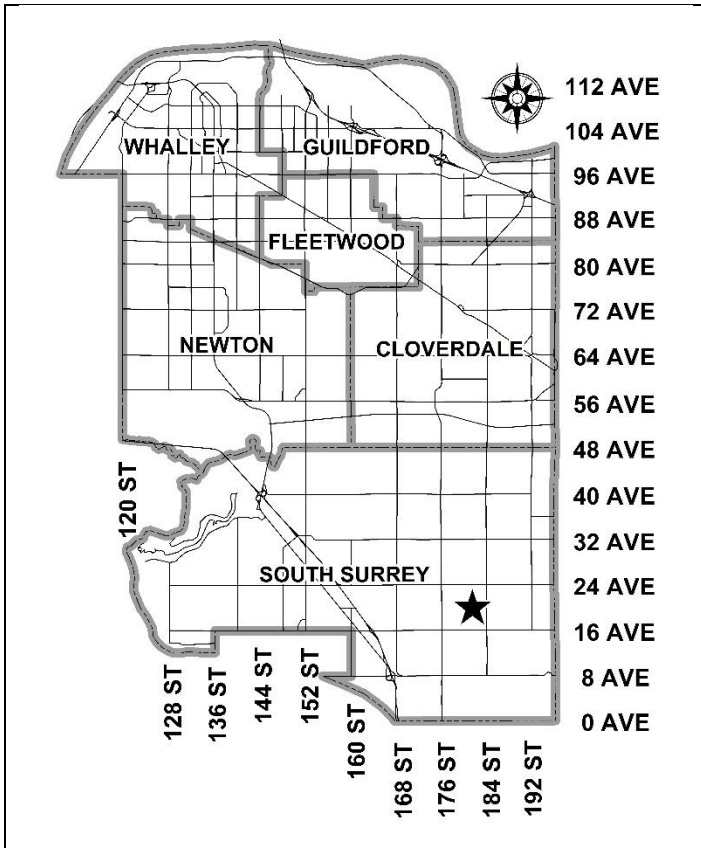


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7921-0177-01

Planning Report Date: December 4, 2023



PROPOSAL:

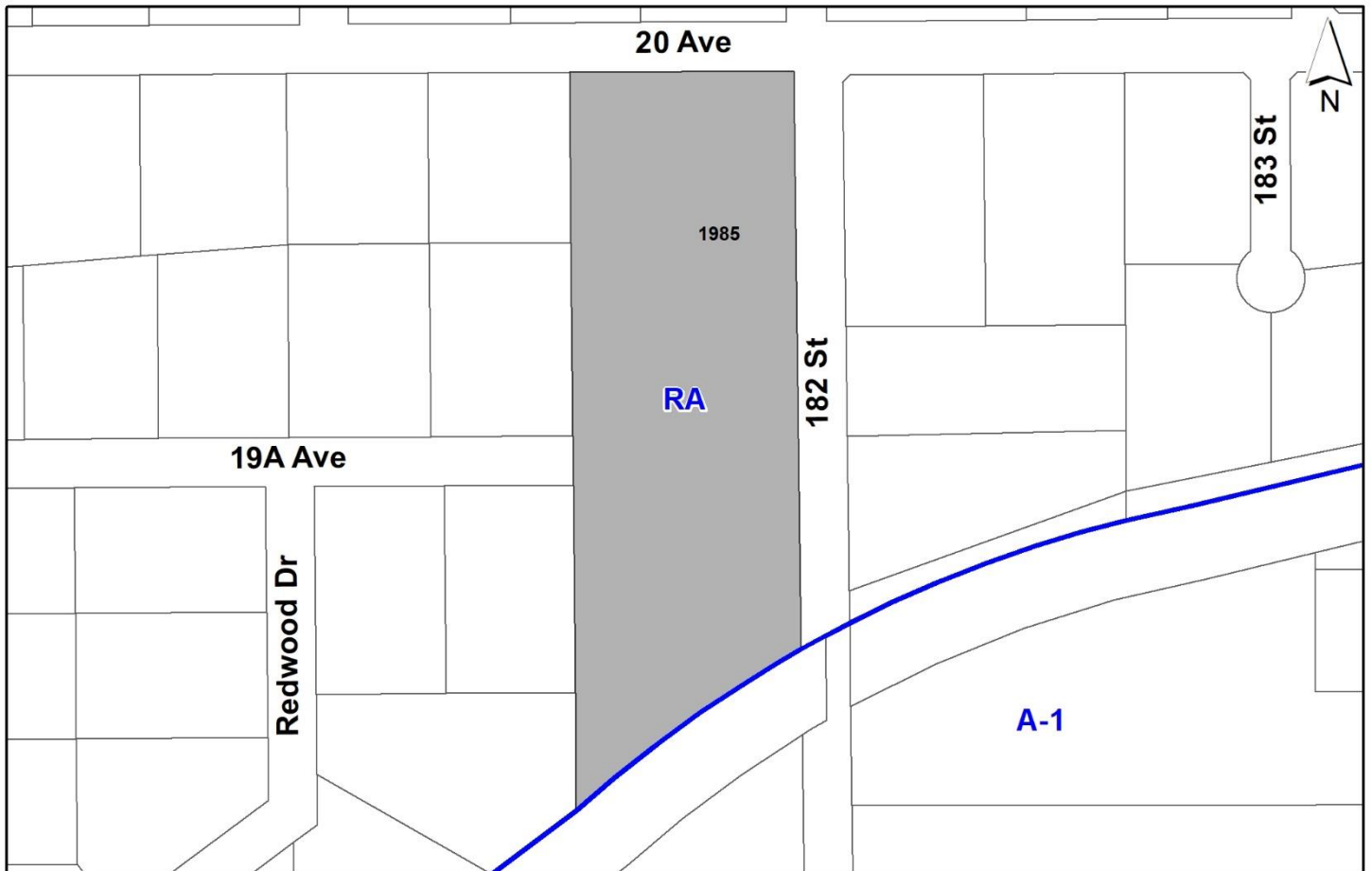
- **Development Variance Permit**

to allow subdivision into 5 single family RA lots with varied lot widths

LOCATION: 1985 182 Street

ZONING: RA

OCP DESIGNATION: Rural



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the Lot Width requirements of the One Acre Residential (RA) Zone.

RATIONALE OF RECOMMENDATION

- Development Permit No. 7921-0177-00 and Development Variance Permit No. 7921-0177-00 were introduced at the October 16, 2023 Regular Council – Land Use Meeting. Development Permit 7921-0177-00 received Approval to Draft on October 16, 2023, and Development Variance Permit 7921-0177-00 received Approval to Proceed at the Regular Council – Public Hearing Meeting on October 30, 2023 after Public Notification.
- Development Variance Permit No. 21-0177-00 included a variance to permit site septic on lots less than 2.0 acres (0.81 hectares). The proposal has not changed, however a variance is also required to reduce the minimum lot width for proposed lots 1, 2, 4 & 5 to 45 metres which was inadvertently not included in the original Planning Report.
- With the exception of the reduced lot width for proposed Lots 1,2, 4 and 5, the proposal meets all other lot size requirements (depth and area) of the RA Zone. The proposed variance is considered minor in relation to the overall lot sizes , which are approximately one acre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0177-01 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RA Zone from 50 metres to 45.0 metres metres for proposed Lot 1, 2, 4 and 5.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Rural	RA
North (Across 20 Avenue):	Single Family Dwelling	Rural	RA
East (Across 182 Street):	Single Family Dwellings	Rural	RA
South (Across 127A Greenbelt):	City Park, Farmland	Rural, Agricultural	A-1
West:	Single Family Dwellings	Rural	RA

Context & Background

- The subject site is a 24,850 square metres (6.14 acre) parcel located south of 20 Avenue and west of 183 Street, within Grandview Heights. It is currently zoned "One-Acre Residential Zone" (RA) and designated as "Rural" in the Official Community Plan.
- Development Permit No. 7921-0177-00 and Development Variance Permit No. 7921-0177-00 were introduced at the October 16, 2023 Regular Council – Land Use Meeting. Development Permit No. 7921-0177-00 received Approval to Draft on October 16, 2023, and Development Variance Permit No. 7921-0177-00 received Approval to Proceed at the Regular Council – Public Hearing Meeting on October 30, 2023 after Public Notification.
- Development Variance Permit No. 21-0177-00 included a variance to permit site septic on lots less than 2.0 acres (0.81 hectares), however the variance required to reduce the minimum lot width for lots 1, 2, 4 & 5 to 45 metres was inadvertently not included in that original Planning Report. The proposal has not changed and is identical to what was originally presented to Council for consideration.

DEVELOPMENT PROPOSAL

Proposed Variance

- The applicant is requesting the following variance under the subject application:
 - to reduce the minimum lot width of the RA Zone from 50 metres to 45.0 metres for proposed Lot 1, 2, 4 and 5.
- With the exception of the reduced lot width for proposed Lots 1,2, 4 and 5, the proposal meets all other lot size requirements (depth and area) of the RA Zone.
- The proposed variance is considered minor in relation to the overall lot sizes , which are approximately one acre.
- The proposal has not changed and is identical to what was originally presented to Council for consideration.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7921-0177-01
Appendix II Initial Planning Report No. 7921-0177-00, dated October 16, 2023

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

SC/ar

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0177-01

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: 010-625-267
Lot 3 Section 17 Township 7 New Westminster District Plan 2977
1985 182 St

(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 width of the RA Zone from 50 metres to 45.0 metres for proposed Lot 1, 2, 4 and 5;

5. This development variance permit applies to only the 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

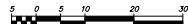
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

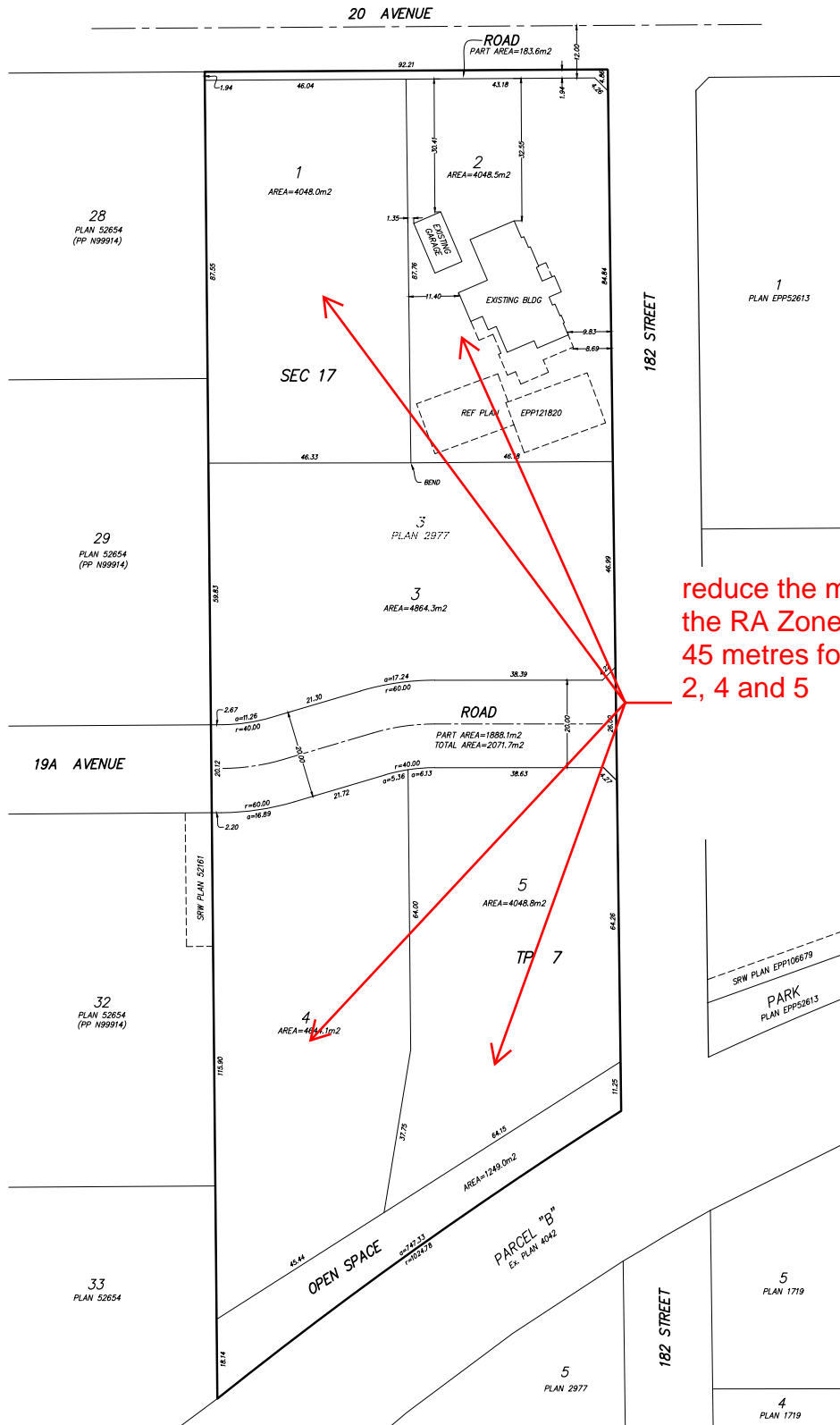
City Clerk – Jennifer Ficocelli

PRELIMINARY SUBDIVISION OF LOT 3 SECTION 17
TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 2977

BCGS 92G.007



ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN
IS 50metres IN WIDTH BY 86metres IN HEIGHT (D SIZE)
WHEN PLOTTED AT A SCALE OF 1:500

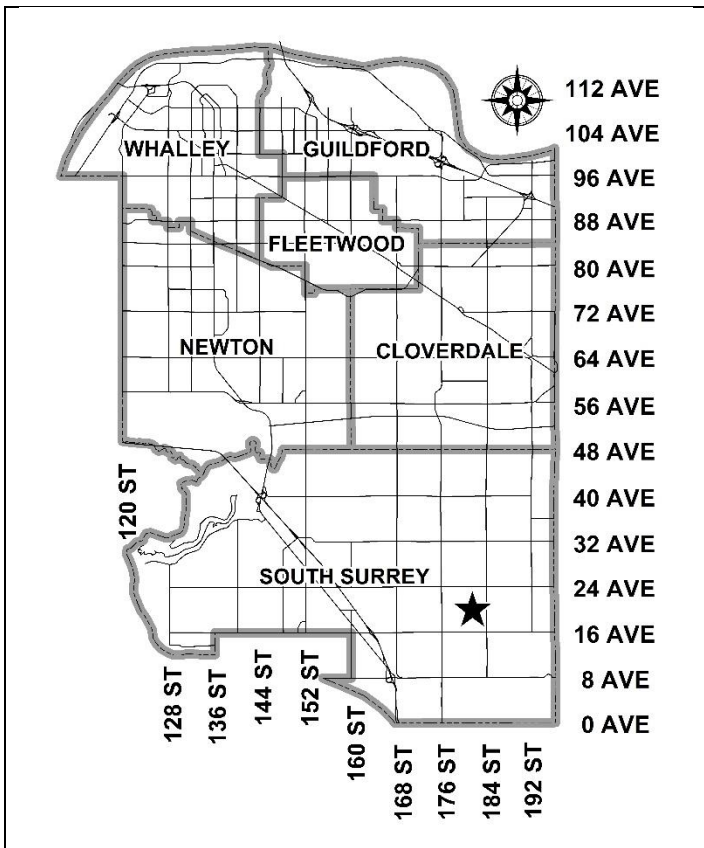


reduce the minimum lot width of
the RA Zone from 50 metres to
45 metres for proposed Lot 1,
2, 4 and 5

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0177-00

Planning Report Date: October 16, 2023



PROPOSAL:

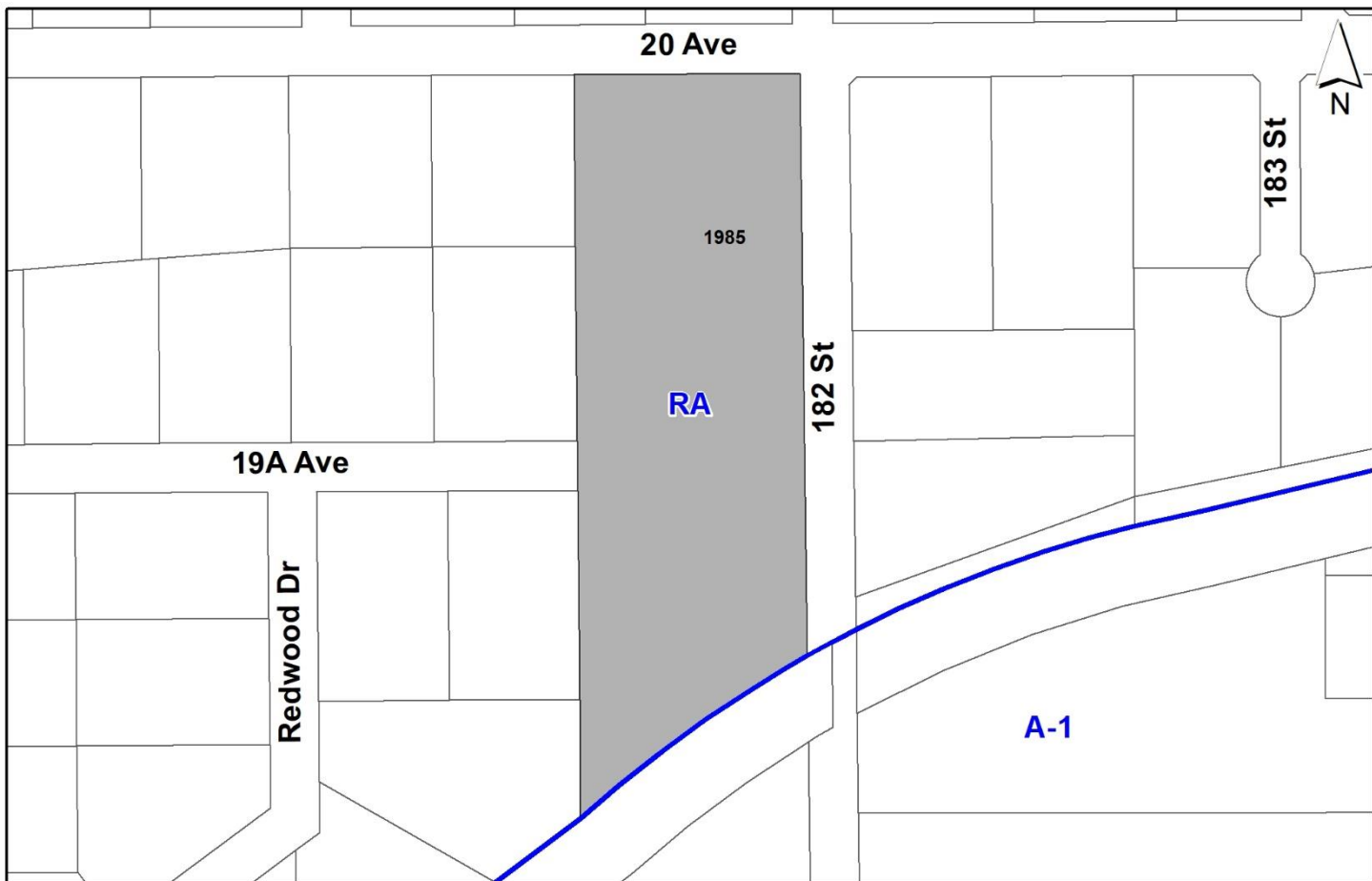
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into 5 single family RA lots.

LOCATION: 1985 - 182 Street

ZONING: RA

OCP DESIGNATION: Rural



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to amend the Subdivision and Development Bylaw No. 8830, Section 24(a), to reduce the minimum lot size requirements for lots serviced by septic fields from 0.81 hectares to no less than 0.40 hectares.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Rural designation in the Official Community Plan (OCP).
- The proposal complies with the "One-Acre Residential (RA)" zoning of the site.
- 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 proposal complies with the Development Permit requirements in the OCP for Farming Protection.
- An Environmental study was conducted by consultant MSR Solutions to confirm that any adverse impacts of an on-site sewerage dispersal field would be mitigated. The report confirmed that the septic field would not negatively impact surrounding ditches and aquifers should a breach of the septic field occur. This report was received and reviewed by City staff, and the applicant will be required to seek Provincial approval for the installation of the septic fields as part of the subsequent Building Permit process.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0177-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) To vary Subdivision and Development Bylaw 8830, Section 24(a) to reduce the minimum lot size requirements for septic tank servicing from 0.81 hectares to no less than 0.40 hectares.
2. Council authorize staff to draft Development Permit No. 7921-0177-00 for Sensitive Ecosystems (Green Infrastructure Areas and Streamside Areas), Hazard Lands (Steep Slopes) and Farm Protection generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and Geotechnical Report.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once the conditions of approval associated with the subdivision have been completed;
 - (b) 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;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (g) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (i) submission of finalized Environmental Impact Study (EIS) report to the satisfaction of City Staff; and
 - (j) 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	Single Family Dwelling	Rural	RA
North (Across 20 Avenue):	Single Family Dwelling	Rural	RA
East (Across 182 Street):	Single Family Dwellings	Rural	RA
South (Across 127A Greenbelt):	City Park, Farmland	Rural, Agricultural	A-1
West:	Single Family Dwellings	Rural	RA

Context & Background

- The subject site is a 24,850 square metres (6.14 acre) parcel located south of 20 Avenue, within Grandview Heights. It is currently zoned "One-Acre Residential Zone" (RA) and designated as "Rural" in the Official Community Plan.
- There are no City sanitary services fronting to the subject site. As the property is located in the south east corner of the Rural designated Grandview Heights area, there are no sanitary services near the property. The immediate suburban area has been serviced by septic since its initial development, and the size of the lots has allowed septic for sanitary servicing, with several properties to the east having recently redeveloped within the last 10 years with new septic disposal systems. Some applications in this area have received similar variances for site septic for lots less than 2 acres (0.81 hectares), such as application 7918-0097-00 to the east.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to subdivide the property into five (5) RA zoned lots ranging in size from 0.40 hectare to 0.49 hectares 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 site is subject to a Hazard Lands (Steep Slope) Development Permit due to the steep grades at the southern portion of the property. The applicant has submitted a Geotechnical Report detailing how geotechnical concerns will be mitigated on site.

- 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.

	Proposed
Lot Area	
Gross Site Area:	24,850 square metres
Road Dedication:	
GIN/Park Dedication:	
Net Site Area:	16,904 square metres
Number of Lots:	5
Unit Density:	0.93 units per acre/2.3 units per hectare
Range of Lot Sizes	4,047-4,870 square metres
Range of Lot Widths	45-47.8 metres
Range of Lot Depths	64.2-117.7 metres

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: Parks accepts the 5% parkland dedication requirement as land from the southern portion of the development site. No trees or vegetation are to be removed from future parkland without pre-approval by Parks.

Redwood Park is the closest active park with amenities including, a playground and walking trails, and is 320 metres walking distance from the development. The park also includes natural areas.

Transportation Considerations

- The proposed subdivision will provide a 20 metre wide dedication that will extend the existing 19A Avenue (local road), connecting it to 182 Street to the east.

Parkland and Natural Area Considerations

- The applicant proposes to dedicate a 1254.6 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 in the southern portion of the site.
- The applicant proposes to retain all existing trees within the adjacent parkland and the area to be dedicated to the City within the new Park lot. Further requirements for the GIN corridor, such as fencing requirements, will be determined through final review of the Ecosystem Development Plan.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated Rural in the OCP. The proposal to subdivide the existing parcel into five (5) 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 5 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 5 RA lots which comply with the RA zone.

Subdivision and Development Bylaw

- The applicant is requesting the following variance:
 - to vary Subdivision and Development Bylaw 8830, Section 24(a) to reduce the minimum lot size requirements for septic tank servicing from 0.81 hectares to no less than 0.4 hectares.
- There are several 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.

- An Environmental study was conducted by consultant MSR Solutions to confirm that any adverse impacts of an on-site sewerage dispersal field would be mitigated. The report confirmed that the septic field would not negatively impact surrounding ditches and aquifers should a breach of the septic field occur. This report was received by City staff, and the applicant will be required to seek Provincial approval for the installation of the septic fields as part of the subsequent Building Permit process.
- 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 on each lot. It is proposed that each home would be provided with secondary treatment and ground discharge in accordance with the report recommendations.
- Due to the context and limited future subdivision potential in the area, the variance would allow the subject site to further develop to proposed lot sizes consistent with the surrounding rural neighborhood
- Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Raymond Bonter of Raymond Bonter Designer 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.
- Styles recommended for this site include Modern Prairie, Modern Farmhouse, Contemporary-Traditional or Contemporary-French Provincial may suit the area. Radically different styles such as Contemporary and Modern with bold shapes and massing are discouraged.
- A preliminary lot grading plan, submitted by Aplin Martin Consultants Ltd., and dated August 25, 2023, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements. 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.

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. A fee update has been approved in April 2023, under Corporate Report No. Ro37; 2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- 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 B (yellow-coded) watercourse which flows near the southwest corner of the site, which is currently unmapped in COSMOS (The City of Surrey online mapping system). 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 Naturalized Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a Restrictive Covenant against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Ken Lambertsen, *R.P. Bio.*, of Phoenix Environmental Services Ltd. and dated July 2023, 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.

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 at the southern property line. 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 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 1254.6 square metre of the subject site through Parkland dedication to the City which is 5.0% of the total gross area of the 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 will be required to be submitted to the City prior to Development Permit issuance. The amount will be confirmed upon final acceptance of the Ecosystem Development Plan.
- An Ecosystem Development Plan, prepared by Ken Lambertsen, *R.P. Bio.*, of Phoenix Environmental Services Ltd. and dated July 2023, was reviewed by City Staff, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

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 Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The property slopes down south of the existing 20 Avenue at slopes of 8-10%. South of the future 19A Avenue, the slope of the site increases, with the rear half of lots 4 and 5 increasing to more than 20% approaching the 127A Greenbelt.
- A geotechnical report, prepared by Kevin Bodnar, *P. Eng.*, of GeoPacific Consultants and dated September 28, 2023, was peer reviewed by Bryan Lui, *P. Eng.*, of Valley GeoTechnical Engineering Services Ltd. and found to be generally acceptable by the peer reviewer. The peer review found that the report conforms to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit. The geotechnical report was also reviewed by City staff to confirm that the proposed works would not have any impact on City drainage infrastructure.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposing 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 recommendations on foundations, slab-on-grade floors, drainage, retaining walls, excavations, and utilities.
- 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 approved geotechnical report.

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.
- 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 4 and 5 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 4 and 5 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. As the rear of lots 4 and 5 are located behind the geotechnical setback area, no development will occur within 20 metres of the rear of the lots, apart from the site septic.)

- 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 total 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 a large number of trees in the area adjacent to the proposed parkland dedication on the subject property.)

- As the proposed development meets the Farming Protection Development Permit Requirements, the proposal was not referred to the Agriculture and Food Policy Committee (AFPC)

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 proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	152	121	31
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Paperbark Birch	1	0	1
English Holly	1	0	1
Bigleaf Maple	2	0	2
Red Maple	1	0	1
Vine Maple	1	0	1
English Oak	1	1	0
Black Walnut	1	1	0
Weeping Willow	1	0	1
Coniferous Trees			
Douglas Fir	7	7	0
Total (excluding Alder and Cottonwood Trees)	18	11	7
Additional Trees in the proposed Parkland / Riparian Area	9	0	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		25	
Total Retained and Replacement Trees Proposed		72	

Estimated Contribution to the Green City Program	\$64,900
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- The Arborist Assessment states that there are a total of 18 mature trees on the site, excluding Alder and Cottonwood trees. 152 existing trees, approximately 89% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 38 trees 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.
- Table 1 includes an additional 9 protected trees that are located within the proposed Parkland and riparian area. The trees within the proposed open space and riparian area 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.
- 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 that are outside the streamside protection area, and a 2 to 1 replacement ratio for all other trees, including Alder and Cottonwood that are within the streamside protection area. This will require a proposed total of 143 replacement trees on the site. Since 25 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the proposed deficit of 118 replacement trees will require an estimated cash-in-lieu payment of \$64,900 representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 72 trees are proposed to be retained or replaced on the site with an estimated contribution of \$64,900 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process. The applicant has agreed to work with the Planning Department to further improve tree retention on site before Preliminary Layout Approval is given to the associated Subdivision layout.

INFORMATION ATTACHED TO THIS REPORT

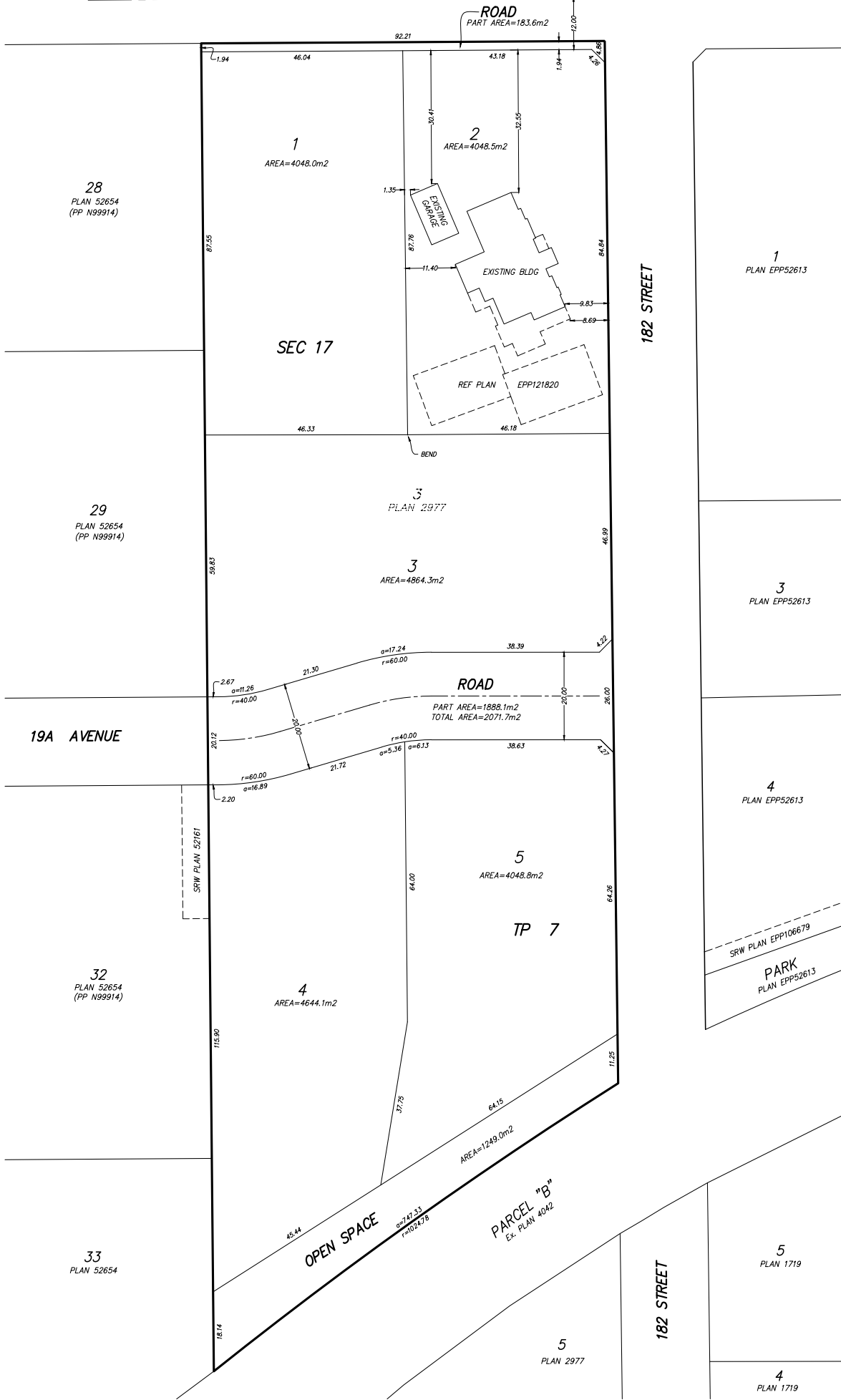
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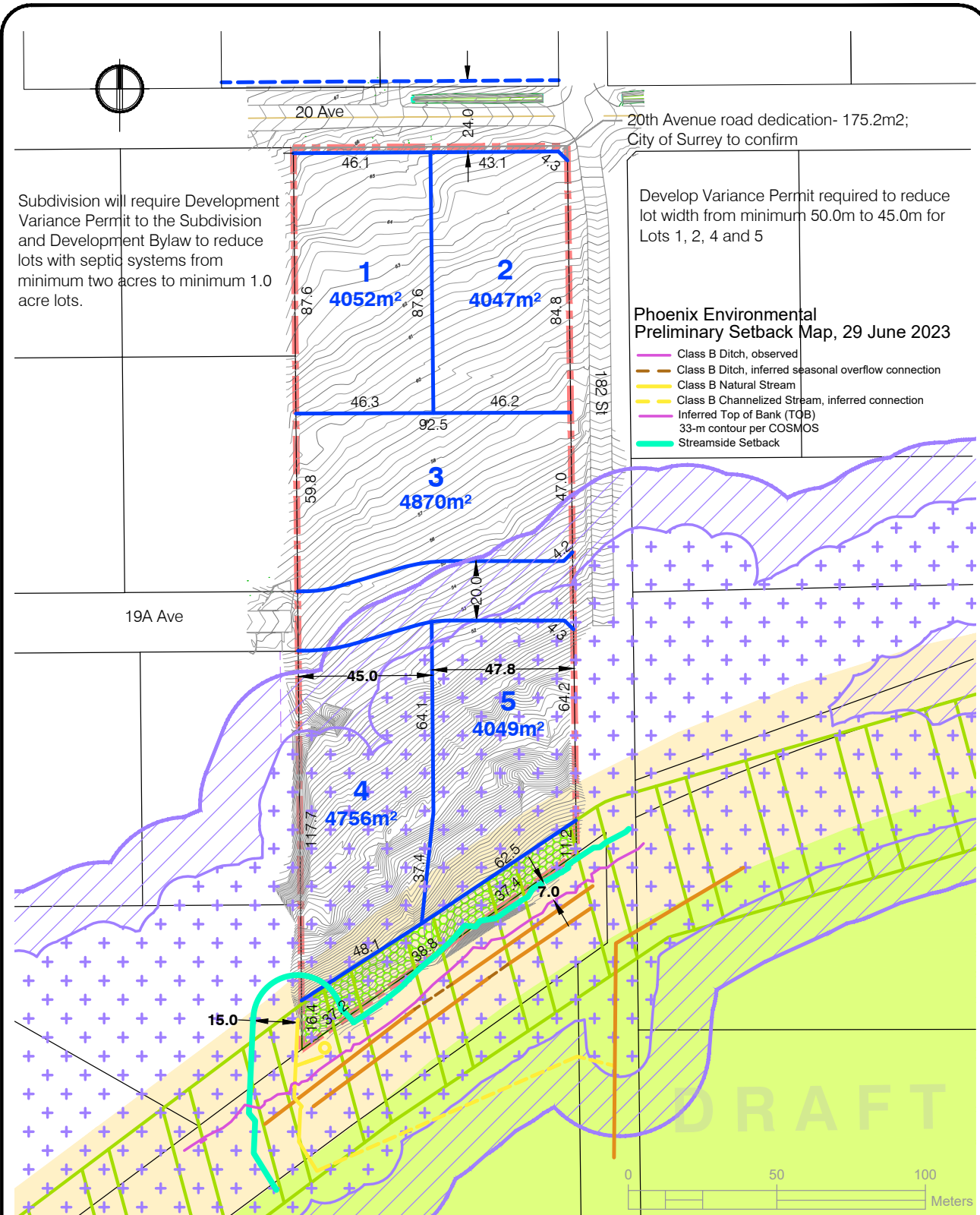
Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7921-0177-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

20 AVENUE





Subdivision will require Development Variance Permit to the Subdivision and Development Bylaw to reduce lots with septic systems from minimum two acres to minimum 1.0 acre lots.

Develop Variance Permit required to reduce lot width from minimum 50.0m to 45.0m for Lots 1, 2, 4 and 5

Phoenix Environmental Preliminary Setback Map, 29 June 2023

- Class B Ditch, observed
- Class B Ditch, inferred seasonal overflow connection
- Class B Natural Stream
- Class B Channelized Stream, inferred connection
- Inferred Top of Bank (TOB)
- 33-m contour per COSMOS
- Streamside Setback

- Agricultural Land Reserve
- Development Permit Area - Farm Protection
- Development Permit Area - Steep Slopes
- Development Permit Area - Steep Slopes 20m buffer
- Development Permit Area - Green Infrastructure Network
- Park Dedication - 1254.6m² (5%)

Amardeep Pawar
Residential Development
1985 182 Street, Surrey

CONCEPT

LEGAL DESCRIPTION
PID 010-625-267
Lot 3, Section 17, Township
7, Plan NWP2977, New
Westminster District, Part
West 1/2 of SE 1/4

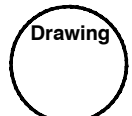
GROSS SITE AREA
2.5 hectares / 6.2 acres
NET SITE AREA
2.5 hectares / 6.2 acres

EXISTING DESIGNATIONS
OCP: Rural
Zoning: RA - One Acre Residential

PROPOSED DESIGNATIONS
OCP: Rural
Zoning: no change

LOT YIELD
Existing: 1 lot
Proposed: 5 lots

DENSITY
Gross: 2.0 uph / 0.8 upa
Net: 2.0 uph / 0.8 upa



NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.
M:\SC02021\21-1014\DWG\PLANNING\21-1014 concept - 5 lots 2023-07-05.dwg

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

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

DATE: **October 10, 2023** PROJECT FILE: **7821-0177-00**

RE: **Engineering Requirements
Location: 1985 182 Street**

SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m on 20 Avenue, with 3 m x 3 m corner cut at 182 Street.
- Dedicate 20.0 m for 19A Avenue, with 3 m x 3 m corner cuts at 182 Street.
- Register 0.5 m wide SRW along south side of 20 Avenue.

Works and Services

- Construct south side of 20 Avenue.
- Construct 19A Avenue.
- Confirm downstream storm drainage system capacity, update the system if required.
- Construct storm drainage system to service the proposed development.
- Construct new 200 mm dia water main on 19A Avenue.
- 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.
- Any proposed on-site septic sewer system to be designed and installed in accordance with the requirements of the Fraser Health Authority. Register Restrictive Covenant for the protection and maintenance of the onsite septic.
- Pay Latecomer charge for 5714-0349-00-1.

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.



Jeff Pang, P.Eng.
Development Services Manager
IK

NOTE: Detailed Land Development Engineering Review available on file

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD


Address: 1985 – 182 Street

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)	170
Protected Trees to be Removed	132
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	38
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 121 X one (1) = <u>121</u> - All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = <u>22</u> 	143
Replacement Trees Proposed	25
Replacement Trees in Deficit	118
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: September 15, 2023



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



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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

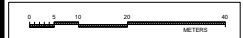
1985 - 182 STREET
 (18170 - 20th AVENUE)
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JAN10/21	MK	SITE PLAN
2	MAY27/22	MK	HYDRO/TEL SERVICES
3	SEPT09/22	MK	REVISIONS
4	JAN26/23	MK	5-LOT CONCEPT PLAN
5	FEB22/23	MK	SEPTIC PLAN
6	MAR23/23	MK	FEASIBILITY PLAN
7	MAR28/23	MK	FEASIBILITY PLAN
8	APR11/23	MK	SEPTIC PLAN
9	APR14/23	MK	FEASIBILITY PLAN
10	APR17/23	MK	REVISIONS
11	AUG15/23	MK	GRADING PLAN
12	SEPT12/23	MK	FEASIBILITY PLAN
13	SEPT12/23	MK	SEPTIC PLAN

GENERAL NOTES:

- REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT PLANS.



SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

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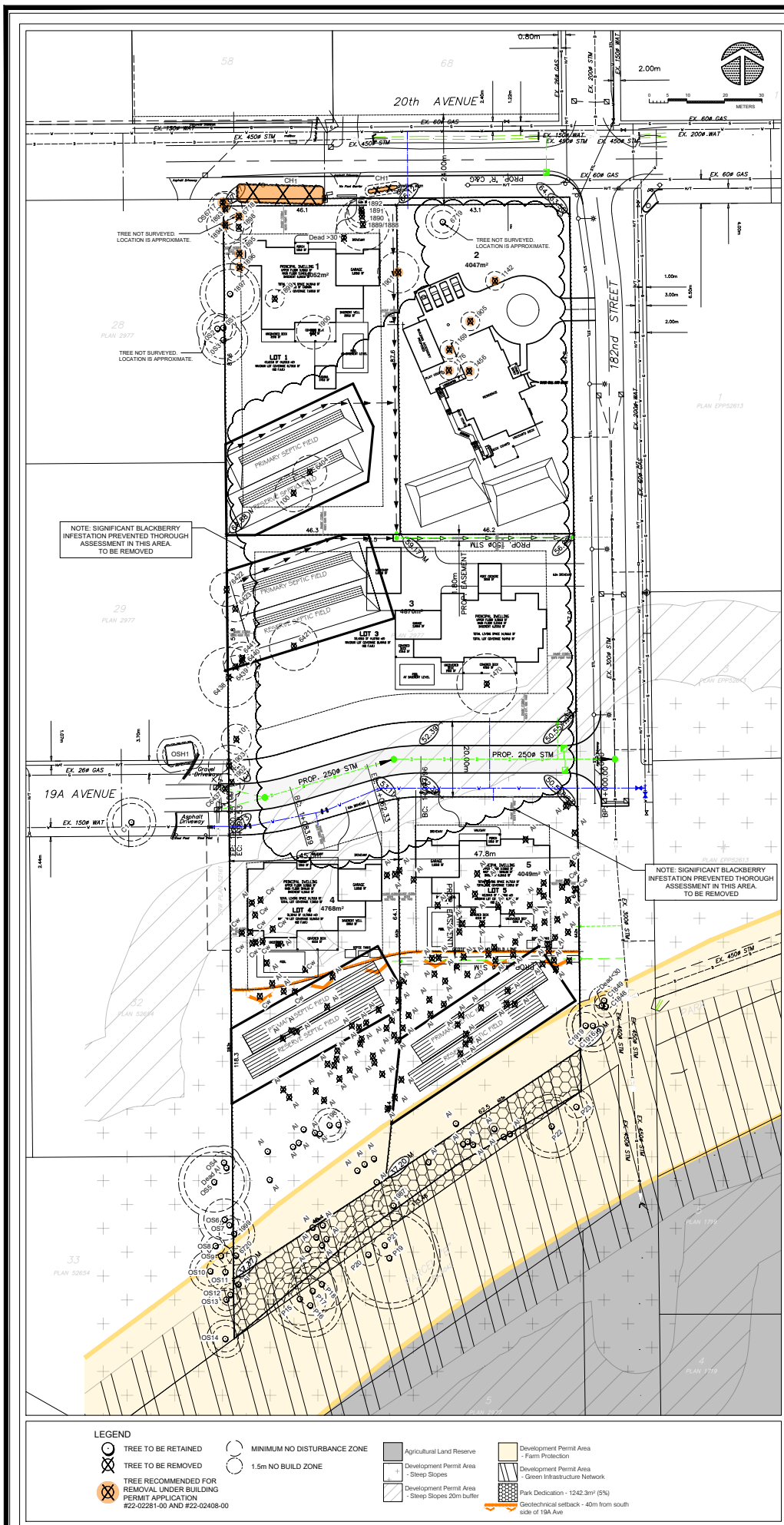
DRAWN **MK**

SCALE **AS SHOWN**

DATE **AUGUST 23, 2021**

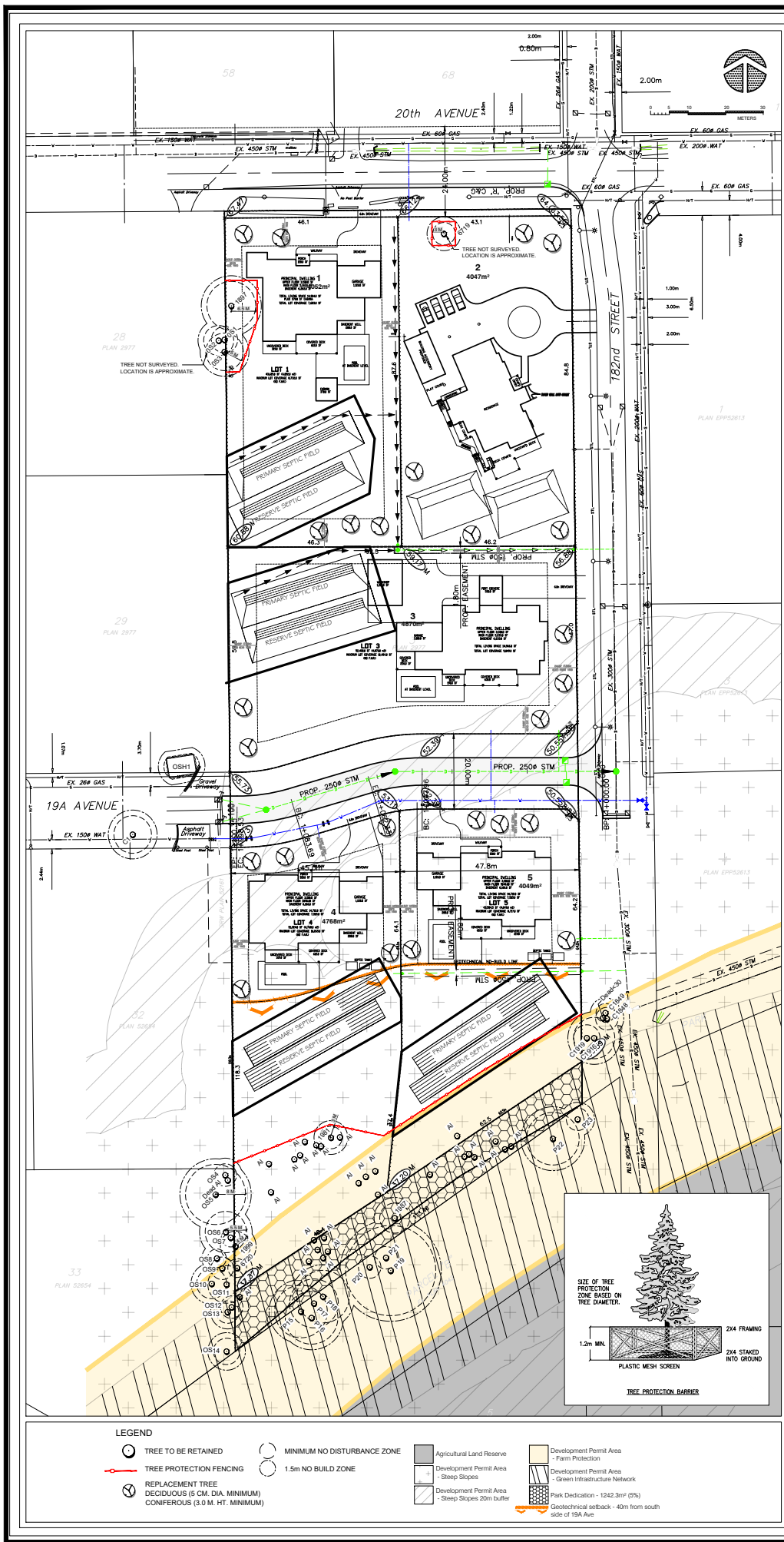
T - 1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE RECOMMENDED FOR REMOVAL UNDER BUILDING PERMIT APPLICATION #22-02281-00 AND #22-02408-00
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO BUILD ZONE
- Agricultural Land Reserve
- Development Permit Area - Farm Protection
- Development Permit Area - Sleep Slopes
- Development Permit Area - Green Infrastructure Network
- Development Permit Area - Sleep Slopes 20m buffer
- Park Dedication - 1242.3m² (5%)
- Geotechnical setback - 40m from south side of 19A Ave



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

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

1985 - 182 STREET
 (18170 - 20th AVENUE)
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	JAN10/21	MK	SITE PLAN
2	MAY27/22	MK	HYDRO/TEL SERVICES
3	SEPT09/22	MK	REVISIONS
4	JAN26/23	MK	5-LOT CONCEPT PLAN
5	FEB22/23	MK	SEPTIC PLAN
6	MAR23/23	MK	FEASIBILITY PLAN
7	MAR28/23	MK	FEASIBILITY PLAN
8	APR11/23	MK	SEPTIC PLAN
9	APR14/23	MK	FEASIBILITY PLAN
10	APR17/23	MK	REVISIONS
11	AUG15/23	MK	GRADING PLAN
12	SEPT12/23	MK	FEASIBILITY PLAN
13	SEPT12/23	MK	SEPTIC PLAN

GENERAL NOTES:
 • REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT PLANS.
 • NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 • TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 • REPLACEMENT TREES SHALL CONFORM TO BC S/LA/B/C/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



SHEET TITLE

T2 - TREE PROTECTION AND PRESERVATION PLAN

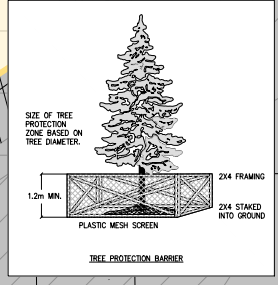
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DRAWN MK

SCALE AS SHOWN

DATE AUGUST 23, 2021

T-2
 SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- REPLACEMENT TREE
- DECIDUOUS (5 CM DIA. MINIMUM)
- CONIFEROUS (3.0 M. HT. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO BUILD ZONE
- Agricultural Land Reserve
- Development Permit Area - Farm Protection
- Development Permit Area - Sleep Slopes
- Development Permit Area - Sleep Slopes 20m buffer
- Development Permit Area - Green Infrastructure Network
- Park Dedication - 1242.3m² (5%)
- Geotechnical setback - 40m from south side of 19A Ave
- Development Permit Area - Farm Protection
- Development Permit Area - Green Infrastructure Network

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0177-00

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: 010-625-267
LOT 3 SECTION 17 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 2977
1985-182 Street

(the "Land")

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

Parcel Identifier:

(b) If the civic 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:

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0177-00

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: 010-625-267
LOT 1 SECTION 22 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 18943
1985-182 Street

(the "Land")

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

Parcel Identifier:

(b) If the civic 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 to no less than 0.4 hectare .

5. This development variance permit applies to only the 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.

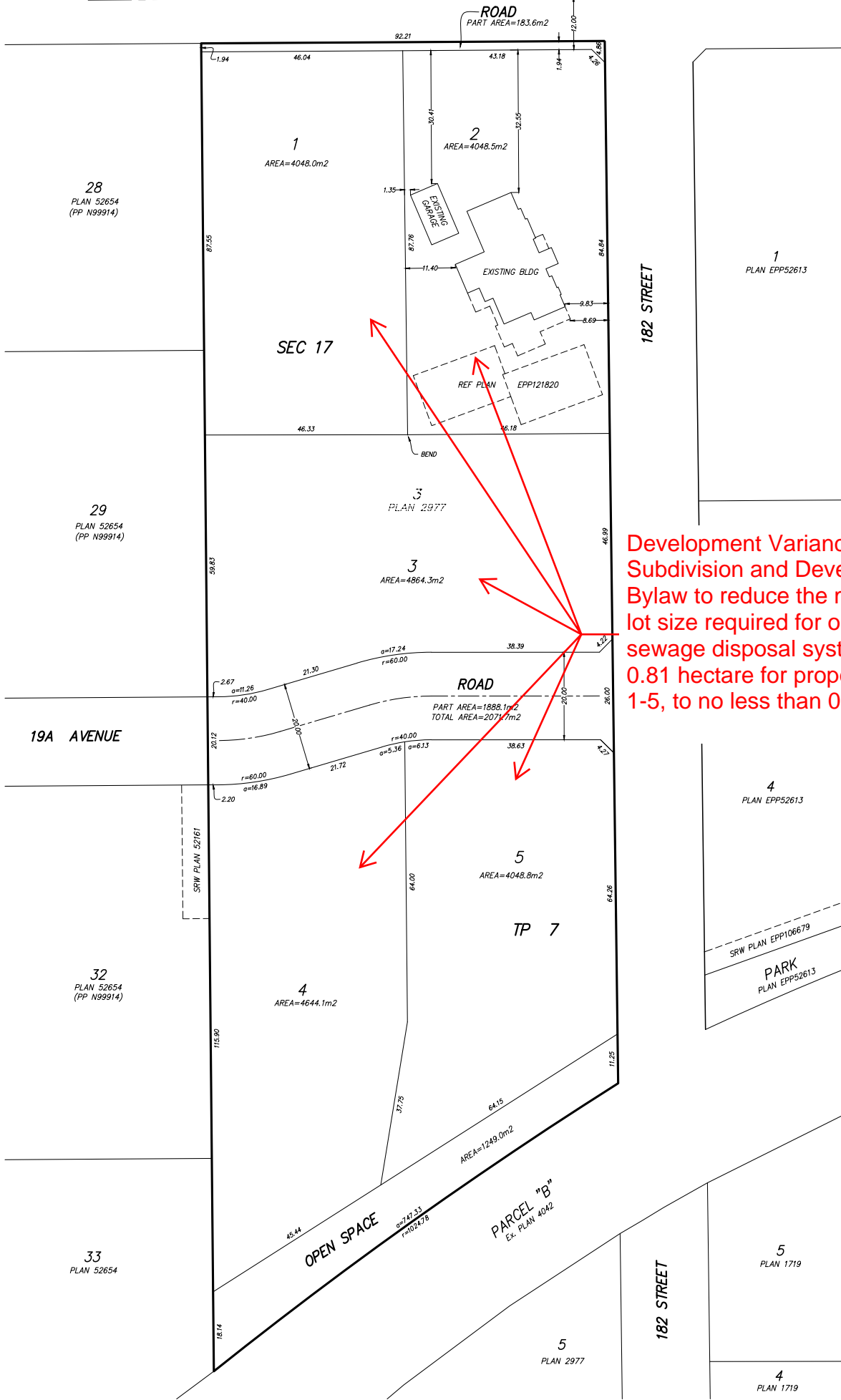
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

20 AVENUE



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 1-5, to no less than 0.4 hectare