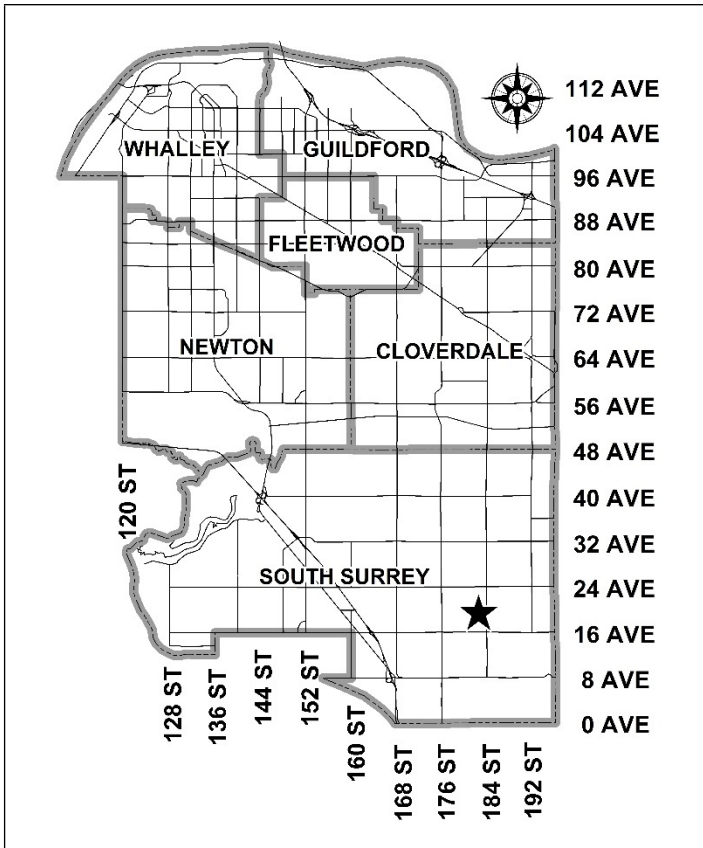


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0097-00

Planning Report Date: May 25, 2020



PROPOSAL:

- **Development Variance Permit**
- **Development Permit**

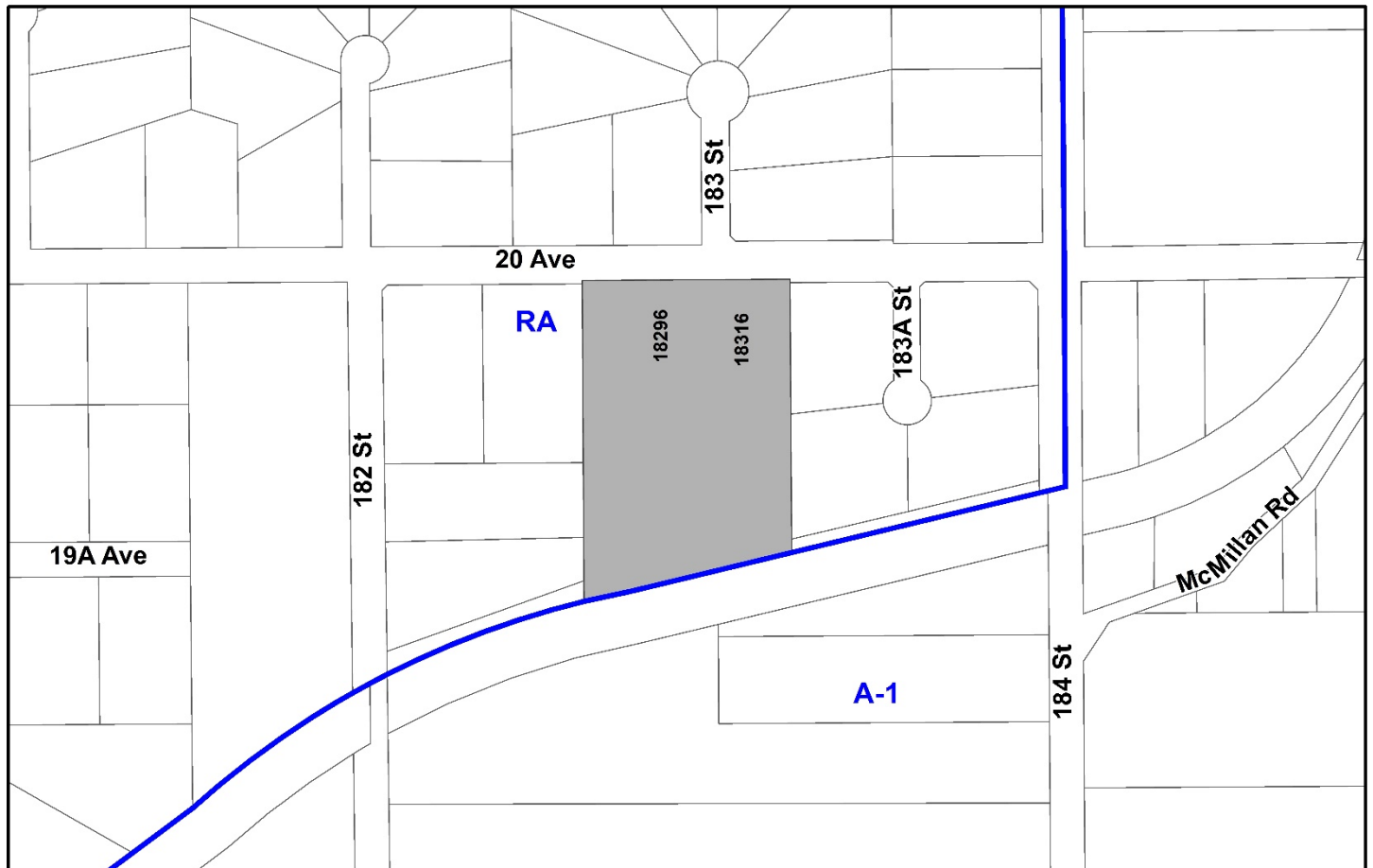
to vary the Subdivision and Development By-law to allow on-site sewage disposal systems on lots smaller than 0.81 ha (2 acres) in order to allow subdivision of the site.

LOCATION: 18316 - 20 Avenue
 (18296 - 20 Avenue)

ZONING: RA

OCP DESIGNATION: Rural

GLUP DESIGNATION: Rural



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to draft Development Permit for Farm Protection and Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the Subdivision and Development Bylaw (No. 8830), which requires a minimum lot size of 0.81 ha (2 acres) for on-site sewage disposal systems.

RATIONALE OF RECOMMENDATION

- Subject to detailed design that minimizes the impacts of on-site sewage disposal, the Engineering Department is prepared to support a variance to reduce the 0.81 hectare (2 acre) lot size requirement in the Subdivision and Development By-law No. 8830, to permit a 4-lot subdivision.
- The applicant has retained consultant MSR Solutions to provide an assessment of the impact on the groundwater and to certify that the proposed septic systems can be supported for a 4-lot subdivision.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas) and Farm Protection.
- Development Application No. 7914-0349-00 and Development Application No. 7915-0240-00 were issued Development Variance Permits in 2015 and 2016 to reduce the minimum lot size required for on-site septic systems to permit subdivision from 1 One-Acre Residential Zoned (RA) lot into 4 RA lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0097-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot size required for on-site sewage disposal systems of 0.81 hectare for proposed Lots 1-4, to no less than 0.4 hectare.
2. Council authorize staff to draft Development Permit No. 7918-0097-00 for Sensitive Ecosystems (Green Infrastructure Areas) and Farm Protection generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council instruct staff to resolve the following issue prior to final approval :
 - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) submission of a fencing security to the specifications and satisfaction of the City Landscape Architect; and
 - (e) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant land	Rural	RA
North (Across 20 Avenue):	Single family residential.	Rural	RA
East:	Single family residential.	Rural	RA
South:	Vacant land, City-owned (Douglas Greenway).	Agricultural	A-1 (ALR)
West:	Single family residential.	Rural	RA

Context & Background

- The subject site is a 2.05 hectare parcel located on the south side of 20 Avenue west of 183A Street, in the area known as "Redwood Estates". The subject site is designated "Rural" in the Official Community Plan (OCP), designated rural in the Grandview Heights General Land Use Plan (GLUP) and zoned "One-Acre Residential Zone" (RA).
- The subject property and surrounding areas have been specifically excluded from the study area associated with the Redwood Heights NCP, as per the requests of a majority of area residents. Therefore, the long term land-use of this area is intended to remain as rural.
- The properties in the Redwood Estates area are serviced with domestic city water, provided by a watermain extending down 20 Avenue. There are no sanitary utility services within the vicinity of the subject site. The closest sanitary services are at the cross-streets of 188 Street and 24 Avenue.
- The subject property lies within an area of parcels ranging in size from approximately 0.40 hectares to 2 hectares. The subject property was created in 1966. The neighboring parcels to the east and west were created under Development Application No. 7914-0349-00 and Development Application No. 7915-0240-00, respectively. Both applications were approved for Development Variance Permits to reduce the minimum lot size required for on-site sewage disposal systems to permit subdivision.
- To the immediate south of the property is a City owned Greenbelt, intended for a multi-use pathway approximately 30 metres wide.
- The subject property is subject to a Development Permit (DP) for Farming Protection and Sensitive Ecosystems (Green Infrastructure Areas) due to the subject site being within 30 metres of the Agricultural Land Reserve boundary along with a GIN corridor located on site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to subdivide the property into four (4) RA zoned lots ranging in size from 0.40 hectare to 0.49 hectare and to create a Park lot. The proposed parcels all meet the minimum width, depth and area requirements of the RA zone.
- The applicant has applied for a Development Variance Permit (DVP) to vary the minimum lot size requirements of the Subdivision and Development Bylaw (No. 8830) for on-site sewage disposal systems from 0.81 hectares to not less than 0.40 hectares.
- The applicant retained MSR Solutions to provide an assessment of the impact on the groundwater and to certify that the proposed septic systems can be supported within the confines of a 0.4 hectare parcel.

- The applicant has submitted a Geotechnical Report providing soil stability analysis in relation to the slope and its ability to accommodate development. The submitted Geotechnical Report, which has been peer reviewed, confirmed that there are no slopes on the subject site or in the surrounding areas greater than 15%. The proposal is exempt from a Hazard Lands Development Permit as the subject site is not located within 30 metres of the top of slope or 10 metres of the bottom of the slope of areas with a slope greater than or equal to 20%.
- The site is subject to a Sensitive Ecosystems (Green Infrastructure Corridor) Development Permit due to the location of a Green Infrastructure Corridor on the southeast corner of the property. The applicant has submitted an Ecosystem Development Report (EDP) detailing how the proposed development will impact the GIN corridor on the property.
- The site is subject to a Farm Protection Development Permit, given its proximity to the ALR boundary. The applicant proposes to address the Farm Protection Development Permit buffering requirements through creation of a Park Lot along the southern property line.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	The Parks Department accepts the land proposed for conveyance to satisfy the 5% requirement under the Local Government Act.
Surrey Fire Department:	No referral required.
Agricultural and Food Policy Advisory Committee (AFPAC):	At the May 5, 2020 meeting, AFPAC recommended support for Application No. 7918-0097-00 (Appendix IV).

Parkland and/or Natural Area Considerations

- The applicant proposes to dedicate a 1,131.9 square metre Park lot to the City to satisfy the 5% requirement under the Local Government Act.
- The GIN corridor located on the subject property is encapsulated within the proposed parkland dedication.
- The applicant proposes to retain all existing trees within the adjacent parkland and the area to be dedicated within the new Park lot. The applicant is required to install a continuous fence 0.25 metres from the southern property line.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy. The proposed subdivision to four (4) RA lots complies with the General Urban designation.

Official Community Plan

Land Use Designation

- The subject site is designated Rural in the OCP. The proposal to subdivide the existing parcel into 4 RA zoned properties complies within the Rural designation in the OCP.

Secondary Plans

Land Use Designation

- The subject site is designated Rural in the Grandview Heights General Land Use Plan (GLUP). The proposal to subdivide the existing parcel into 4 RA zoned properties complies within the Rural designation in the GLUP.

Zoning Bylaw

- The applicant proposed to subdivide the subject property from 1 RA lot into 4 RA lots. The 4 new lots proposed comply with the RA zone.

Subdivision and Development Bylaw

- The applicant is requesting the following variances:
 - to reduce the minimum lot size required for on-site sewage disposal systems of 0.81 hectare for proposed Lots 1-4, to no less than 0.4 hectare.
- There are many other 0.4 hectare (one-acre) parcels within the vicinity of the subject site that utilize similar onsite septic field sewage disposal systems.
- The applicant retained MSR Solutions to provide an assessment of the impact on the groundwater posed by additional onsite septic systems created by the proposed development density
- The MSR Solutions report states that concerns related to nitrate loading, and fecal coliforms can be addressed on 0.4 hectare (1 acre) properties, with conventional septic tanks and disposal fields as the lowest maintenance method. The report also identified enhanced treatment technologies, such as constructed wetland systems or recirculating sand filters, and states that these technologies are capable of reducing the nitrogen by approximately 50% and fecal coliforms by approximately 95%. The report states that these enhanced treatment technologies will fully mitigate any concerns and that the additional density proposed will result in no net increase in Nitrogen and will result in fecal coliform reduction.

- The MSR Solutions report states that there is sufficient area to provide a septic disposal field and 100% reserve, to accommodate a 4-5 bedroom home with 6-9 occupants. It is proposed that each home would be provided with secondary treatment and ground discharge in accordance with the report recommendations.
- The MSR Solutions report states that the nearby agricultural activities have a higher potential of environmental impact on the groundwater and nearby Twin Creek in comparison to the residential onsite septic systems. The report concludes that the proposed higher density development will not result in a negative impact to the receiving environment.
- Due to the context and limited future subdivision potential in the area, the variance would allow the subject site to further develop to a proposed lot size consistent with the surrounding rural neighborhood.
- Staff support the requested variance to proceed for consideration.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located on the southeast corner of the subject property. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Redwood BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 metres.
- The development proposal conserves 1,131.9 square metres of the subject site through Parkland Dedication which is 5.5% of the total gross area of subject site. This method of GIN retention will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location, consistent with the guidelines contained in the BCS.
- The applicant is proposing to install fencing along the south property line adjacent to the Park Lot. Fencing security in the amount of \$13,536.00 will be required to be submitted to the City prior to Development Permit issuance.
- An Ecosystem Development Plan, prepared by Tracy Anderson, *R.P. Bio.*, of Envirowest Consultants Inc. and dated April 9, 2020 was reviewed by staff and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- On May 5, 2020, the project was reviewed by the Agriculture and Food Policy Advisory Committee (AFPAC), who supported the Farm Protection Development Permit component of this application.
- The Farming Protection Development Permit guidelines for single family uses are outlined below (*with staff comments in italics*):

- The minimum building setback for the ALR boundary is 30 metres.

(The ALR boundary is located to the south of the subject property on the other side of an existing 31.5 metre wide City Greenbelt. Due to the existing City Greenbelt and proposed parkland dedication, the future single family dwellings on proposed lots 3 and 4 will exceed the minimum setback from the ALR by at least an additional 15 metres.)

- Provide a minimum of 4.5 metres of rear yard space between the landscaped buffer and the rear face of a single family dwelling.

(Proposed Lots 3 and 4 will be setback at a minimum of 4.5 metres from the south property line due to the minimum side yard setback requirement of 4.5 metres under the RA zone. The future building envelope areas shown on the proposed plans indicate a setback of 6 metres which exceeds the 5 metre minimum setback from the vegetated buffer.)

- The minimum vegetated buffer width is 20 metres when single family is abutting parkland.

(With the existing 31.5 metre wide greenway between the subject property and the ALR, this requirement is already achieved. The applicant is proposing to dedicate an additional 7.3-11.9 metre wide segment spanning the south property line which will increase the Parkland Buffer to a width of 40 to 45 metres.)

- Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

(The arborist report submitted by the applicant proposes to retain all trees within the existing City Greenbelt and the area within and adjacent to the proposed parkland dedication on the subject property. The Parks Department has stated that they do not require additional plantings within the Park Lot to be conveyed to the City through this application.)

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

A Section 219 Restrictive Covenant will be registered on the property, which will include language to inform any future purchasers that farm operations take place in the area and that normal farm practices may impact their property.

PUBLIC ENGAGEMENT

- In accordance with Council Policy, a Development Proposal sign was erected on the property on June 27, 2018. Staff did not receive any responses from the public notification.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment dated March 17, 2020 for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Catalpa, Western	1	0	1
Cherry	1	1	0
Ginkgo	1	1	0
Hawthorn, Common	2	2	0
Pear	2	2	0
Walnut, English	3	3	0
Willow, Weeping	1	1	0
Coniferous Trees			
Cedar, Western Red	2	0	2
False Cypress	1	1	0
Fir, Grand	1	0	1
Redwood, Dawn	1	1	0
Spruce, Sitka	1	0	1
Total (excluding Alder and Cottonwood Trees)	17	12	5
Additional Trees in the proposed Open Space / Natural Areas	29	0	29
Total Trees Proposed for Retention		5	

- The Arborist Assessment states that there are a total of 17 mature trees on the site, and no excluding Alder and Cottonwood trees. The applicant proposes to retain 5 trees on site. Table 1 includes an additional 29 protected trees that are located within the proposed open space/park lot. The trees within the proposed open space/park lot will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department. The project arborist has proposed retention of all these 29 additional protected trees.

For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of 24 replacement trees on the site based on the 12 trees proposed for removal. Trees and Landscaping staff have confirmed that a minimum of 5 replacement trees per lot can be accommodated on site. The applicant has confirmed in writing that a Replacement Tree Plan will be submitted indicating at minimum 5 replacement trees per lot. If only 20 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the deficit of 4 replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of 5 trees are proposed to be retained on the site with an additional 29 trees proposed for retention within proposed open space/natural areas. The applicant has confirmed in writing that they intend to propose at minimum 5 replacement trees per lot.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	Tree Preservation Summary
Appendix IV.	Draft Agricultural and Food Security Advisory Committee Minutes
Appendix V.	Development Variance Permit No. 7918-0097-00

approved by Shawn Low









Jean Lamontagne
General Manager
Planning and Development

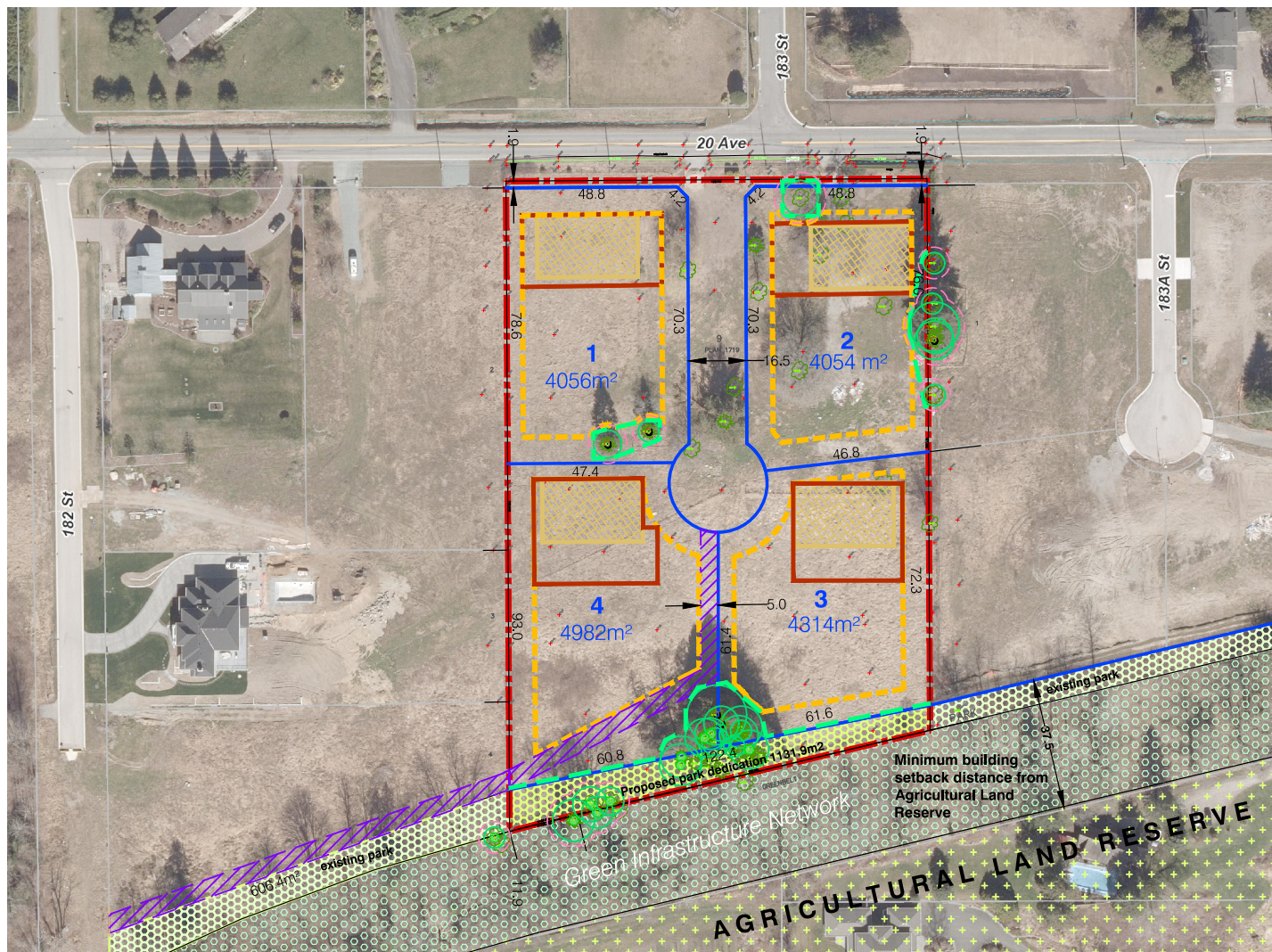
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Appendix I

Jarnail Purewall
 Single Family Subdivision
 18296 & 18316 20th Avenue, Surrey, BC

SUBDIVISION CONCEPT

-  Proposed Drainage
-  Statutory-Right-of-Way
-  Park dedication proposed = 1131.9m² (5.5% of gross site area)
-  1.5m wide No Excavation Zone Tree
-  Protection Fencing (as per Fadum & Assoc. Arborist Report, March 2020)
-  Building Envelope
-  20% site coverage - maximum allowed (illustrative only)
-  Assumed 929m² house (10,000 ft²) Main floor - 516m²; 2nd floor - 413m² (illustrative only)



LEGAL DESCRIPTION

LOT 9 SECTION 17 TOWNSHIP 7
 PLAN 1719 NWD

PID: 012-325-783

GROSS SITE AREA

2.1 hectares / 5.1 acres

NET SITE AREA

(excludes road + park dedication)

1.7 hectares / 4.3 acres

EXISTING DESIGNATIONS

OCP: Rural
 NCP: N/A
 Zoning: RA

PROPOSED DESIGNATIONS

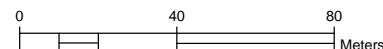
OCP: Rural
 NCP: N/A
 Zoning: RA

LOT YIELD

Existing: 1 lots
 Proposed: 4 lots

DENSITY

Gross: 1.9 uph / 0.8 upa
 Net: 2.4 uph / 0.9 upa



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Project 17-471
 23 March 2020

Drawing
1

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: May 15, 2020 **PROJECT FILE: 7818-0097-00**

**RE: Engineering Requirements
Location: 18316 20 Avenue**

SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m on 20 Avenue;
- Dedicate 16.5 m for 183 Street with 3m x 3m corner cut at intersection with 20 Avenue;
- Register 0.5 m wide SRW along all frontage roads, if required; and
- Register min 5.0m wide onsite and offsite Statutory Right of Ways for storm sewers.

Works and Services

- Construct south side of 20 Avenue to a modified Collector Road standard;
- Construct 183 Street to Local Road standard;
- Confirm downstream storm drainage system to ensure adequate capacity to service the proposed development; update the system if required;
- Construct storm drainage system to service the proposed development;
- Provide storm water mitigation measures for the increase in post-development flow;
- Construct new 100mm water main on 183 Street; and
- Provide alternate sewage disposal system following the requirements for land development applications seeking to subdivide lands that would result in lot(s) with a net area less than 0.81 hectares (2 acres), as detailed in the Engineering Review.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit except the ones listed above.



Tommy Buchmann, P.Eng.
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 18-0097-00

Address: 18296 & 18316 - 20 Avenue

Registered Arborist: Jeff Ross #PN-7991A

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)	17
Protected Trees to be Removed	12
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 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = 24 	24
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	29

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
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 0 X two (2) = 0 	1
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: March 17, 2020



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



C. NEW BUSINESS

1. Development Proposal 7918-0097-00

William Siegner, Planning Technician

File: 7918-0097-00

The proposal is for a subdivision, Development Variance Permit (DVP), and Development Permit for farm protection, sensitive ecosystems (green infrastructure) and hazard lands (steep slopes) to permit the creation of 4 one-acre residential (RA) zoned lots abutting the Agricultural Land Reserve (ALR).

- A Section 219 Restrictive Covenant is proposed to be registered on the property, which will include language to inform any future purchasers that farm operations take place in the area and that normal farm practices produce noise, odour, and dust that may impact their property.

It was noted that the proposal is consistent with the neighbouring property.

It was

Moved by S. VanKeulen

Seconded by R. Brar

That the Agriculture and Food Policy

Advisory Committee recommend to the General Manager of Planning and Development to support Development Proposal 7918-0097-00.

Carried

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0097-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(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: 012-325-783
Lot 9 Section 17 Township 7 New Westminster District Plan 1719
18316 - 20 Avenue

(the "Land")

3. 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:

If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) Section 24 (a) 5. is varied to allow a reduction in the minimum lot size required for on-site sewage disposal systems from 0.81 hectare (2 acres) to no less than 0.4 hectare (1 acres).
5. This development variance permit applies to only the 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. 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 – Doug McCallum

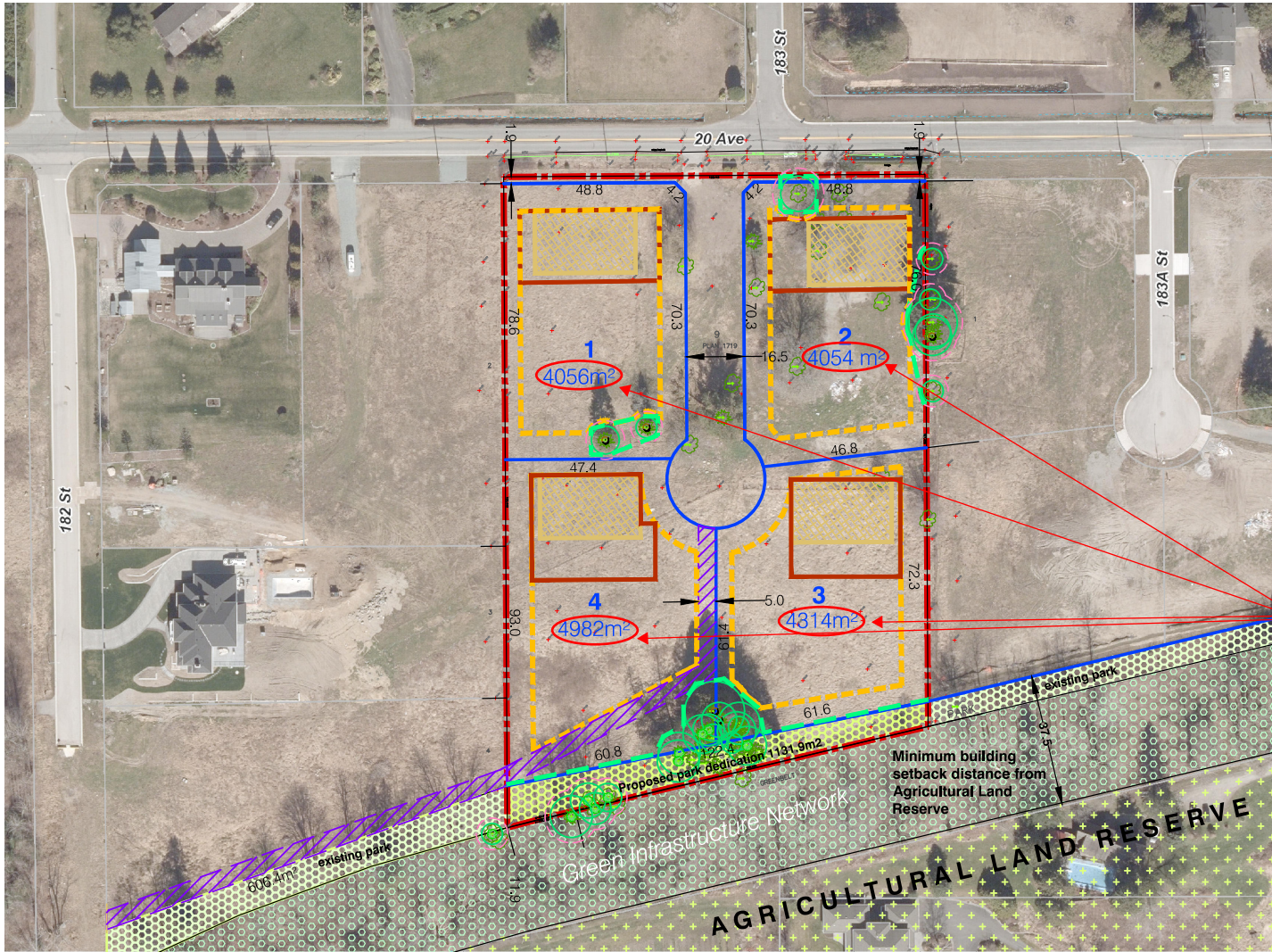
City Clerk – Jennifer Ficocelli

Jarnail Purewall
 Single Family Subdivision
 18296 & 18316 20th Avenue, Surrey, BC

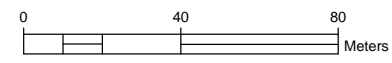
SUBDIVISION CONCEPT

-  Proposed Drainage
-  Statutory-Right-of-Way
-  Park dedication proposed = 1131.9m² (5.5% of gross site area)
-  1.5m wide No Excavation Zone Tree Protection Fencing (as per Fadum & Assoc. Arborist Report, March 2020)
-  Building Envelope
-  20% site coverage - maximum allowed (illustrative only)
-  Assumed 929m² house (10,000 ft²) Main floor - 516m²; 2nd floor - 413m² (illustrative only)

Development Variance to the Subdivision and Development Bylaw to reduce the minimum lot size required for on-site sewage disposal systems of 0.81 hectare for proposed Lots 1-4, to no less than 0.4 hectare.



LEGAL DESCRIPTION LOT 9 SECTION 17 TOWNSHIP 7 PLAN 1719 NWD PID: 012-325-783	GROSS SITE AREA 2.1 hectares / 5.1 acres NET SITE AREA (excludes road + park dedication) 1.7 hectares / 4.3 acres	EXISTING DESIGNATIONS OCP: Rural NCP: N/A Zoning: RA PROPOSED DESIGNATIONS OCP: Rural NCP: N/A Zoning: RA	LOT YIELD Existing: 1 lots Proposed: 4 lots DENSITY Gross: 1.9 uph / 0.8 upa Net: 2.4 uph / 0.9 upa
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APLIN MARTIN
 Project 17-471
 23 March 2020

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