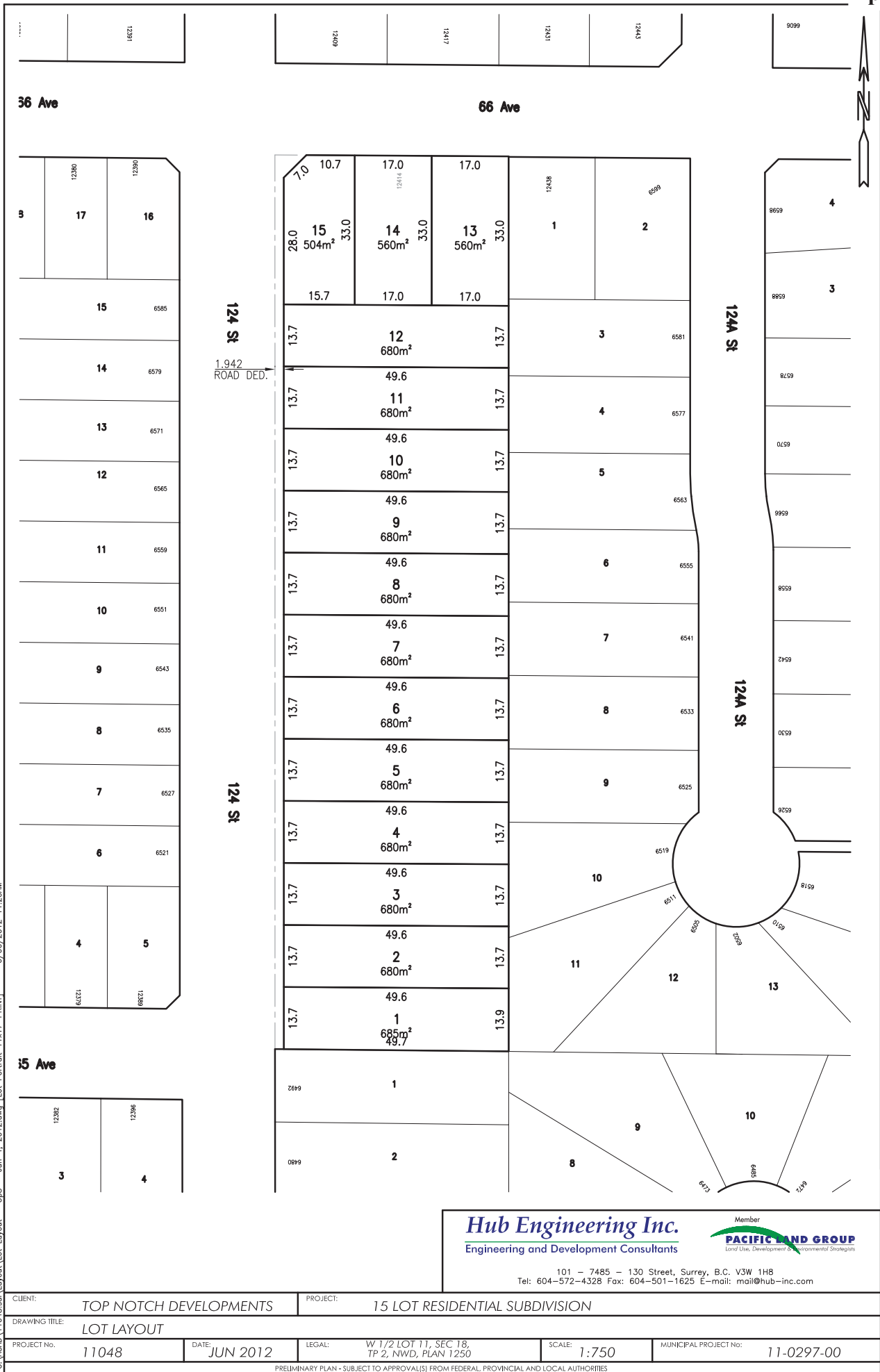
original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.51
Hectares	1
NUMBER OF LOTS	
Existing	1
Proposed	15
SIZE OF LOTS	
Range of lot widths (metres)	13.7 m – 17.9 m
Range of lot areas (square metres)	504 m ² – 685 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15 uph / 6 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	7%
Total Site Coverage	47%
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 Retention	NO
Others	YES (lot widths and side yard setbacks, lots 1 to 12 inclusive)



Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP
 Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT:	TOP NOTCH DEVELOPMENTS	PROJECT:	15 LOT RESIDENTIAL SUBDIVISION
DRAWING TITLE:	LOT LAYOUT		
PROJECT No.	11048	DATE:	JUN 2012
LEGAL:	W 1/2 LOT 11, SEC 18, TP 2, NWD, PLAN 1250	SCALE:	1:750
MUNICIPAL PROJECT No.:	11-0297-00		

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

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INTER-OFFICE MEMO

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

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

DATE: **June 5, 2012** PROJECT FILE: **7811-0297-00**

RE: **Engineering Requirements
Location: 12414 66 Ave.**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.942 metres on 124 Street;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 124 Street and 66 Avenue; and
- Provide statutory right-of-ways for the City service connections.

Works and Services

- Construct 124 Street to Major Collector standard including curb extensions; and
- Construct 66 Avenue to Through Local standard including curb extensions.

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



Tuesday, May 29, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0297 00

SUMMARY

The proposed 16 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2011 Enrolment/School Capacity

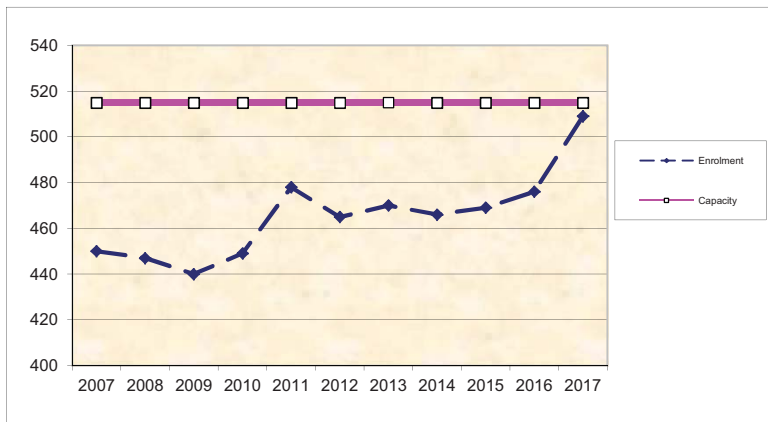
Beaver Creek Elementary	
Enrolment (K/1-7):	52 K + 426
Capacity (K/1-7):	40 K + 475
Tamanawis Secondary	
Enrolment (8-12):	1494
Nominal Capacity (8-12):	1125
Functional Capacity*(8-12);	1215

School Enrolment Projections and Planning Update:

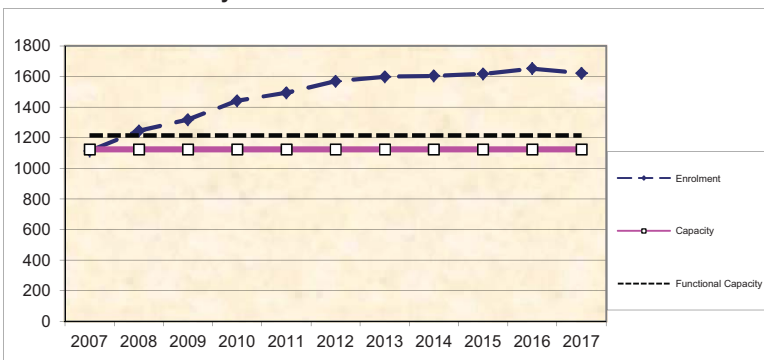
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Beaver Creek Elementary and no new capital projects identified for Tamanawis Secondary. The overcrowding at Tamanawis was alleviated with the opening of the new Panorama Ridge Secondary School in September 2006. An expansion to Panorama Ridge Secondary (to increase capacity from 1,100 to 1,400) has been approved and is expected to be completed by 2014. The said expansion will provide relief to the projected overcrowding at Tamanawis Secondary. The proposed development will not have a significant impact on these projections.

Beaver Creek Elementary



Tamanawis 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

V.1.0

Surrey Project no.: 11-0297-00 (M.Saini)
Property Location: 12414 - 66 Ave, Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 an old urban area built out in the 1960's – 2000's. Most homes are simple “West Coast Traditional” style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 63% of the homes having a one and on half storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with Concrete Roof Tiles being most common.

Wall surface materials are limited in the most part to one of the following: Stucco with Brick (dominant), Vinyl and Cedar Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 78% of the homes having exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 5-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: “Two-Storey” 58.0%

“Basement Entry/Cathedral Entry” 3400%
 “Rancher (Bungalow)” 8.00%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 4.00% under 1500 sq.ft excl. garage
(Floor Area and Volume) 8.00% 1501 - 2000 sq.ft excl. garage
 88.0% over 2001 sq.ft excl. garage

Exterior Treatment Cedar: 24.0% Stucco: 56.0% Vinyl: 20.0%
/Materials: Brick or stone accent on 52.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 37.00% Cedar Shingles: 12.00%
 Concrete Tiles: 51.00% Tar & Gravel: 0.00%
 50.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 84% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 5-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Concrete Tiles on most of the homes. Most homes are clad in Stucco.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

Dwelling Sizes/Locations: Two-Storey or Split Levels - 2000 sq.ft. minimum
(Floor Area and Volume) Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

Exterior Treatment No specific interface treatment. However, all permitted
/Materials: styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

- Exterior Materials /Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary”. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
- Roof Pitch:** Minimum 7:12
- Roof Materials/Colours:** Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
- Window/Door Details:** Dominant: Rectangular or Gently arched windows.
- In-ground basements:** Permitted if servicing allows.
- Landscaping:** Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
- Compliance Deposit:** \$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, RD.AIBC CRD, Design Consultant
Apex Design Group Inc.

November 30, 2011
Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7911-0279-00
Project Location: 12414 - 66 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

Ground cover for the developable portion of the site consists primarily of turf grasses at the north end and a naturalized stand of native coniferous and broadleaf species across the south. Western redcedar and red alder are the most common tree species and are generally of moderate health and structure. A number of declining or standing dead alder are found across the southwest end of the site and both the alder and cedar display numerous examples of partial and complete stem failure. Root plate type tree failure has also been observed with western red cedar species on this property.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A)	87
Number of Protected Trees declared hazardous due to natural causes	(B)	0
Number of Protected Trees to be removed	(C)	76
Number of Protected Trees to be retained (A-C)	(D)	11
Number of Replacement Trees required (27 alder and cottonwood X 1 and 49 others X 2)	(E)	125
Number of Replacement Trees proposed	(F)	48
Number of Replacement Trees in deficit (E-F)	(G)	77
Total number of Prot. and Rep. Trees on site (D+F)	(H)	59
Number of lots proposed in the project	(I)	16
Average number of Trees per Lot	(H/I)	(J) 3.6

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: January 12, 2012
Revised: March 5, 2012



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0297-00

Issued To: 0920447 BC LTD., INC. NO. BC0920447
(the Owner)

Address of Owner: #403 - 16033 - 108 Avenue
Surrey, BC
V4N 1P2

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: 012-050-610
West Half Lot 11 Section 18 Township 2 New Westminster District Plan 1250

12414 - 66 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 titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses 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 side yard setback for the principal building is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for Lots 1 to 12 inclusive; and

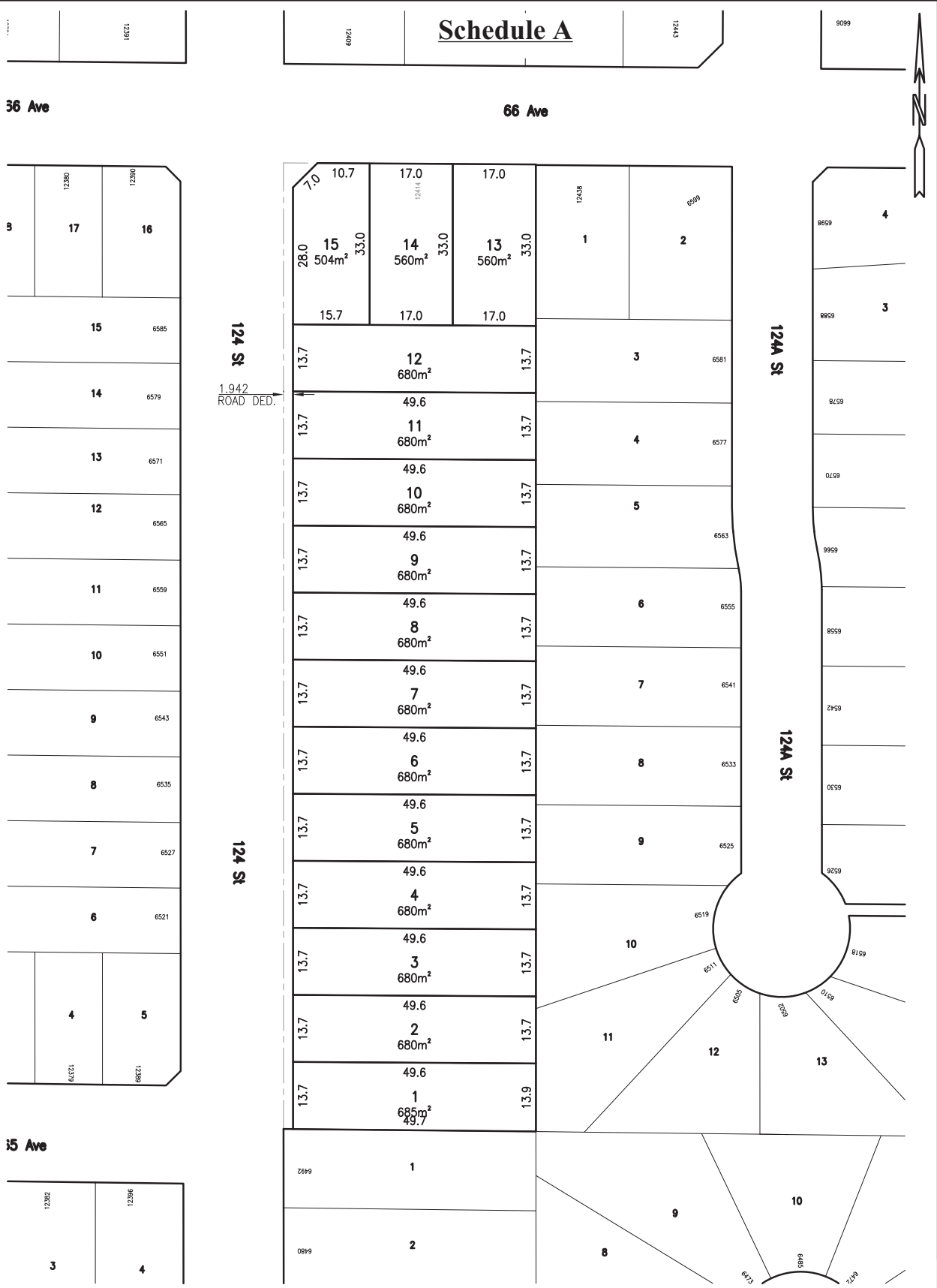
- (b) In Section K of Part 16 Single Family Residential Zone (RF) the minimum lot width is reduced from 15 metres (50 ft.) to 13.7 metres (45 ft.) for Lots 1 to 12 inclusive.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 6. 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.
 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 8. 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

Schedule A



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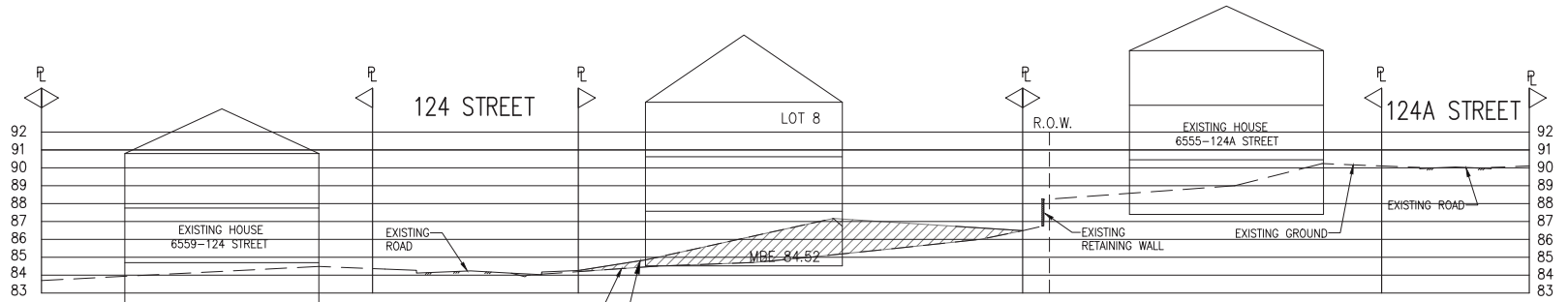
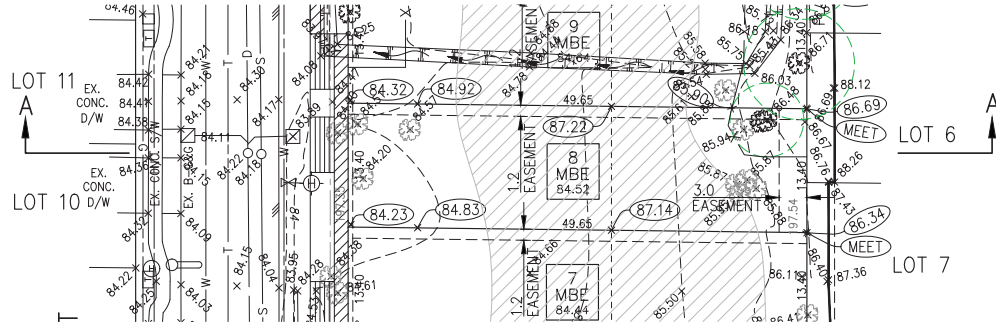
Hub Engineering Inc.
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Member
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Land Use, Development & Environmental Strategists

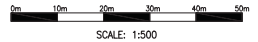
101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT: TOP NOTCH DEVELOPMENTS		PROJECT: 15 LOT RESIDENTIAL SUBDIVISION	
DRAWING TITLE: LOT LAYOUT			
PROJECT No. 11048	DATE: JUN 2012	LEGAL: W 1/2 LOT 11, SEC 18, TP 2, NWD, PLAN 1250	SCALE: 1:750
		MUNICIPAL PROJECT No.:	11-0297-00

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES



CROSS-SECTION A-A
SCALE: H: 1:250
V: 1:125



04/20/2011 13:28PM

BENCHMARK DATA		DESIGNED	DRAWN
▲		NSB	KD
▲		CHECKED	APPROVED
▲		MGK	
▲		DATE	
▲		NOVEMBER 2011	
▲		HUB JOB No.	
▲		10048	
▲		HUB FIELD No.	
▲		SAI-BASE	
REV.	No	DATE	REVISION

Hub Engineering Inc.
Engineering and Development Consultants



101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT	09020447 B.C. LTD. 12729 70A AVENUE SURREY, B.C. V3W 0V4 TEL: 604-596-8494
PROJECT	16 LOT RESIDENTIAL SUBDIVISION 12414 66 AVENUE SURREY, B.C. LEGAL: WEST HALF LOT 11, SEC 16, TP 2, NMD PLAN 1250

SHEET TITLE	SECTION A-A 12414 66 AVENUE
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THE CITY OF SURREY	
SECTION A-A	
DATE	Jun 6, 2012
SCALE	HORIZ: 1:250 VERT: 1:125
SURVEY PROJECT No.	7911-0297-00
DRAWING No.	11048-A
CHECKED	
P.I.E.	
SURVEY DRAWING No.	

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER