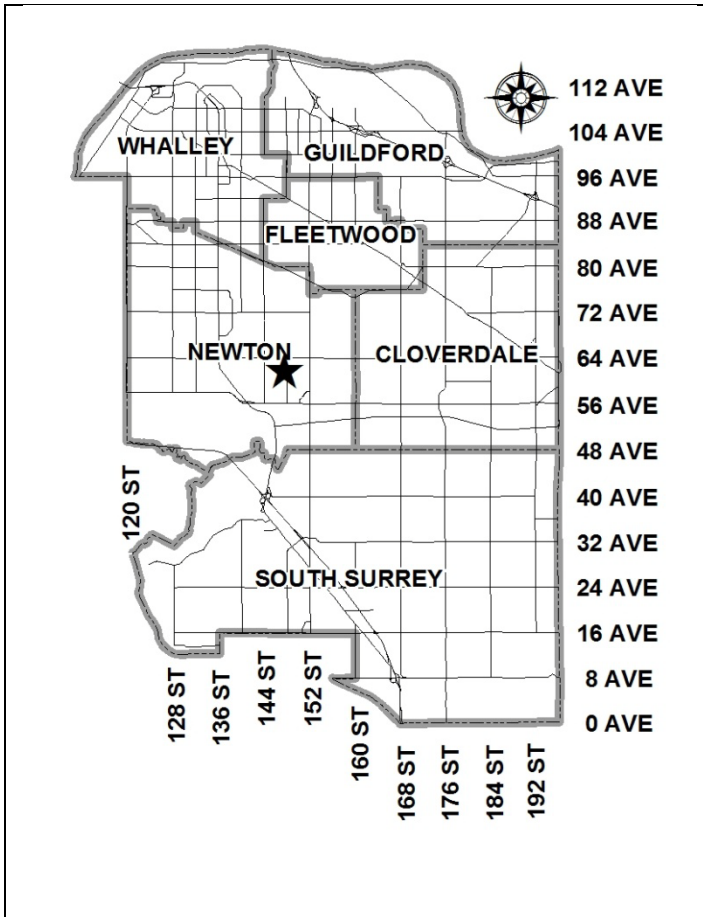


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0084-00

Planning Report Date: May 7, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to vary setbacks for houses on sixteen (16) small single family lots.

LOCATION:

14739 and 14731 - 61A Avenue; 6159, 6151, 6129, 6119, 6122 and 6126 - 147A Street; 6137, 6131, 6127, 6121, 6116, 6120, 6128, and 6136 - 147B Street

OWNERS:

Marathon Homes Surrey Ltd.,
 o851815 BC Ltd and o853900 BC Ltd

ZONING:

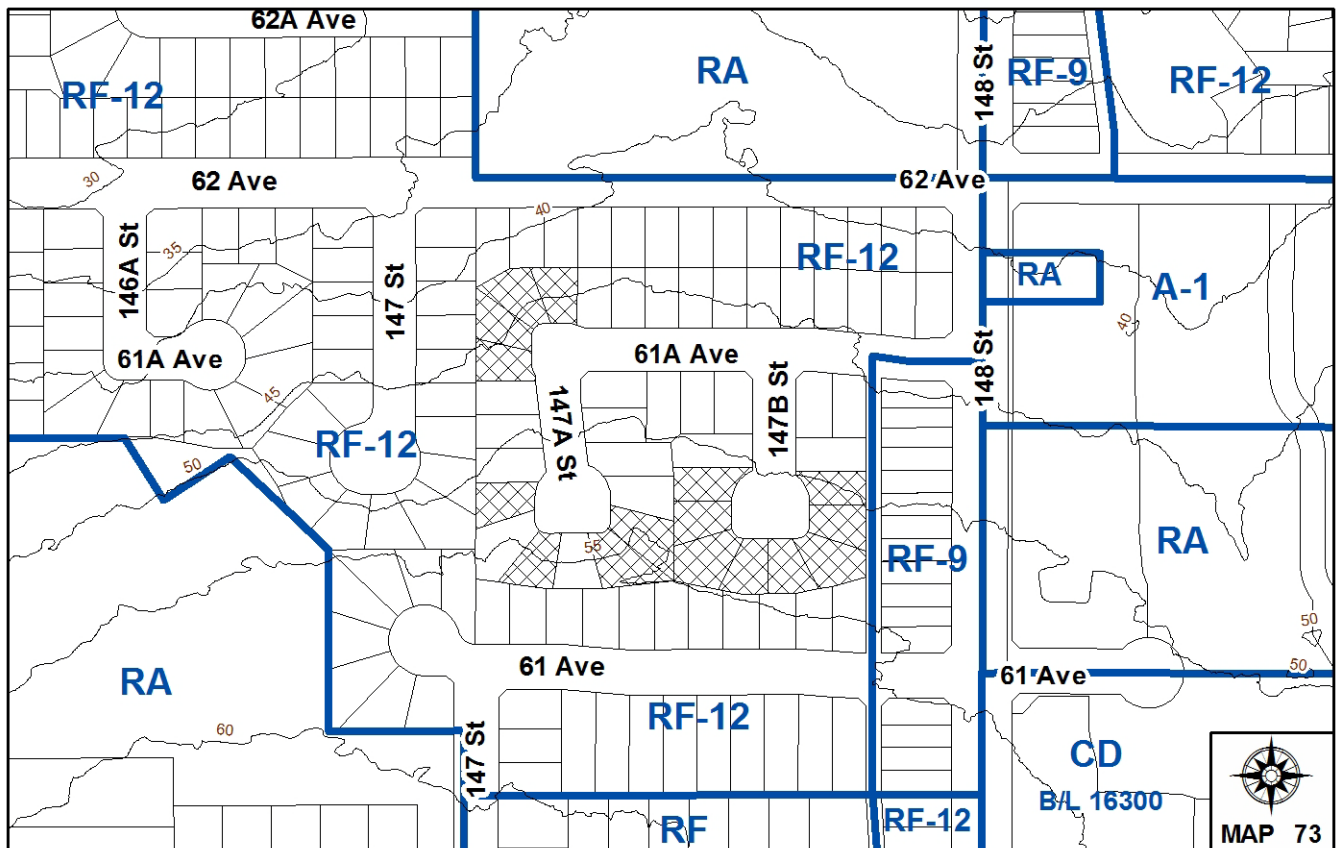
RF-12

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Single Family Residential Flex 6-14:5



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to front and rear yard setbacks.

RATIONALE OF RECOMMENDATION

- The requested setback variances would allow additional floor space, and therefore a more functional floor plan for the main floor of each of the proposed houses.
- Design guidelines will be registered on the title of the lots to reduce the potential impact of the relaxed rear yard setback.
- Landscaping treatments will be provided along the rear of the lots to reduce the potential impact of the relaxed rear yard setback.
- Staff support the requested variances to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0084-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 26, 27, 28, 29, 35, 50, and 51;
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Lots 33, 38, 47, 48, 49, 52, and 54;
 - (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 5.50 m (18 ft.) for 50% of building width and 6.0 m (20 ft.) for the remaining length of the rear building face for Lots 37 and 53; and
 - (d) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for Lots 28, 29, 35, 37, 47, and 52.
2. Council instruct staff to resolve the following issues prior to Final Approval:
 - (a) submission of finalized landscaping treatments, including fencing and/or trellises (to be determined in consultation with adjacent residents), to the satisfaction of the City Landscape Architect;
 - (b) submission of Securities for Landscape Works; and
 - (c) registration of a Section 219 Restrictive Covenant for Design Control.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant small single family lots.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North, South, East and West:	Mix of single family dwellings on small lots and vacant small lots (Development Application Nos. 7902-0269-00 and 7903-0470-00).	Single Family Residential Flex 6-14.5	RF-12

DEVELOPMENT CONSIDERATIONS

Background

- The subject site comprises sixteen (16) RF-12 lots in the South Newton Neighbourhood Concept Plan (NCP) area, located on the cul-de-sac bulbs at 61A Avenue, 147A Street, and 147B Street.
- The immediate surrounding area has been developed with new single family houses on most of the lots. The subject lots do not contain any existing houses. The lots were created as part of an 80-lot subdivision in 2007 (approved under Development Application No. 7903-0470-00) and a 36-lot subdivision in 2007 (approved under Development Application No. 7902-0269-00).

BY-LAW VARIANCES AND JUSTIFICATION

(a) The applicant is requesting the following variances:

- To relax the setback provisions of the RF-12 Zone, as follows:
 - Reduce the rear yard setbacks for the entire rear building face from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 26, 27, 28, 29, 35, 50, and 51;
 - Reduce the minimum rear yard setback for the entire rear building face from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Lots 33, 38, 47, 48, 49, 52, and 54;
 - Reduce the minimum rear yard setback from 7.5 m (25 ft.) to 5.50 m (18 ft.) for 50% of building width and 6.0 m (20 ft.) for the remaining length of the rear building face for Lots 37 and 53; and
 - Reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for Lots 28, 29, 35, 37, 47, and 52.

Applicant's Reasons:

- The existing lots are of irregular shape and are located on the cul-de-sac bulbs at 61A Avenue, 147A Street, and 147B Street. While they meet the minimum lot depth of 22 metres (72 ft.) for the RF-12 Zone (Type II) lots, there is a substantial discrepancy between the maximum permitted floor area and the floor area which can be achieved on these lots, as shown in the table below:

	Lot Size	Permitted Maximum House Size based on 0.70 FAR	Achievable Floor Area (no DVPs)	Achievable Floor Area (with DVPs)
Lot 26	326.10 sq.m. (3,510.11 sq.ft.)	228.27 sq.m. (2,457.08 sq.ft)	189.85 sq.m. (2,043.57 sq.ft)	222.02 sq.m. (2,389.80 sq.ft)
Lot 27	369.20 sq.m. (3,974.04 sq.ft.)	258.44 sq.m. (2,781.82 sq.ft)	198.67 sq.m. (2,138.51 sq.ft)	230.77 sq.m. (2,483.96 sq.ft)
Lot 28	329.50 sq.m. (3,549.71 sq.ft.)	230.65 sq.m. (2,482.69 sq.ft)	166.49 sq.m. (1,792.08 sq.ft)	206.32 sq.m. (2,220.85 sq.ft)
Lot 29	320.10 sq.m. (3,445.53 sq.ft.)	224.07 sq.m. (2,411.87 sq.ft)	187.10 sq.m. (2,013.93 sq.ft)	222.16 sq.m. (2,391.35 sq.ft)
Lot 33	349.70 sq.m. (3,764.14 sq.ft.)	244.79 sq.m. (2,634.90 sq.ft)	223.46 sq.m. (2,405.30 sq.ft)	239.28 sq.m. (2,575.54 sq.ft)
Lot 35	341.80 sq.m. (3,679.10 sq.ft.)	239.26 sq.m. (2,575.37 sq.ft)	182.96 sq.m. (1,969.36 sq.ft.)	222.29 sq.m. (2,392.71 sq.ft)
Lot 37	422.20 sq.m. (4,544.52 sq.ft.)	260 sq.m. (2,798.61 sq.ft.)	206.72 sq.m. (2,225.11 sq.ft.)	244.96 sq.m. (2,636.72sq.ft.)
Lot 38	423.50 sq.m. (4,558.52 sq.ft.)	260 sq.m. (2,798.61 sq.ft.)	245.42 sq.m. (2,641.68 sq.ft.)	260 sq.m. (2,798.61 sq.ft.)
Lot 47	348.60 sq.m. (3,752.30 sq.ft.)	244.02 sq.m. (2,626.61 sq.ft.)	223.10 sq.m. (2,401.43 sq.ft.)	243.69 sq.m. (2,623.08 sq.ft.)
Lot 48	333.10 sq.m. (3,585.46 sq.ft.)	233.17 sq.m. (2,509.82 sq.ft.)	204.56 sq.m. (2,201.86 sq.ft.)	220.27 sq.m. (2,371.01 sq.ft.)
Lot 49	441.80 sq.m. (4,755.50 sq.ft.)	260 sq.m. (2,798.61 sq.ft.)	242.90 sq.m. (2,614.55 sq.ft.)	260 sq.m. (2,798.61 sq.ft.)
Lot 50	323.80 sq.m. (3,485.35 sq.ft.)	226.66 sq.m. (2,439.75 sq.ft.)	183.68 sq.m. (1,977.11 sq.ft.)	215.65 sq.m. (2,321.21 sq.ft.)
Lot 51	325.80 sq.m. (3,506.88 sq.ft.)	228.06 sq.m. (2,454.82 sq.ft)	184.22 sq.m. (1,982.93 sq.ft.)	217.18 sq.m. (2,337.68 sq.ft)
Lot 52	416.80 sq.m. (4,486.40 sq.ft.)	260 sq.m. (2,798.61 sq.ft)	215.54 sq.m. (2,320.05 sq.ft.)	246 sq.m. (2,647.88 sq.ft)
Lot 53	329.20 sq.m. (3,543.48 sq.ft.)	230.44 sq.m. (2480.43 sq.ft)	195.74 sq.m. (2,106.93 sq.ft.)	216.69 sq.m. (2,332.45 sq.ft)
Lot 54	328.40 sq.m. (3,534.87 sq.ft.)	229.88 sq.m. (2,474.41 sq.ft)	209.42 sq.m. (2,254.18 sq.ft)	224.34 sq.m. (2,414.79 sq.ft)

- The variances are requested in order to achieve functional main floor spaces for the proposed dwellings on these lots.

Staff Comments:

- The RF-12 Zone requires a 7.5-metre (25 ft.) rear yard setback, with a permitted reduction to 6.0 metres (20 ft.) for 50% of the width of the rear of the building, for Type II lots.

- The applicant is requesting a rear yard relaxation to:
 - 5.5 metres (18 ft.) for the entire rear building face for Lots 26, 27, 28, 29, 35, 50, and 51;
 - 6.0 metres (20 ft.) for the entire rear building face for Lots 33, 38, 47, 48, 49, 52, and 54; and
 - 5.50 m (18 ft.) for 50% of building width and 6.0 m (20 ft.) for the remaining length of the rear building face for Lots 37 and 53.
- In order to reduce any potential impact as a result of the setback variance, a Design Control Restrictive Covenant will be registered on each lot to ensure that the massing of the rear façades of the new homes will be sensitive to the neighbours on adjacent lots, as illustrated in Appendix III. The Design Control RC will ensure that on the rear façade:
 - The upper floor is set back from the lower floor by no less than 0.6 metres, for not less than 50% of the width of the rear façade. The roof structure over the projection will be of a common hip form, or will be of a common gable roof form articulated with wood wall shingles in the gable end, and with layered fascia at the gable end consisting of 1x4 trim over a 2 x 10 fascia (barge) board.
 - The roof structure located between the main floor and the upper floor shall be of a minimum 10:12 slope and will have a minimum 20 inch roof overhang. This roof structure will provide rear façade articulation, and will increase the setback of the massing of the second story on the rear façade.
 - A roof skirt at a minimum 10:12 slope will be situated at the intersection of the main floor and upper floor in all areas where the upper floor is not offset from the lower floor. This roof structure will have a minimum 20 inch roof overhang.
- The applicant is requesting a front yard relaxation to 5.5 metres (18 ft.) for the garage and driveway for Lots 28, 29, 35, 37, 47, and 52. The remainder of the proposed dwelling will conform to the front yard setback provisions of the RF-12 Zone. The resulting driveway length is still sufficient to park a vehicle in front of the garage.
- Fencing and/or trellises will be installed along the rear of each lot in order to buffer against the potential impact of the relaxed rear yard setback. The type of treatment installed will be determined by the developer in consultation with adjacent residents.
- Staff support the requested variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Design Control on rear façades
- Appendix III. Development Variance Permit No. 7912-0084-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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Information for City Clerk

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

1. (a) Agent: Name: Mike Tynan
Tynan Consulting Ltd.
Address: 13659 - 108 Avenue
Surrey BC
V3T 2K4
Tel: 604-921-6912
2. Properties involved in the Application
- (a) Civic Addresses: 14739 and 14731 - 61A Avenue; 6159, 6151, 6129, 6119, 6122 and 6126 - 147A Street; 6137, 6131, 6127, 6121, 6116, 6120, 6128, and 6136 - 147B Street
- (b) Civic Address: 14739 - 61A Avenue
Owner: Marathon Homes Surrey Ltd., Inc. No. BCo829895
PID: 027-179-877
Lot 26 Section 10 Township 2 New Westminster District Plan BCP31794
- (c) Civic Address: 14731 - 61A Avenue
Owner: Marathon Homes Surrey Ltd., Inc. No. BCo829895
PID: 027-179-885
Lot 27 Section 10 Township 2 New Westminster District Plan BCP31794
- (d) Civic Address: 6159 - 147A Street
Owner: Marathon Homes Surrey Ltd., Inc. No. BCo829895
PID: 027-179-893
Lot 28 Section 10 Township 2 New Westminster District Plan BCP31794
- (e) Civic Address: 6151 - 147A Street
Owner: Marathon Homes Surrey Ltd., Inc. No. BCo829895
PID: 027-179-907
Lot 29 Section 10 Township 2 New Westminster District Plan BCP31794
- (f) Civic Address: 6129 - 147A Street
Owner: 0851815 BC Ltd., Inc. No. 951815
Director Information:
Jaspreet Gill
- No Officer Information Filed as at May 12, 2011
- PID: 027-180-336
Lot 33 Section 10 Township 2 New Westminster District Plan BCP31794

- (g) Civic Address: 6119 - 147A Street
 Owner: 0851815 BC Ltd., Inc. No. 951815
Director Information:
 Jaspreet Gill

No Officer Information Filed as at May 12, 2011

 PID: 027-180-352
 Lot 35 Section 10 Township 2 New Westminster District Plan BCP31794
- (h) Civic Address: 6122 - 147A Street
 Owner: 0851815 BC Ltd., Inc. No. 951815
Director Information:
 Jaspreet Gill

No Officer Information Filed as at May 12, 2011

 PID: 027-180-379
 Lot 37 Section 10 Township 2 New Westminster District Plan BCP31794
- (i) Civic Address: 6126 - 147A Street
 Owner: 0851815 BC Ltd., Inc. No. 951815
Director Information:
 Jaspreet Gill

No Officer Information Filed as at May 12, 2011

 PID: 027-180-387
 Lot 38 Section 10 Township 2 New Westminster District Plan BCP31794
- (j) Civic Address: 6137 - 147B Street
 Owner: 0853900 B.C. Ltd., Inc. No. 0853900
Director Information:
 Shawn Crawford

Officer Information as at June 8, 2011
 Shawn Crawford (President, Secretary)

 PID: 027-180-476
 Lot 47 Section 10 Township 2 New Westminster District Plan BCP31794
- (k) Civic Address: 6131 - 147B Street
 Owner: 0853900 B.C. Ltd., Inc. No. 0853900
Director Information:
 Shawn Crawford

Officer Information as at June 8, 2011
 Shawn Crawford (President, Secretary)

 PID: 027-180-484
 Lot 48 Section 10 Township 2 New Westminster District Plan BCP31794

- (l) Civic Address: 6127 - 147B Street
 Owner: 0853900 B.C. Ltd., Inc. No. 0853900
Director Information:
 Shawn Crawford
- Officer Information as at June 8, 2011
 Shawn Crawford (President, Secretary)
- PID: 027-180-492
 Lot 49 Section 10 Township 2 New Westminster District Plan BCP31794
- (m) Civic Address: 6121 - 147B Street
 Owner: 0853900 B.C. Ltd., Inc. No. 0853900
Director Information:
 Shawn Crawford
- Officer Information as at June 8, 2011
 Shawn Crawford (President, Secretary)
- PID: 027-180-506
 Lot 50 Section 10 Township 2 New Westminster District Plan BCP31794
- (n) Civic Address: 6116 - 147B Street
 Owner: 0853900 B.C. Ltd., Inc. No. 0853900
Director Information:
 Shawn Crawford
- Officer Information as at June 8, 2011
 Shawn Crawford (President, Secretary)
- PID: 027-180-514
 Lot 51 Section 10 Township 2 New Westminster District Plan BCP31794
- (o) Civic Address: 6120 - 147B Street
 Owner: 0853900 B.C. Ltd., Inc. No. 0853900
Director Information:
 Shawn Crawford
- Officer Information as at June 8, 2011
 Shawn Crawford (President, Secretary)
- PID: 027-180-522
 Lot 52 Section 10 Township 2 New Westminster District Plan BCP31794
- (p) Civic Address: 6128 - 147B Street
 Owner: 0853900 B.C. Ltd., Inc. No. 0853900
Director Information:
 Shawn Crawford
- Officer Information as at June 8, 2011
 Shawn Crawford (President, Secretary)
- PID: 027-180-531

Lot 53 Section 10 Township 2 New Westminster District Plan BCP31794

- (q) Civic Address: 6136 - 147B Street
Owner: 0853900 B.C. Ltd., Inc. No. 0853900
Director Information:
Shawn Crawford

Officer Information as at June 8, 2011
Shawn Crawford (President, Secretary)

PID: 027-180-549
Lot 54 Section 10 Township 2 New Westminster District Plan BCP31794

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7912-0084-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all the conditions have been met.



REAR FACADE NO OFFSET



REAR FACADE WITH OFFSET
AND ROOF SKIRT

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0084-00

Issued To: MARATHON HOMES SURREY LTD., INC. NO. BC0829895

Address: 102 - 15272 Croydon Drive
Surrey BC V3S 0Z5

Issued To: 0851815 BC LTD, INC. NO. 851815

Address: #102 - 15272 Croydon Drive
Surrey BC V3S 0Z5

Issued To: 0853900 BC LTD., INC. NO. 0853900

Address of Owner: 15272 Croydon Drive
Surrey BC V3S 0Z5

(collectively referred to as the "Owner")

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: 027-179-877
Lot 26 Section 10 Township 2 New Westminster District Plan BCP31794
14739 - 61A Avenue

Parcel Identifier: 027-179-885
Lot 27 Section 10 Township 2 New Westminster District Plan BCP31794
14731 - 61A Avenue

Parcel Identifier: 027-179-893
Lot 28 Section 10 Township 2 New Westminster District Plan BCP31794
6159 - 147A Street

Parcel Identifier: 027-179-907
Lot 29 Section 10 Township 2 New Westminster District Plan BCP31794
6151 - 147A Street

Parcel Identifier: 027-180-336
Lot 33 Section 10 Township 2 New Westminster District Plan BCP31794
6129 - 147A Street

Parcel Identifier: 027-180-352
Lot 35 Section 10 Township 2 New Westminster District Plan BCP31794
6119 - 147A Street

Parcel Identifier: 027-180-379
Lot 37 Section 10 Township 2 New Westminster District Plan BCP31794
6122 - 147A Street

Parcel Identifier: 027-180-387
Lot 38 Section 10 Township 2 New Westminster District Plan BCP31794
6126 - 147A Street

Parcel Identifier: 027-180-476
Lot 47 Section 10 Township 2 New Westminster District Plan BCP31794
6137 - 147B Street

Parcel Identifier: 027-180-484
Lot 48 Section 10 Township 2 New Westminster District Plan BCP31794
6131 - 147B Street

Parcel Identifier: 027-180-492
Lot 49 Section 10 Township 2 New Westminster District Plan BCP31794
6127 - 147B Street

Parcel Identifier: 027-180-506
Lot 50 Section 10 Township 2 New Westminster District Plan BCP31794
6121 - 147B Street

Parcel Identifier: 027-180-514
Lot 51 Section 10 Township 2 New Westminster District Plan BCP31794
6116 - 147B Street

Parcel Identifier: 027-180-522
Lot 52 Section 10 Township 2 New Westminster District Plan BCP31794

6120 - 147B Street

Parcel Identifier: 027-180-531
Lot 53 Section 10 Township 2 New Westminster District Plan BCP31794

6128 - 147B Street

Parcel Identifier: 027-180-549
Lot 54 Section 10 Township 2 New Westminster District Plan BCP31794

6136 - 147B Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Lots 33, 38, 47, 48, 49, 52, and 54;
 - (b) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 26, 27, 28, 29, 35, 50, and 51;
 - (c) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), and is further reduced to 5.5 metres (18 ft.) for 50% of the rear building face for Lots 37 and 53; and
 - (d) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the garage for Lots 28, 29, 35, 37, 47, and 52.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The landscaping shall conform to drawings numbered L1 through to and including L3 (the "Landscaping").
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

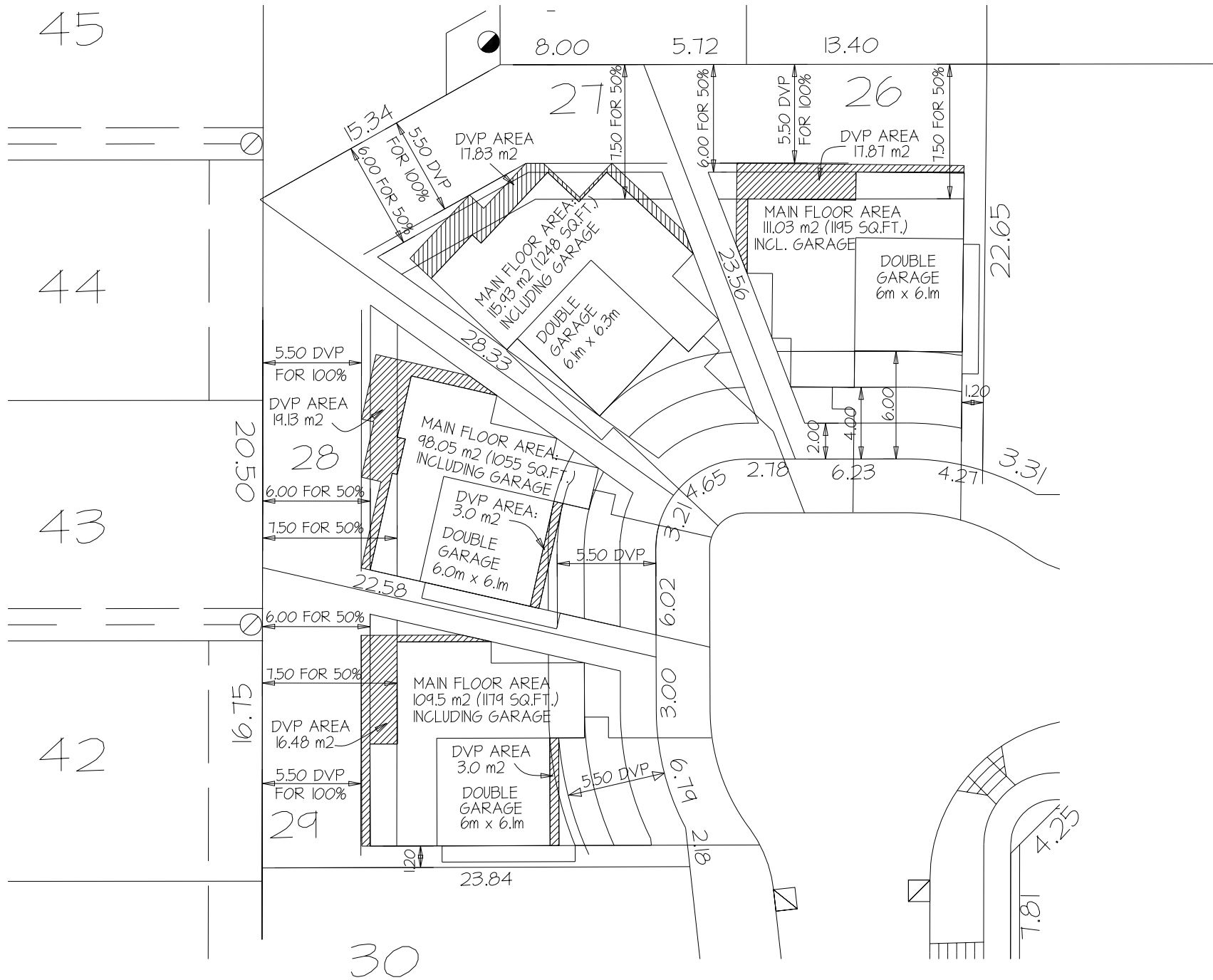
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



45

44

43

42

8.00

5.72

13.40

27

26

28

29

30

DVP AREA
17.83 m²

DVP AREA
17.81 m²

DVP AREA
19.13 m²

DVP AREA:
3.0 m²

DVP AREA
16.48 m²

DVP AREA
3.0 m²

MAIN FLOOR AREA
115.93 m² (1248 SQ.FT.)
INCLUDING GARAGE

MAIN FLOOR AREA
111.03 m² (1195 SQ.FT.)
INCL. GARAGE

MAIN FLOOR AREA
98.05 m² (1055 SQ.FT.)
INCLUDING GARAGE

MAIN FLOOR AREA
109.5 m² (1179 SQ.FT.)
INCLUDING GARAGE

DOUBLE GARAGE
6.1m x 6.3m

DOUBLE GARAGE
6m x 6.1m

DOUBLE GARAGE
6.0m x 6.1m

DOUBLE GARAGE
6m x 6.1m

15.34
5.50 DVP FOR 100%
6.00 FOR 50%

5.50 DVP FOR 100%
6.00 FOR 50%

5.50 DVP FOR 100%
DVP AREA 19.13 m²

5.50 DVP

5.50 DVP

6.00 FOR 50%

1.50 FOR 50%

6.00 FOR 50%

1.50 FOR 50%

5.50 DVP FOR 100%

20.50

16.75

23.84

6.02

3.00

6.19

2.18

2.78

6.23

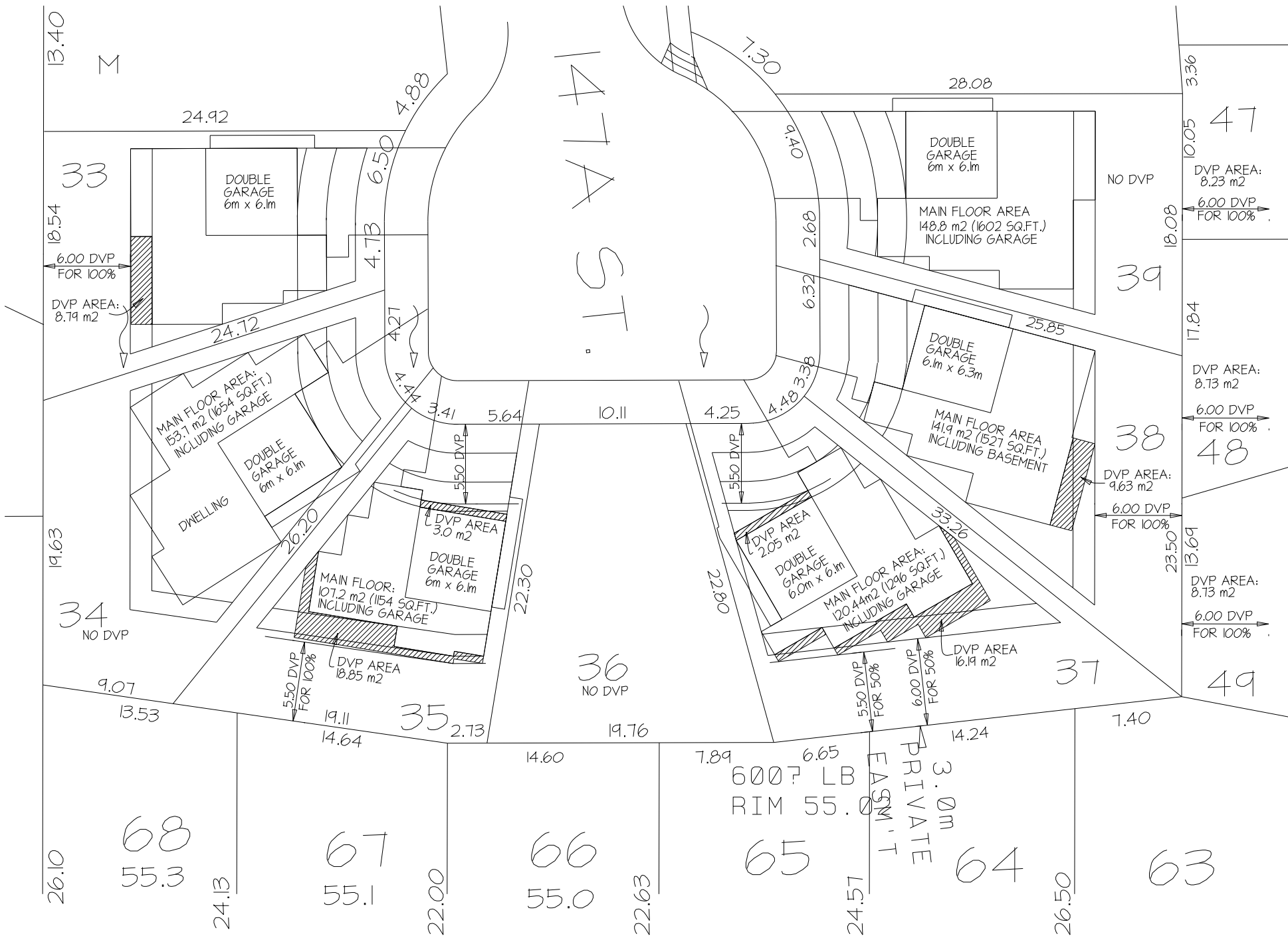
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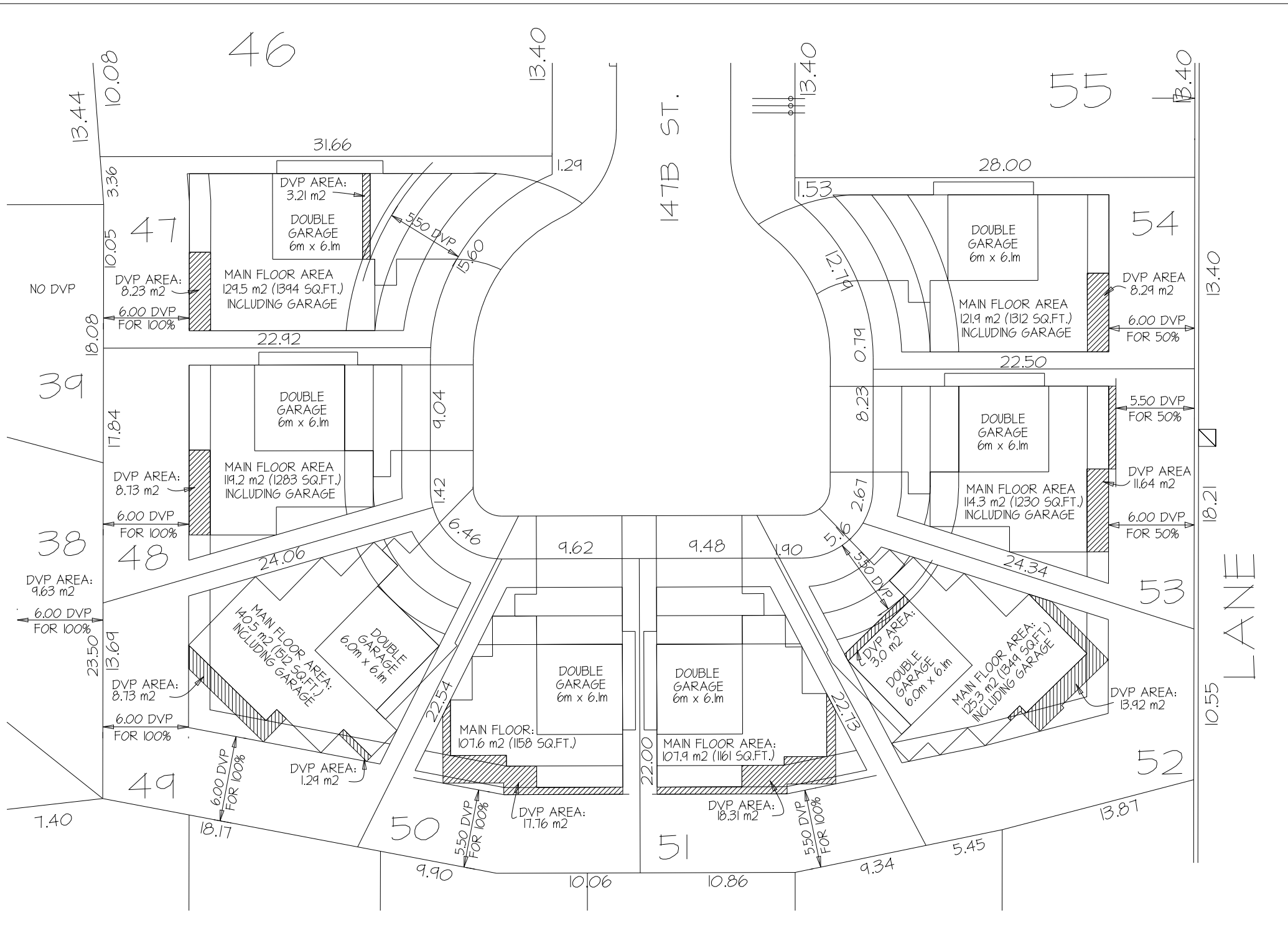
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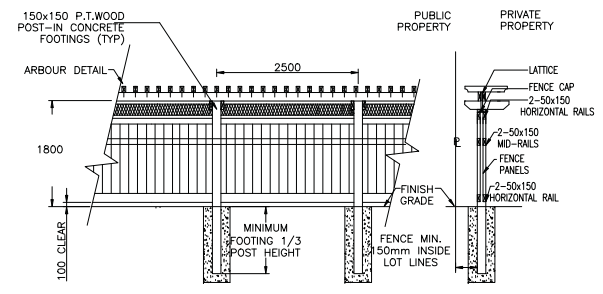
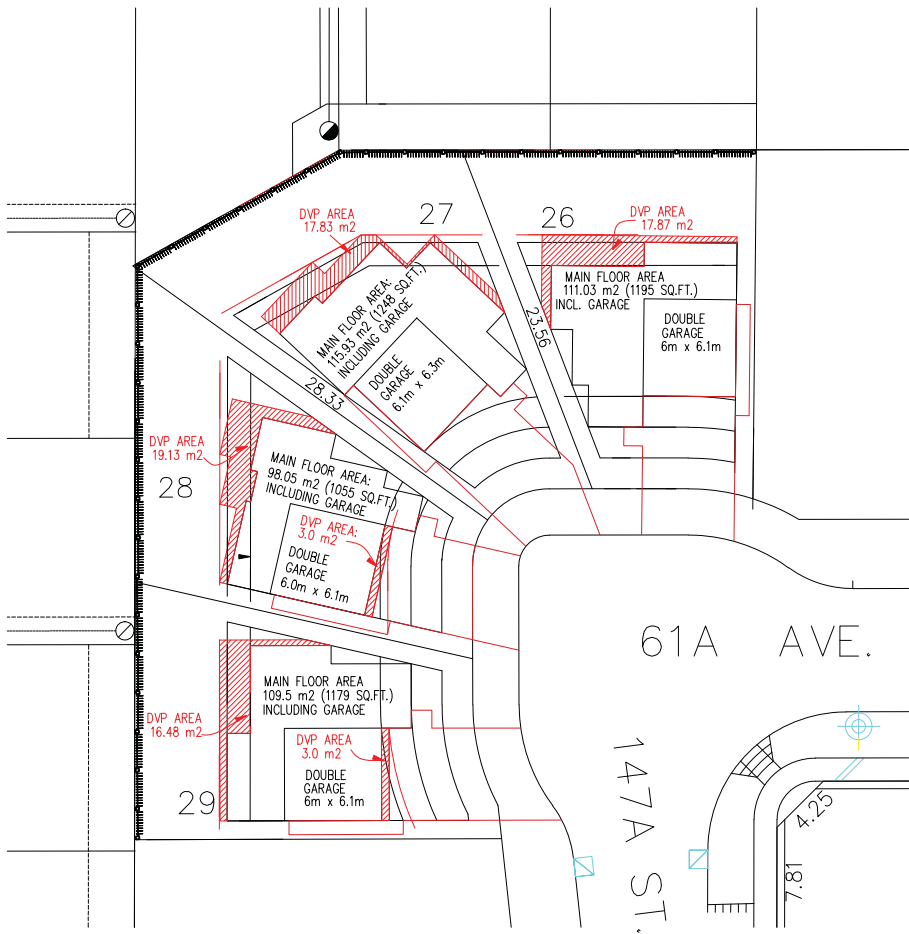
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FRONT ELEVATION—OUTSET PANEL SIDE ELEVATION

- NOTES:
- 1) SET FENCE POSTS IN CONCRETE FOOTING WITH A MINIMUM 1/3 POST LENGTH 300mm Ø POST HOLE AND MINIMUM 100mm COVER OVER CONCRETE
 - 2) ARBOUR FENCE PANEL TO BE FIXED OR IN-SWING GATE TO HOME OWNER'S PREFERENCE
 - 3) REFER TO TLP 6 FENCE LAYOUT
 - 4) REFER TO TLP 32 WOOD NOTES

REAR YARD FENCE DETAIL

DATE	REVISIONS	NO.

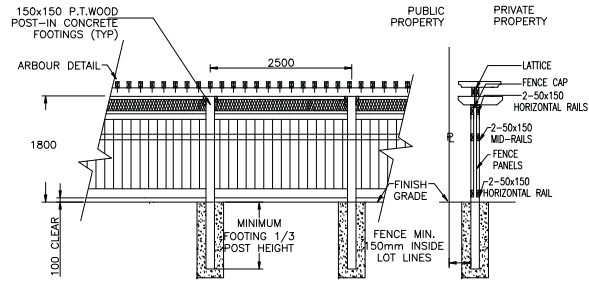
C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2442 WINDMILL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. JAS GILL
 MARATHON HOMES LTD.
 SUITE #102
 15272 CREVDON DRIVE
 SURREY, B.C.
 V3R 0G5
 PHONE (604) 850-0577

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 BUFFER/INTERFACE FOR DVP
 LOTS 33 THRU 39
 147A STREET @ 61A AVENUE
 SURREY, B.C.

SCALE	DATE
1:150	APR/12
DW'T	CHK'D
ENL	CHK'D
APP'D	AS BUILT

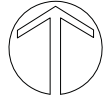
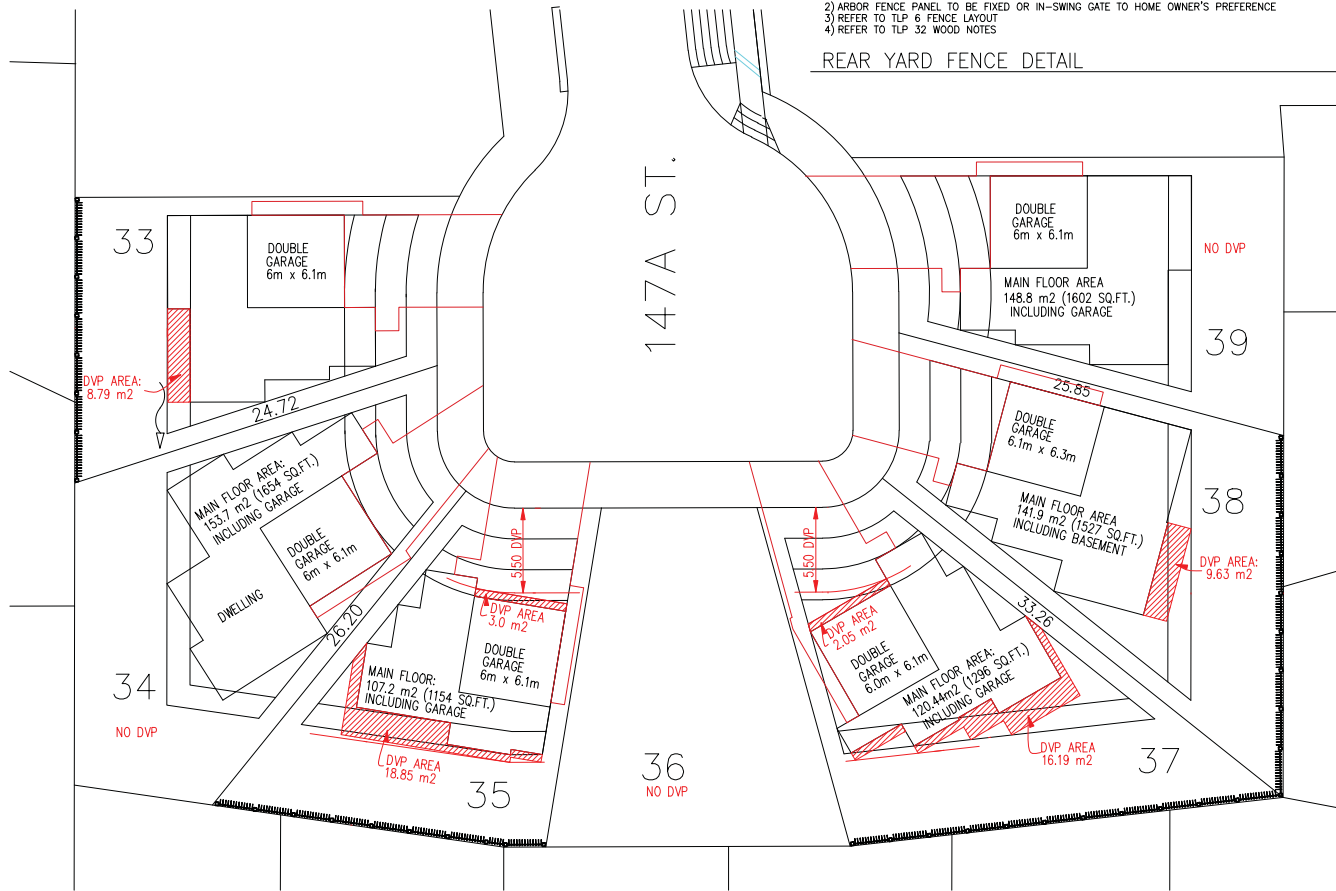
PRINTED JOB NO. DRAWING NO. L2 of 3



FRONT ELEVATION-OUTSET PANEL SIDE ELEVATION

- NOTES:
- 1) SET FENCE POSTS IN CONCRETE FOOTING WITH A MINIMUM 1/3 POST LENGTH 300mm Ø POST HOLE AND MINIMUM 100mm COVER OVER CONCRETE
 - 2) ARBOR FENCE PANEL TO BE FIXED OR IN-SWING GATE TO HOME OWNER'S PREFERENCE
 - 3) REFER TO TLP 6 FENCE LAYOUT
 - 4) REFER TO TLP 32 WOOD NOTES

REAR YARD FENCE DETAIL



DATE	REVISIONS	NO.
	REVISIONS	

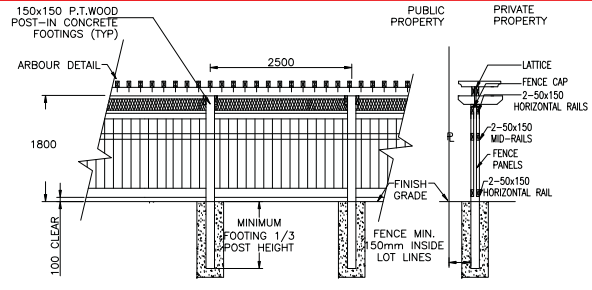
C.KAVOLINAS & ASSOCIATES INC.
 BCMA CSA
 2462 JONGUIL COURT
 ARBOURTON, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. JAS GILL
 MARATHON HOMES LTD.
 SUITE #102
 15272 GORDON DRIVE
 SURREY, B.C.
 V3V 2S9
 PHONE (604) 850-0577

TITLE
PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 BUFFER/INTERFACE FOR DVP
 LOTS 33, 35, 37 & 38
 147A STREET @ 61A AVENUE
 SURREY, B.C.

SCALE 1:150	DATE APR/12
DRAWN DWG	
ENL DWG	
APPROV AS BUILT	

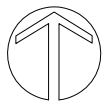
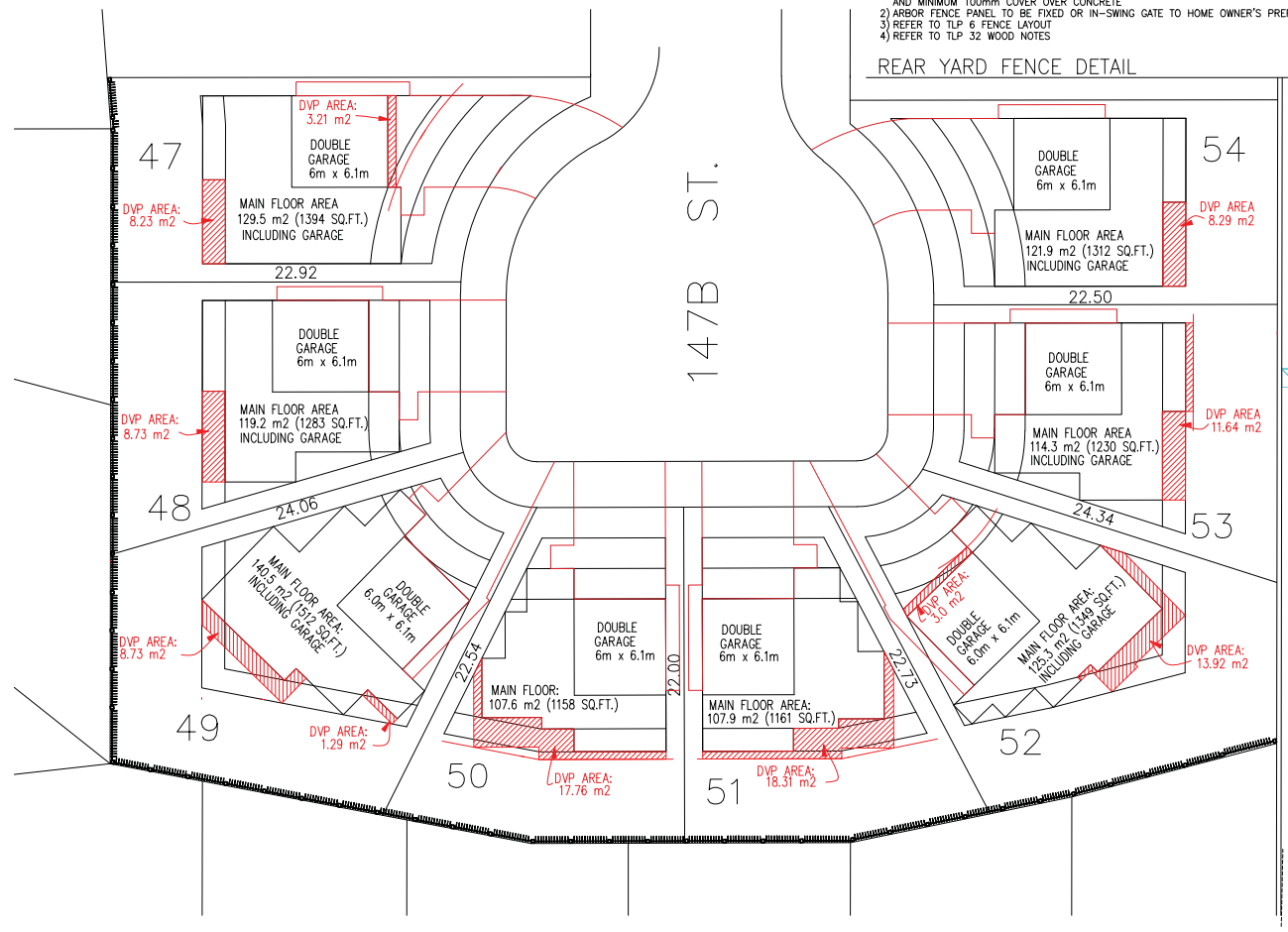
PRINTED JOB NO.
 DRAWING NO.
 L2 of 3



FRONT ELEVATION-OUTSET PANEL SIDE ELEVATION

- NOTES:
- 1) SET FENCE POSTS IN CONCRETE FOOTING WITH A MINIMUM 1/3 POST LENGTH 300mm Ø POST HOLE AND MINIMUM 100mm COVER OVER CONCRETE
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 - 4) REFER TO TLP 32 WOOD NOTES

REAR YARD FENCE DETAIL



DATE	REVISIONS	NO.
	REVISIONS	

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 BCSLA CSLA
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 MARKISHON HOMES LTD.
 SUITE #102
 15272 CROYDON DRIVE,
 SURREY, B.C.
 V3V 0L5
 PHONE (604) 850-0577

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 BUFFER/INTERFACE FOR DV
 LOTS 47 THRU 54
 147A STREET @ 61A AVENUE
 SURREY, B.C.

SCALE 1:150	DATE APR/12
DRAWN CHW	CHKD CHW
ENL. CHW	APP'D AD BALT

PRINTED	JOB No.
	DRAWING No.
	L3 of 3