

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0061-00

Planning Report Date: December 7, 2020

PROPOSAL:

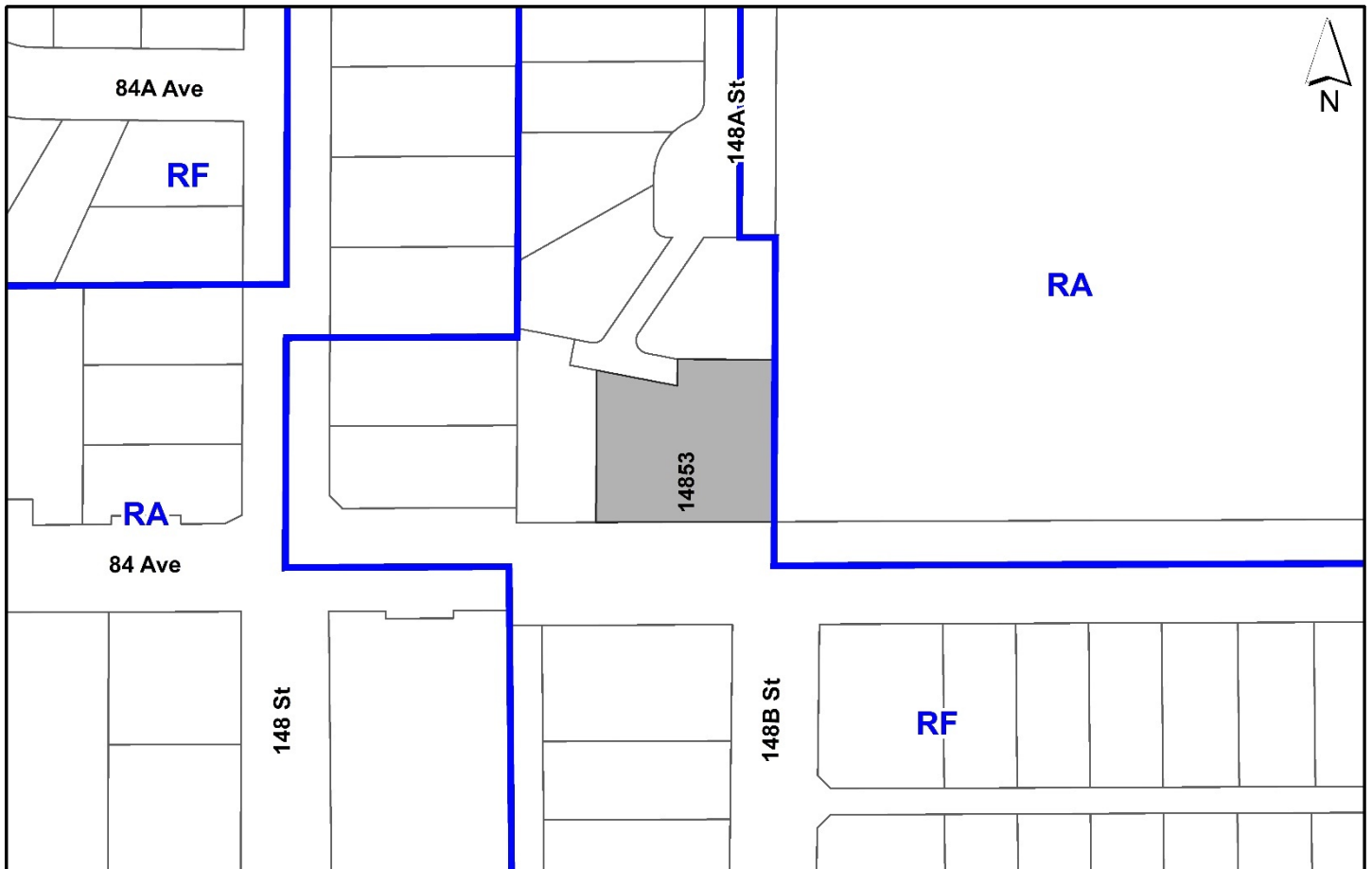
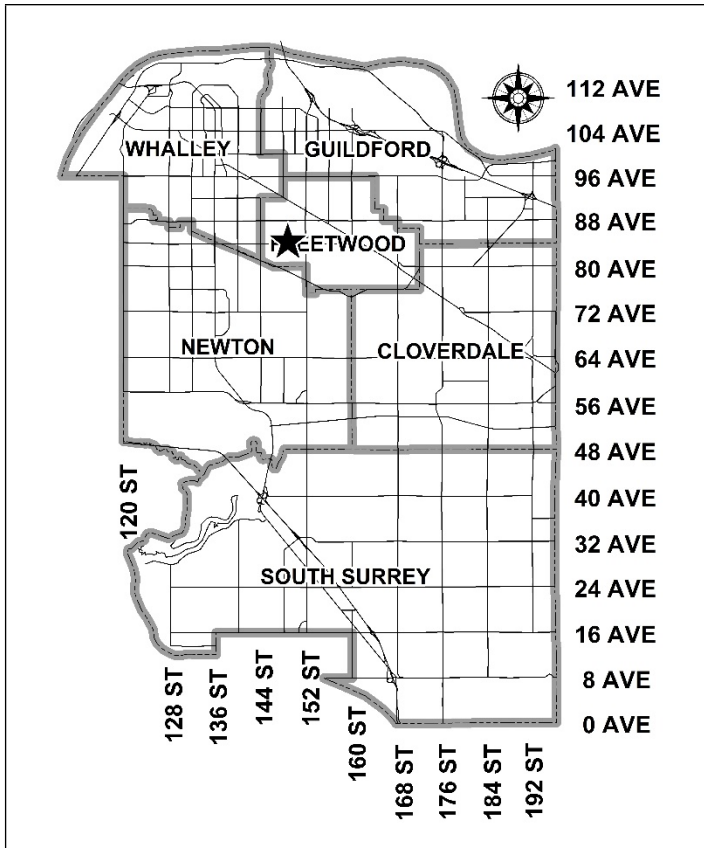
- **Development Variance Permit**

to reduce the lot depth requirements of the RF Zone to permit subdivision into 2 lots.

LOCATION: 14853 - 84 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the lot depth requirements of the RF Zone from 28.0 m to 26.3 m for proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- Approval of the proposed variance will enable subdivision into 2 (two) lots. The existing dwelling at 14853 – 84 Avenue will be retained in its existing location (proposed Lot 2). The existing carport will be demolished, and a new single-family dwelling constructed on proposed Lot 1.
- A rezoning is not required. Both proposed lots meet the minimum lot area and width requirements of the RF Zone, with a permissible 10% lot area reduction on proposed Lot 1.
- The Design Consultant has submitted a Limiting Distance Report, to confirm the existing single family dwelling at 14853 – 84 Avenue is compliant with the limiting distance criteria of the Building Code and can be retained in its existing location, on proposed Lot 2.
- The Design Consultant has also submitted a Building Location Certificate to confirm that the existing dwelling on proposed Lot 2, which will remain in its existing location following subdivision, complies with the maximum permitted Floor Area Ratio (FAR) of the RF Zone.
- The Design Consultant has submitted a Parking Study which demonstrates three (3) off-street parking spaces can be accommodated on both proposed lots, in compliance with Part 5 of Surrey Zoning By-law.
- The proposed subdivision from 1 to 2 lots meets the 'Sensitive infill' policies of the OCP, which encourage infill development that is compatible with existing neighbourhood. The proposed development provides for large single-family residential lots, which is in keeping with the local context and respects the urban character of the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0061-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28.0 metres to 26.3 metres for proposed Lot 1;
2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
 - (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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (e) demolition of existing buildings and structures on proposed Lot 1, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single-family residential	Urban	RF
North:	Single-family residential	Urban	RF
East:	Maple Green Elementary School	Urban	RA
South (Across 84 Avenue):	Single-family residential	Urban	RF
West:	Single-family residential	Urban	RF

Context & Background

- The subject property is 1,456 square metres (.36 ac) in size and located east of the intersection of 148 Street and 84 Avenue in Fleetwood. The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential (RF) Zone. There is an existing two-storey single family dwelling on the subject site, as well as a two-car carport.
- The subject lot is the last oversized single-family residential lot within the subdivision, with the adjacent existing land uses consisting of RF-zoned single-family lots containing two-storey homes.
- Access to the subject lot is currently provided via a lane to the north, off of the 148A Street cul-de-sac.
- There is an existing 3-metre-wide sanitary right-of-way (ROW) along the west property line of the subject lot.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit for proposed Lot 1, to permit a reduced lot depth from 28 metres to 26.3 metres.
- Following DVP issuance, a subdivision from one (1) to two (2) lots is proposed, under the site’s existing RF zoning.
- The existing dwelling at 14853 – 84 Avenue will remain in its existing location (proposed Lot 2). The existing carport on proposed Lot 1 will be demolished, and a new RF single-family home constructed. Both dwellings will be accessed from the existing lane from the 148A Street cul-de-sac to the north.
- The existing sanitary main ROW along the west property line of proposed Lot 1 will remain and be widened an additional 1.5 metres (as per Engineering requirements, Appendix II), for an ultimate width of 4.5 metres.
- Details of the proposed subdivision are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	1,456 sq. m
Road Dedication:	
Undevelopable Area:	N/A
Net Site Area:	

	Proposed
Number of Lots:	2
Unit Density:	14.2 uph (5.5 upa)
Range of Lot Sizes	521 m ² – 725 m ²
Range of Lot Widths	18.4 m – 22.4 m
Range of Lot Depths	26.3 m* – 37.3 m

* variance requested

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has provided the following projections for the number of students from this development:

- 1 Elementary student at Maple Green Elementary School
- 1 Secondary student at Enver Creek Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 2022.

Transportation Considerations

- As part of the subsequent subdivision application, the applicant will be required to complete the following road dedications and construction:
 - Dedicate 4.9 metres towards 84 Avenue to achieve the ultimate 15 metres from road centerline.
- Proposed Lots 1 and 2 will be oriented towards 84 Avenue, with vehicle access provided via the rear lane.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated 'Urban' in the Official Community Plan (OCP). The proposal complies with this designation.

Themes/Policies

- The proposal complies with Policy A3.1 of the OCP, which recommends gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to town centres.
- The proposal complies with Policy A3.5 of the OCP, which states that infill development is to be appropriate in scale and density to its neighbourhood context, and [which] uses compatible design to reinforce neighbourhood character.

Lot Depth Variance

- The applicant is requesting the following variance:
 - to reduce the minimum lot depth of the RF Zone from 28.0 metres to 26.3 metres for proposed Lot 1.
- A reduced lot depth is requested for proposed Lot 1, which will have a lot depth less than the minimum permitted in the RF Zone subsequent to the dedication of the portion of 84 Avenue fronting the site.
- The variance will also permit retention of the existing rear lane, which will provide access to both proposed lots.
- Both proposed lots meet the lot area and lot width requirements of the RF Zone, with a permissible 10% lot area reduction on Proposed Lot 1.
- Staff support the requested variances to proceed to Public Notification.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV) for the new dwelling on proposed Lot 1.
- Styles recommended for proposed Lot 1 include a 'traditional west coast' or 'neo-traditional' style home.

- The Design Consultant has submitted a Limiting Distance Report, to confirm the existing dwelling on proposed Lot 2 is compliant with the limiting distance criteria of the Building Code and can be retained in its existing location.
- The Design Consultant has submitted a Building Location Certificate (Appendix V) to confirm that the existing dwelling on proposed Lot 2, which will remain in its existing location following subdivision, complies with the maximum permitted Floor Area Ratio (FAR) of the RF Zone.
- The Design Consultant has submitted a Parking Study (Appendix V) which demonstrates three (3) off-street parking spaces can be accommodated on both proposed lots, in compliance with Part 5 of Surrey Zoning By-law.
- A preliminary lot grading plan, submitted by Westridge Engineering & Consulting Ltd., and dated November 13, 2020 has been reviewed by staff and found to be generally acceptable. The applicant does propose an in-ground basement for proposed Lot 1. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

TREES

- Tim Vandenberg, 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	0	1
Coniferous Trees			
Deodar Cedar	1	0	1
Emerald Cedar	4	1	3
Western Red Cedar	7	0	7
Total (excluding Alder and Cottonwood Trees)	13	1	12
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		12	
Contribution to the Green City Program		\$800	

- The Arborist Assessment states that there is a total of 13 mature trees on the site. There are no Alder and Cottonwood trees on site. It was determined that 12 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 Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 2 replacement trees on the site. Since no replacement trees are proposed on the site, the deficit of 2 replacement trees will require a cash-in-lieu payment of \$800 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 12 trees are proposed to be retained on the site with a contribution of \$800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Building Location Certificate, Parking Study
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7920-0061-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SC/cm

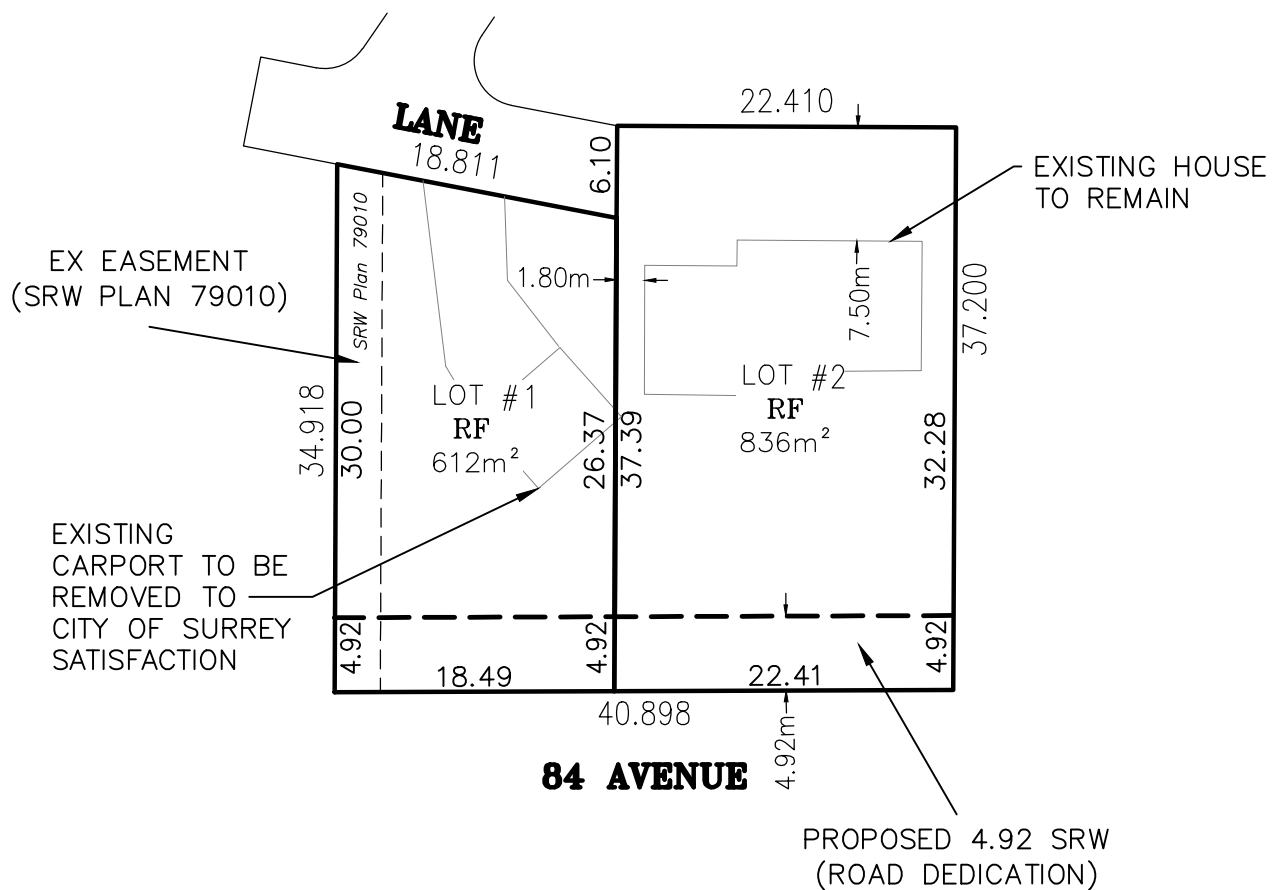
PROPOSED 2 LOT SUBDIVISION LAYOUT

EXIST. ZONE: RF

PROP. ZONE: RF

CIVIC ADDRESS: 14853 - 84 AVENUE, SURREY, B.C.

LEGAL: LOT 19 SECTION 27 TOWNSHIP 2 NWD PLAN 79629



Westridge Engineering & Consulting Ltd.
 SUITE 215, 12992 - 76 Avenue, Surrey, BC V3W 2V6
 TEL: (604) 789 - 9520, FAX: (778) 564 - 6507
 info@westridgeengineering.ca

PRELIMINARY LAYOUT PLAN
FOR PLANNING PURPOSES ONLY

WEL-2019-C1053

DATE: 14 JAN 2020

SCALE: 1:500



INTER-OFFICE MEMO

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

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

DATE: **November 13, 2020** PROJECT FILE: **7820-0061-00**

RE: **Engineering Requirements
Location: 14853 84 Avenue**

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

- Dedicate 4.942 m towards 84 Avenue to achieve ultimate 15.0 m from road centreline.
- Register 0.5 m wide statutory right-of-way (SRW) along 84 Avenue.
- Register 1.5 m wide SRW adjacent for maintenance of the existing 300 mm sanitary main.

Works and Services

- Regrade the property line along 84 Avenue as required.
- Ensure existing lane meets current City standards.
- Provide water, storm and sanitary service connections to each lot.
- Provide on-site stormwater mitigation features on each lot.

A Servicing Agreement is required prior to Subdivision. A processing fee of \$3,780.00 (GST included) is required.

DEVELOPMENT VARIANCE PERMIT

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

Tommy Buchmann, P.Eng.
Development Services Manager

DJS



Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0061 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2020 Enrolment/School Capacity

Maple Green Elementary	
Enrolment (K/1-7):	44 K + 364
Operating Capacity (K/1-7)	38 K + 466
Enver Creek Secondary	
Enrolment (8-12):	1452
Capacity (8-12):	1400

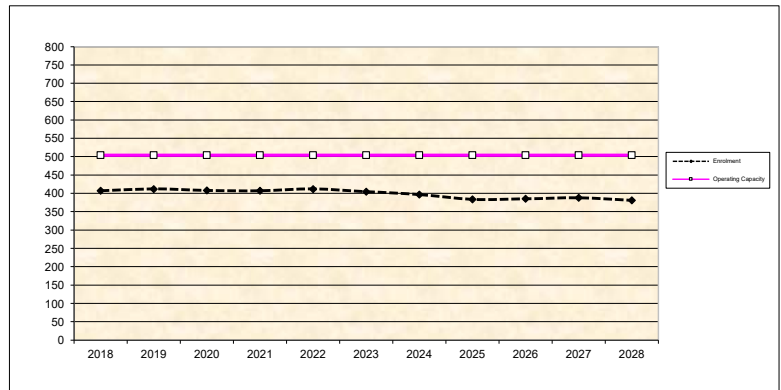
School Enrolment Projections and Planning Update:

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

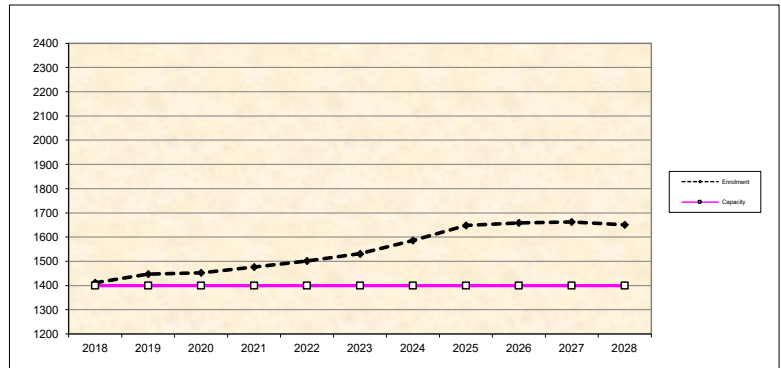
Maple Green Elementary serves maturing neighbourhoods. The 10-year projections indicate that the enrolment will remain in a seat surplus position. Though no strong growth trend is expected, enrolment does remain flat which is understood to mean the growth and decline are balanced in the catchment. There are no current plans to expand this school.

Enver Creek is operating over capacity. The 10-year projections show a growth trend. Modeled on future development along the east side of King George Boulevard and the SkyTrain extension along Fraser Highway. There are no current plans to expand this school; but the facility will be monitored over the next several years to oversee any changes to the rate of growth.

Maple Green Elementary



Enver Creek Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7920-0061-00
 Project Location: 14853 84 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 area surrounding the subject property consists of majority of homes that are relatively newer and one that is currently under construction. There are a handful of older homes that are approximately 20-25 years old. There is a Secondary School directly to the east of the proposal and Maple Park east of the school. The homes that would be used as context homes are "traditional west coast" and "neo-traditional" which range from 3000sf up to 3500 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style two-family homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 9:12. Roof surfaces are asphalt shingles and concrete tiles along with stucco as the cladding with stone or brick accents.

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 "neo-traditional".
- 2) All context homes are 2-3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 5) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.



6) Roof pitch is a minimum 4:12 for the newer context homes.

Dwelling Types/Locations: 2 storey or 3 storey split level homes.

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 and 3 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 Basement entry homes not permitted.

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 4:12.



- 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: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" 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: March 3, 2020

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

Date: March 3, 2020



B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE AND F.A.R.
 CALCULATION ON LOT A, SECTION 27, TOWNSHIP 2,
 NEW WESTMINSTER DISTRICT, PLAN 79629

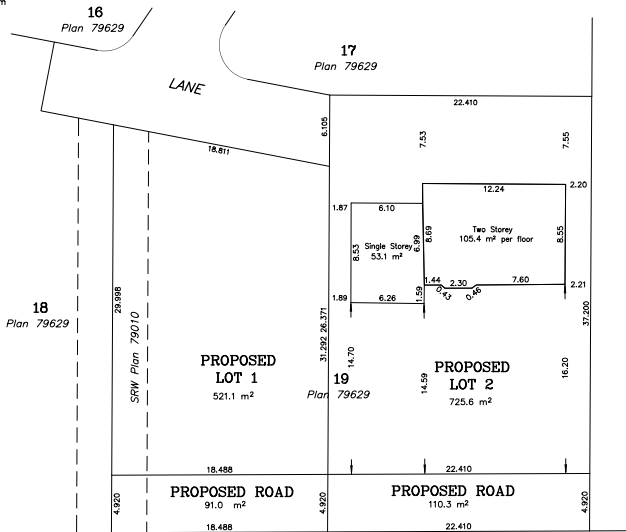
Appendix V



SCALE - 1 : 250
 All distances are in metres

G.M.C. ADDRESS:

14953 - 84th Avenue
 Surrey, B.C.



F.A.R. CALCULATION FOR PROPOSED LOT 2

Main Floor Area = 105.4 m² (original dwelling)
 Upper Floor Area = 105.4 m²
 Single storey Area = 53.1 m² (former garage)
 Total Floor Area = 263.9 m²

Lot Area = 725.6 m²
 Lot Coverage Allowed = 0.4 x 725.6 m² (RF)
 = 290.2 m²

2
 Plan 8375

Notes:

Measurements shown are to the exterior of the house.

Property boundary dimensions shown hereon, are derived from field survey.

This document shows the relative location of surveyed structures with respect to the boundaries of the parcel described above.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third part as a result of any decisions made, or actions taken based on this document.

Certified correct this 1st day of September, 2020.

Kenneth W. Schuurman, B.C.L.S. (800)

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234 - 18525-53rd Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777
 File: 7127-FAR

84th AVENUE

This plan lies within the Metro Vancouver Regional District

Parking Study - DRAFT



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 14853 - 84 Avenue, Surrey, BC

Registered Arborist: Tim Vandenberg

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)	13
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	12
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 1 X two (2) = 2 	2
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
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	0
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 	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

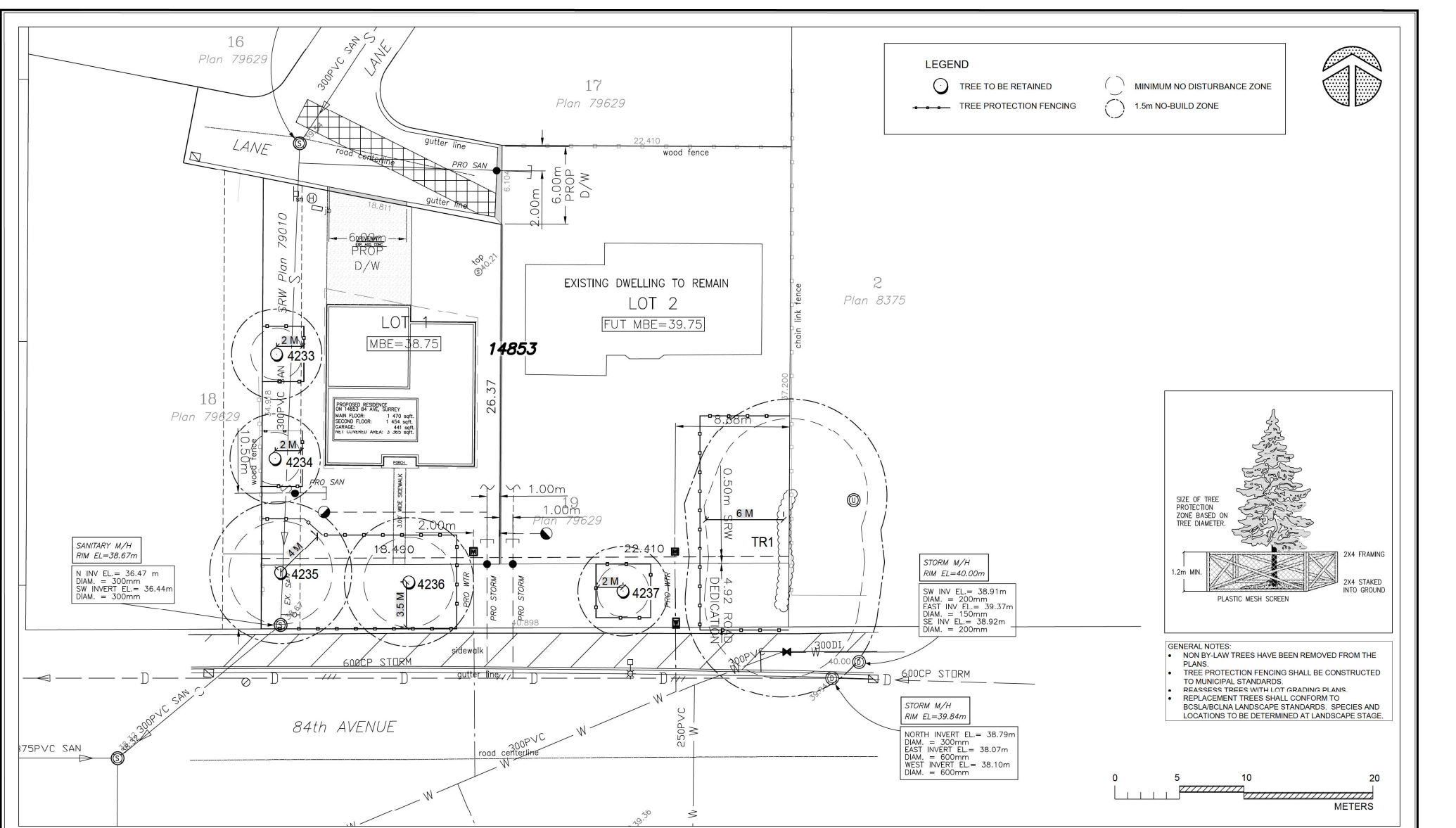
Signature of Arborist:

Date: August 4, 2020



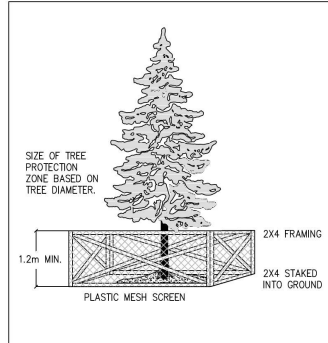
Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



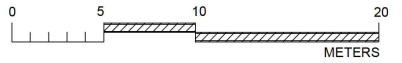


LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE



- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BOS/AB/CLNA 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 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
 14853 - 84 AVENUE
 SURREY, B.C.

SHEET TITLE
 T2 - TREE PROTECTION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JULY 24, 2020

T-2
 SHEET 2 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0061-00

Issued To:

(the "Owner")

Address of 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: 012-427-594
 Lot 19 Section 27 Township 2 New Westminster District Plan 79629
 14853 - 84 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 title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) 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 depth of the RF Zone from 28.0 metres to 26.3 metres for proposed Lot 1.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE AND F.A.R.
 CALCULATION ON LOT A, SECTION 27, TOWNSHIP 2,
 NEW WESTMINSTER DISTRICT, PLAN 79629

Schedule A



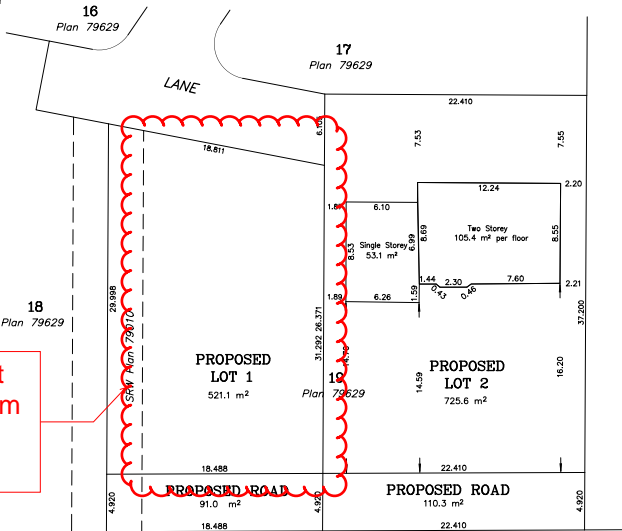
SCALE - 1 : 250
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G.M.C. ADDRESS:

14953 - 84th Avenue
 Surrey, B.C.



**DVP to vary lot
 depth from 28 m
 to 26.3 m for
 proposed Lot 1**



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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

Certified correct this 1st day of September, 2020.

Kenneth W. Schuurman, B.C.L.S. (800)

Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 234 - 18525-53rd Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777
 File: 7127-FAR

84th AVENUE

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