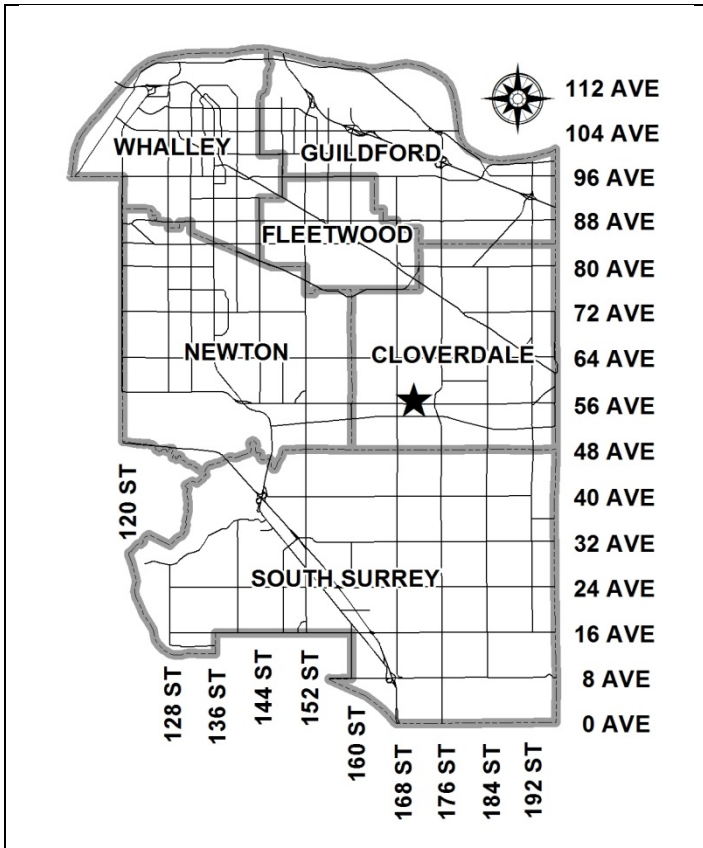


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0141-00

Planning Report Date: June 23, 2014



**PROPOSAL:**

- **Rezoning** a portion from A-1 and RA to RF
- **Development Variance Permit**
- **Development Permit**

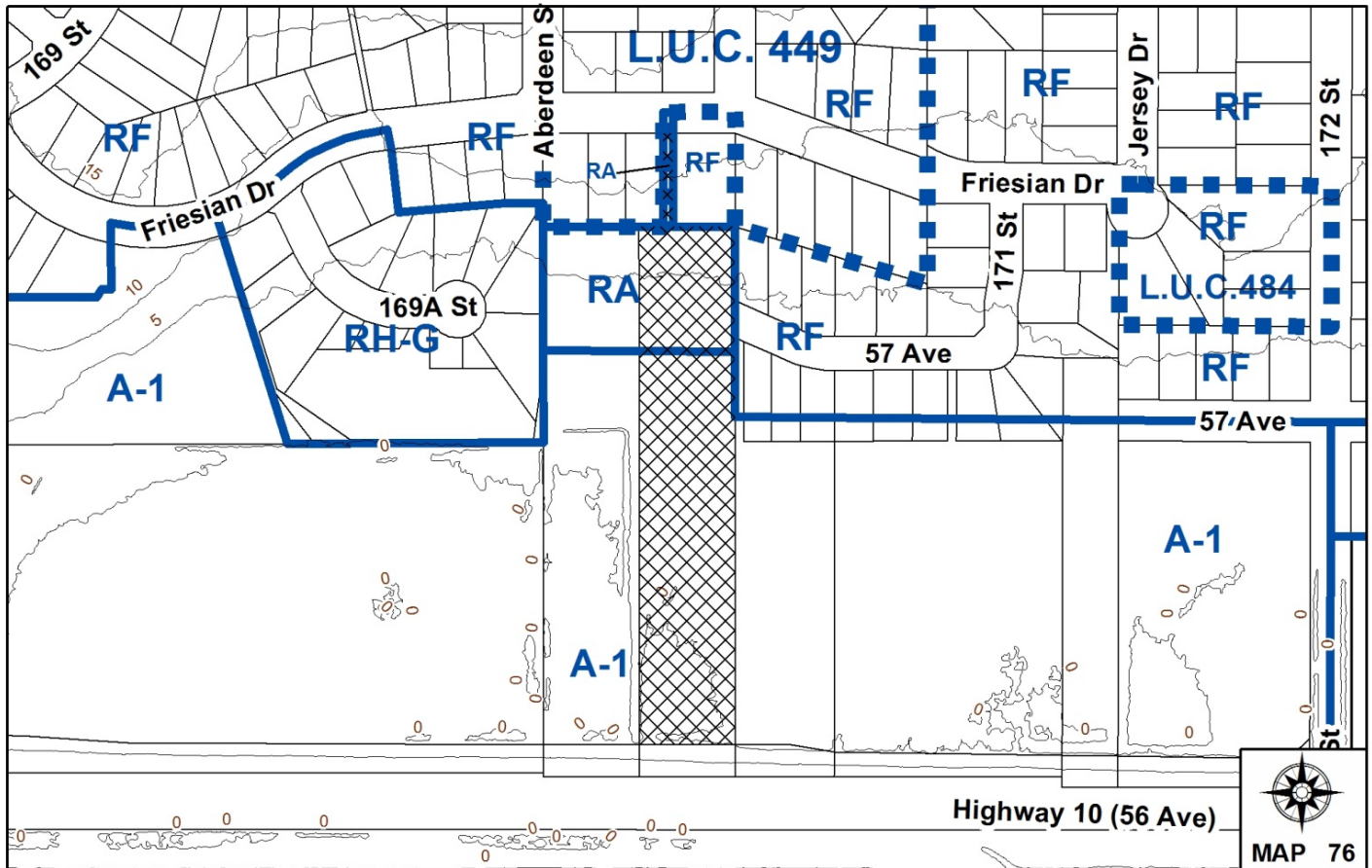
in order to allow subdivision into 6 single family lots and a remainder A-1 lot, which will remain in the ALR.

**LOCATION:** 17030 - Friesian Drive

**OWNERS:** Paramjit S. Pabla  
 Jasbir K. Pabla  
 Surinder P. Gill  
 Jaswinder S. Pabla

**ZONING:** A-1 and RA

**OCP DESIGNATION:** Agricultural and Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced lot widths of the RF Zone from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lots 1, 2, 4, 5 and 6.
- Seeking a reduction in the minimum 4-hectare (10-acre) lot area requirement of the A-1 Zone to 0.7 hectare (1.8 acres) for proposed Lot 7.
- The proposed development does not fully comply with City Policy No. O-23 Residential Buffering Adjacent to the ALR / Agricultural Boundary.

### RATIONALE OF RECOMMENDATION

- Complies with the Urban and Agricultural designations in the OCP.
- The requested lot width variance for proposed Lots 1 and 2 will accommodate a 4.0-metre (13 ft.) wide pedestrian walkway connecting Friesian Drive to 57 Avenue.
- The proposed 14.0-metre (46 ft.) lot widths for proposed Lots 1, 2, 4, 5 and 6 are slightly undersized, however, the proposed lot depths and areas exceed the minimum requirements of the RF Zone and are consistent with the existing lots located to the east along 57 Avenue.
- The proposed panhandle lot within the ALR (proposed Lot 7) is similar in size to the existing panhandle lot located directly to the east (17040 – 57 Avenue).
- The proposed development is consistent with the existing zoning and lot configuration established to the immediate east.
- Although not supported by the Agricultural and Food Security Advisory Committee (AFSAC), the proposed rezoning and subdivision does not alter the portion of the subject site within the Agricultural Land Reserve (ALR).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion (Block A, as shown on the Survey Plan attached as Appendix I) of the subject site from "General Agriculture Zone (A-1)" and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7913-0141-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lots 1, 2, 4, 5 and 6; and
  - (b) to reduce the minimum lot area requirement of the A-1 Zone from 4 hectares (10 acres) to 0.7 hectare (1.8 acres) for proposed Lot 7.
3. Council authorize staff to draft Development Permit No. 7913-0141-00 generally in accordance with the attached drawing (Appendix X).
4. 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) 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;
  - (g) registration of a Section 219 Restrictive Covenant to prohibit development and for the installation and maintenance of the 3-metre (10 ft.) wide landscape buffer along the ALR boundary, and to require building setbacks to be measured from the northern edge of the landscape buffer on proposed Lots 4 to 6;
  - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 6 advising future homeowners of the potential farm operations on the adjacent agricultural lands;

- (i) approval from the Ministry of Transportation and Infrastructure (MOTI); and
- (j) the applicant satisfy the deficiency in tree replacement on the site by providing a cash-in-lieu payment of \$300 to the Green City Fund, to the satisfaction of the Planning and Development Department.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p><b>Projected number of students from this development:</b></p> <p>3 Elementary students at Georges Greenaway Elementary School 2 Secondary students at Lord Tweedsmuir Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2015.</p>
Parks, Recreation & Culture:	Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood
Agricultural and Food Security Advisory Committee (AFSAC):	When considered at the April 3, 2014 AFSAC meeting, the Committee expressed non-support for the proposal (Appendix V).
Agricultural Land Commission (ALC):	The Agricultural Land Commission (ALC) has confirmed that the proposed subdivision does not require the approval of the ALC since the proposal complies with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.
Ministry of Transportation and Infrastructure (MOTI):	MOTI has no concerns with the proposed rezoning and subdivision.

SITE CHARACTERISTICS

Existing Land Use: Three-acre residential lot with single family dwelling and structures, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Friesian Drive):	Single family dwellings.	Urban	LUC No. 449 (underlying RF Zone)
East:	Single family dwellings and two-acre residential lot.	Urban and Agricultural	LUC No. 449 (underlying RF Zone), RF and A-1
South (Across Highway No. 10 and rail right-of-way):	Berry farm.	Agricultural	A-1
West:	Single family dwellings and three-acre residential lot.	Urban and Agricultural	LUC No. 449 (underlying RF Zone), RA and A-1

DEVELOPMENT CONSIDERATIONS

- The subject property is located in West Cloverdale and borders Friesian Drive to the north and Highway No. 10 to the south. The property is in a panhandle configuration.
- The property is approximately 1.2 hectares (3.0 acres) in size, and is split-designated in the Official Community Plan (OCP). The northern half of the property (approximately 5,180 m<sup>2</sup> / 1.3 acres) is designated Urban, while the southern half (approximately 6,950 m<sup>2</sup> / 1.7 acres) is designated Agricultural (Appendix IX).
- The southern half of the property, which is designated Agricultural in the OCP, is also located within the Agricultural Land Reserve (ALR).
- The property is also split-zoned, but the zoning boundary does not correspond with the boundaries of the Urban and Agricultural designations in the OCP. The northern-most portion of the property that lies outside of the ALR is zoned both "One-Acre Residential Zone (RA)" and "General Agricultural Zone (A-1)", while the southern portion is zoned A-1.
- The southern portion of the property that is designated Agricultural and zoned A-1, is located within the ALR.
- The subject property is located within a transition area and is subject to City Policy No. O-23 (Residential Buffering Adjacent to the ALR / Agricultural Boundary). The policy defines two sub-transition areas for residential lands in proximity to the ALR or the OCP's Agricultural designation boundary: an Outer Ring Transition Area between the 200-metre (656 ft.) line and the ALR / Agricultural boundary, and an Inner Ring Transition Area between the existing Urban designation boundary and the 200-metre (656 ft.) line.

- The southern portion of the subject site is located within the ALR while the northern portion is located entirely within the Outer Ring Transition Area (i.e. within 200 metres / 656 feet of the ALR). In accordance with City Policy No. O-23, half-acre subdivisions including gross density development may be considered within the Outer Ring Transition Area provided the separation distance and landscape buffer requirements of the policy are met (see City Policy O-23 section of this report).
- During the development application review process, staff identified the need for a pedestrian walkway through the subject site from 57 Avenue to Friesian Drive. The proposed walkway will provide a pedestrian connection for existing and future residents along 57 Avenue.
- The owners have agreed to dedicate the entire 4.9-metre (16 ft.) wide panhandle portion of the property to accommodate the walkway. The proposed walkway tapers to 4.0 metres (13 ft.) in width, south of the panhandle.

### Current Subdivision Proposal

- The applicant is proposing to rezone the northern portion of the subject property from RA and A-1 to “Single Family Residential Zone (RF)” to allow subdivision into six (6) single family lots, subject to variances being approved.
- The southern portion of the site that lies within the ALR will become a remainder A-1 lot, with a panhandle driveway to 57 Avenue. Proposed Lot 7 will resemble the A-1 lot to the east
- The applicant is also requesting a Development Variance Permit (DVP) for the following:
  - to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lots 1, 2, 4, 5 and 6; and
  - to reduce the minimum lot area requirement of the A-1 Zone from 4 hectares (10 acres) to 0.7 hectare (1.8 acres) for proposed Lot 7.
- In order to address the proposed undersized remainder A-1 lot (proposed Lot 7), staff requested that the applicant work with the adjacent landowners to the west and to the east to consolidate these existing A-1 lots with proposed Lot 7. The consolidation would also address the vehicular access issue for proposed Lot 7, since the Ministry of Transportation and Infrastructure (MOTI) will not allow direct vehicular access to / from Highway No. 10.
- The applicant was unable to achieve the suggested consolidation with the adjacent landowners, and thus, could not obtain an alternative vehicular access, other than a panhandle (for proposed Lot 7) with access to 57 Avenue.
- There are four (4) existing A-1 lots between the subject site and 172 Street to the east, while there are two (2) existing A-1 lots (including a large 5.4-hectare / 13-acre parcel) between the subject site and 168 Street to the west. Due to the inability to achieve a lot consolidation, the applicant has proposed an undersized A-1 panhandle lot with vehicular access to 57 Avenue. This configuration is however, consistent with the abutting lot to the east.
- The proposed RF lots (proposed Lots 1 - 6) range in size from 562 square metres (6,050 sq.ft.) to 714 square metres (7,685 sq.ft.), and are similar in size to the existing RF lots to the east.

The proposed A-1 lot (proposed Lot 7) is approximately 0.7 hectares (1.8 acres) in size, which includes a 4.5-metre (15 ft.) wide panhandle, which complies with the minimum lot width requirement for panhandles under the Zoning By-law and the City policy on panhandle lots (Policy No. O-15).

- The Agricultural Land Commission (ALC) has confirmed that the proposed subdivision does not require the approval of the ALC since the proposal complies with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.
- Part 5 Section 10(1) of the Regulation authorizes the Approving Officer to approve a subdivision plan without the approval of the ALC if the proposed plan achieves at least one condition of the set of conditions listed in the Regulation. Specifically, the proposed subdivision establishes a legal boundary along the boundary of the Agricultural Land Reserve (Part 5 Section 10(1)(d)).
- The large property to the west (16990 - Friesian Drive) may also be rezoned and subdivided in the future; and subject to Council approval, could be developed in a manner consistent with the existing pattern of development in the neighbourhood, including a panhandle lot similar in size to proposed Lot 7 of the subject proposal.

#### Agricultural and Food Security Advisory Committee (AFSAC)

- The development application was reviewed by AFSAC at the April 3, 2014 meeting. The Committee expressed non-support and provided the following comments on the proposal:
  - From a planning point of view, it would be better to have the access parallel to the lots, so the farmer does not have to drive through the subdivision to get to his land;
  - There is no NCP for this area. The best thing for this situation would be to consolidate the lot with the portion of land to the east, as it has already been raised and filled;
  - This application does not comply with the buffering and setback requirements of Policy O-23 or the Agricultural Development Permit Area Guidelines; and
  - This application needs to be reconfigured; if it were 4 RF lots only, there would be less concern.

#### City Policy No. O-23

- The property is subject to City Policy No. O-23 (Residential Buffering Adjacent to the ALR / Agricultural Boundary). The policy defines two sub-transition areas for residential lands in proximity to the ALR: an Outer Ring Transition Area between the 200-metre (656 ft.) line and the ALR, and an Inner Ring Transition Area between the existing Urban Designation boundary and the 200-metre line.
- The southern half of the subject property is located within the ALR, while the northern half is located within the Outer Ring Transition Area.

- The proposed subdivision does not fully comply with City Policy No. O-23. The proposed subdivision, however, is consistent with the existing pattern of development established to the east. The proposal complies / does not comply, as follows:

Compliance with City Policy No. O-23:

- A Restrictive Covenant (RC) will be registered on all of the proposed RF lots to advise future lot owners of potential agricultural practices in the area.

Non-compliance with City Policy No. O-23:

- Policy No. O-23 requires the minimum setback between the ALR and the principal building for lots backing onto the ALR to be 37.5 metres (123 ft.). The building setbacks for proposed Lots 4 to 6 will be approximately 7.5 metres (25 ft.) from the north edge of the landscape buffer and 10.5 metres (35 ft.) from the south lot line adjacent to the ALR, which is consistent with the building setbacks established on the existing RF-zoned lots to the east; and
- Proposed lot sizes do not meet the minimum lot size (half-acre) for the Outer Ring Transition Area, but are consistent with the existing RF-zoned lot sizes to the east. As previously noted, the large property to the west (16990 Friesian Drive) may also be rezoned and subdivided in the future; and subject to Council approval, could be developed in a manner consistent with the existing pattern of development in the neighbourhood.

Development Permit for Agricultural Buffer

- The Official Community Plan (OCP) requires that all development sites adjacent to land within the Agricultural Land Reserve (ALR) obtain a Development Permit prior to subdivision of the site. The Development Permit is required to establish a landscape buffer between the agricultural land and the proposed urban development. A Restrictive Covenant is also required to ensure maintenance of the landscape buffer.
- Further, the developer will be required to register a restrictive covenant to ensure that the rear yard setback is measured from the north edge of the landscape buffer, and not the rear property line, to ensure that a useable backyard exists.
- The OCP requires a minimum 15-metre (50-ft.) wide landscape buffer between any development and the agricultural land, with a provision to reduce the width of the buffer to 3.0 metres (10 ft.) for lots abutting agricultural land having no further subdivision potential, which is the case in the subject subdivision proposal.
- As a result, the applicant proposes a 3.0-metre (10 ft.) wide landscape buffer along the south lot line of proposed Lots 4 to 6. No landscape buffers were established on the existing lots to the east, which were created in 1994 prior to the adoption of the current OCP in 1996.
- Significant landscaping, including a number of trees (Katsura, maple and spruce) will be planted within the buffer area. A 1.2-metre (4 ft.) high black chain link fence will be installed along the south property line.



- As part of the proposed Development Permit for the landscape buffer, the applicant will be required to provide securities prior to subdivision approval to ensure installation and maintenance of the landscaping within the buffer area.

### PRE-NOTIFICATION

Pre-notification letters were sent on March 17, 2014 advising property owners in the area of the proposed rezoning and subdivision. Staff received three (3) telephone calls and one (1) e-mail in response (*staff comments in italics*):

- One caller expressed concerns regarding the proposed walkway, stating that teenagers will congregate in the walkway and create excessive noise and disturbance in the neighbourhood.

*(The proposed walkway will be utilized by local residents, and is not expected to result in high pedestrian traffic or excessive noise. The proposed walkway will improve pedestrian connections in the area, which is consistent with the goals and objectives of the Surrey Walking Plan that was approved by Council on March 14, 2011. The Walking Plan emphasizes the City's vision for the expansion of walking as a safe and convenient transportation choice.)*

- One caller asked if there will be any new parks in the area.

*(No new parks are proposed in the area. Cloverdale Heights Park is a five (5) minute walk north of the subject site, while Cloverdale Athletic Park is about a five (5) minute drive away. As part of the subject development application, Parks staff expressed some concerns about the pressure this project will place on the existing Parks, Recreation and Culture facilities in the area. The applicant will meet with Parks staff to discuss an appropriate park amenity contribution that may be used to improve upon the existing facilities in the area.)*

- One caller requested additional information about drainage from the proposed development, and the development potential of the abutting lot (16990 Friesian Drive) to the west.

*(No new surface flow or exfiltration water is to be directed onto neighbouring properties. The construction of a drainage cut-off trench in between properties will mitigate drainage concerns. The property to the west (16990 Friesian Drive) may also be rezoned and subdivided in the future; and subject to Council approval, could be developed in a manner consistent with the existing pattern of development in the neighbourhood.)*

- An area resident wanted additional information about the proposed development.

*(Additional information, including the proposed subdivision layout, was e-mailed to the resident.)*

### Building Design Guidelines

- Simplex Consultants Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated January 25, 2014. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix VI).

### Trees and Landscaping

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Birch, Paper	1	1	0
Chestnut	1	1	0
Hawthorn	1	1	0
Oak, English	1	0	1
<b>Coniferous Trees</b>			
Cedar, Deodar	2	2	0
Cedar, Western Red	12	8	4
Falsecypress	1	0	1
Fir, Douglas	1	0	1
Hemlock, Western	1	0	1
Spruce, Colorado Blue	2	2	0
Spruce, Norway	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>25</b>	<b>17</b>	<b>8</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>35</b>	
<b>Total Retained and Replacement Trees</b>		<b>43</b>	
<b>Contribution to the Green City Fund</b>		<b>\$300 (1 replacement tree short)</b>	

- The Arborist Assessment states that there are a total of twenty-five (25) protected trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 8% of the total trees on the site, are Cottonwood trees. There are no Alder trees on the subject site. It was determined that eight (8) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of thirty-six (36) replacement trees on the site. The applicant proposes to install a total of thirty-five (35) replacement trees (including those within the landscape buffer), which is a deficit of one (1) replacement tree. The tree replacement deficit will require a cash-in-lieu payment of \$300 to the Green City Fund, in accordance with the City's Tree Protection By-law.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lots 1, 2, 4, 5 and 6.

Applicant's Reason:

- In order to accommodate the proposed walkway connecting Friesian Drive and 57 Avenue, a relaxation to the lot widths of proposed Lots 1 and 2 is requested.
- In order to provide a driveway access for proposed Lot 7, a 4.5-metre (15 ft.) wide panhandle is required, since an alternative driveway access cannot be secured at this time. As a result, a relaxation to the lot widths of proposed Lots 4 to 6 is requested.

Staff Comments:

- Staff worked with the applicant to revise their subdivision plan in order to accommodate the proposed walkway, and to maximize the applicant's lot yield.
- Although the proposed 14.0-metre (46 ft.) lot widths for proposed Lots 1, 2, 4 to 6 are slightly narrower, the proposed lot depths and areas exceed the minimum lot depth and lot area requirements of the RF Zone, and are consistent with the existing lot sizes located to the east along 57 Avenue.

(b) Requested Variance:

- To reduce the minimum lot area requirement of the A-1 Zone from 4 hectares (10 acres) to 0.7 hectare (1.8 acres) for proposed Lot 7.

Applicant's Reasons:

- Given the existing context, it has been a significant challenge to consolidate the lots within the Agricultural Land Reserve (ALR) in this area. As a result, proposed Lot 7 is undersized, but is consistent in size with two (2) existing ALR lots located to the east.

**Staff Comments:**

- Proposed Lot 7 (approximately 0.7 hectare / 1.8 acres) is similar in size and configuration to the existing panhandle lot located to the east (17040 – 57 Avenue), which is approximately 0.75 hectare (1.9 acres) in size. A property zoned A-1 and located further to the east (17138 – 57 Avenue) is approximately 0.5 hectare (1.3 acres) in size.
- The Agricultural Land Commission (ALC) has confirmed that the proposed subdivision does not require the approval of the ALC, and therefore, has no concerns with the proposed subdivision or lot size.
- Staff support the variance.

**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.	Agricultural and Food Security Advisory Committee (AFSAC) Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7913-0141-00
Appendix IX.	OCP and Zoning Map
Appendix X.	Proposed Landscape Buffer Adjacent to ALR

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

DN/da

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DRV 6/19/14 11:47 AM

Information for City Clerk

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

1. (a) Agent: Name: Roger Jawanda  
Citiwest Consulting Ltd.  
Address: 9030 - King George Boulevard, Suite 101  
Surrey, BC V3V 7Y3  
Tel: (604) 591-2213

2. Properties involved in the Application

(a) Civic Address: 17030 - Friesian Drive

(b) Civic Address: 17030 Friesian Drive  
Owner: Jaswinder S. Pabla  
Surinder P. Gill  
Jasbir K. Pabla  
Paramjit S. Pabla  
PID: 011-280-751

East Half Lot 7 Except: Firstly; Part Subdivided By Plan 54746 Secondly; Part Subdivided  
By Plan 59137 Thirdly; Part Dedicated Road On Plan BCP 14151 Section 7 Township 8 New  
Westminster District Plan 1313

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone a portion of the property.
- (b) Application is under the jurisdiction of MOTI.
- (c) MOTI File No. 2014-01128
- (d) Proceed with Public Notification for Development Variance Permit No. 7913-0141-00 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 in conjunction with the final adoption of the associated Rezoning By-law.

# SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.0
Hectares	1.2
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6 RF lots and 1 A-1 lot
<b>SIZE OF LOTS</b>	
Range of lot widths (proposed Lots 1 to 6)	14.0 to 15.3 metres*
Panhandle lot width (proposed Lot 7)	4.5 metres
Range of lot areas (proposed Lots 1 to 6)	562 to 714 square metres
Panhandle lot area (proposed Lot 7)	7,113 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.8 UPH (2.3 UPA)
Lots/Hectare & Lots/Acre (Net)	6.5 UPH (2.6 UPA)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	36% to 38%
Estimated Road, Lane & Driveway Coverage	9%
Total Site Coverage	45% to 47%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Lot widths (proposed Lots 1 to 6)	YES

\*Variances requested

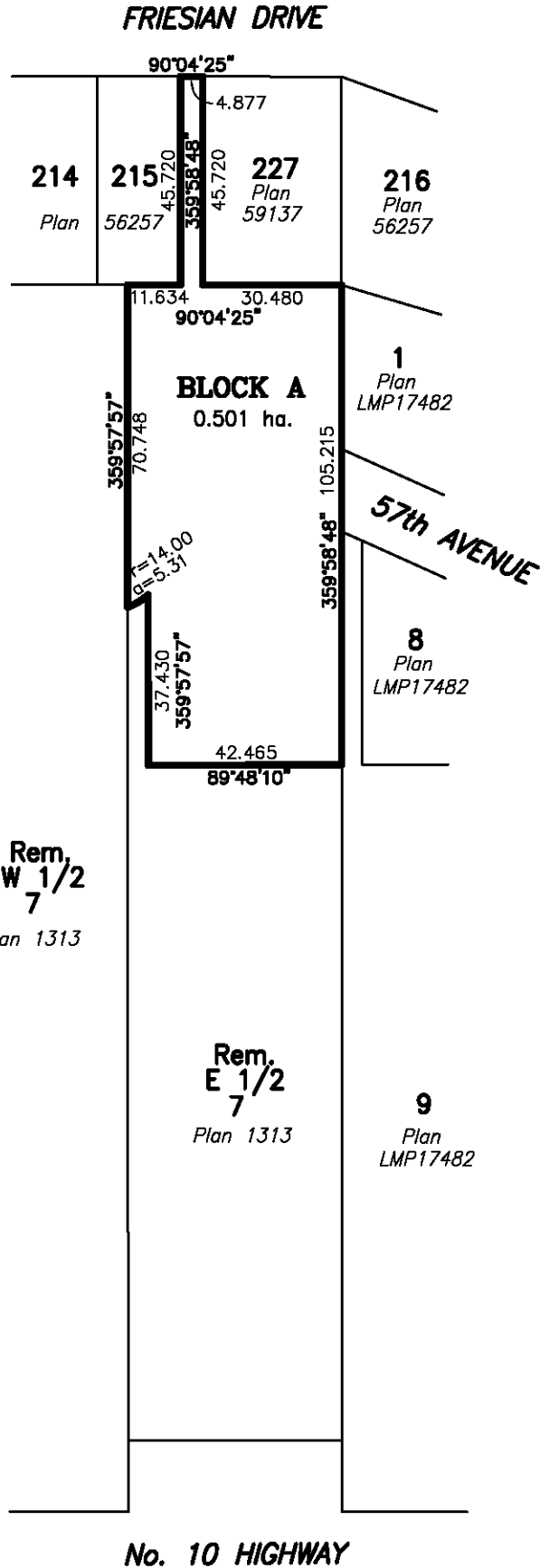
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW NO. \_\_\_\_\_ OF PART OF THE  
WEST HALF OF LOT 7, SECTION 7, TOWNSHIP 8,  
NWD, PLAN 1313**

City of Surrey B.C.G.S. 92G.017



SCALE 1 : 1500  
All distances are in metres

**PRELIMINARY**



**PRELIMINARY**

Certified correct to survey dated  
this 17th day of June, 2014.

Sean Costello, B.C.L.S.

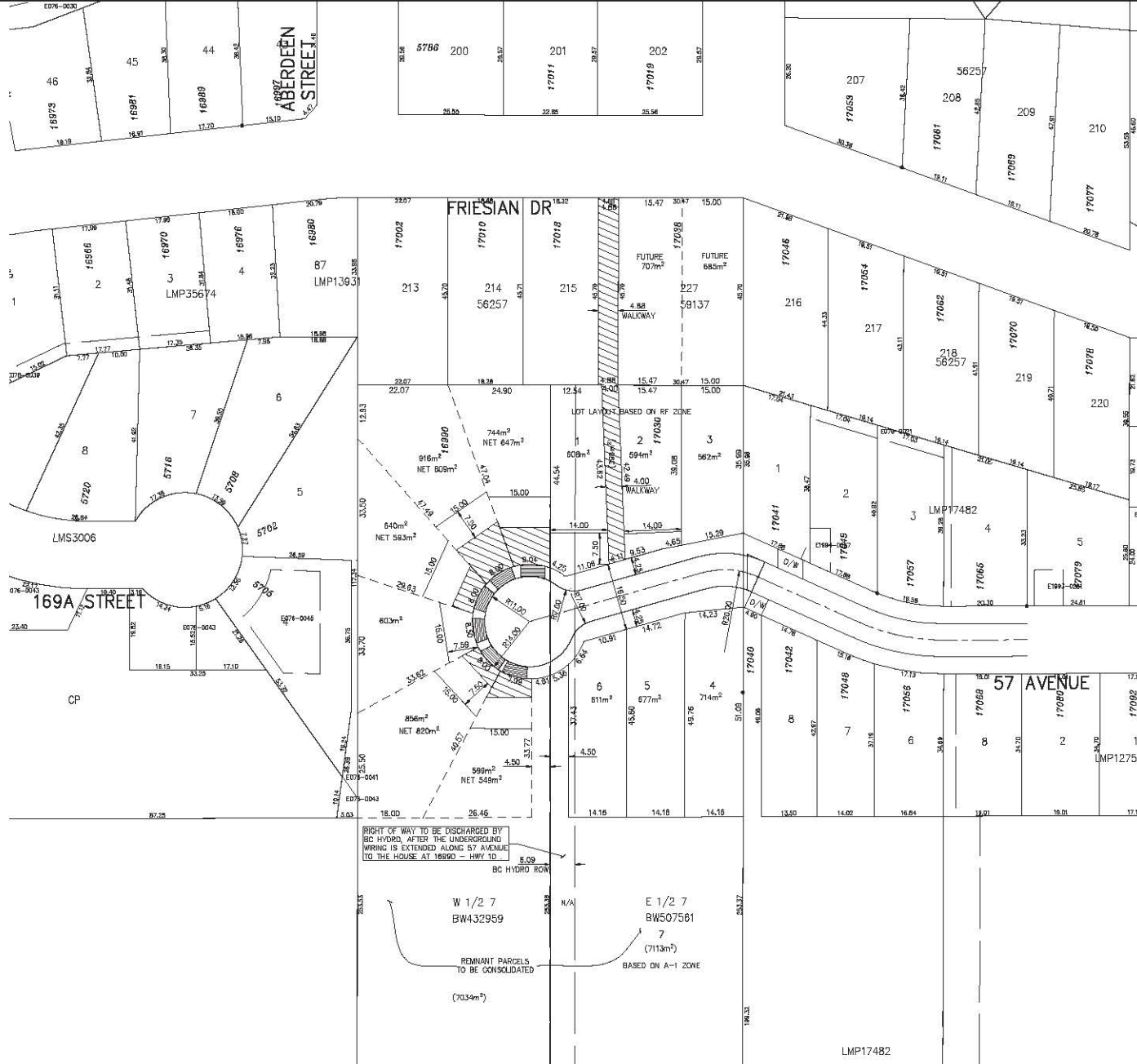
Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783

File: 5305-ZONING

LEGAL DESCRIPTION OF PROPERTY  
 EAST 1/2 LOT 7, SEC 7, TWP 8 PLAN 1313, HWD - EXCEPT:  
 FIRSTLY PART S/D BY PLAN S4746, SECONDLY PART S/D BY PLAN 59137  
 THIRDLY ROAD DEDICATION ON PLAN B6P14151



# Appendix II



**CitiWest Consulting Ltd.**  
 No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5519  
 E-MAIL: office@citywest.com



SURINDER GILL  
 6337 - 126 STREET, SURREY, BC, V3X 1V1, PH: 604-870-9155 FAX: 604-599-3846  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 17030 FRIESIAN DRIVE, SURREY, BC

Scale: 1:1000	Man. Proj. No. 7913-0141-00	Dwg. No. D
Drawn: LC	Man. Dwg. No.	
Designed: RJ	Job No. 13-3004	Of
P.W. P.U.	Date OCT /13	Revision 2
Approved:		

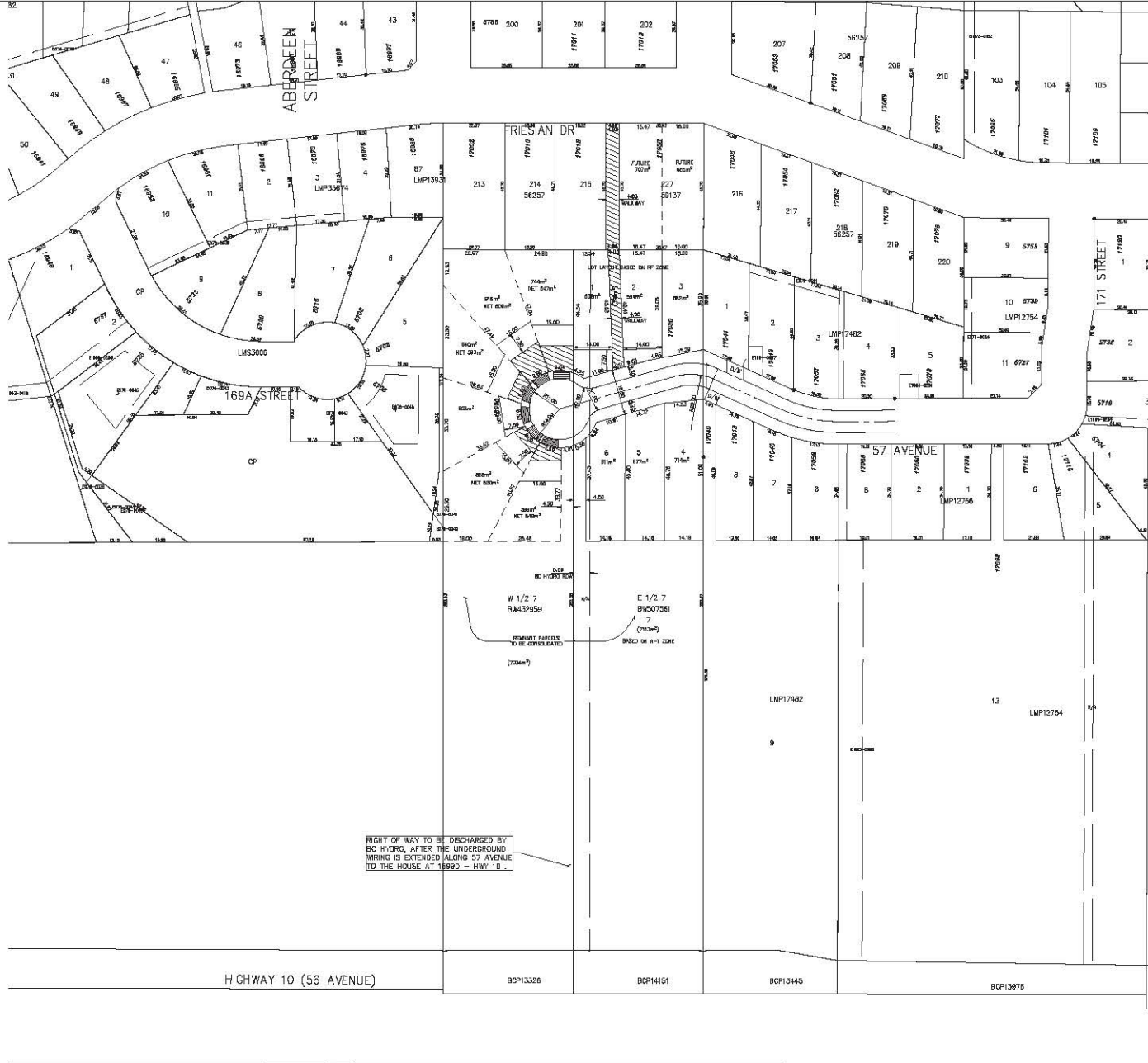
No.	Date	Revision	Dr	Ch
2	14/01/17	INCREASED PANHANDLE PORTION ON NEIGHBOURING SITE	LC	SS
1	13/11/28	LOT 7 ADDED/LOT WIDTH FOR 4-6 ADJUSTED	LC	SS

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**NOTES:**  
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.  
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.  
 3. EXISTING HOUSE TO BE REMOVED.  
 4. RIGHT OF WAY TO BE DISCHARGED BY BC HYDRO, AFTER THE UNDERGROUND WIRING IS EXTENDED ALONG 57 AVENUE TO THE HOUSE AT 16990 - HWY 10.



LEGAL DESCRIPTION OF PROPERTY  
 EAST 1/2 LOT 7, SEC 7, TWP 8 PLAN 1313, NWD - EXCEPT;  
 FIRSTLY PART 5/D BY PLAN 54746, SECONDLY PART 5/D BY PLAN 59137  
 THRDLY ROAD DEDICATION ON PLAN BOP14151



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- EXISTING HOUSE TO BE REMOVED.
- RIGHT OF WAY TO BE DISCHARGED BY BC HYDRO, AFTER THE UNDERGROUND WIRING IS EXTENDED ALONG 57 AVENUE TO THE HOUSE AT 16990 - HWY 10.

Scale: 1:1500	Mun. Proj. No. 7913-0141-00	Dwg. No. D
Drawn: LC	Mun. Dwg. No.	
Designed: RJ	Job No. 13-3004	Df
P.W. P.U.	Date OCT /13	Revision 2
Approved:		destroy all prints bearing previous number

No.	Date	Revision	Dr	Ch
2	14/01/17	INCREASED PAVEMENT PORTION ON NEIGHBOURING SITE	LC	SS
1	13/11/28	LOT 7 ADDED/LOT WIDTH FOR 4-6 ADJUSTED	LC	SS

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citwest.com



SURINDER GILL  
 5337 - 126 STREET, SURREY, BC, V3X 1V1, PH: 604-970-9155 FAX: 604-599-3946

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 17030 FRIESIAN DRIVE, SURREY, BC

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

**FROM: Development Services Manager, Engineering Department**

**DATE: June 17, 2014**

**PROJECT FILE: 7813-0141-00**

---

**RE: Engineering Requirements  
Location: 17030 Friesian Drive**

**REZONE/SUBDIVISION**

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

- dedicate 16.50 metres along 57 Avenue for a local road allowance and beginning of 14 m radius cul-de-sac;
- dedicate various widths from 4.00 metres to 4.88 metres for a proposed walkway between lot 1 and lot 2; and
- discharge temporary turn around statutory rights-of-way (SRWs) at 17049 and 17079 57 Avenue and register new SRW on lot 6.

***Works and Services***

- construct 57 Avenue extension to the limited local road standard;
- construct 3.0 metre wide concrete pathway from Friesian Drive to 57 Avenue;
- remove existing temporary turn-around constructed on 17049 57 Avenue and replace with new turn around on proposed lot 6;
- extend storm drainage system, water system and sanitary sewer along proposed 57 Avenue; and
- abandon any existing service connections which are no longer required.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT/DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

MS



Planning

March-04-14

**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.

Georges Greenaway Elementary catchment has maturing tendencies, but new housing completions has boosted student numbers. The capacity in the table below has been adjusted for full day Kindergarten implementation and inclusion of a "Strongstart" program for preschool age children and their parents. An adjacent school, AJ Mclellan Elementary has received an 8 classroom addition to accommodate full day Kindergarten and growth in the area. The school district has received capital project approval for a new Clayton North Area secondary School (Site #215) to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed application will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7913-0141-00

**SUMMARY**

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

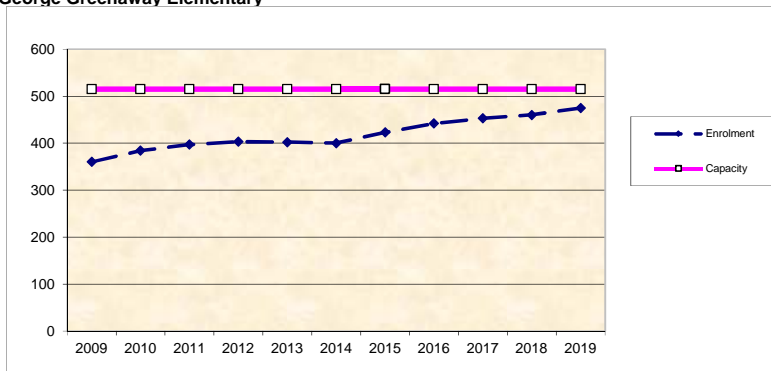
**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	2

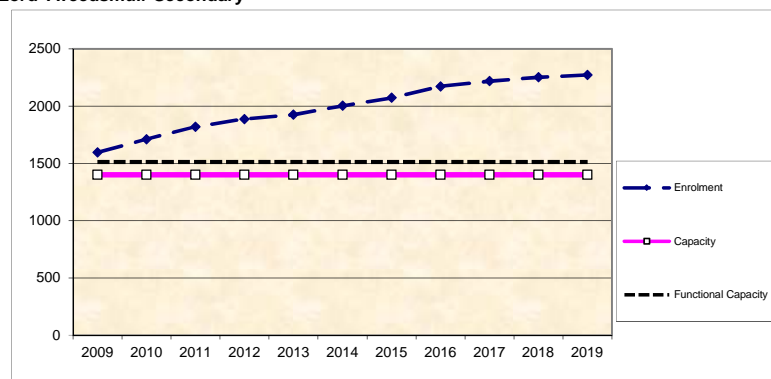
September 2013 Enrolment/School Capacity

<b>George Greenaway Elementary</b>	
Enrolment (K/1-7):	59 K + 343
Capacity (K/1-7):	40 K + 475
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	1925
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

**George Greenaway Elementary**



**Lord Tweedsmuir 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.

**Present:**

Chairperson - M. Bose  
M. Hilmer  
J. Sandhar  
B. Sandhu  
S. VanKeulen  
B. Stewart

**Regrets:**

Councillor L. Hepner - Chairperson  
D. Arnold  
P. Harrison  
K. Thiara

**Staff Present:**

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

**Guest Observers:**

N. Ensing  
G. Rice  
N. Sckhon

**Agency Representatives:**

K. Zimmerman, Ministry of  
Agriculture

**D. NEW BUSINESS****1. Proposed Rezoning and Subdivision Within the ALR  
17030 Friesian Drive  
File No.: 7913-0141-00**

Donald Nip, Planner, was in attendance to review the memo from J. Robertson, Manager, Area Planning and Development - North, dated March 20, 2014, regarding the above subject line. Comments were as follows:

- The property is approximately 1.2 hectares (3.0 acres) in size, with the southern half of the site located within the ALR, and zoned A-1 and RA.
- The applicant is proposing to rezone the northern portion of the property from RA and A-1 to RF to allow subdivision into six single family lots.
- The proposed RF lots 1 - 6 range in size and are similar in size to the existing RF lots to the east. The proposed A-1 lot 7 is approximately 0.7 hectares (1.8 acres) in size, which includes a panhandle portion to allow vehicular access to 57 Avenue.
- ALC approval is not required for this application.
- City Policy O-23 requires the minimum setback between the ALR and the principal building for lots backing onto the ALR to be 37.5m. The building setbacks for proposed Lots 4 -6 will be approximately 13m, which is consistent with the building setbacks established on the existing lots to the east.

The Committee commented as follows:

- From a planning point of view, it would be better to have the access parallel to the lots so the farmer does not have to drive through the subdivision to get to his land.
- There is no NCP for this area. The best thing for this situation would be to consolidate the lot with the portion of land to the east, as it has already been raised and filled. It was reported that the lot to the west is not ready to subdivide at this time.

- This application does not comply with the buffering and setback requirements of Policy O-23 or the Agricultural Development Permit Area Guidelines
- This application needs to be reconfigured; if it were 4 lots only there would be less concern.

It was

Moved by S. VanKeulen

Seconded by B. Stewart

That the Agriculture and Food Security Advisory Committee recommend to the G.M Planning and Development, that Application No. 7913-0141-00 not be supported because it does not comply with Policy O-23 or the Agricultural Development Permit Area Guidelines.

Carried

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7913-0141-00  
 Project Location: 17030 – Friesian Drive, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the *City* Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

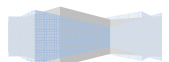
The area surrounding the subject property consists of a mixture of homes built approximately 20-25 years ago along with newer homes built about 10 years ago. The styles of the homes in the area are mainly “west coast modern”, “ranchers”, and “split-level” homes which range from 1200sf up to 3000 sf.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 10 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 5:12 up to 7:12 slope roofs with one to two street facing feature projections. Roof surfaces are either asphalt shingles or cedar shingles and the cladding is primarily stucco or vinyl siding with stone or brick accents. These newer homes can be used as context homes.
- There are also quite a few of approximately 20-25 year old “Ranchers” and “Split-Level” homes under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly vinyl siding.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are “West Coast Modern”.
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.



- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

**Dwelling Types/Locations:** 2 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

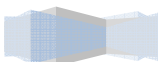
**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** None.

**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours



such as pink, rose, peach, salmon are not permitted.

- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Cedar shakes, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)  
- 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

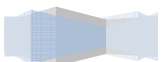
**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: January 25, 2014

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

---

Date: January 25, 2014





MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 13-0141-00

Address: 17030 Friesian Drive, Surrey, BC

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	27
<b>Protected Trees to be Removed</b>	19
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	8
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = <u>2</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = <u>34</u></li> </ul>	36
<b>Replacement Trees Proposed</b>	35
<b>Replacement Trees in Deficit</b>	1
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist:



Date: June 18, 2014



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0141-00

Issued To: Paramjit S Pabla  
("the Owner")

Address of Owner: 7232 - 130 Street  
Surrey, BC V3W 6E8

Issued To: Jasbir K Pabla  
("the Owner")

Address of Owner: 7229 - 130 Street  
Surrey, BC V3W 4J8

Issued To: Surinder P Gill  
("the Owner")

Address of Owner: 6337 - 126 Street  
Surrey, BC V3X 1V1

Issued To: Jaswinder S Pabla  
("the Owner")

Address of Owner: 7229 - 130 Street  
Surrey, BC V3W 4J8

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: 011-280-751  
East Half Lot 7 Except: Firstly; Part Subdivided By Plan 54746  
Secondly; Part Subdivided By Plan 59137  
Thirdly; Part Dedicated Road On Plan BCP 14151 Section 7  
Township 8 New Westminster District Plan 1313

17030 Friesian Drive

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal descriptions for the Land once titles have been issued, as follows:

Parcel Identifier:

---

Parcel Identifier:

---

Parcel Identifier:

---

Parcel Identifier:

---

Parcel Identifier:

---

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) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lots 1, 2, 4, 5 and 6; and
- (b) to reduce the minimum lot area requirement of the A-1 Zone from 4 hectares (10 acres) to 0.7 hectare (1.8 acres) for proposed Lot 7.

5. This development variance permit applies to only the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development

variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

LEGAL DESCRIPTION OF PROPERTY  
 EAST 1/2 LOT 7, SEC 7, TWP 8 PLAN 1313, NWD - EXCEPT:  
 FIRSTLY PART S/D BY PLAN 54746, SECONDLY PART S/D BY PLAN 59137  
 THRDLY ROAD DEDICATION ON PLAN BCP14151

# Schedule A



DVP to reduce the minimum lot widths from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lots 1, 2, 4 to 6.

DVP to reduce the minimum 4-hectare (10-acre) lot area requirement from 4 hectares (10 acres) to 0.7 hectare (1.8 acres) for proposed Lot 7.

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE REMOVED.
  4. RIGHT OF WAY TO BE DISCHARGED BY BC HYDRO, AFTER THE UNDERGROUND WIRING IS EXTENDED ALONG 57 AVENUE TO THE HOUSE AT 16990 - HWY 10

No.	Date	Revision	Dr	Ch
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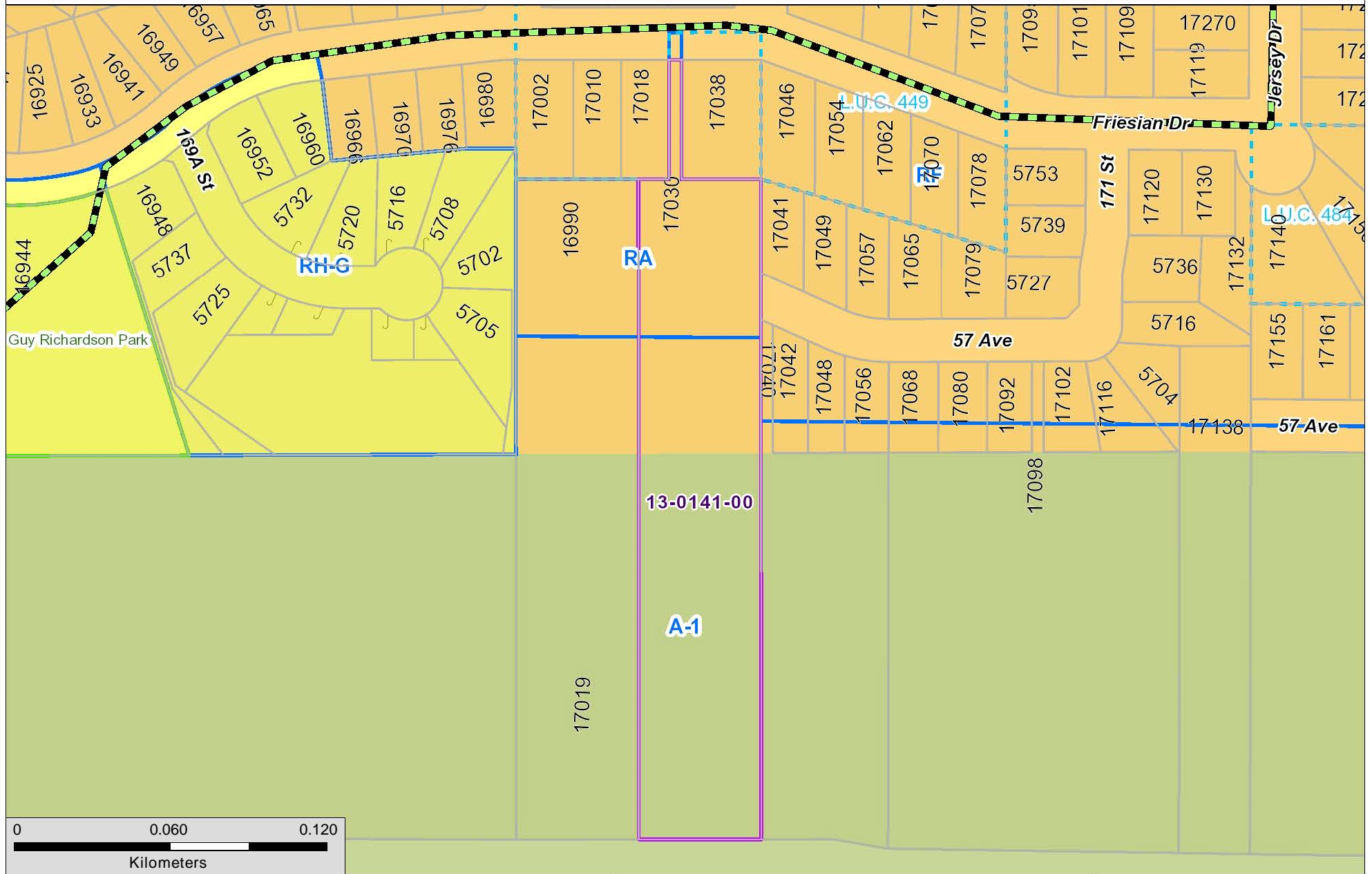
SURINDER GILL  
 6337 - 126 STREET, SURREY, BC, V3X 1V1, PH: 604-970-9155 FAX: 604-599-3946

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 17030 FRIESIAN DRIVE, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7913-0141-00	Dwg. No. D
Drawn: LC	Mun. Dwg. No.	
Designed: RJ	Job No. 13-3004	Of
P.W. P.U.	Date OCT /13	Revision 2

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destroy all prints bearing previous number



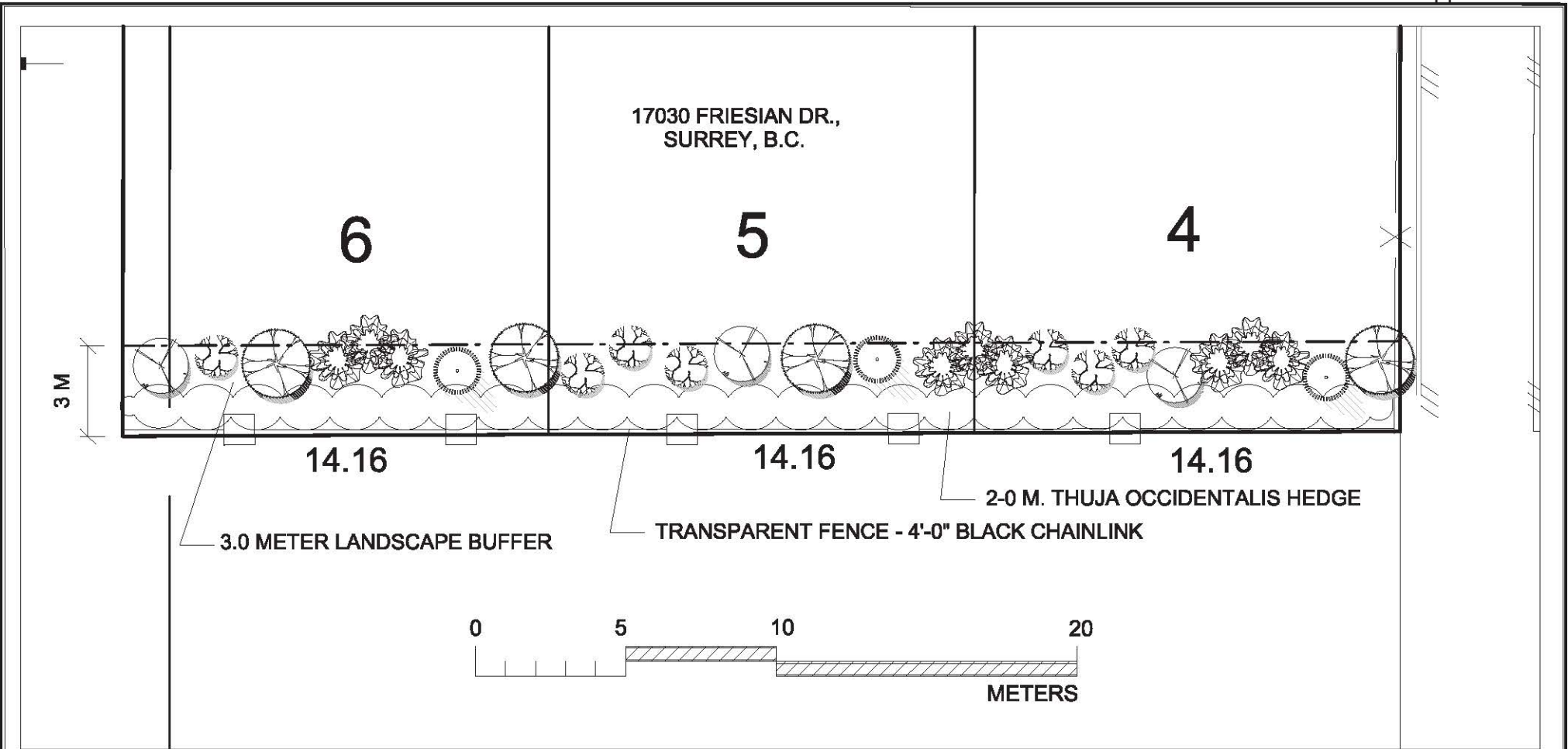
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description









Scale: 1: 2,000

Map created on: March-18-14



**LEGEND**

-  RHODODENDRON "VULCAN" (9)
-  PAPERBARK MAPLE (5 CM. DIA. MINIMUM) (7)
-  STEWARTIA (5 CM. DIA. MINIMUM) (3)
-  SERBIAN SPRUCE ( 3.0 M. HT. MINIMUM) (3)
-  KATSURA (5 CM. DIA. MINIMUM) (4)
-  TRANSPARENT CHAIN LINK FENCING (43 METERS)

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD**  
VEGETATION CONSULTANTS

#105, 8277 129 ST.  
Surrey, British Columbia  
V3W 0A8  
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Fax: (778) 583-0302  
Mobile: (804) 240-0309  
Email: mfadum@fadum.ca

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PROJECT TITLE  
**17030 FRIESIAN DR.,  
SURREY, B.C.**

SHEET TITLE  
**T3 - LANDSCAPE BUFFER**

CLIENT

DATE  
APRIL 15, 2014

DRAWN  
SQL

SCALE  
AS SHOWN

**T-3**  
SHEET 3 OF 3