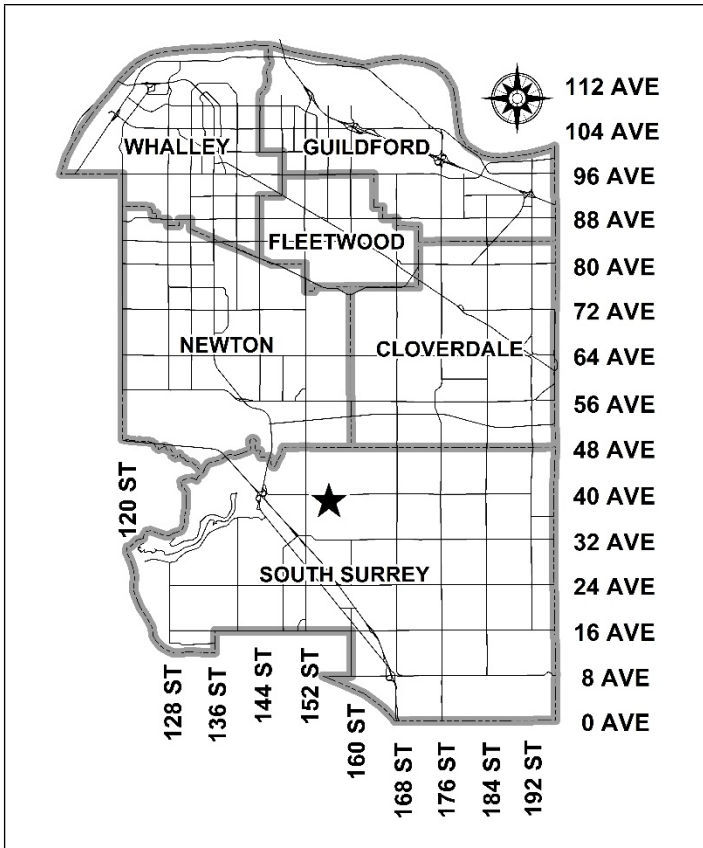


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0044-00

Planning Report Date: November 8, 2021



PROPOSAL:

- **NCP Amendment** from Suburban ½ Acre Residential to Suburban ¼ Acre Residential
- **Rezoning** from Half-Acre Residential Zone (RH) to Quarter Acre Residential Zone (RQ)
- **Development Variance Permit** to reduce the minimum lot width of one proposed lot.

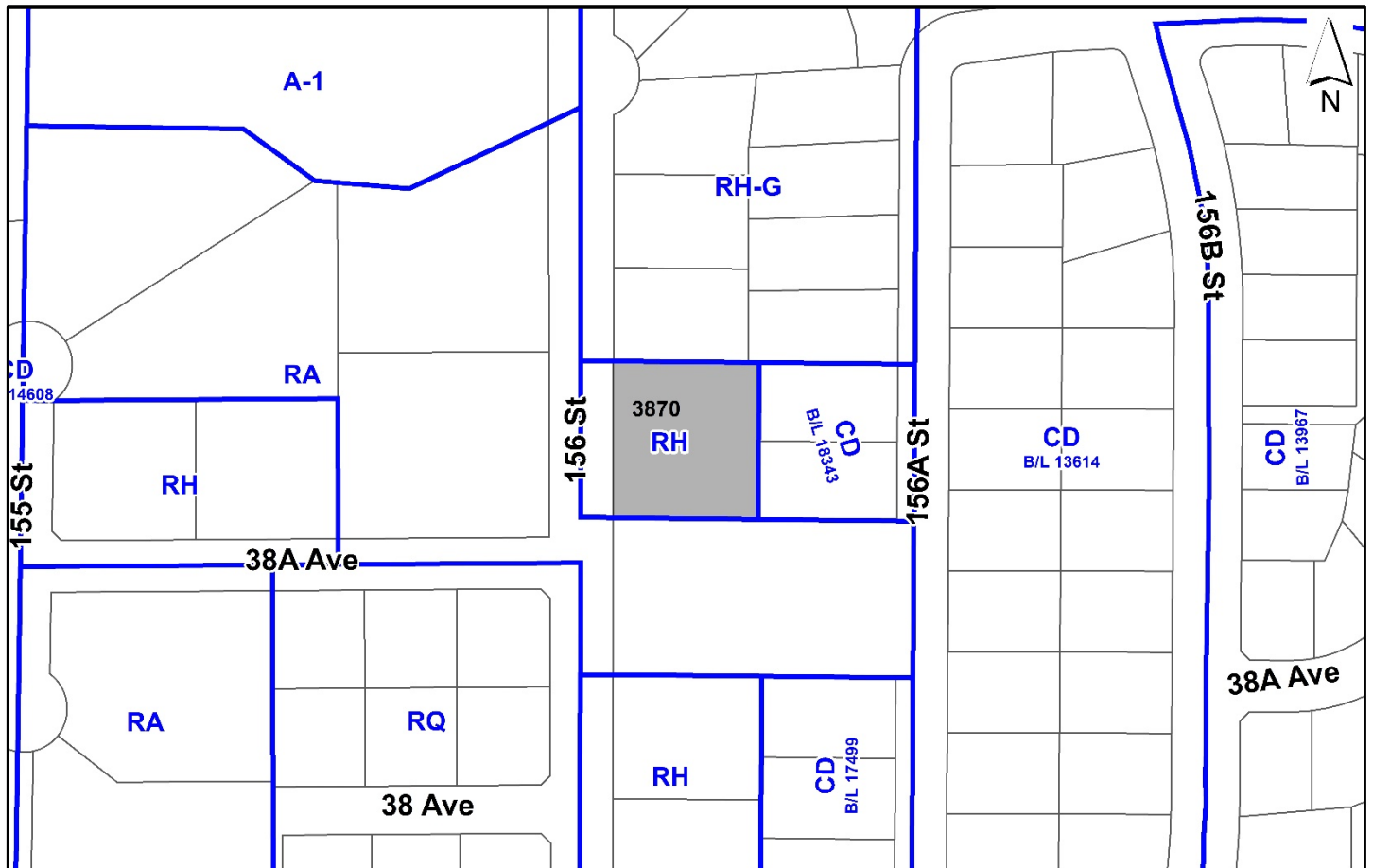
to allow subdivision into two (2) single family residential lots.

LOCATION: 3870 - 156 Street

ZONING: RH

OCP DESIGNATION: Suburban

NCP DESIGNATION: Suburban ½ Acre



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 proposing an amendment to the Rosemary Heights Central Neighbourhood Concept Plan (NCP) from Suburban ½ Acre Residential to Suburban ¼ Acre Residential.
- The applicant is seeking to vary the minimum lot width of the RQ Zone for proposed Lot B.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- Corporate Report No. Ro48, received and approved by Council on March 12, 2018, amended several properties from 34 Avenue to 37 Avenue from Suburban 1 Acre Residential to Suburban ¼ Acre Residential in the Rosemary Heights Neighbourhood Concept Plan (NCP). The rationale was partially based on existing quarter-acre sized lots and Gross Half-Acre Residential (RH-G) developments within the suburban pocket of the NCP.
- The subject property extends no further east than the NCP Suburban ¼ Residential amendment area, no further north than existing RH-G development, and is adjacent to quarter-acre sized lots on the north, east, and southwest.
- The subject property (3870 156 Street) and abutting lots to the east (3889 156A Street and 3875 156A Street) were created through subdivision 7914-0198-00. The two abutting properties provide an immediate precedent as quarter-acre sized lots. This proposal will encompass a gross area no greater than that of the two eastern quarter-acre sized lots.
- The proposal conforms to the City's Sustainability Charter 2.0's policy direction to prioritize redevelopment of existing areas over greenfield development.
- The proposal conforms to the Official Community Plan (OCP) policy direction to permit gradual and sensitive infill within existing neighbourhoods, and to support infill development that is appropriate in scale and density to its neighbourhood context.
- The proposed variance in lot width for proposed Lot B is supportable as the area of the proposed lot exceeds the minimum area requirements of the RQ zone. The resulting minimum lot width will exceed the lot width of several adjacent properties and allow retention of the existing house on Lot 1 while resulting in the same unit density across the property.

- The proposed retention of the existing house and subdivision into two lots, with a larger lot comprising the northern area of the subdivision, allow for a gentler transition to the higher-density suburban pocket south of the subject property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from Half-Acre Residential Zone (RH) to Quarter Acre Residential Zone (RQ) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0044-00 (Appendix V) varying the following under Section K.2. of Part 15C "Quarter-Acre Residential Zone," to proceed to Public Notification:
 - (a) to reduce the minimum lot width of proposed Lot B from 24.0 metres to 20.103 metres.
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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Covenant for tree protection.
4. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to re-designate the subject property from "Suburban ½ Acre Residential" to "Suburban ¼ Acre Residential" as illustrated in Appendix VI. when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban / Suburban ½ Acre Residential	RQ
North (Bordering):	Single family dwellings	Suburban / Suburban ½ Acre Residential	RH-G

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Bordering):	Single family dwellings	Suburban	CD (based on RH-G)
South (Bordering):	Single family dwellings	Suburban, Urban / Single Family Residential	RA, RH, CD (based on RH-G)
West (Across 156 Street):	Single family dwellings	Suburban / Suburban 1 Acre Residential	RA, RQ

Context & Background

- The subject site is located at 3870 156 Street in Rosemary Heights and is 2346 square metres in size.
- The subject site is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "Residential Half-Acre (RH)."
- The site falls within the Central Rosemary Heights Neighbourhood Concept Plan and is designated as "Suburban ½ Acre Residential".
- NCP Amendment from "Suburban ½ Acre Residential" to Suburban ¼ Acre Residential and rezoning from RH to RQ have previously been supported under Development Application No. 7916-0491-00 on October 7, 2019 on lands to the south.
- On June 12, 2017, Council authorized staff to undertake a land use review of the areas designated Suburban in the Rosemary Heights Central Neighbourhood Concept Plan (NCP). Staff from Community Planning subsequently undertook a community engagement process pertaining to land use and infrastructure in the Suburban pocket within the NCP area.
- Following the community engagement process with residents in Rosemary Heights Central, on March 12, 2018, Council approved recommendations set out in Corporate Report No. Ro48 to amend a portion of the Rosemary Heights Central NCP within the Suburban pocket from "Suburban ½ Acre Residential" to "Suburban ¼ Acre Residential" between 34 Avenue and 37 Avenue. Rationale for this was based in-part on existing quarter-acre sized lots and RH-G developments within the suburban pocket of the NCP.
- The subject property extends no further east than the NCP Suburban ¼ Acre Residential amendment area and is already surrounded by quarter-acre sized lots on the north, east, and southwest.

School District: The School District has advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Rosemary Heights Elementary School
1 Secondary student at Earl Marriott Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS).
- This proposal complies with the RGS designation.

Official Community Plan

Land Use Designation

- The proposal complies with the "Suburban" designation of the Official Community Plan (OCP) which is intended to support low-density residential uses with a suburban neighbourhood character.
- Under the OCP, the maximum net density permitted in "Suburban" designated areas is 10 units per hectare (uph). The proposal will create a unit density of 8.51 uph.

Themes/Policies

- The proposal meets the objectives of the OCP policy on "Sensitive Infill," which encourages infill development that is compatible with existing neighbourhoods. Specifically, the proposed development provides for large single-family lots which respect the suburban character of the area.

Secondary Plans

Land Use Designation

- The site is designated "Suburban ½ Acre Residential" under the Rosemary Heights Central Neighbourhood Concept Plan. The applicant proposes to re-designate the site from "Suburban ½ Acre Residential" to "Suburban ¼ Acre Residential" to accommodate the proposed rezoning and subdivision to quarter acre sized lots.

Amendment Rationale

- The subject property is located two blocks north of the elongated pocket of suburban lands located along 155 Street and 156 Street between 33 Avenue and 37 Avenue in the Rosemary Heights Central NCP area. These suburban lands are comprised of a mix of one acre and half acre zoned properties.
- The applicant is proposing to rezone the subject property from RH to RQ to facilitate subdivision into two (2) single family lots.
- To accommodate the proposal, an amendment to the Rosemary Heights Central NCP is also required to re-designate the site from "Suburban ½ Acre Residential" to "Suburban ¼ Acre Residential."
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Zoning By-law

- The applicant proposes to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, specifically the "Quarter Acre Residential Zone (RQ)" requirements.

RQ Zone (Part 15C)	Permitted and/or Required	Proposed
Unit Density:	14.8	8.51
Yards and Setbacks		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	2.4 metres	2.4 metres
Rear:	7.5 metres	7.5 metres
Lot Size		
Lot Size:	930 square metres	941.3 square metres – 1404.5 square metres
Lot Width:	24 metres	20.103 metres to 30.190 metres
Lot Depth:	30 metres	46.498 metres – 46.787 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3 per lot	3 per lot

Lot Width Variances

- The applicant is requesting the following variance:
 - (a) to reduce the minimum lot width for proposed Lot B from 24.0 metres to 20.103 metres.
- The proposed variance to reduce the minimum lot width for Lot B permits the retention of an existing single-family dwelling on Lot A. The subdivided lots will exceed the minimum lot sizes of an RQ zone and provide for a subdivision consistent with established single family residential lot sizes and patterns in the surrounding area.
- The proposed variance will allow for retention of the existing house on a 1404.5 square metre lot, occupying the northern portion of the site. The variance will apply to the 941.3 square metre lot that occupies the southern portion of the site. This configuration will provide for gentler transition to the smaller lots on the southwest and denser configurations below 38 Avenue.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The Design Consultant (Mike Tynan of Tynan Consulting Ltd.) previously conducted a character study and proposed a set of Building Design Guidelines through application 7914-0198-00. These guidelines were subsequently registered as a Building Scheme for 3870 156 Street. The Design Consultant is required to review the Building Design Guidelines to assess whether they reflect modern design standards or should be revised before being registered against the newly created lots. This is a condition of final approval for the proposal.

- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated June 29, 2017, has been reviewed by staff and found to be generally acceptable. 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.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$15,000 per unit if completed between January 1, 2021, and December 31, 2021; and \$20,000 per unit if completed after January 1, 2022).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on April 22, 2021, and the Development Proposal Signs were installed on April 23, 2021. Staff received no responses from neighbouring residents.

TREES

- Anne Kulla and Tony Zhang, ISA Certified Arborists of Huckleberry Landscape Design, 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 (On-Site):

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Snake Bark Maple	1	1	0
Hornbeam	1	0	1
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	5	1	4
Sitka Spruce	1	0	1
Western Red Cedar	2	0	2
Lodgepole Pine	1	0	1
Total (excluding Alder and Cottonwood Trees)	12	3	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		13	
Green City Program		\$1,100.00	

- The Arborist Assessment states that there are a total of 12 protected trees on the site. It was determined that 9 on-site 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 6 replacement trees on the site.
- Since only 4 replacement trees can be accommodated on the site, there will be a deficit of 2 replacement trees.
- Staff are exploring opportunities to retain an undersized tree that may be appropriate for counting towards the deficit. This issue will be clarified prior to Final Adoption of the Rezoning By-law should the subject application be supported by Council.

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. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7921-0044-00
- Appendix VI. NCP Re-designation Map

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

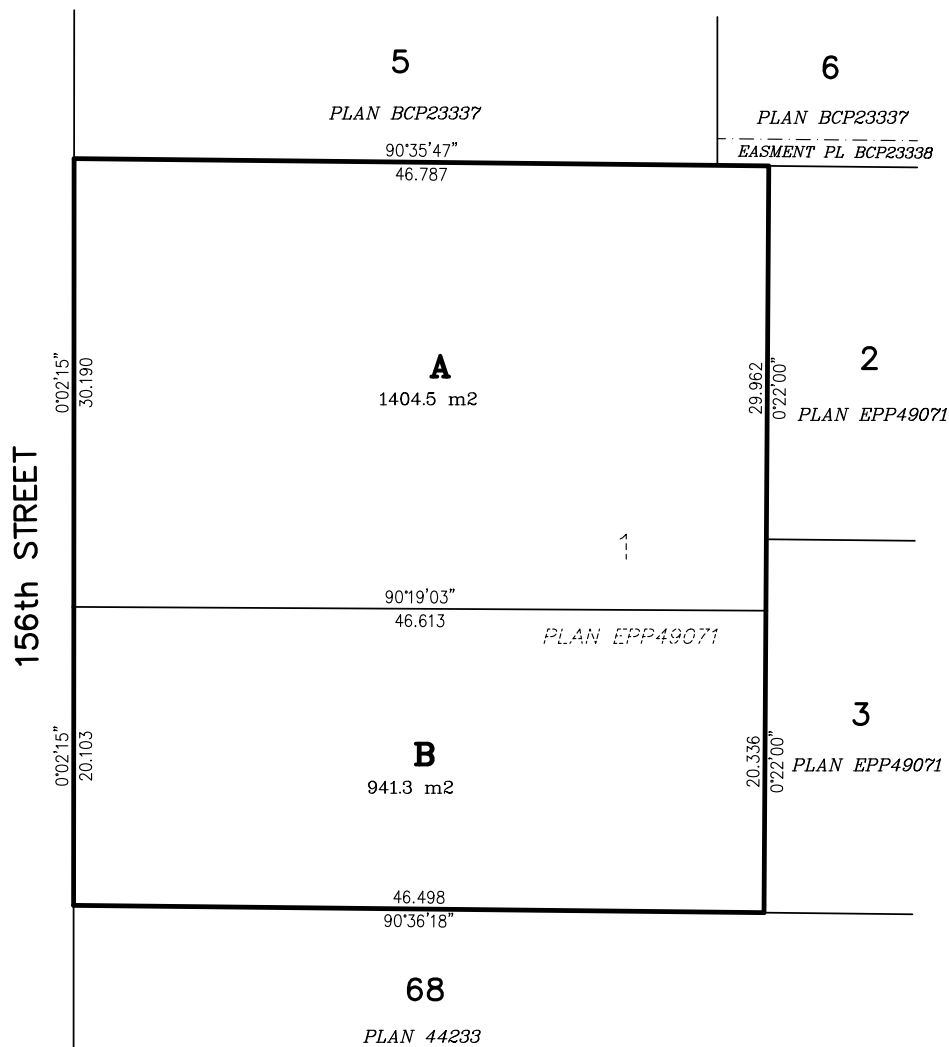
JK/cm

PRELIMINARY SUBDIVISION PLAN OF LOT 1 SECTION 26 TOWNSHIP 1 NWD PLAN EPP49071

SCALE 1:400



All Distances are in Metres



NOTES:

- 1) Lot dimensions are derived from field survey.
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- 3) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1471_PS3 JUNE 18, 2021

INTER-OFFICE MEMO

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

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

DATE: **October 26, 2021** PROJECT FILE: **7821-0044-00**

RE: **Engineering Requirements
Location: 3870 156 St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION***Works and Services***

- Provide storm, sanitary and water service connections to each lot.
- Construct concrete driveway letdowns to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Jeff Pang, P.Eng.
Acting Development Services Manager

IJ



June 29, 2021

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0044 00

SUMMARY

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

Projected enrolment at Surrey School District for this development:

Elementary Students:	2
Secondary Students:	1

September 2020 Enrolment/School Capacity

Rosemary Heights Elementary	
Enrolment (K/1-7):	64 K + 445
Operating Capacity (K/1-7)	76 K + 419
Earl Marriott Secondary	
Enrolment (8-12):	1882
Capacity (8-12):	1500

Projected population of school-age children for this development:	4
--	---

Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

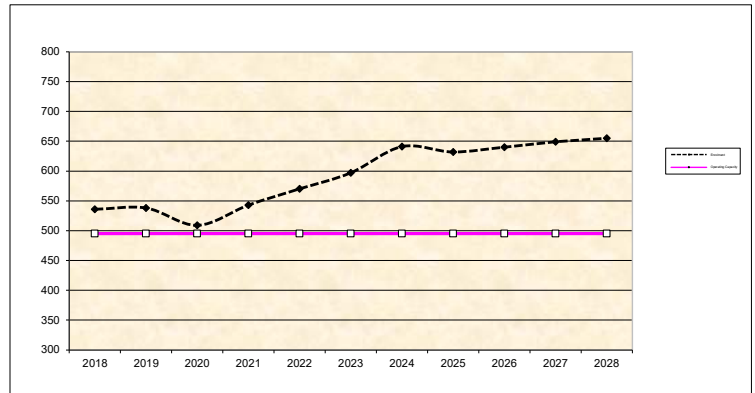
School Enrolment Projections and Planning Update:

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

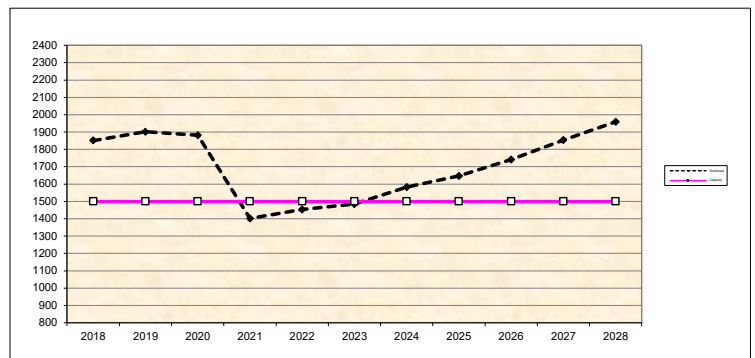
With Rosemary Heights NCP reaching build out, the 10-year enrolment projections are indicating the start of decline. A boundary change went into effect this past September; a portion on the west side of the Morgan catchment is now included within Rosemary Heights catchment. Only new families moving into these neighbourhoods will attend Rosemary Heights. Students already attending Morgan can remain at the school. To support Rosemary Heights long-term declining enrolment, the boundary change will spread future growth westward where there is projected space.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, is targeted to open for September 2021. When the school is open, Rosemary Heights will feed into the new secondary school until then the school will continue to report to Earl Marriott.

Rosemary Heights Elementary



Earl Marriott 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.

Surrey Project No:

Address: 3870 156 Street, Surrey

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

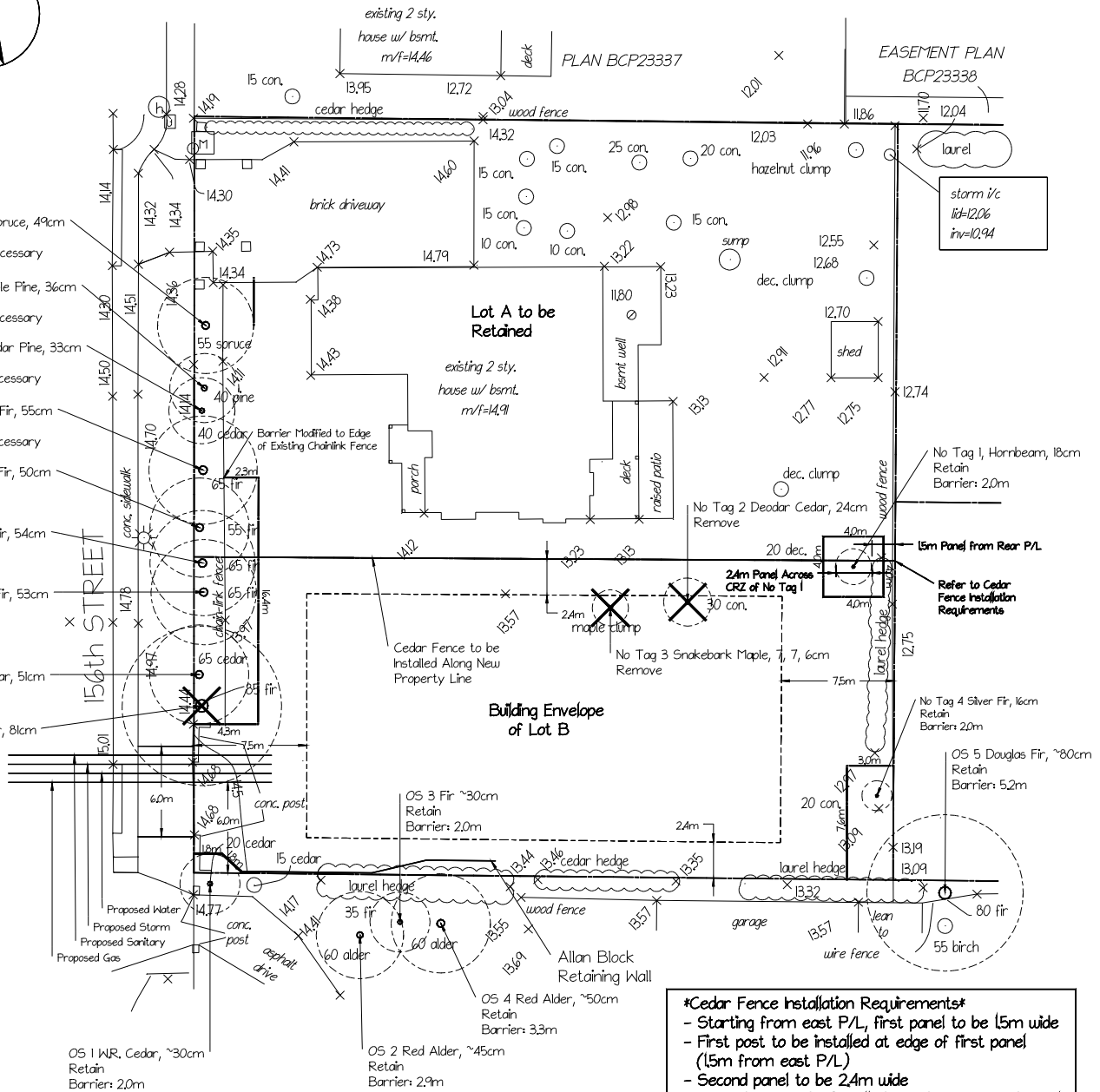
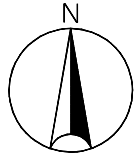
On-Site Trees	Numbers of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and offsite trees)	12
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio o X one (1) = 0 • All other Trees Requiring 2 to 1 Replacement Ratio 3 x two (2) = 6 	6
Replacement Trees Proposed	4
Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0
Off-Site Trees	Numbers 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 o X one (1) = 0 • All other Trees Requiring 2 to 1 Replacement Ratio o X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



Anne Kulla

Certified ISA Arborist PN-6263A



- #6232 Sitka Spruce, 49cm
Retain
Barrier Not Necessary
- #9777 Lodgepole Pine, 36cm
Retain
Barrier Not Necessary
- #9778 WR. Cedar Pine, 33cm
Retain
Barrier Not Necessary
- #9779 Douglas Fir, 55cm
Retain
Barrier Not Necessary
- #9780 Douglas Fir, 50cm
Retain
Barrier: 3.3m
- #9781 Douglas Fir, 54cm
Retain
Barrier: 3.5m
- #9782 Douglas Fir, 53cm
Retain
Barrier: 3.5m
- #9783 WR. Cedar, 51cm
Retain
Barrier: 3.3m
- #498 Douglas Fir, 81cm
Remove

Cedar Fence Installation Requirements

- Starting from east P/L, first panel to be 15m wide
- First post to be installed at edge of first panel (15m from east P/L)
- Second panel to be 24m wide
- Second post to be installed at edge of second panel (3.9m from east P/L)

As a result, fence posts will be installed on outside edges of critical root zone for No Tag I



LEGEND	
Retained Tree	○
Removed Tree	⊗
Critical Root Zone	○ (dashed)
Tree Protection Barrier	—

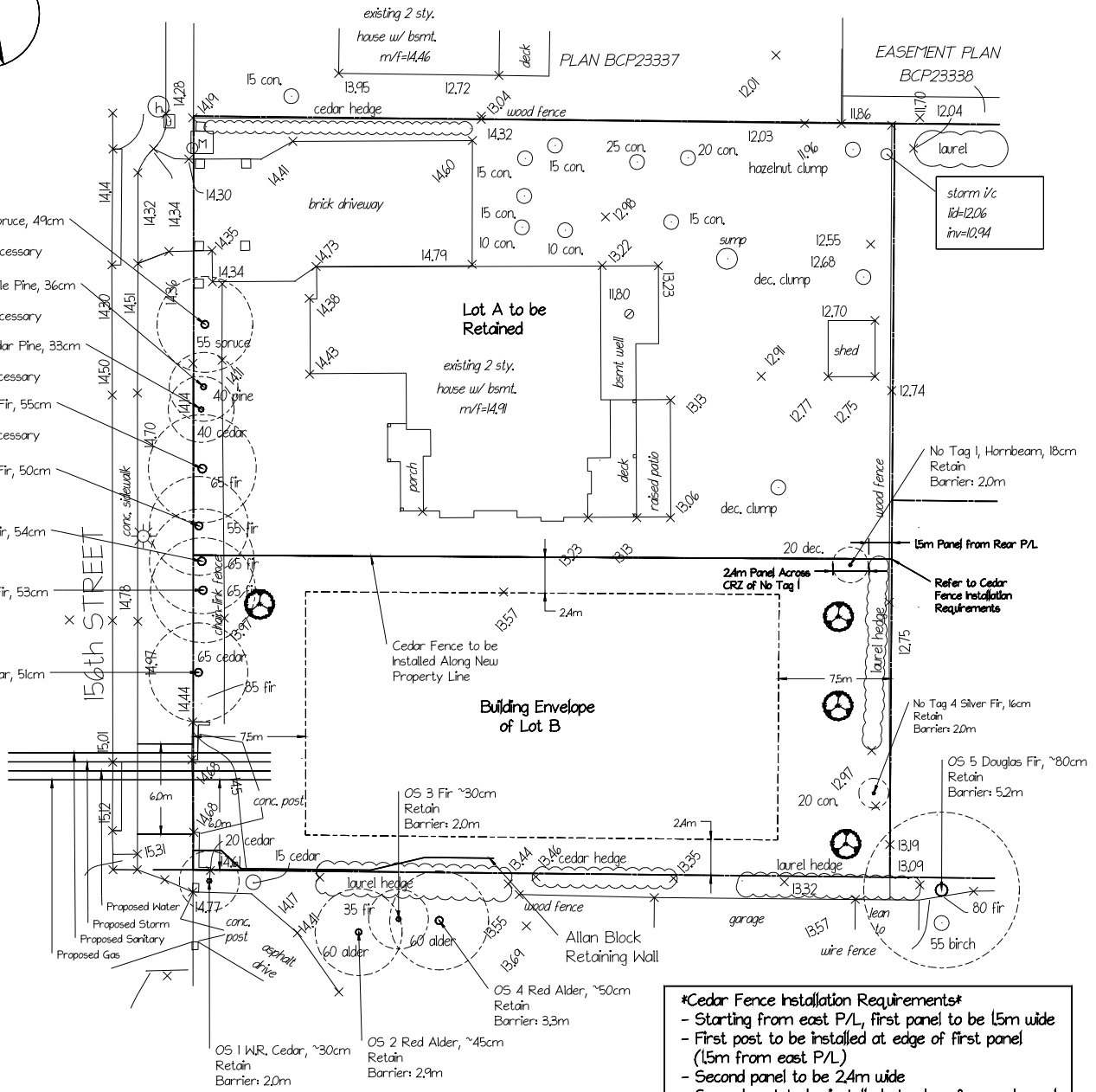
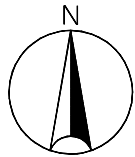
Huckleberry

Landscape Design

604-724-3025

www.huckleberrylandscape.ca

Address: 3870 156 Street, Surrey	
Client Name: John Kaethler	Project: Subdivision
Drawing: Tree Plan	Drawing no: 1 of 2 Revision no:
Scale: 1 : 200	Date: June 23, 2021 Drawn by:




- #6232 Sitka Spruce, 49cm Retain Barrier Not Necessary
- #9777 Lodgepole Pine, 36cm Retain Barrier Not Necessary
- #9778 WR. Cedar Pine, 33cm Retain Barrier Not Necessary
- #9779 Douglas Fir, 55cm Retain Barrier Not Necessary
- #9780 Douglas Fir, 50cm Retain Barrier: 3.3m
- #9781 Douglas Fir, 54cm Retain Barrier: 3.5m
- #9782 Douglas Fir, 53cm Retain Barrier: 3.5m
- #9783 WR. Cedar, 51cm Retain Barrier: 3.3m

Cedar Fence Installation Requirements

- Starting from east P/L, first panel to be 1.5m wide
- First post to be installed at edge of first panel (1.5m from east P/L)
- Second panel to be 2.4m wide
- Second post to be installed at edge of second panel (3.9m from east P/L)

As a result, fence posts will be installed on outside edges of critical root zone for No Tag 1

LEGEND	
Retained Tree	
Replacement Tree	
Critical Root Zone	
Tree Protection Barrier	



Huckleberry

Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address: 3870 156 Street, Surrey	
Client Name: John Kaethler	Project: Subdivision
Drawing: Replacement Plan	Drawing no: 2 of 2 Revision no:
Scale: 1 : 200	Date: June 23, 2021 Drawn by:

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0044-00

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: 029-577-446
Lot 1 Section 26 Township 1 New Westminster District Plan EPP49071
3870 - 156 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K.2. of Part 15C "Quarter-Acre Residential Zone," the minimum lot width for proposed Lot B is reduced from 24.0 metres to 20.103 metres.
4. 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.
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 B which is attached hereto and forms part of this development

6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule B 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

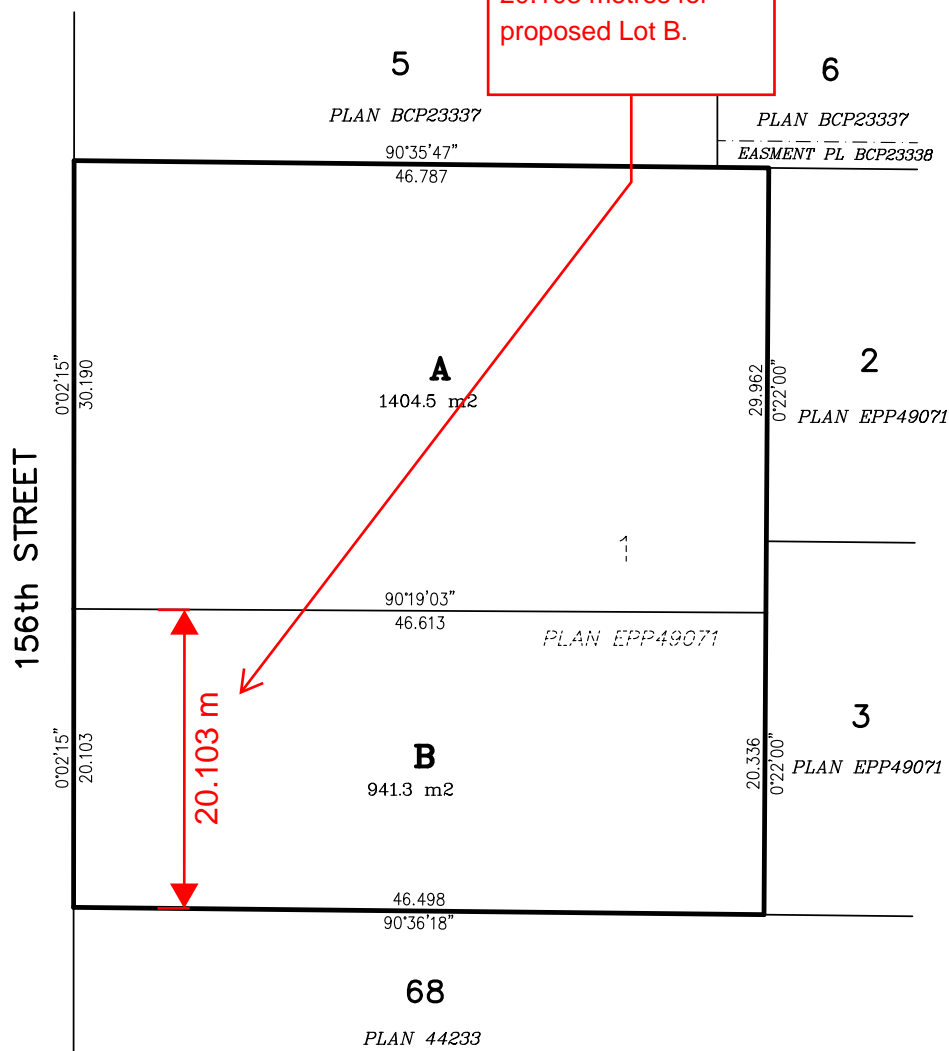
PRELIMINARY SUBDIVISION PLAN OF LOT 1 SECTION 26 TOWNSHIP 1 NWD PLAN EPP49071

SCALE 1:400



All Distances are in Metres

Development
Variance Permit No.
7921-0044-00:
to reduce the
minimum lot width
under an RQ zone
from 24.0 metres to
20.103 metres for
proposed Lot B.



NOTES:

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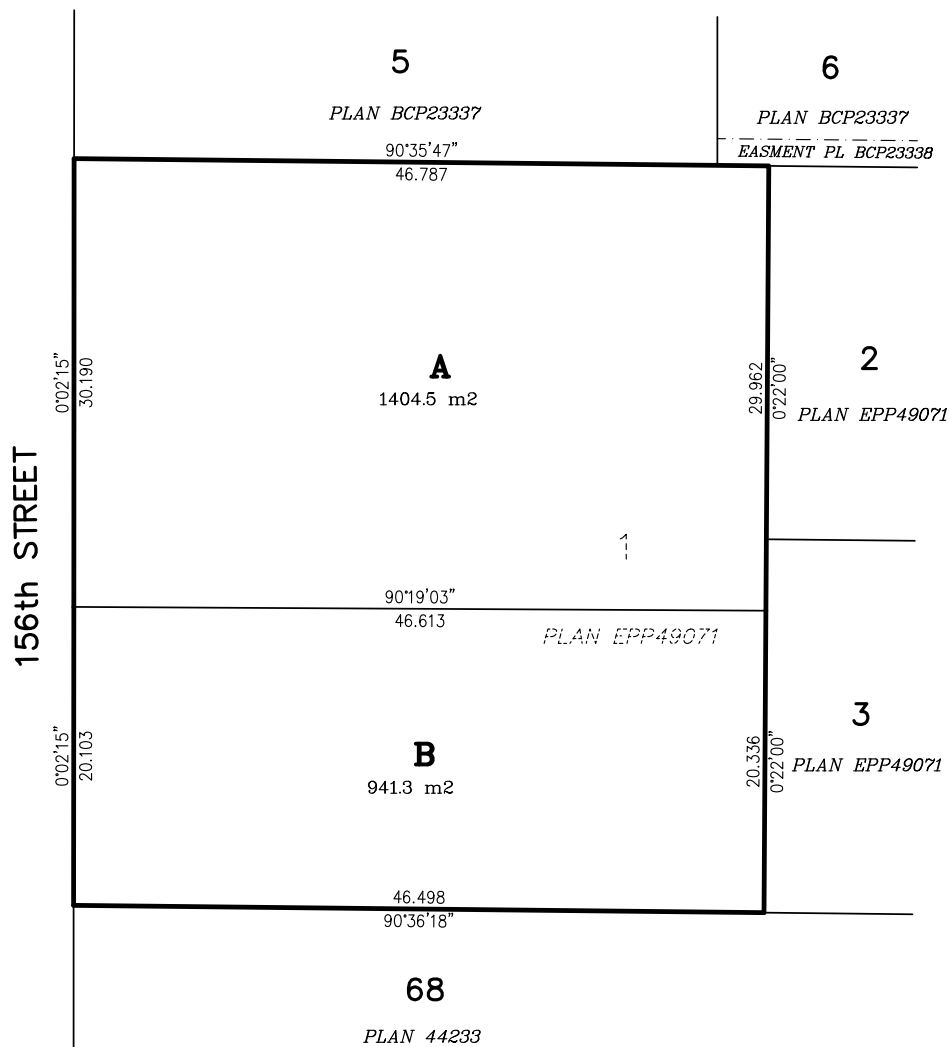
Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1471_P33 JUNE 18, 2021

PRELIMINARY SUBDIVISION PLAN OF LOT 1 SECTION 26 TOWNSHIP 1 NWD PLAN EPP49071

SCALE 1:400



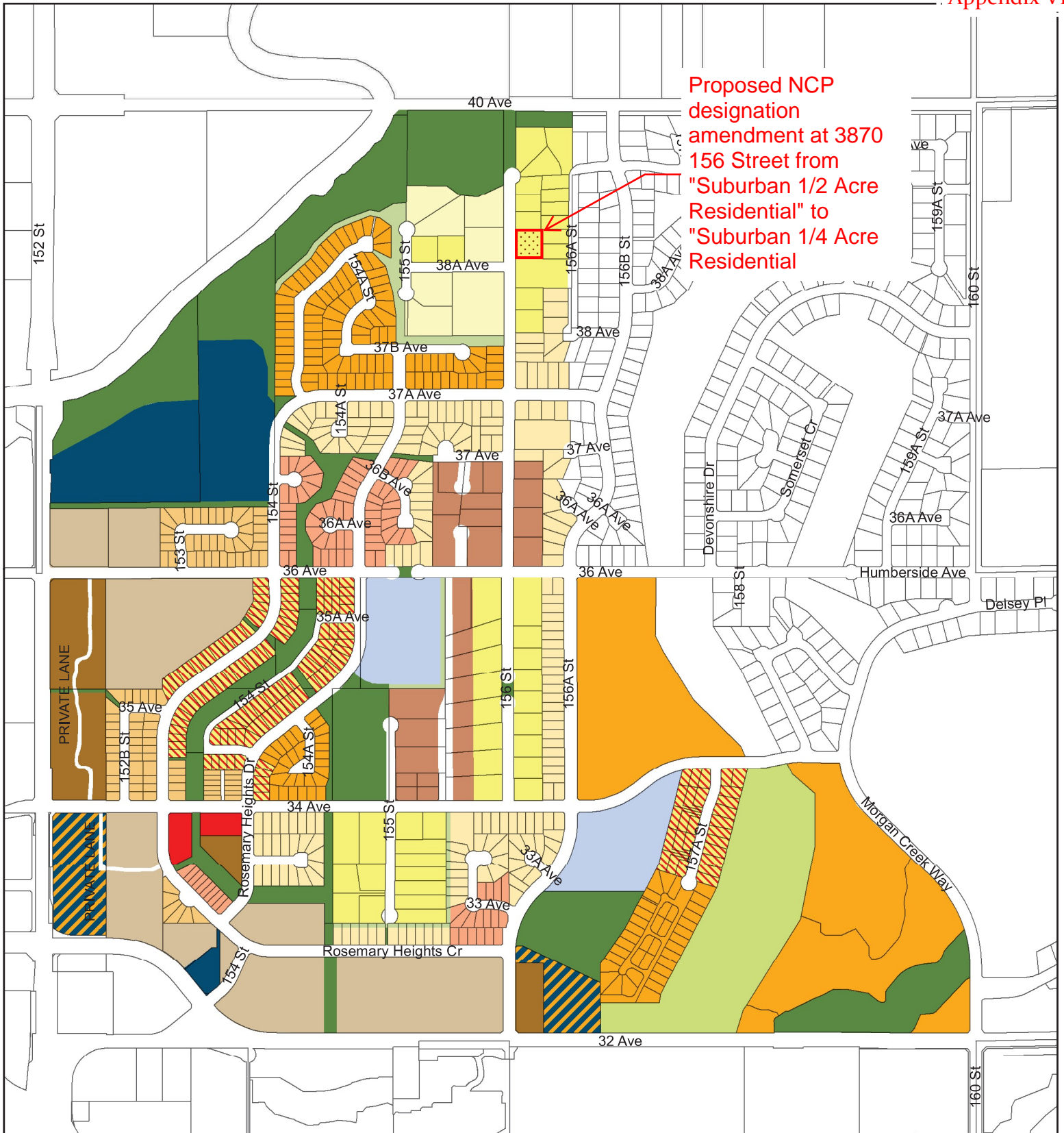
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Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1471_P33 JUNE 18, 2021



Proposed NCP
 designation
 amendment at 3870
 156 Street from
 "Suburban 1/2 Acre
 Residential" to
 "Suburban 1/4 Acre
 Residential"

- Suburban 1 Acre Residential
- Suburban 1/2 Acre Residential
- Suburban 1/4 Acre Residential
- Single Family Residential
- Compact Single Family Residential
- Clustering at Single Family Density

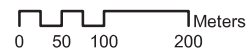
- Compact Single Family/Cluster
- Single Family Small Lot
- Townhouses
- Garden Apartments (3-Storeys)
- Neighbourhood Commercial
- Institutional (Religious, College, Library, Fire Hall, etc.)

- Institutional Residential
- Buffer/Park / Open Space
- Elementary School
- Pond
- Golf Course

ROSEMARY HEIGHTS CENTRAL LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: May 6, 1999 Amended 4 April 2018



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