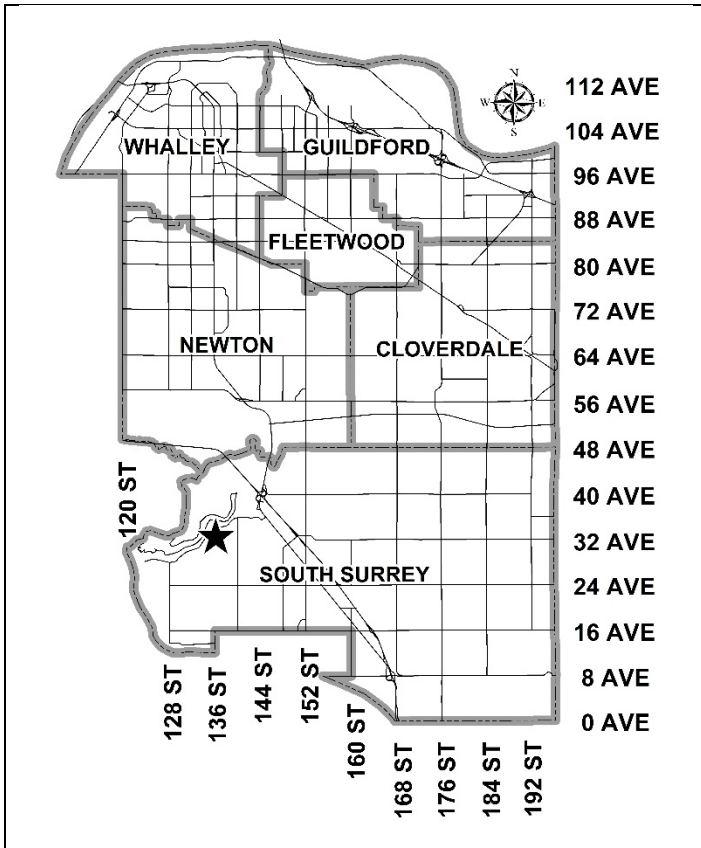


City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0167-00

Planning Report Date: May 10, 2021



**PROPOSAL:**

- Development Permit
- Development Variance Permit

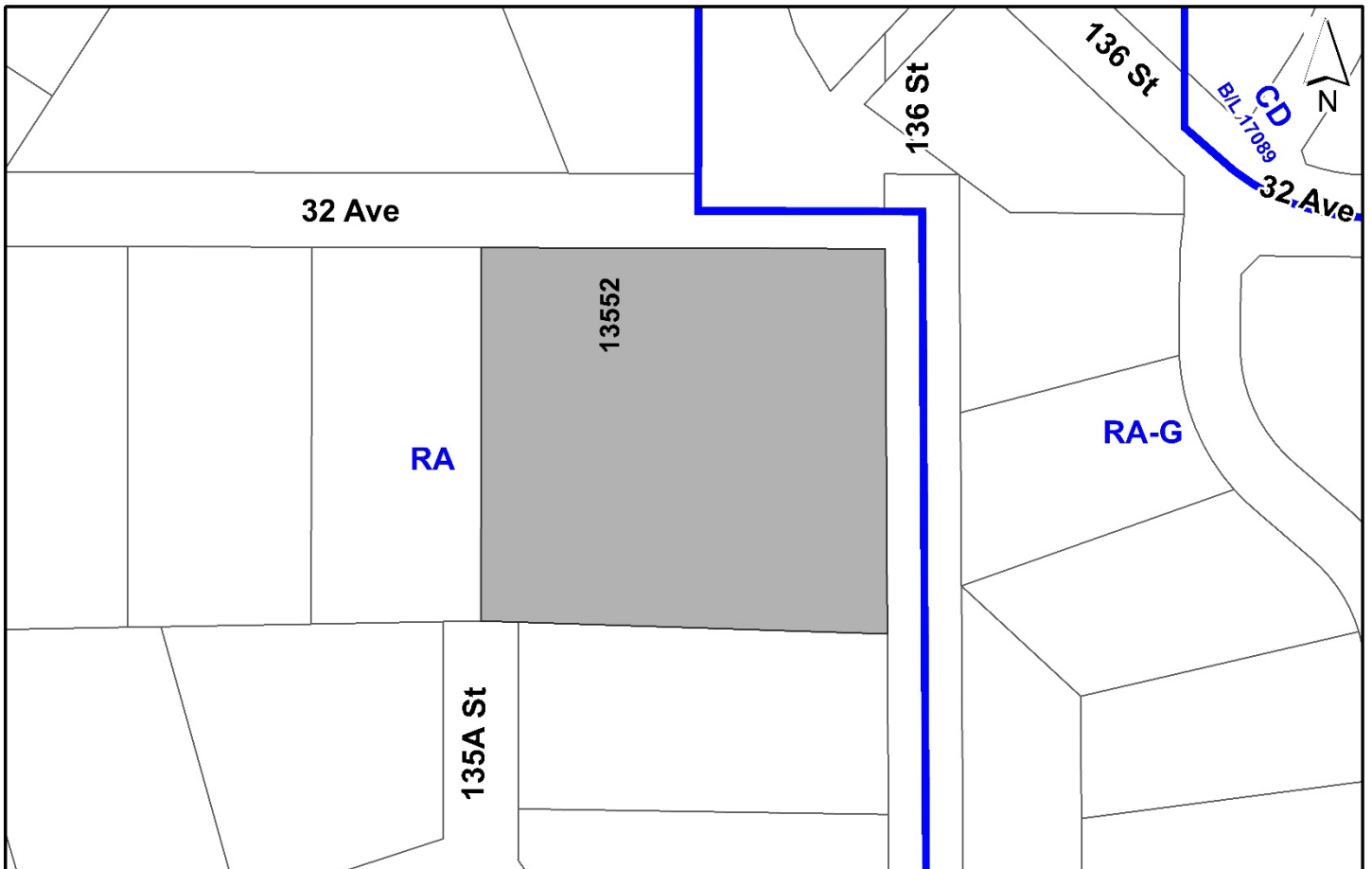
to permit the development of a single family dwelling.

**LOCATION:** 13552 - 32 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban Density Exception Area (max 2 upa)

**LAP DESIGNATION:** One Acre



**RECOMMENDATION SUMMARY**

- Approval to draft Development Permit for Hazard Lands and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to vary the basement access and basement well location requirements of the One Acre Residential (RA) Zone.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Suburban designation and the Suburban Density Exception Area in the Official Community Plan (OCP).
- The proposal complies with the One Acre designation in the Central Semiahmoo Peninsula Land Use Plan (LAP).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas/Green Infrastructure Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The RA Zone only permits basement access and basement wells between the principal building and the rear lot line. Due to the dual fronting nature of the property with road frontages on the north and south property lines, the property does not have a rear lot line.
- The east yard will function as rear yard space as the unconstructed road allowance to the east is expected to remain unconstructed for the foreseeable future due to the presence of Chantrell Creek and steep slope area to the east.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0167-00 for Hazard Lands (Steep Slopes), and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix III) and the finalized Ecosystem Development Plan & Geotechnical Report.
2. Council approve Development Variance Permit No. 7920-0167-00 (Appendix IV) varying the RA Zone to permit basement access and a basement well between the principal building and the side yard on flanking street (east) lot line, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (d) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (e) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the submitted geotechnical report; and
  - (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Vacant parcel	Suburban / One Acre	RA
North (Across 32 Avenue):	Single Family Residential/City Parkland	Suburban / One Acre	RA
East	Unconstructed road allowance/Single Family Residential	Suburban / One Acre	RA-G
South:	Single Family Residential	Suburban / One Acre	RA
West:	Single Family Residential	Suburban / One Acre	RA

### Context & Background

- The subject lot is located at 13552 – 32 Avenue and is approximately 11,161 square metres in size. The subject lot is designated "Suburban" and located within the "Suburban Density Exception Area" in the Official Community Plan (OCP). The subject lot is designated "One Acre" in the Central Semiahmoo Peninsula Land Use Plan (LAP) and is zoned "One Acre Residential Zone (RA)".
- Chantrell Creek flows through the eastern portion of the lot, which is a Class A (red-coded) creek that requires a 15 metre setback from top-of-bank as per Part 7A of the Zoning By-law for any proposed development on an existing lot of record. A Class B (yellow-coded) drainage ditch is located on the southern property line that requires a 7 metre setback from the top-of-bank as per Part 7A of the Zoning By-law.
- The site is within the Sensitive Ecosystem Development Permit area for Streamside Areas and Green Infrastructure Network. It is also within the Hazard Lands Development Permit Area for Steep Slopes.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing a single family dwelling on the subject property. The required streamside setback of 15 metres from the top-of-bank of Chantrell Creek on the subject property results in approximately 7,600 square metres of undevelopable area on the property, encumbering approximately 68% of the lot. This area will be protected and enhanced by the applicant through the registration of a combination statutory right-of-way/restrictive covenant, which will require the area to be left undeveloped, and proposed planting of native vegetation.

- Due to the dual fronting nature of the property with road frontages on the north and south property lines, the property does not have a rear lot line. Basement access and basement wells are only permitted between the principal building and the rear lot line under the RA Zone. The applicant has proposed a variance to locate a basement well between the principal building and the side yard on flanking street lot line (east) on the subject property.

### 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 has no objection to the proposal.

### Natural Area Considerations

- Chantrell Creek runs through the eastern portion of the subject site. Chantrell Creek is a Class A watercourse (red-coded) which requires a 15 metre setback from the top-of-bank. There are steep slope areas on the property with a gradient greater than 20% which slope down to Chantrell Creek. The applicant's Qualified Environmental Professional (QEP) confirmed the location of the top-of-bank at the crest of the steep slope area on the subject property. A man-made drainage ditch, confirmed to be a Class B watercourse (yellow-coded), is located on the southern property line requiring a 7 metre setback measured from the top-of-bank.
- Chantrell Creek and the steep sloped area on the property is further protected through a Green Infrastructure Corridor (GIN) with a corridor width of 50 metres on the subject property, following the path of Chantrell Creek.

### Eagle Nest Considerations

- The proposal falls within the noise buffer of a nearby Bald Eagle nest located approximately 50 metres to the east of the subject site. Jason Barsanti, *R.P. Bio*, of Barsanti Environmental Services Ltd. prepared a Nest Management Plan dated October 5, 2020. The plan was found acceptable by City staff.
- The applicant will be required to follow the monitoring recommendations of the Nest Management Plan during future building construction of the proposed lot. Monitoring site visits will be required by the Qualified Environmental Professional (QEP) during construction to assure noise levels are kept to an appropriate level during breeding season as outlined in the accepted Nest Management Plan.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Official Community Plan**

#### Land Use Designation

- The subject site is designated "Suburban" and located in the "Suburban Density Exception Area" in the Official Community Plan. The proposal complies with this designation

### **Secondary Plans**

#### Land Use Designation

- The subject site is designated "One Acre" in the Central Semiahmoo Peninsula Land Use Plan (LAP). The proposal complies with this designation.

### **Zoning Bylaw**

#### Basement Well Location Variance

- The applicant is requesting the following variances:
  - To vary the RA Zone to locate a basement access and a basement well between the principal building and the side yard on flanking street (east) lot line.
- Basement access and basement wells are only permitted between the principal building and the rear lot line in the RA Zone.
- The property is considered a dual fronting lot as the property has road frontage along both 32 Avenue to the north and 135A Avenue to the south. The north and south property lines are considered front lot lines; the west property line is considered a side yard lot line and the east is considered a side yard on flanking street. The property does not have a rear lot line as a result.
- The east yard will function as rear yard space as the unconstructed road allowance to the east is expected to remain unconstructed for the foreseeable future due to the presence of Chantrell Creek and adjacent steep slope area.
- Staff support the requested variance to proceed for consideration.

## DEVELOPMENT PERMITS

### **Sensitive Ecosystems Development Permit Requirement (Streamside Areas and Green Infrastructure Areas)**

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse (Chantrell Creek) which flows north into the Nicomekl River. A Class B drainage ditch is located on the south property line which conveys stormwater from 135A Street into Chantrell Creek. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top-of-bank. A Class B (yellow-coded) watercourse requires a streamside setback of 7 metres, as measured from the top-of-bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area for Chantrell Creek will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP. Invasive plant species removal and restoration plantings are proposed for habitat enhancement. A wooden split-rail fence is proposed at the extent of the streamside setbacks associated with Chantrell Creek and the man-made drainage ditch to the south to prevent future encroachment.
- 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 eastern half of the subject site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique 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 Sunnyside Acres BCS management area, with a Very High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target GIN Corridor width of 50 metres.
- The development proposal conserves approximately 7,613 square meters of the subject site through a Combination Statutory right-of-way/Restrictive Covenant which is 68% 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.

- An Ecosystem Development Plan, prepared by Jason Barsanti, *R.P. Bio.*, of Barsanti Environmental Services Ltd. and dated April 19, 2021, was peer reviewed by Pontus Lindgren, *Ph.D, R.P. Bio.*, of Westpark Environmental and found to be generally acceptable by the peer reviewer with suggestions on clarifying details and formatting updates. The Ecosystem Development Plan was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The QEP submitted a Riparian Areas Protection Regulations (RAPR) Assessment with Provincial confirmation on the 12.3 metre RAPR setback for Chantrell Creek and the 2.0m RAPR setback for the Class B drainage ditch. The City's Part 7A Streamside Setbacks exceed RAPR setbacks on the subject site.
- The proposed development is sited in accordance with RAPR and Part 7A Streamside setbacks.

### **Hazard Lands (Steep Slope) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes in excess of 20% gradient. The Hazard Lands (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject property is adjacent to the east facing slope down to Chantrell Creek, located on the eastern half of the site. The overall slope gradient of this area is 25% or less with steeper areas near the toe of the slope down to Chantrell Creek.
- A geotechnical report, prepared by Darryl Grandbern, P. Eng., of Landtec Consultants Ltd. and dated April 16, 2021 was provided. The report was reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development on the site and proposes recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including a 15 metre geotechnical setback from top-of-bank for the proposed single family dwelling.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the submitted geotechnical report.



**TREES**

- Tim Vandenburg, 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Alder/ Cottonwood	1	0	1
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Beech	3	2	1
Cherry	1	0	1
Maple, Bigleaf	1	0	1
Maple, Vine	1	0	1
Walnut	1	1	0
Willow	1	0	1
Fig, Common	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	5	2	3
Dogwood, Pacific	1	1	0
Western Red Cedar	9	4	5
Spruce, Norway	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>25</b>	<b>12</b>	<b>13</b>

- The Arborist Assessment states that there is a total of twenty six (26) mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree is an alder tree. It was determined that thirteen (13) trees (in addition to 1 alder tree) 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. Replacement tree locations and numbers will be assessed at the Building Permit stage of this application. The applicant is required to submit a tree bonding amount of \$78,000 associated with the trees to be retained on site. Tree bonding will be required to be submitted prior to Development Permit issuance.
- In summary, a total of 13 trees are proposed to be retained with replacement tree details to be determined under the future Building Permit review for the proposed single family dwelling.

**INFORMATION ATTACHED TO THIS REPORT**

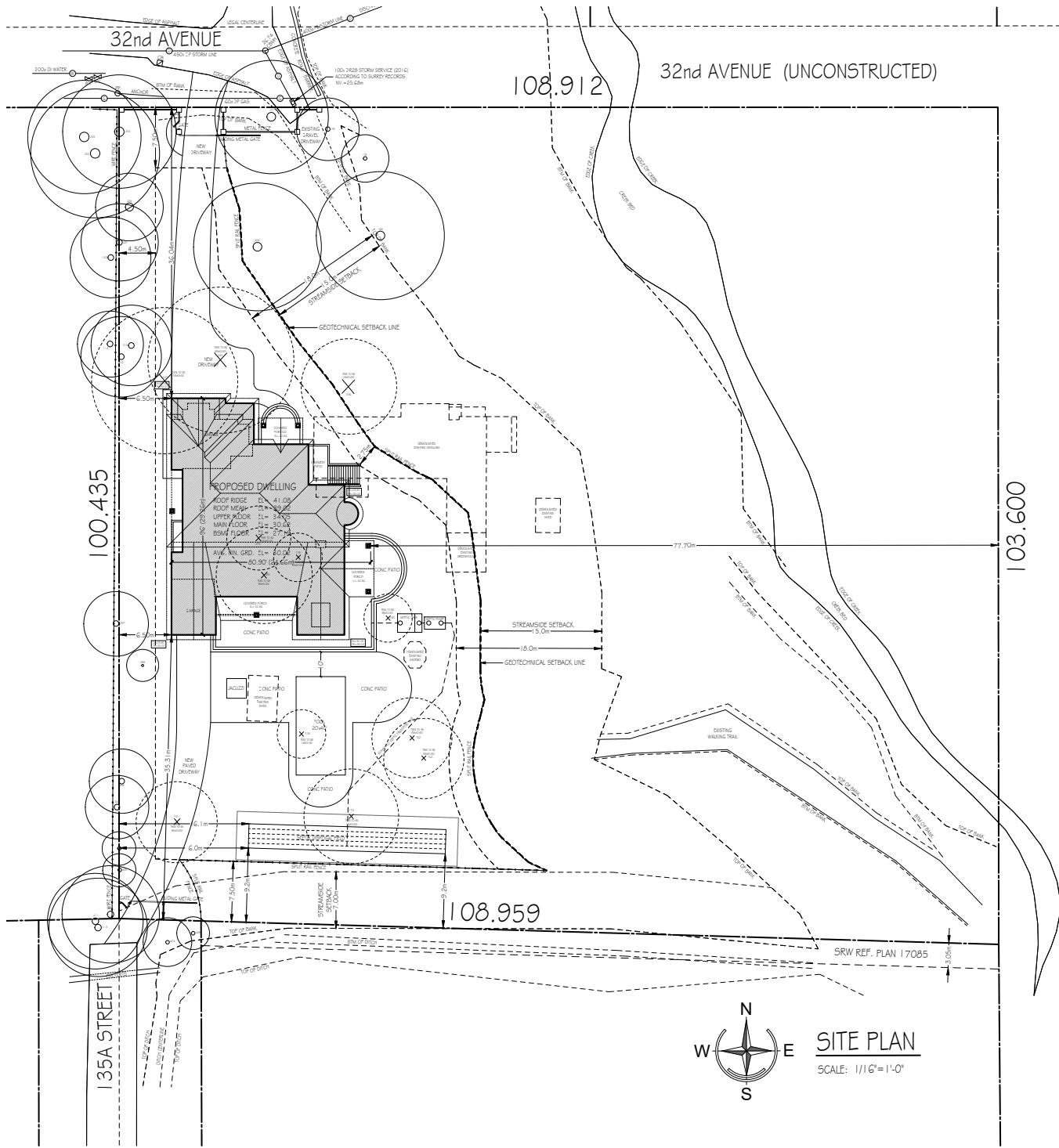
The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. Ecosystem Development Plan Site Plan
- Appendix IV. Development Variance Permit No. 7920-0167-00
- Appendix V. Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

WS/cm



**PROJECT DATA**

<b>CIVIC ADDRESS</b>			
13552 32 AVENUE			
SURREY, BC			
<b>LEGAL DESCRIPTION</b>			
SECTION 20 TOWNSHIP 1 PLAN NWP376 1 NW0 PARCEL A, PART NE 1/4, PORTION E 5.414 CHAINS			
P.I.D. 013-216-341			
<b>ZONING</b>			
R1A ONE ACRE RESIDENTIAL ZONE			
<b>LOT SIZE</b>		118403.00	50 M
<b>AREA TABLE</b>			
UPPER FLOOR / SECOND STOREY	2419.82	SGFT	224.61
MAIN FLOOR / FIRST STOREY	3883.95	SGFT	360.83
BASEMENT / CELLAR FLOOR	3883.95	SGFT	360.83
GARAGE (TRIPLE) - ATTACHED	860.74	SGFT	81.82
GARAGE (SINGLE) - ATTACHED	401.00	SGFT	37.25
<b>SITE / LOT COVERAGE</b>			
PERMITTED:	0.20	% LOT AREA	23680.60
PROPOSED:	0.044	% LOT AREA	5165.68
DWELLING	5165.68	SGFT	479.91
OTHER	0.00	SGFT	0.00
<b>HEIGHT - DWELLING</b>			
PERMITTED - MID ROOF	29.53		9.00 m
PROPOSED - MID ROOF	29.53		9.00 m
<b>SETBACKS - DWELLING</b>			
	REQUIRED	PROPOSED	
FRONT - NORTH	34.61	7.50	108.40
LEFT SIDE - EAST	34.61	7.50	261.48
RIGHT SIDE - WEST	14.76	4.50	14.76
REAR - SOUTH	14.76	4.50	125.48

- APRIL 20, 2020  
MASTER BEDROOM AND ENSUITE  
RESIZED TO ENLARGE BEDROOM  
MASTER BEDROOM WINDOW DEPTHS  
INCREASED FROM 2' TO 7'.
- APRIL 23, 2020  
REVISED FOUNDATIONS FROM ICF  
TO STANDARD 8" FOUNDATIONS.
- APRIL 29, 2020  
REVISED LAYOUT OF POWDER ROOM,  
LAUNDRY/BJD, BOYS BATH, BED 3 &  
REAR GARAGE MAN DOOR, WINDOW  
CHANGES IN LAUNDRY + BOYS BATH.
- MAY 6, 2020  
MOVED DWELLING # TO THE SOUTH  
CHANGED KITCHEN SLIDING DOOR  
CONFIGURATION AND MOVED THEM  
SLIGHTLY EAST.
- MAY 7, 2020  
ADDED SEPTIC FIELD SYSTEM TO  
SITE PLAN.
- MAY 14, 2020  
REVISED VALUE OF EXTERIOR WALL  
INSULATION.  
REVISED SOUTHERN ADJACENT TO SPEEA  
SETBACK.  
ADDED SLIDING GATES AND MAN-  
GATES AT DRIVEWAYS.
- MAY 20, 2020  
ADDED 2-28 40 WINDOWS TO BEDROOM  
ABOVE GARAGE WEST WALL.
- DEC 15, 2020  
REVISION TO CHANGE TREE #246 TO  
BE REMOVED.  
REVISED SOUTHERN FENCE TO BE  
LOCATED AT BUILDING SETBACK.
- JAN 21, 2021  
ADDED NOTE FOR 15m STREAMSIDE  
SETBACK AT EAST SIDE.  
REMOVED SMALL SPLIT RAIL FENCE  
NEAR SOUTHWEST OF PROPERTY.  
ADDED 7m STREAMSIDE SETBACK  
LINE FROM DITCH TOP OF BANK AT  
SOUTH OF PROPERTY.
- FEB 5, 2021  
ADDED GEOTECHNICAL SETBACK  
LINE NOTATION.
- MAR 4, 2021  
MOVED DWELLING 2m EAST AND  
3m SOUTH ADJUSTED DRIVEWAYS.  
NOTED TREE #3 TO BE REMOVED.  
RELOCATED SEPTIC TANK & PUMP.



**SITE PLAN**  
SCALE: 1/16" = 1'-0"

136 STREET (UNCONSTRUCTED)

**SGDI**  
SARAH GALLOP DESIGN INC.

OFFICE LOCATIONS  
#11-1835 56 STREET  
DELTA, B.C.  
PHONE: 604 952 4448  
FAX: 888 698 4758  
EMAIL: info@sarahgallop.com

PROJECT  
DOYLE RESIDENCE  
13552 32 AVENUE  
SURREY, BC

DESIGNED BY: SAM  
CHECKED BY: SG

DATE: MAR 4, 2021

REVISION: 11



## INTER-OFFICE MEMO

---

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

**FROM: Development Engineer, Engineering Department**

**DATE: February 23, 2021**                      **PROJECT FILE: 7820-0167-00**

---

**RE: Engineering Requirements  
Location: 13552 32 Avenue**

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside) associated with the proposed construction of a new single-family dwelling:

- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for class "A" Chantrell Creek located along the east side of the lot. The SRW/RC is to be registered over the streamside setback from the top of bank.

**BUILDING PERMIT**

The following issues are to be addressed as a condition of the subsequent Building Permit:

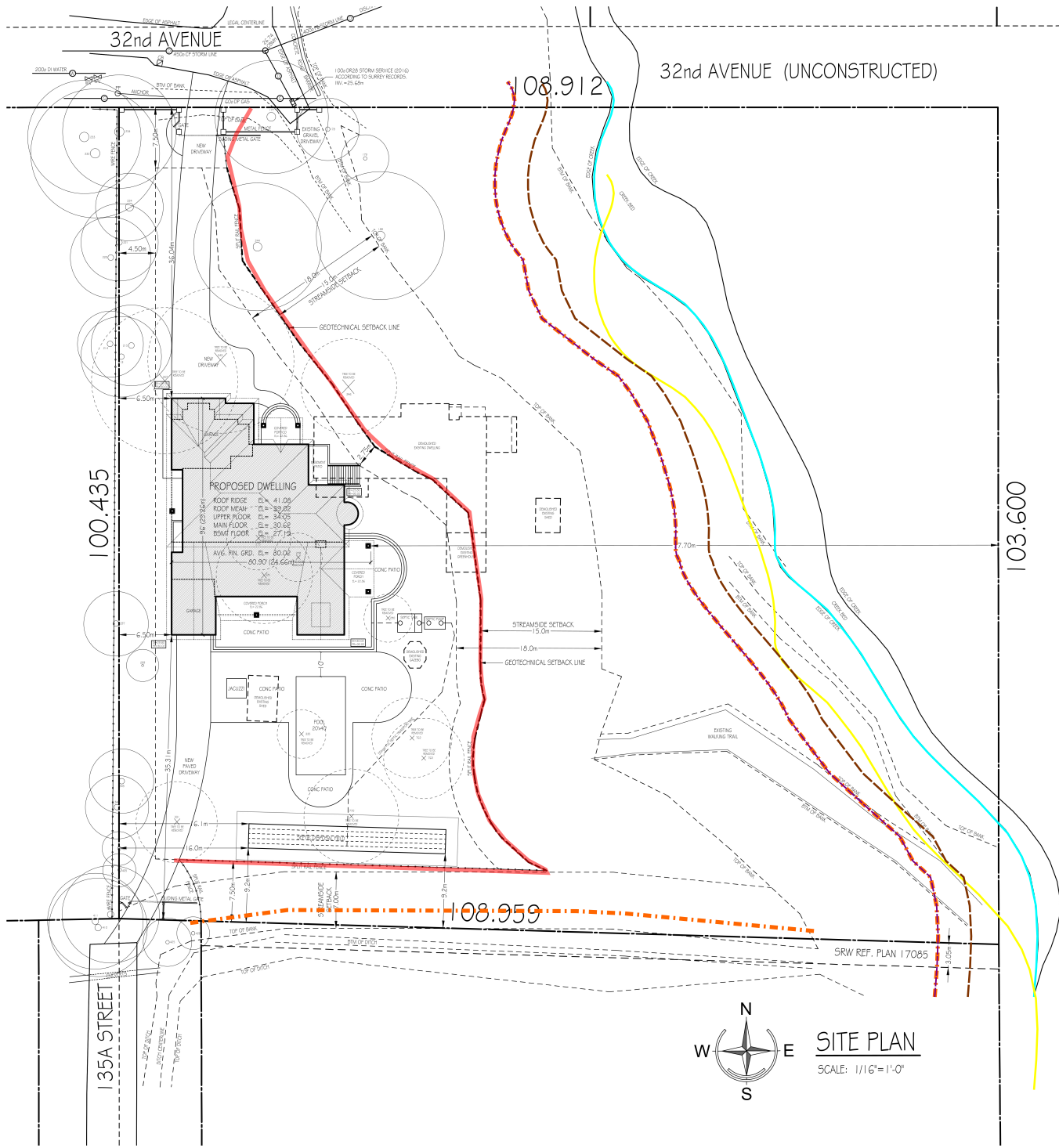
- Provide new metered water and storm connections if applicable. Submit PACP video report to confirm adequacy if the existing storm connection will be utilized.
- Provide a minimum 4.5 m, maximum 6.0 m wide driveway to access the site. Any modification to the existing 1.0 m wide asphalt swale (shown on as-built SS-101-424) must be reviewed and accepted by the Drainage Section of the Engineering Department.
- The proposed on-site septic sewer system shall be designed and installed in accordance with the requirements of the Fraser Health Authority. Register an RC on title for the protection and maintenance of the on-site septic system by the owner, along with requirement to decommission the septic tank once a frontage sanitary main is available. A new sanitary connection to the sanitary main will be required, and any latecomer charges, LAS or DCC fees will be applicable at time of connection.

A processing fee of \$1,722.00 (GST included) is required to administer the legal documents. City crews will abandon existing and install the new water service at the applicant's cost, while the storm connection and driveway can be constructed subject to issuance of a City Road and Right-of-Way Permits from the Engineering Counter upon payment of securities and associated fees.

Jeff Pang, P.Eng.  
Development Engineer

DJS

# Appendix III



## PROJECT DATA

<b>CIVIC ADDRESS</b>			
13552 32 AVENUE			
SURREY, BC			
<b>LEGAL DESCRIPTION</b>			
SECTION 20 TOWNSHIP 1 PLAN NWP3761 NW0 PARCEL A, PART NE 1/4, PORTION E 5.414 CHAINS			
P.I.D. 013-216-341			
<b>ZONING</b>			
RA, ONE ACRE RESIDENTIAL ZONE			
<b>LOT SIZE</b>			
1	18403.00	50 M	
1	1000.00	50 M	
<b>AREA TABLE</b>			
UPPER FLOOR / SECOND STOREY	2419.82	50 M	224.61
MAIN FLOOR / FIRST STOREY	3983.95	50 M	360.83
BASEMENT / CELLAR FLOOR	3983.95	50 M	360.83
GARAGE (TRIPLE) - ATTACHED	680.74	50 M	61.82
GARAGE (SINGLE) - ATTACHED	401.00	50 M	37.25
<b>SITE / LOT COVERAGE</b>			
PERMITTED:	0.20	x LOT AREA	23680.60
PROPOSED:	0.044	x LOT AREA	5165.68
DWELLING			5165.68
OTHER			0.00
<b>HEIGHT - DWELLING</b>			
PERMITTED - MID ROOF		29.53	9.00
PROPOSED - MID ROOF		29.53	9.00
<b>SETBACKS - DWELLING</b>			
	REQUIRED	PROPOSED	
FRONT - NORTH	24.61	7.50	108.40
LEFT SIDE - EAST	24.61	7.50	261.48
RIGHT SIDE - WEST	14.76	4.50	14.76
REAR - SOUTH	14.76	4.50	125.49

- CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE OFFICE PRIOR TO COMMENCING WITH CONSTRUCTION. SARAH GALLOP DESIGN INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES NOT REPORTED IN WRITING. FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, PLANS ARE COPYRIGHTED FOR THE EXCLUSIVE USE OF SARAH GALLOP DESIGN INC. ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.
- APRIL 20, 2020  
MASTER BEDROOM & ENSUITE RESIZED TO ENLARGE BEDROOM  
MASTER BEDROOM WINDOW DEPTHS INCREASED FROM 2' TO 7'.
  - APRIL 23, 2020  
REVISED FOUNDATIONS FROM ICF TO STANDARD 8" FOUNDATIONS.
  - APRIL 29, 2020  
REVISED LAYOUT OF POWDER ROOM, LAUNDRY/RAID, BOYS BATH, BED & REAR GARAGE MAIN DOOR, WINDOW CHANGES IN LAUNDRY + BOYS BATH.
  - MAY 6, 2020  
MOVED DWELLING # TO THE SOUTH CHANGED KITCHEN SLIDING DOOR CONFIGURATION AND MOVED THEM SLIGHTLY EAST.
  - MAY 7, 2020  
ADDED SEPTIC FIELD SYSTEM TO SITE PLAN.
  - MAY 14, 2020  
REVISED VALUE OF EXTERIOR WALL INSULATION  
ADDED FENCE ADJACENT TO SPEA SETBACK  
ADDED SLIDING GATES AND MAIN GATES AT DRIVEWAYS.
  - MAY 20, 2020  
ADDED 236 40 WINDOWS TO BEDROOM ABOVE GARAGE WEST WALL.
  - DEC 15, 2020  
REVISION TO CHANGE TREE #246 TO BE REMOVED.  
REVISED SOUTHERN FENCE TO BE LOCATED AT BUILDING SETBACK.
  - JAN 21, 2021  
ADDED NOTE FOR 15m STREAMSIDE SETBACK AT EAST SIDE.  
REMOVED SMALL SPLIT RAIL FENCE NEAR SOUTHWEST OF PROPERTY.  
ADDED 7m STREAMSIDE SETBACK LINE FROM DITCH TOP OF BANK AT SOUTH OF PROPERTY.
  - FEB 5, 2021  
ADDED GEOTECHNICAL SETBACK LINE NOTATION.
  - MAR 4, 2021  
MOVED DWELLING 3m EAST AND 3m SOUTH ADJUSTED DRIVEWAYS. NOTED TREE 78 TO BE REMOVED. RELOCATED SEPTIC TANK & PUMP.

136 STREET (UNCONSTRUCTED)

**Legend: Environmentally Sensitive Areas (ESA)**

	High Water Mark (HWM)
	Chantrell Creek
	RAPR basic SPEA
	ZOS: SHADE
	ZOS: Litter Fall, Insect Drop
	ZOS: Large Woody Debris
	Ditch
	RAPR SPEA
	RAPR SPEA with Slope Protection Measures, COS Streamside Protection Area & GIN Corridor

ESAs layers added by:  
**Barsanti Environmental Services Ltd.**  
2020-06-15  
Revised: 2021-04-19

Linework is for illustrative purposes only. ESAs must be staked in the field by BCLS. Guidelines, procedures and dimensions described in the text of the report take precedence over illustrations in the drawings.



**SITE PLAN**  
SCALE: 1/16" = 1'-0"

**SGDI**  
SARAH GALLOP DESIGN INC.

OFFICE LOCATIONS  
#11-1835 56 STREET  
DELTA, B.C.  
604 952 4448  
888 698 4758  
info@sarahgallop.com

PROJECT  
DOYLE RESIDENCE  
13552 32 AVENUE  
SURREY, BC

DRAWN BY: SAM CHECKED BY: SG  
DATE: MAR 4, 2021  
REVISION: 11

**A2 of 13**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0167-00

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: 013-216-341  
East 5.414 Chains of Parcel "A" (Reference Plan 3761) North East Quarter  
Section 20 Township 1 New Westminster District

13552 - 32 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section J. Special Regulations of Part 12 "One-Acre Residential Zone (RA)", basement access and basement wells are permitted between the principal building and the side yard flanking street (east) lot line and must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs.
4. This development variance permit applies to only the Land as shown on Schedule A which is attached hereto and forms part of this development variance permit.
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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
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

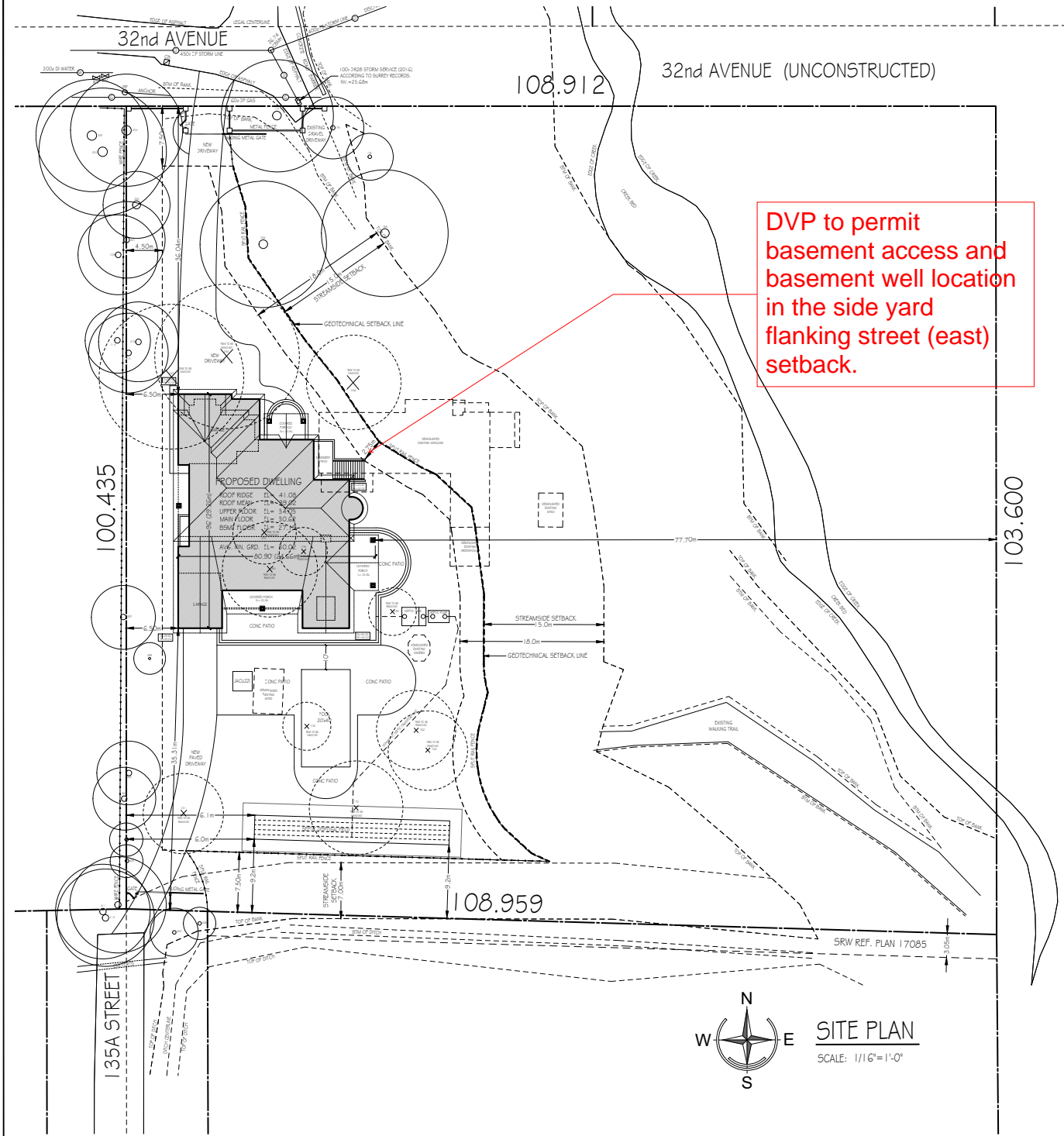
# Schedule A

## PROJECT DATA

CIVIC ADDRESS			
13552 32 AVENUE			
SURREY, BC			
LEGAL DESCRIPTION			
SECTION 20 TOWNSHIP 1 PLAN NWP376 1 WVD PARCEL A, PART NE 1/4, PORTION E 5.414 CHAINS			
P.I.D. 013-216-341			
ZONING			
R1A ONE ACRE RESIDENTIAL ZONE			
LOT SIZE		118403.00 SQFT	11000.00 SQ M
AREA TABLE			
UPPER FLOOR / SECOND STOREY	24199.82 SQFT	224.61 SQ M	
MAIN FLOOR / FIRST STOREY	3683.95 SQFT	360.83 SQ M	
BASEMENT / CELLAR FLOOR	3683.95 SQFT	360.83 SQ M	
GARAGE (TRIPLE) - ATTACHED	860.74 SQFT	81.82 SQ M	
GARAGE (SINGLE) - ATTACHED	401.00 SQFT	37.25 SQ M	
SITE / LOT COVERAGE			
PERMITTED:	0.20	v. LOT AREA	23680.60 SQFT 2200.00 SQ M
PROPOSED:	0.044	v. LOT AREA	5165.68 SQFT 479.91 SQ M
DWELLING			5165.68 SQFT 479.91 SQ M
OTHER			0.00 SQFT 0.00 SQ M
HEIGHT - DWELLING			
PERMITTED - MID ROOF		29.53'	9.00 m
PROPOSED - MID ROOF		29.53'	9.00 m
SETBACKS - DWELLING			
	REQUIRED	PROPOSED	
FRONT - NORTH	34.61'	7.50 m	108.40'
LEFT SIDE - EAST	34.61'	7.50 m	261.48'
RIGHT SIDE - WEST	14.76'	4.50 m	14.76'
REAR - SOUTH	14.76'	4.50 m	125.48'
			38.25 m

- APRIL 20, 2020  
MASTER BEDROOM & ENSUITE RESIZED TO ENLARGE BEDROOM  
MASTER BEDROOM WINDOW DEPTHS INCREASED FROM 2' TO 7'.
- APRIL 23, 2020  
REVISED FOUNDATIONS FROM ICF TO STANDARD 8" FOUNDATIONS.
- APRIL 29, 2020  
REVISED LAYOUT OF POWDER ROOM, LAUNDRY/BJD, BOYS BATH, BED 3 & REAR GARAGE MAN DOOR, WINDOW CHANGES IN LAUNDRY + BOYS BATH.
- MAY 6, 2020  
MOVED DWELLING # TO THE SOUTH CHANGED KITCHEN SLIDING DOOR CONFIGURATION AND MOVED THEM SLIGHTLY EAST.
- MAY 7, 2020  
ADDED SEPTIC FIELD SYSTEM TO SITE PLAN.
- MAY 14, 2020  
REVISED VALUE OF EXTERIOR WALL INSULATION.  
ADDED PERIMETER ADJACENT TO SPEA SETBACK.  
ADDED SLIDING GATES AND MAN GATES AT DRIVEWAYS.
- MAY 20, 2020  
ADDED 2-28 40 WINDOWS TO BEDROOM ABOVE GARAGE WEST WALL.
- DEC 15, 2020  
REVISION TO CHANGE TREE #246 TO BE REMOVED.  
REVISED SOUTHERN FENCE TO BE LOCATED AT BUILDING SETBACK.
- JAN 21, 2021  
ADDED NOTE FOR 15m STREAMSIDE SETBACK AT EAST SIDE.  
REMOVED SMALL SPLIT RAIL FENCE NEAR SOUTHWEST OF PROPERTY.  
ADDED 7m STREAMSIDE SETBACK LINE FROM DITCH TOP OF BANK AT SOUTH OF PROPERTY.
- FEB 5, 2021  
ADDED GEOTECHNICAL SETBACK LINE NOTATION.
- MAR 4, 2021  
MOVED DWELLING 2m EAST AND 3m SOUTH ADJUSTED DRIVEWAYS. NOTED TREE #3 TO BE REMOVED. RELOCATED SEPTIC TANK & PUMP.

DVP to permit basement access and basement well location in the side yard flanking street (east) setback.



136 STREET (UNCONSTRUCTED)



SITE PLAN  
SCALE: 1/16" = 1'-0"

**SGDI**  
SARAH GALLOP DESIGN INC.

OFFICE LOCATIONS  
#11-1835 56 STREET  
DELTA, B.C.  
PHONE: 604 952 4448  
FAX: 888 698 4758  
INFO@sarahgallop.com

PROJECT  
DOYLE RESIDENCE  
13552 32 AVENUE  
SURREY, BC

DESIGNED BY: SAM  
CHECKED BY: SG

DATE: MAR 4, 2021

REVISION: 11

A2 of 13



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 20-0167-00

Address: 13552 32 Avenue, Surrey, BC

Registered Arborist: Tim Vandenberg

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)	26
<b>Protected Trees to be Removed</b>	12
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	14
<b>Total Replacement Trees Required:</b>  - 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
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<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>  - 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
<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: April 9, 2021

