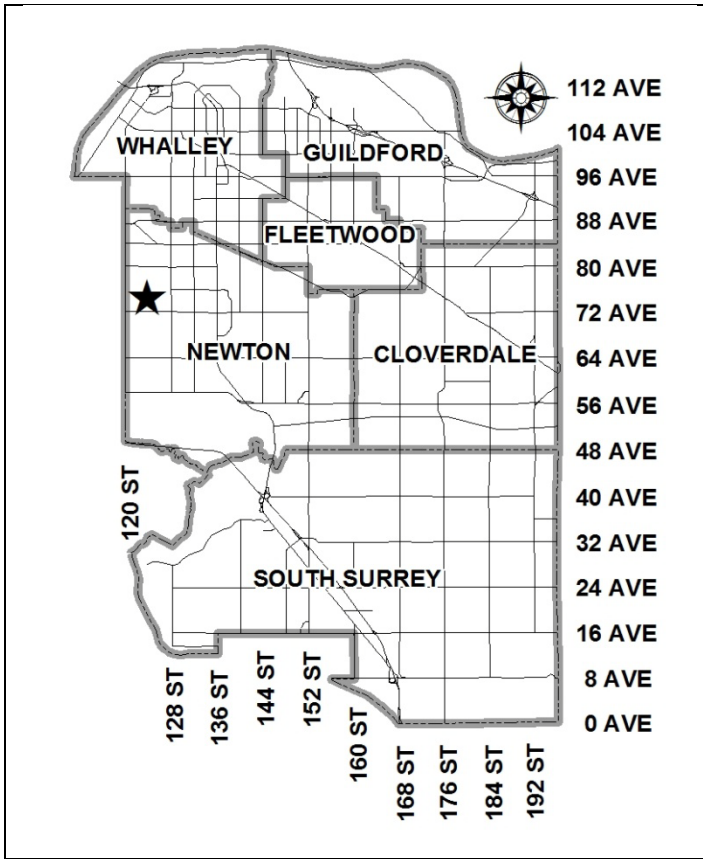


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0045-00

Planning Report Date: July 9, 2012



PROPOSAL:

- **Rezoning** from RA to RF

in order to allow subdivision in conjunction with the adjacent property at 7435 - 124B Street into 9 single family lots.

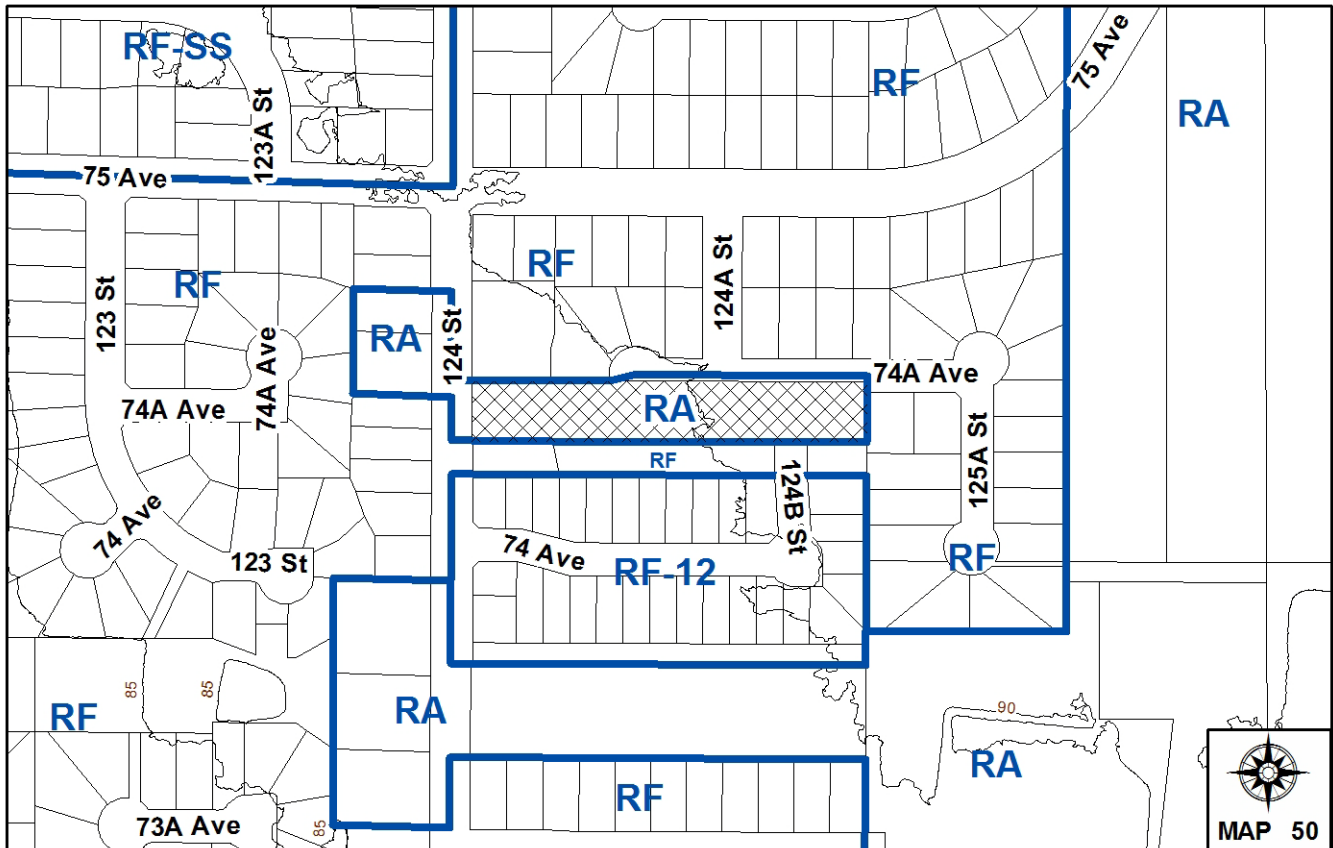
LOCATION: 7438 - 124 Street

OWNERS: Darlene J Hunt
 Wayne A Hunt
 Harpreet S Dhillon

ZONING: RA

OCP DESIGNATION: Urban

LAP DESIGNATION: Suburban Residential (Half Acre)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a partial LAP Amendment in order to redesignate the property from "Suburban Residential (Half Acre)" to "Urban Residential" in the Newton Plan.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal will complete the subdivision pattern that has been established, and provides an appropriate transition between development to the north (RF) and south (RF-12).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council 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 shortfall in tree replacement;
 - (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 "no build" on Lot 1 until future subdivision.
3. Council pass a resolution to amend the Newton Plan to redesignate a portion of the land from "Suburban Residential (Half-Acre)" to "Urban Residential" 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:

3 Elementary students at Strawberry Hill Elementary School
1 Secondary student at Princess Margaret Secondary School

Appendix IV

Parks, Recreation &
Culture:

Parks have some concerns about the pressure this project will place on existing Parks & Recreation facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 74A Avenue):	Single family residential.	Urban	RF
East:	Single family residential.	Urban	RF
South:	Single family residential.	Urban	RF-12
West (Across 124 St.):	Single family residential.	Urban	RF and RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site proposed for development consists of two properties, 7435 – 124B Street and 7438 – 124 Street, and is located on the east side of 124 Street between 74 Avenue and 75 Avenue. The gross area of the site is 0.7917 hectare (1.9 acre).
- The site is designated "Urban" in the Official Community Plan (OCP) and "Suburban Residential (Half Acre)" in the Newton Local Area Plan. 7435 – 124B Street is currently zoned "Single Family Residential (RF)" and 7438 – 124 Street is currently zoned "One-Acre Residential (RA)".
- The applicant is proposing to rezone 7438 – 124 Street to "Single Family Residential (RF)", to permit subdivision into 9 RF lots including 7435 – 124B Street, with future subdivision potential remaining on proposed Lot 1.

Justification for LAP Amendment

- The existing designation is "Suburban Residential (Half Acre)" in the Newton Plan. However, the surrounding properties have already been re-designated to "Urban" in order to permit subdivision into RF and RF-12 lots.
- The proposed RF Zone is consistent with the land use designations in the OCP.

- The proposed RF zoning will allow completion of the south half of 74A Avenue and provide an appropriate transition between existing RF-12 lots to the south (File No. 7903-0079-00) and RF lots on the north side of 74A Avenue.
- Therefore, the proposed LAP amendment is acceptable (Appendix VII).

Subdivision Layout

- All nine proposed lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth.
- Proposed Lot 1 and Lot 8 contain existing single family dwellings.
- Proposed Lot 1 will front onto 124 Street. Proposed Lots 2 – 6 will front onto 74 A Avenue. Proposed Lots 7 – 9 will front onto 124 B Street.
- Proposed Lot 1 is oversized with future subdivision potential, as shown on the Subdivision Layout prepared by the applicant (Appendix II).
- Access to all lots will be from the fronting roads.
- The applicant proposes to demolish the existing shed on proposed Lot 2.
- A road widening of 1.942 metres on 124 Street and 5.0 metres on 74A Avenue, along with a 14.0 metre cul-de-sac bulb on 74A Avenue, will be dedicated to the City. 124B Street will be extended north to intersect with 74A Avenue with a 16.5 metre right-of-way.

Building Design and Lot Grading

- The applicant for the subject property 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 V).
- A preliminary Lot Grading Plan submitted by Coastland Engineering & Surveying Ltd. has been reviewed by staff and is considered acceptable. The plan shows moderate amounts of fill in order to meet existing grades as well as achieve proper drainage for in-ground basements.
- No retaining walls are proposed.

Tree Preservation

- Trevor Cox from Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). These have been reviewed by the City's Landscape Architect and deemed acceptable.

- The Arborist Report indicates that there are 56 By-law sized trees on the subject property. The Report proposes the removal of 46 trees because they are located either within the proposed building envelopes or roadway, affected by fill, or have poor retention potential, (i.e. 17 Red Alder and 16 Black Cottonwood trees.) The report proposes 10 trees to be retained on proposed Lots 1, 2 and 3. Three replacement trees planted on proposed Lot 8 are being retained.

Tree Species	Total Number of Trees	Total Retained	Total Removed
Weeping Birch	1	1	0
Birch	2	0	2
Black Cottonwood	16	0	16
Cascara	2	1	1
Cherry/Plum	4	2	2
Dogwood	1	1	0
Douglas-Fir	1	1	0
English Oak	7	0	7
Red Alder	18	1	17
Sitka Spruce	1	1	0
Western Red Cedar	2	1	1
Holly	1	1	0
Total	56	10	46

- Despite the removal of trees on the subject site, the applicant will be required to replant trees on a 2 to 1 replacement basis for protected, and on a 1 to 1 replacement basis for Alder and Cottonwood species. Based on these ratios, 59 replacement trees are required on the subject property. Twenty-one replacement trees are proposed on the subject property. Therefore, the applicant will be required to provide \$300 per tree for a total of \$11,400 towards the Green City Fund for the shortfall of replacement trees.

SUSTAINABILITY CHECKLIST

- The applicant completed and submitted a Sustainable Development Checklist on June 11, 2012 for the subject property.
- The development is in an Urban Infill Area and will lead to the redevelopment of underutilized land.
- The development incorporates Low Impact Development Standards into its design, including absorbent soils greater than or equal to 300 mm in depth, roof downspout disconnections, dry swales, natural landscaping, sediment control devices, and perforated pipe systems.

PRE-NOTIFICATION

Pre-notification letters were mailed out on April 30, 2012. Two development proposal signs were installed on May 4, 2012. Staff have not received any responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. LAP Amendment Map

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MAJ/kms

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. 7/5/12 11:02 AM

Information for City Clerk

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

1. (a) Agent: Name: Mike Helle
 Coastland Engineering and Surveying Ltd.
 Address: #101 - 19292 - 60 Avenue
 Surrey BC V3S 3M2

 Tel: 604-532-9700

2. Properties involved in the Application
 - (a) Civic Address: 7438 - 124 Street and 7435 - 124B Street

 - (b) Civic Address: 7438 - 124 St
 Owner: Wayne A Hunt
 Darlene J Hunt
 PID: 012-044-334
 North 100 Feet Lot 27 Section 19 Township 2 New Westminster District Plan 1234

 - (c) Civic Address: 7435 - 124B Street
 Owner: Harpreet S Dhillon
 PID: 027-995-135
 Lot 2 Section 19 Township 2 New Westminster District Plan BCP41833

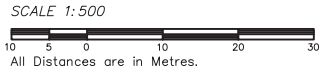
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone a portion of the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

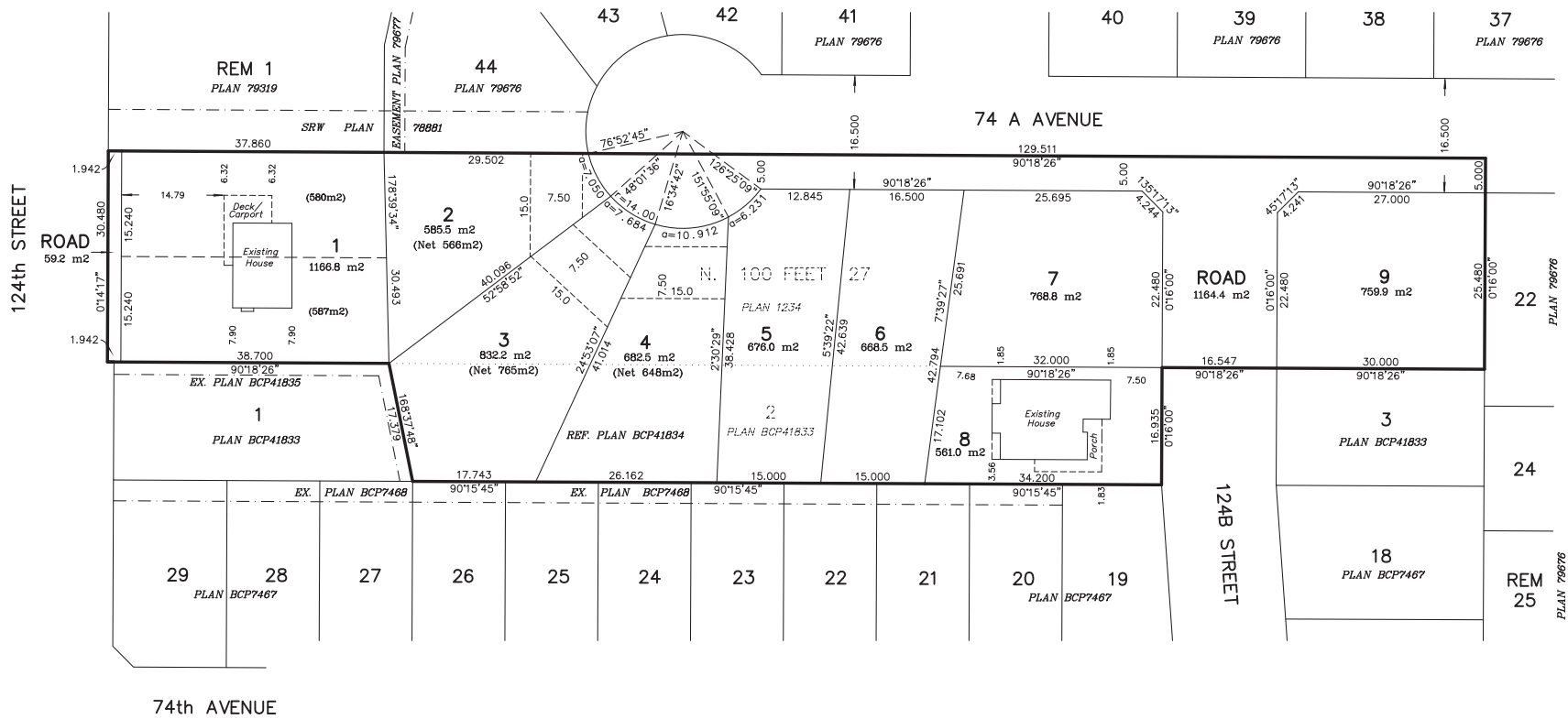
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.96
Hectares	0.7917
NUMBER OF LOTS	
Existing	2
Proposed	9
SIZE OF LOTS	
Range of lot widths (metres)	15.0 – 30.5
Range of lot areas (square metres)	561 m ² - 1167 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.4 upha / 4.6 upa
Lots/Hectare & Lots/Acre (Net)	13.5 upha / 5.5 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34.0
Estimated Road, Lane & Driveway Coverage	22.2
Total Site Coverage	56.2
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES (7438 – 124 St only)
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	NO

PROPOSED SUBDIVISION PLAN OF LOT 2 PLAN BCP41833 AND THE NORTH 127 FEET OF LOT 27 PLAN 1234, BOTH OF SECTION 19 TOWNSHIP 2 NWD.



7435 124B St. & 7438 124th St.
 SURREY B.C.
 P.I.D. 027-995-135
 & 012-044-334

Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.



INTER-OFFICE MEMO

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

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

DATE: **June 29, 2012** PROJECT FILE: **7812-0045-00**

RE: **Engineering Requirements
Location: 7438 124 Street and 7435 124B Street**

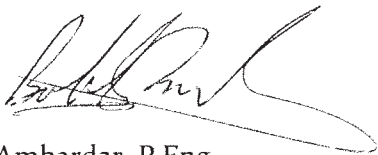
REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate 1.942-metres along 124 Street;
- dedicate 5.0-metres along 74A Avenue including the cul-de-sac bulb with a 14.0-metre radius;
- dedicate 16.5-metres for 124B Street; and
- dedicate 3.0-metre x 3.0-metre corner cuts at the intersection of 124B Street and 74A Avenue.

Works and Services

- construct south side of 74A Avenue to a Limited Local road standard including cul-de-sac bulb;
- construct 124B Street to a Limited Local road standard;
- construct water main along 124B Street; and
- provide each lot with a storm and sanitary service connection and metered water connection.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

sk



Wednesday, May 09, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0045 00

SUMMARY

The proposed 9 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2011 Enrolment/School Capacity

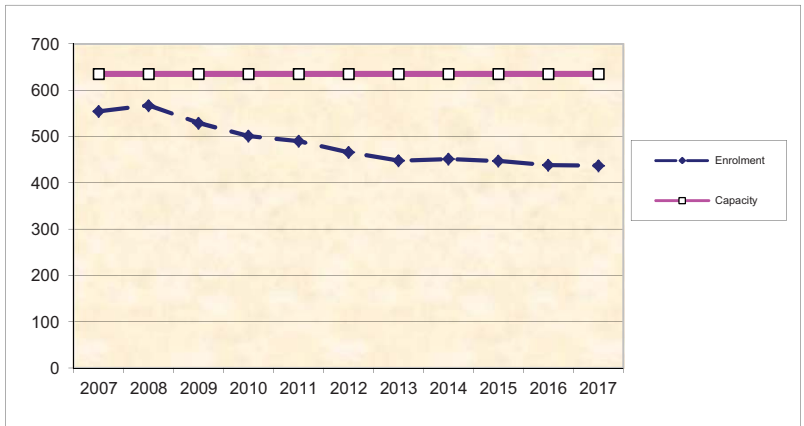
Strawberry Hill Elementary	
Enrolment (K/1-7):	74 K + 416
Capacity (K/1-7):	60 K + 575
Princess Margaret Secondary	
Enrolment (8-12):	1452
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

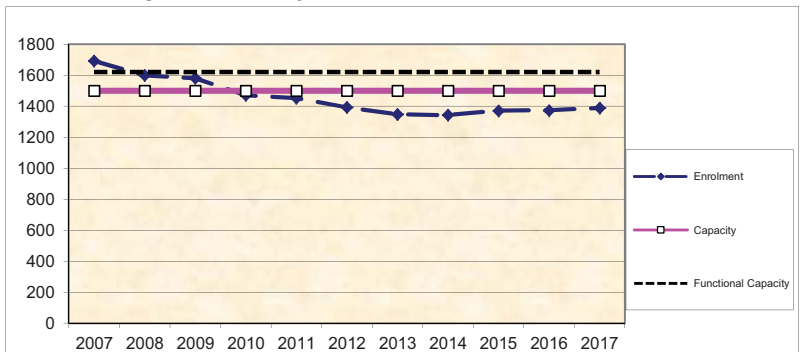
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The overcrowding at Princess Margaret was alleviated with the opening of the new Panorama Ridge Secondary School in September 2006. The proposed development will not have an impact on these projections.

Strawberry Hill Elementary



Princess Margaret Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0045-00
 Project Location: 7438 - 124 Street and 7435 - 124B Street Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

This is an "Old Growth" area built out over a time period spanning from the 1950's to the 2000's. The age distribution from oldest to newest is : 60 years old (4%), 50 years old (4%), 40 years old (13%), 30 years old (46%), 20 years old (8%), 10 years old (25%).

Most homes are in the 3000-3550 sq.ft. size range Home size distribution in this area is as follows : 1000-1500 sq.ft. (4%), 1501-2000 sq.ft. (4%), 2001-2500 sq.ft. (13%), 2501-3000 sq.ft. (29%), 3001-3550 sq.ft. (50%), Styles found in this area include : "Old Urban" (8%), "West Coast Traditional" (12%), "West Coast Modern" (42%), "Modern California Stucco" (4%), "Neo-Traditional" (33%). Home types include: Bungalow-with-above-ground basement (4%), Basement Entry (54%), Two-Storey (42%).

The massing scale found on neighbouring homes ranges from "low mass" to "high-mass-box-like". The massing scale distribution is : low mass structures (8%), mid-scale structures (25%), mid-to-high-scale structures (13%), high scale structures (25%), high scale structures with box-like massing (29%), The scale range for the front entrance element is : one storey (67%), 1½ storey front entrance (29%), 2½ storey (4%).

Most homes have a low slope roof. Roof slopes include : low slope (flat to 5:12) = (56)%, moderate slope (6:12 to 7:12) = (12)%, steeply sloped (8:12 and steeper) = (32)%. Main roof forms (largest truss spans) include : common hip (79%), common gable (8%), Dutch hip (8%), Boston hip (4%). Feature roof projection types include : none (3%), common hip (24%), common gable (34%), Dutch hip (3%), Boston hip (3%), shed (3%), carousel hip (28%), Roof surfaces include : interlocking tab type asphalt shingles (17%), shake profile asphalt shingles (4%), concrete tile (75%), cedar shingles (4%).

Main wall cladding materials include : horizontal cedar siding (4%), aluminum siding (4%), vinyl siding (71%), stucco cladding (21%). Feature veneers on the front façade include : no feature veneer (13%), brick (37%), stone (23%), horizontal cedar (7%), 1x4 vertical battens over Hardipanel (20%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (41%), Natural (earth tones) (36%), Primary derivative (red, blue, yellow) (24%).

Covered parking configurations include : No covered parking (8%), Double carport (4%), Double garage (88%).

A variety of landscaping standards are evident including : average old urban (8%), poor modern urban (21%), modest modern urban (42%), average modern urban (25%), above average modern urban (4%), Driveway surfaces include : asphalt (8%), broom finish concrete (42%), exposed aggregate (46%), interlocking masonry pavers (4%),

Seventeen percent of homes can be considered 'context homes' (as identified in the residential character study), which provide suitable architectural context for the subject site. Eighty three percent of homes can be considered 'non-context', and are not recommended for emulation.

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

- 1) Context Homes: Several homes in the surrounding area provide desirable residential design context for the subject site, including 12469 – 74 Ave., 7435, 7426, and 7432 – 124B Street, and 7424 – 124 Street.
- 2) Style Character: There are a wide variety of styles evident in this neighbourhood and so reasonably flexibility should be permitted. “Neo-Traditional” and “Neo-Heritage” styles are generally well suited for blending with old urban neighbourhoods, and are recommended.
- 3) Home Types: Fifty four percent of neighbouring homes are Basement Entry type. Forty two percent are Two-Storey type. Home type is not a significant character attribute in this area, and so a variety of home types can be permitted.
- 4) Massing Designs: Most homes (other than the context homes identified in paragraph 1 above), have massing designs that do not meet modern standards. Many of the homes were designed to an economically efficient standard, in which the upper floor is located directly above the lower floor, thereby exposing a substantial amount of upper floor wall mass and creating a box-like appearance. The recommendation is to employ new massing design standards similar to those used in most post 2010 developments on RF zone lots in Surrey.
- 5) Front Entrance Design: Front entrance porticos range from one to 2 ½ storeys in height. The recommendation is to use the common one to 1½ storey high range for entrance porticos used in most RF zone developments.
- 6) Exterior Wall Cladding: Vinyl is the dominant wall cladding material. However, a wide variety of wall cladding materials have been used, and a variety should be permitted.
- 7) Roof surface: Seventy five percent of homes have a concrete tile roof surface. However, the tiles are in a variety of profiles and colours and have a varied (rather than homogenous) appearance. Other materials include asphalt shingles in a variety of profiles, and cedar shingles. The roof surface is not a defining characteristic for this area and so some flexibility is recommended.
- 8) Roof Slope: Fifty six percent of homes have a roof slope of 5:12 or lower, which does not meet common modern standards for new RF zone subdivisions. An 8:12 minimum roof slope is recommended.

Dwelling Types/Locations:	Two-Storey.....	42%
	Basement Entry/Cathedral Entry	54%
	Rancher (bungalow).....	4%
	Split Levels.....	0%

Exterior Treatment /Materials: 71% of homes are clad in vinyl. Other materials include cedar, stucco, or aluminum. A variety of wall cladding materials including

cedar, stucco, Hardiplank, and vinyl are recommended, subject to the inclusion of feature materials such as brick, stone, and wood wall shingles.

Window/Door Details: Rectangular dominant.

Streetscape: Most homes in this area are 1980's, 3550 sq.ft. Basement Entry type homes with box-like massing characteristics and low slope common hip roofs with carousel projections. The roofs are surfaced with concrete roof tiles, and the walls are clad in vinyl, with a brick accent. There are a few new "Neo-Traditional" style Two-Storey type homes with mid-scale massing characteristics meeting a common modern standard. These homes have 1½ storey high front entrance porticos. The roofs have an 8:12 slope and are surfaced with shake profile concrete tiles. Vertical wood battens over Hardipanel have been used in gable ends. These homes are clad in vinyl and have a modest stone feature. Landscaping standards overall are "modest to average" for RF zone lots.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", or other style reasonably compatible with existing neighbouring homes (some flexibility in style range is recommended). Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

**Interfacing Treatment
with existing dwellings)**

Strong relationship with neighbouring "context homes" identified in the character study, including 12469 – 74 Ave., 7435, 7426, and 7432 – 124B Street, and 7424 – 124 Street. Otherwise, the recommendation is to adopt common post year 2010 development standards for RF zone subdivisions.

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, forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 8:12.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, and 30 year (minimum) 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. If feasible, basements will appear underground from the front.

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

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots 7 and 9 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: May 5, 2012

Reviewed and Approved by:



Date: May 5, 2012

TREE PRESERVATION SUMMARY

Project Location: 7435 124b Street & 7438 124th Street Surrey, BC Surrey File 7912-0045
 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: Almost two acre parcel with two residences and a large natural area.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.


Number of Protected Trees Identified		56	(A)
Number of Protected Trees declared high risk due to natural causes		0	(B)
Number of Protected Trees to be removed		46	(C)
Number of Protected Trees to be Retained	(A-B-C)	10	(D)
Number of Replacement Trees Required	(C-B) x 2	59	(E)
Number of Replacement Trees Proposed (Plus 3 undersized trees retained on lot 8)		21	(F)
Number of Replacement Trees in Deficit	(E-F)	38	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	31	(H)
Number of Lots Proposed in the Project		9	(I)
Average Number of Trees per Lot	(H / I)	3.44	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

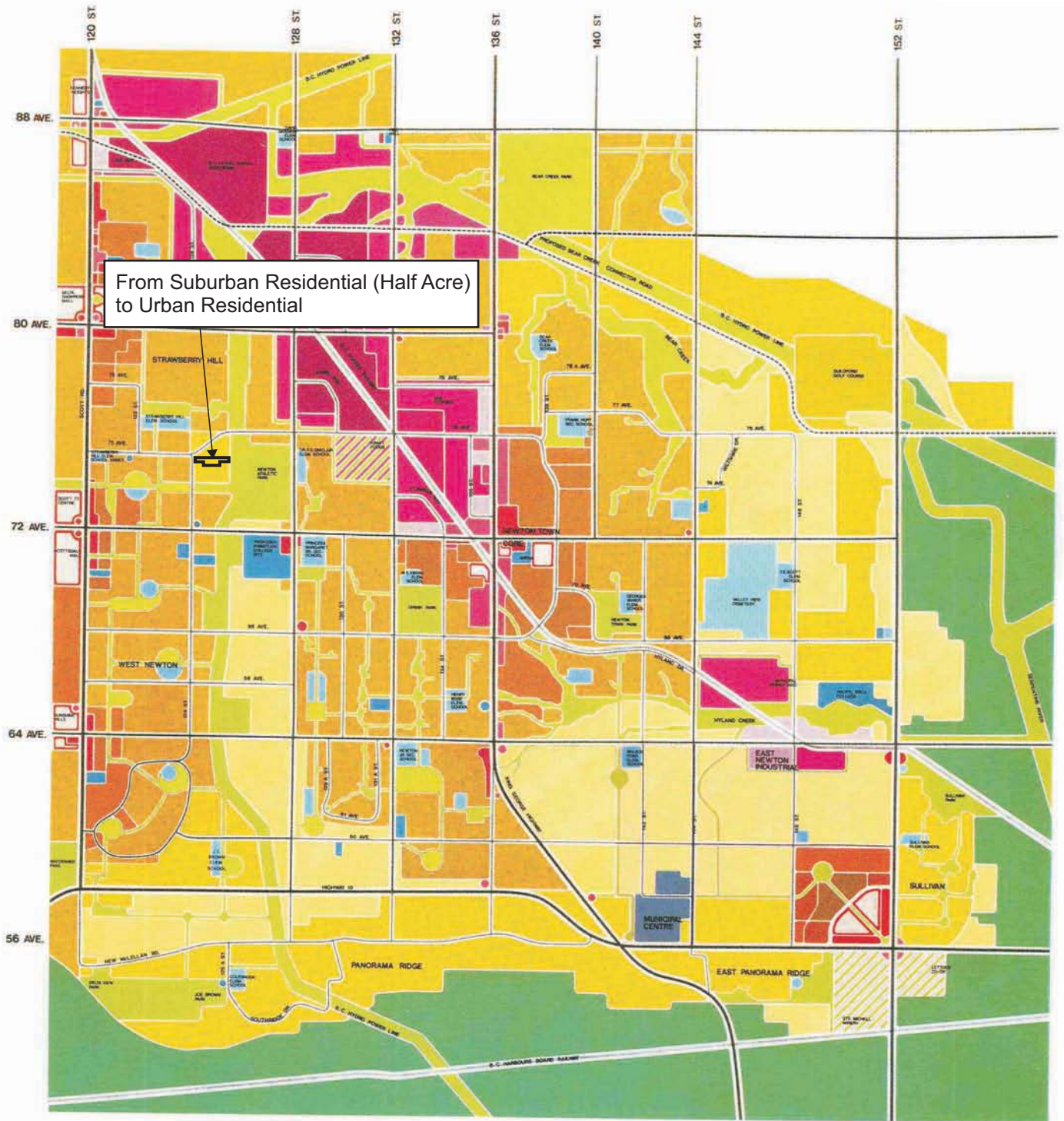
Summary prepared and submitted by:



 Arborist




May 29, 2012

 Date



NEWTON PLAN

LEGEND

- | | | | |
|---|------------------------------------|---|------------------------|
|  | AGRICULTURAL |  | RETAIL COMMERCIAL |
|  | SUBURBAN RESIDENTIAL (5 ACRE) |  | TOURIST COMMERCIAL |
|  | SUBURBAN RESIDENTIAL (1 ACRE) |  | HIGHWAY COMMERCIAL |
|  | SUBURBAN RESIDENTIAL (1/2 ACRE) |  | CORE COMMERCIAL |
|  | URBAN RESIDENTIAL |  | SERVICE INDUSTRIAL |
|  | MOBILE HOME |  | GENERAL INDUSTRIAL |
|  | MULTIPLE RESIDENTIAL (TOWNHOUSE) |  | HIGH IMPACT INDUSTRIAL |
|  | MULTIPLE RESIDENTIAL (MEDIUM RISE) |  | SALVAGE INDUSTRIAL |
|  | MULTIPLE RESIDENTIAL (HIGH RISE) |  | INDUSTRIAL PARK |
|  | INSTITUTIONAL |  | AGRO INDUSTRIAL |
|  | SCHOOL |  | RECREATIONAL |
|  | CEMETERY |  | OPEN SPACE |
|  | SHOPPING CENTRE |  | SPECIAL STUDY AREA |