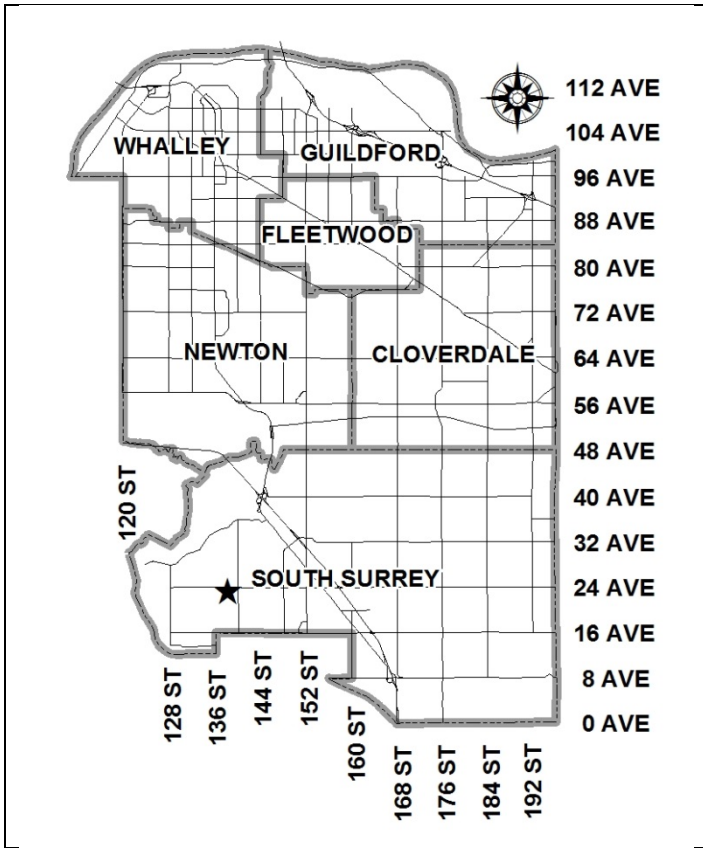


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0096-00

Planning Report Date: November 3, 2014



PROPOSAL:

- **Rezoning** from RA to RH
- **Development Variance Permit**

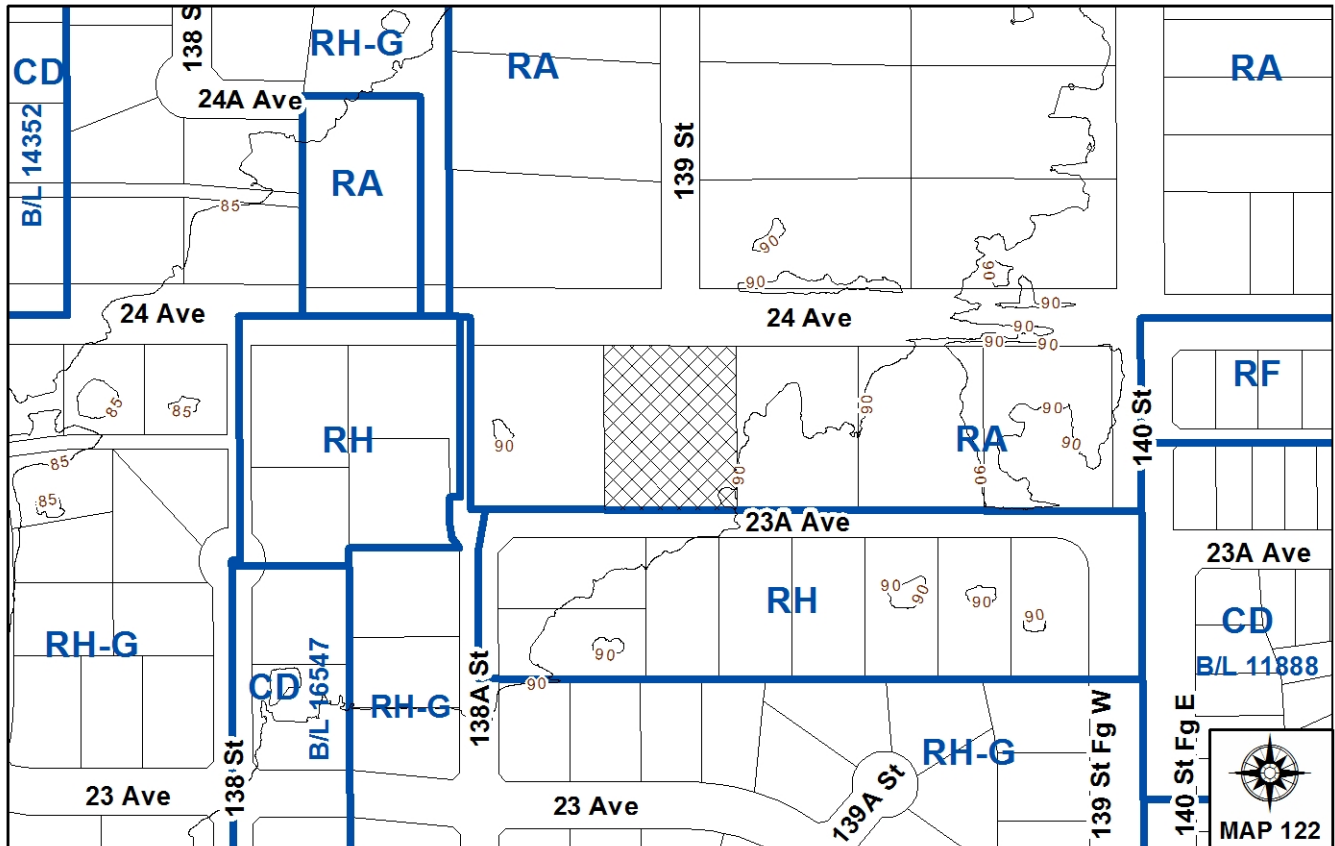
in order to allow subdivision into two (2) single family suburban lots.

LOCATION: 13924 - 24 Avenue

OWNER: William T. Lane
 Karen I. Lane

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the rear yard setback of proposed Lot 1 to permit retention of the existing dwelling.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP.
- The proposal follows the development pattern established on the adjacent property to the west, under Development Application No. 7912-0294-00, and is a pattern that could be repeated on the lands on the east with future development. Similar to the application to the west, the proposal will remove driveway access from 24 Avenue (Arterial Road), eliminate a double fronting lot while establishing a more desirable subdivision configuration, and contribute to an improved streetscape for the surrounding neighbourhood.
- The proposed variance will allow the retention of the existing dwelling with minimal impact to the adjacent properties.

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 "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0096-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RH Zone from 7.5 metres (25 feet) to 4.15 metres (14 feet).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfies the deficiency in tree replacement on the site, 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: Projected number of students from this development:
1 Elementary student at Chantrell Creek Elementary School
(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2015.

Parks, Recreation & Culture:

Parks supports the development but has some concerns about the pressure that this development will place on existing parks facilities in the neighbourhood. The applicant has agreed to make a park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 24 Avenue):	Single Family Residential	Suburban	RA
East:	Single Family Residential	Suburban	RA
South (Across 23A Avenue):	Single Family Residential	Suburban	RH
West:	Single Family Residential and proposed development (Application No. 7912-0294-00)	Suburban	RA

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is located on 24 Avenue, west of 140 Street in South Surrey. The property is designated "Suburban" in the Community Official Plan (OCP). The property is a through lot abutting 24 Avenue to the north and 23A Avenue to the south.
- The subject property is a 0.97 acre (0.39 hectares) parcel currently zoned "One-Acre Residential Zone (RA)", and 56.4 metres (185 feet) wide and 69.5 metres (228 feet) deep.
- The development of the subject property will follow the development pattern established by the property immediately to the west at 13869 - 23A Avenue. The development to the west (Development Application No. 7912-0294-00) proposes to rezone to "Comprehensive Development Zone (CD)" and subdivide to create two single family residential lots. The application has received conditional approval with Third Reading.
- The proposed CD Bylaw (based on RH-G Zone) for the adjacent property to the west is required to accommodate subdivision and to retain a new single family dwelling that was in the process of construction based on the RH-G Zone prior to the applicant making the rezoning and subdivision applications. The proposed CD By-law only makes changes to the minimum lot dimensions, and removes the requirement for open space dedication but the applicant instead proposes to provide 15% cash-in-lieu contribution.

Current Proposal

- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" to subdivide into two single family residential lots (Appendix II).
- The existing single family dwelling on the site will be retained on proposed Lot 1 with the removal of a covered patio on the south side of the dwelling. As a result, the applicant is requesting a Development Variance Permit to vary the rear yard setback of proposed Lot 1 from 7.5 metres (25 feet) to 4.15 metres (14 feet) to accommodate the existing dwelling. There are two existing sheds located on the southern portion of the subject property that will be removed prior to subdivision.
- The two proposed RH Zone lots are to follow the proposed subdivision layout established in development of the adjacent property to the west at 13869 - 23A Avenue. As 24 Avenue is an Arterial Road, no vehicle access will be permitted subsequent to subdivision. Therefore, the proposed lots will take vehicle access from 23A Avenue, with proposed Lot 1 utilizing a panhandle configuration.
- As indicated under the adjacent Development Application No. 7912-0294-00, staff believe that the proposed and future panhandle configurations create a superior layout over the existing double fronting lots on 23A and 24 Avenues, as it removes driveway access from an Arterial Road. It will also establish a more desirable subdivision configuration, and contribute to an improved streetscape for the surrounding neighbourhood.
- The applicant has provided a conceptual subdivision plan for neighbouring properties. All future lots currently fronting 24 Avenue between the subject property and 140 Street will also require panhandle access to 23A Avenue.

Building Design and Lot Grading

- The applicant retained design consultant, Tejeshwar Singh of Simplex Consultants Ltd. to conduct a character study of the surrounding homes and based on the findings, has proposed a set of Building Design Guidelines to suit development for the proposed subdivision.
- The Character Study found the majority of surrounding homes are approximately 3 to 8 years old "west coast modern" style homes that are appropriate in providing architectural context for the proposed development. The design guidelines aim to be consistent in theme, representation, and character with the identified context homes by meeting or exceeding the existing design standards. The proposed design guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading and servicing plan, submitted by CitiWest Consulting Ltd. has been reviewed by staff and found to be generally acceptable. Based on the proposed lot grading, no basements are proposed.

TREES

- Colin Rombough, 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
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
English Holly	1	0	1
Cherry	1	1	0
Coniferous Trees			
Deodar Cedar	1	0	1
Douglas Fir	1	1	0
Cypress	1	0	1
Black Pine	1	0	1
Sitka Spruce	2	2	0
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	9	4	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		11	
Contribution to the Green City Fund		\$900.00	

- The Arborist Assessment states that there are a total of nine (9) protected trees on the site, excluding Alder and Cottonwood trees. One existing tree on City property, approximately 10% of the total trees on the site, is an Alder tree and will require the permission of the Parks Department for removal since it is located in the proposed 23A Avenue road allowance. It was determined that five (5) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the subdivision layout and building footprints.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of nine (9) replacement trees on the site. Since only six (6) replacement trees can be accommodated on the site (based on an average of three [3] trees per lot), the deficit of three (3) replacement trees will require a cash-in-lieu payment of \$900, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on August 22, 2014 to 43 property owners within 100 metres (328 feet) of the subject site, as well as the Ocean Park Business Association and Ocean Park Community Association. Staff received no comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RH Zone from 7.5 metres (25 feet) to 4.15 metres (14 feet) on proposed Lot 1.

Applicant's Reasons:

- A variance is required in order to retain the existing dwelling with the removal of a covered patio on the south side of the dwelling.

Staff Comments:

- Staff supports the requested variance in order to retain the existing dwelling, which is in good condition. The variance will have minimal impact to the adjacent properties.
- A spatial separation report will be required prior to subdivision approval to confirm compliance with the B.C. Building Code with respect to unprotected openings. Proposed modifications to the openings and glazing at the rear of the house may be necessary.
- The proposed variance is only valid for the existing dwelling on proposed Lot 1. If the current dwelling is removed at a future date, the new dwelling will have to conform to the setback of the Zoning Bylaw.

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. Development Variance Permit No. 7914-0096-00

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

\\file-server1\net-data\cscd\generate\areaproduct\save\24576888031.doc
DRV 10/30/14 2:50 PM

Information for City Clerk

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

1. (a) Agent: Name: Sunny Sandher
 Citiwest Consulting Ltd.
 Address: 9030 - King George Boulevard, Unit 101
 Surrey, BC V3V 7Y3

 Tel: 604-591-2213

2. Properties involved in the Application

- (a) Civic Address: 13924 - 24 Avenue

- (b) Civic Address: 13924 - 24 Avenue
 Owner: William T. Lane
 Karen I. Lane
 PID: 001-932-560
 Lot 42 Section 16 Township 1 New Westminster District Plan 60329

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.

- (b) Proceed with Public Notification for Development Variance Permit No. 7914-0096-00 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

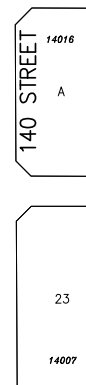
Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.97
Hectares	0.39
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	51.9m – 56.4m
Range of lot areas (square metres)	1,673m ² – 1,966m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.1 lots/ha & 2.1 lots/ac
Lots/Hectare & Lots/Acre (Net)	5.7 lots/ha & 2.3 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	20%
Estimated Road, Lane & Driveway Coverage	9.5%
Total Site Coverage	30%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES (rear yard setback)
Others	NO

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 99x9999
 ELEV. 999.999
 LEGAL DESCRIPTION OF PROPERTY
 LOT 42, SEC 16, TWP 1, NWD, PLAN 60329



5466



- 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 RETAINED, LOCATION CONFIRMED.
 3. DVP REQUIRED ON LOT 1 TO REDUCE THE REAR YARD SETBACK FROM 7.5m to 4.15m.

No.	Date	Revision	Dr	Ch

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



TOM & KAREN LANE
 13924 - 24 AVENUE, SURREY, BC, V4A 2G9, PH: 604-535-8458, FAX: 604-531-8525

PRELIMINARY LOT LAYOUT
 SITE AT 13924 - 24 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7914-0096-00	Dwg. No. A
Drawn: LC	Mun. Dwg. No.	
Designed: SS	Job No. 14-3119	Of
P.W. P.U.	Date MAR / 2014	Revision
Approved:	destroy all prints bearing previous number	

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

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

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

DATE: **October 6, 2014** PROJECT FILE: **7814-0096-00**

RE: **Engineering Requirements
Location: 13924 24 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.000 metres along 23A Avenue for the ultimate 16.5 metre wide Limited Local Road Standard.
- Provide a 0.500 metre Statutory Right-of-Way (SRW) along the frontages of 23A Avenue and 24 Avenue.

Works and Services

- Construct the north side of 23A Avenue to the local road standard.
- Extend a sanitary main along 24 Avenue for the entire frontage of the development.
- Provide water, storm, and sanitary service connections to each lot.
- Register a restrictive covenant on lot 1 to prohibit driveway access to 24 Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

The Engineering Department has no servicing concerns relative to the requested variance for front yard set back.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Tuesday, August 19, 2014
Planning

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.

A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 7914-0096-00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

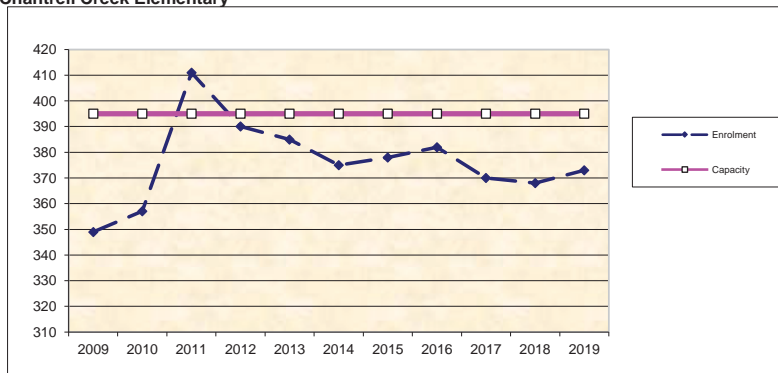
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

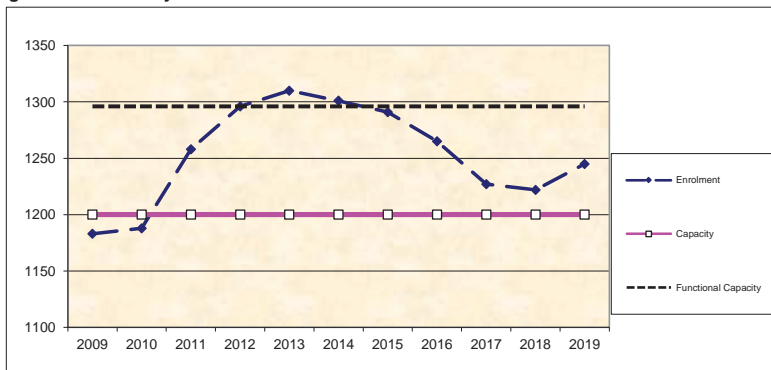
September 2013 Enrolment/School Capacity

Chantrell Creek Elementary	
Enrolment (K/1-7):	39 K + 346
Capacity (K/1-7):	20 K + 375
Elgin Park Secondary	
Enrolment (8-12):	1310
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

Chantrell Creek Elementary



Elgin Park Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7914-0096-00
 Project Location: 13924 – 24 Avenue, 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

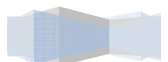
1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The Character Study and corresponding Building Design Guidelines are primarily applicable to lot #2 of the 2 lot proposed subdivision as lot #1 has an existing dwelling on it.

The area surrounding the subject property consists of a few homes built approximately 15-20 years ago which mainly front on to 24 Avenue; however, the majority of the homes are newer built anywhere from about 3-8 years ago which front on to 23A Avenue. The style of the homes in the area are "neo traditional" and "west coast modern" which range from 3000sf up to 5000 sf. The context homes taken into consideration for Lot #2 were primarily the dwellings South of 23A Avenue and between 138A Street and 139 Street.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 3-8 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles, cedar shakes, or asphalt shingles and the cladding is primarily stucco or hardi siding with stone or brick accents. These newer homes can be used as context homes.
- There are only a handful of approximately 15-20 year old "Ranchers" and 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 3 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: 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or hardi 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" taken into consideration for Lot #2 were primarily the dwellings South of 23A Avenue and between 138A Street and 139 Street. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings None.

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

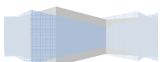
Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 6:12.

Roof Materials: Shake profile concrete roof tiles, 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 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0096-00

Address: 13924 24 Avenue

Registered Arborist: Colin Rombough

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	10
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8 	9
Replacement Trees Proposed	6
Replacement Trees in Deficit	3
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

Signature of Arborist:



Date: July 10, 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.: 7914-0096-00

Issued To: WILLIAM T. LANE
KAREN I. LANE

("the Owner")

Address of Owner: 13924 - 24 Avenue
Surrey, BC V4A 2G9

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: 001-932-560
Lot 42 Section 16 Township 1 New Westminster District Plan 60329

13924 - 24 Avenue

(the "Land")

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

Parcel Identifier:

- (b) If the civic address change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

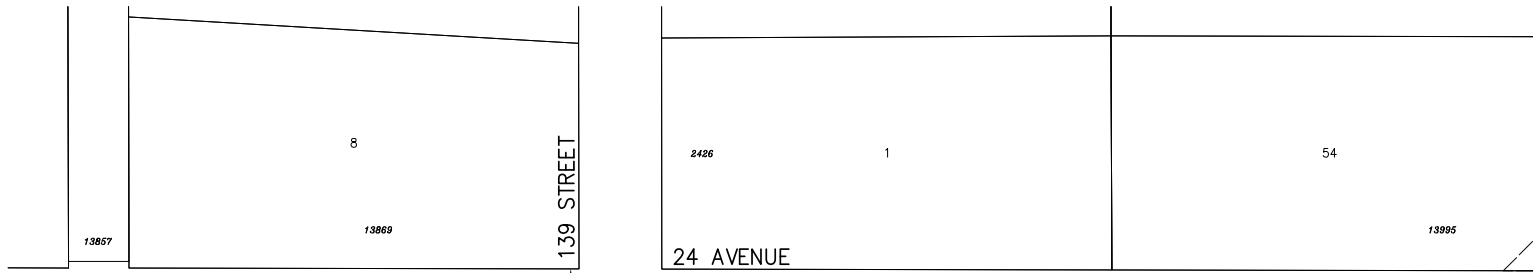
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section F, Part 14 "Half-Acre Residential Zone (RH)", the minimum rear yard setback to the principal building is varied from 7.5 metres (25 feet) to 4.15 metres (14 feet) for Lot 1.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 .

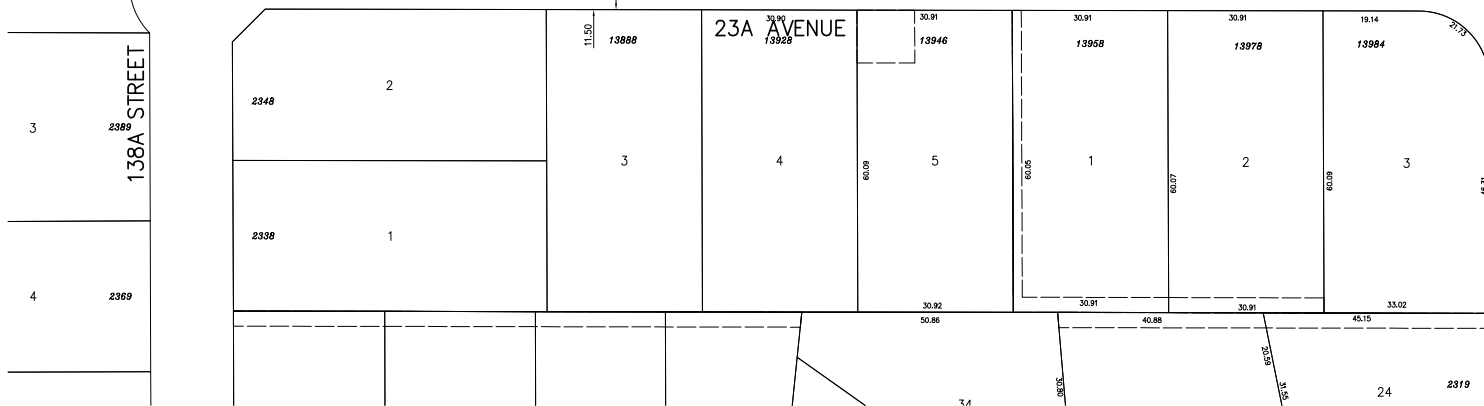
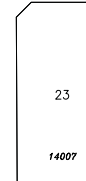
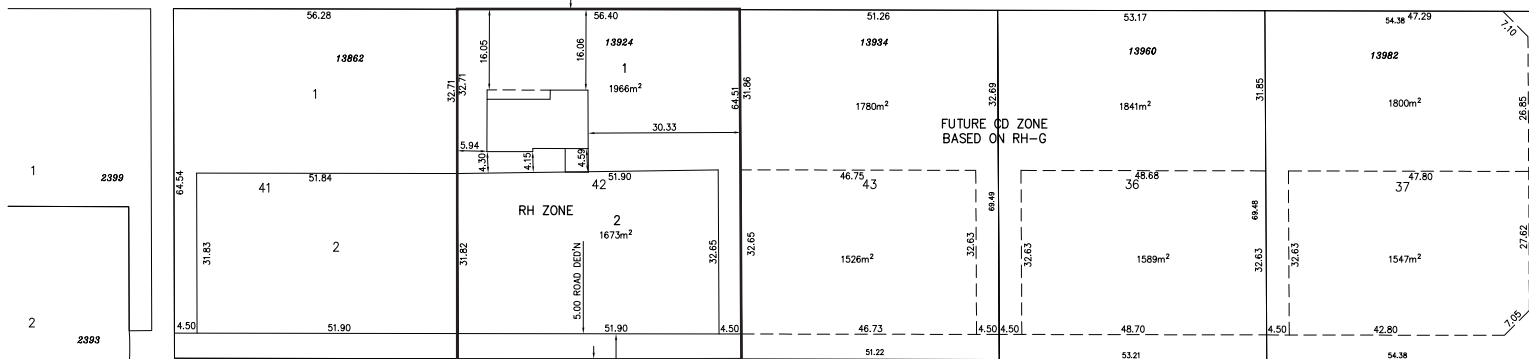
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 99x9999
 ELEV. 999.999
 LEGAL DESCRIPTION OF PROPERTY
 LOT 42, SEC 16, TWP 1, NWD, PLAN 60329



5466



- 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 RETAINED, LOCATION CONFIRMED.
 3. DVP REQUIRED ON LOT 1 TO REDUCE THE REAR YARD SETBACK FROM 7.5m to 4.15m.

No.	Date	Revision	Dr	Ch

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



TOM & KAREN LANE
 13924 - 24 AVENUE, SURREY, BC, V4A 2G9, PH: 604-535-8458, FAX: 604-531-8525
PRELIMINARY LOT LAYOUT
 SITE AT 13924 - 24 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7914-0096-00	Dwg. No. A
Drawn: LC	Mun. Dwg. No.	
Designed: SS	Job No. 14-3119	Of
P.W. P.U.	Date MAR / 2014	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.