

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0184-00

Planning Report Date: December 6, 2021

PROPOSAL:

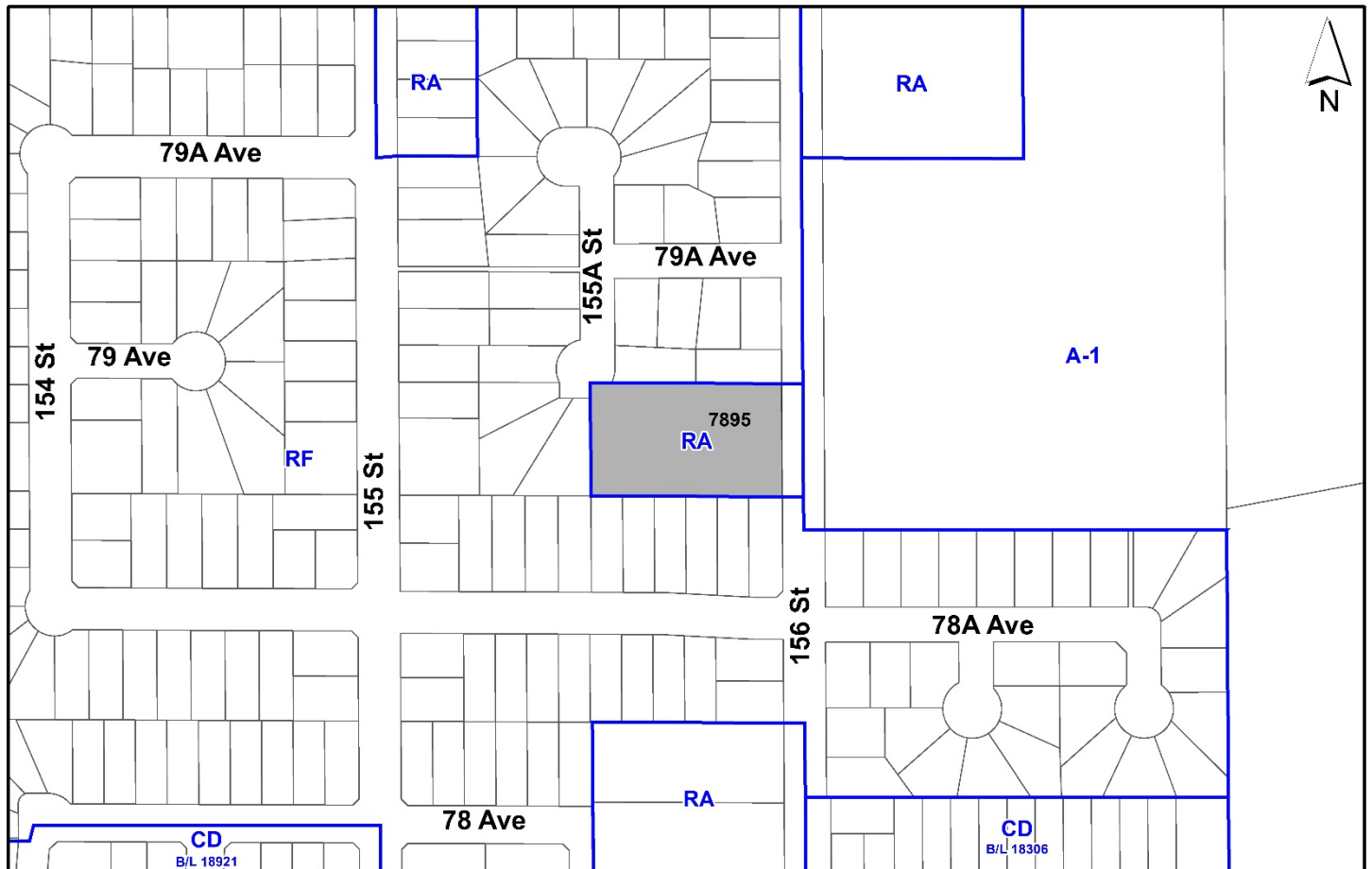
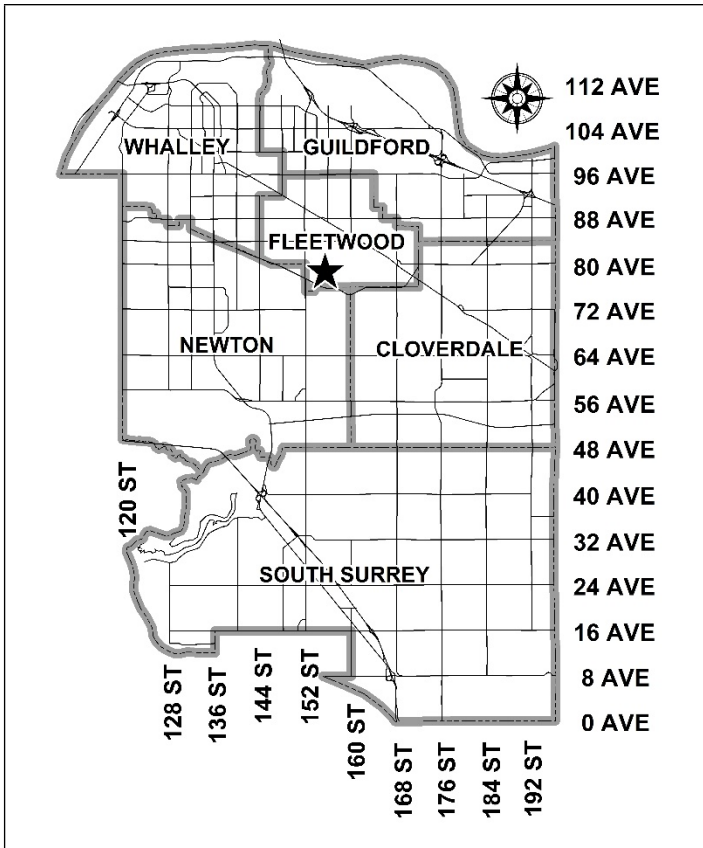
- Rezoning from RA to RF
- Development Variance Permit

to allow subdivision into two (5) single family residential lots.

LOCATION: 7895 - 156 Street

ZONING: RA

OCP DESIGNATION: Urban



**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**

- Proposing to reduce the minimum rear yard setback of the principal building from a Fortis Gas right-of-way from 7.5 metres to 3.0 metres on proposed Lot 1.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed subdivision is consistent with established single family residential lots in the area.
- The proposed density and building form are appropriate for this part of Fleetwood.
- The southern portion of the subject site is impacted by an 18.3-metre wide Fortis BC gas right-of-way. The proposed variance on Lot 1 maintains access for pipeline maintenance and provides for an adequately sized building envelope on the single-family lot.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0184-00 (Appendix VI), to vary Part 4 of the Zoning By-law to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres to 3.0 metres for proposed Lot 1, to proceed to Public Notification
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;
  - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) the applicant retain a Design Consultant to conduct a character study of the surrounding homes and propose a set of building design guidelines; and
  - (h) registration of a Section 219 Restrictive Covenant preventing any structures within the FortisBC right of way.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Acreage parcel with Fortis ROW	Urban	RA
North:	Single family dwellings	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 156 Street):	Fleetwood Park Secondary School	Urban	A-1
South:	Single Family Dwellings	Urban	RF
West:	Single Family Dwellings	Urban	RF

### Context & Background

- The 0.49-hectare site subject site is located at 7895 – 156 Street Avenue in Fleetwood.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- There is an existing single-family dwelling on the site that will be demolished as part of the development proposal.
- An 18.3-metre wide Fortis BC natural gas transmission right-of-way (ROW) encumbers the south portion of the subject site.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The proposal is to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", to allow subdivision into five (5) single family residential lots. (Appendix I).
- Proposed Lot 5 will be in a panhandle lot configuration. The proposed panhandle lot will allow for increased housing density on this block without substantially altering the existing urban character of the neighbourhood.
- Council Policy No. O-15 (Appendix V) guides the application of panhandle subdivisions by stating that they should be considered only in the following circumstances:
  - In suburban or agricultural zones;
  - When, due to physical constraints on the site, a panhandle lot is the best solution to providing both access and frontage; or
  - When, due to the configuration of the site, lot yield would be unreasonably reduced without the use of panhandles.
- The subject application complies with the provisions of Council Policy No. O-15, as proposed Lot 5 would not be feasible using a different lot configuration due to constraints placed upon the site by the 18.3-metre deep Fortis BC natural gas transmission right-of-way (ROW) encumbering the south portion of the subject site.

- The applicant is proposing a 3.0 metre setback from the Fortis BC ROW on proposed Lot 1 in order to construct a new single family dwelling. Part 4 Section E.18.(a) of Zoning By-law 12000 states that the rear yard setback of principal buildings on lots containing a natural gas transmission right-of-way shall not be less than 7.5 metres and such setback shall be measured at 90 degrees to the gas right-of-way boundary closest to the building line.
- Fortis BC has indicated that they typically recommend the full 7.5 metre setback from the right-of-way be retained in order to allow ancillary structures in the backyard and to prevent any issues with such structures in the future. Fortis BC requires the registration of a restrictive covenant preventing any accessory buildings or structures within the Fortis BC right-of-way, as a condition of support for the variance. The applicant is aware that no accessory buildings or structures will be permitted on this lot.
- Development details are included in the following table:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	0.49 ha
Road Dedication:	.0074 ha
Undevelopable Area:	N/A
Net Site Area:	0.48 ha
<b>Number of Lots:</b>	5
<b>Unit Density:</b>	10.4 UPH
<b>Range of Lot Sizes</b>	582.0 sq. m. – 2,009.0 sq. m.
<b>Range of Lot Widths</b>	15.0 m – 23.7 m
<b>Range of Lot Depths</b>	38.8 m – 66.8 m

### Referrals

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

School District: The School District has advised that there will be approximately 5 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

3 Elementary students at Coyote Creek Elementary School  
1 Secondary students at Fleetwood Park 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.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March 2023.

Fortis BC: Fortis BC requires the registration of a restrictive covenant preventing any accessory buildings or structures within the Fortis BC right-of-way, as a condition of support for the variance.

### Transportation Considerations

- The application will provide approximately 74.2 square metres of road dedication for 155 A Street.
- Proposed Lots 1 and 2 will be oriented towards 155 A Street, with construction of a new cul-de-sac bulb. Driveway access for these lots will be from 155 A Street.
- Proposed Lots 3 to 5 will be oriented towards 156 Street, with driveway access from 156 Street.
- The panhandle driveway letdown will be shared between proposed Lot 4 and Lot 5. This will minimize the number and visual impact of driveway letdowns fronting 156 Street.

### POLICY & BY-LAW CONSIDERATIONS

#### Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

#### Official Community Plan

##### Land Use Designation

- The proposal complies with the "Urban" designation of the Official Community Plan (OCP), which is intended to support low and medium density residential neighbourhoods.

##### Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies.
- A.1.3c – Accommodate urban land development according to the following order of growth management: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

*(The proposed lots are similar to the adjacent RF lots along 155 A Street, 156 Street and 78A Avenue. The proposed lots will provide a similar streetscape as these RF lots. Design guidelines will be registered on title to ensure the proposed density increase will be mitigated by thoughtful design measures and to ensure dwellings on the proposed lots are compatible with the character of the existing neighbourhood.)*

### Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)", and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
<b>Yards and Setbacks</b>		
Front Yard:	7.5 metres	7.5 metres
Side Yard:	1.8 metres	1.8 metres
Rear:	7.5 metres	7.5 metres
Rear setback to a Natural Gas Transmission ROW:	7.5 metres	3.0 metres*
<b>Lot Size</b>		
Lot Size:	560 sq. m.	582.0 sq. m. – 2,009.0 sq. m.
Lot Width:	15 metres	15.0 m – 23.7 m
Lot Depth:	28 metres	38.8 m – 66.8 m
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	<b>Required</b>	<b>Proposed</b>
	3 per lot	3 per lot

#### \*Variance Requested

#### Setback Variance

- The applicant is requesting the following variances:
  - to vary Part 4 of the Zoning By-law to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres to 3.0 metres for proposed Lot 1, to proceed to Public Notification
- The subject lot is encumbered by a natural gas transmission right-of-way. The proposed variance still maintains access for pipeline maintenance and provides for an adequately sized building footprint on the lot.
- The proposed variance will allow the applicant to construct a house on proposed Lot 1 with a more proportional and efficient floor plan.
- The gas right-of-way still provides functional rear yard space for the subject property albeit without accessory structures being permitted.
- Fortis BC has no objections to this Development Variance Permit as the variance still maintains access for pipeline maintenance. Fortis BC requires the registration of a restrictive covenant preventing any accessory buildings or structures within the Fortis BC right-of-way, as a condition of support for the variance.

- The applicant acknowledges that no accessory buildings and structures are permitted within the right-of-way area.
- Staff support the requested variance to proceed for consideration.

#### Lot Grading and Building Scheme

- The applicant retained Jim Wilson of Wilson Design as the Design Consultant. The Design Consultant will be required to conduct a character study of the surrounding homes and based on the findings of the study, propose a set of building design guidelines.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated August 2021, has been reviewed by staff and found to be generally acceptable. The applicant is proposing 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.

#### **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 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$3,000 per new unit if completed by December 31, 2021; and \$4,000 per new unit if completed after January 1, 2022).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

#### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 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 October 5, 2021, and the Development Proposal Signs were installed on October 8, 2021. Staff received one response from a neighbouring resident (staff comments in italics):
  - The resident was concerned about the panhandle configuration for proposed Lot 5 as it may alter the character of the existing neighbourhood and feel like an alley.
 

*(Staff confirmed that the panhandle configuration for proposed Lot 5 will not alter the streetscape as there will be a large front yard where the existing Fortis ROW is located, adjacent to the proposed driveway. Staff explained this is also the best solution for the highly encumbered subject site.)*
- The subject development application was reviewed by the Fleetwood Community Association. The Fleetwood Community Association provided the following comments (staff comments in italics):
  - The Fleetwood Community Association had concerns over the layout and access, particularly for the panhandle lot configuration for proposed Lot 5.
 

*(Staff provided details on the proposal and noted that the panhandle configuration is only proposed due to the Fortis ROW encumbrance on the subject site. Due to this encumbrance, lot yield would be unreasonably reduced without the use of panhandles. Staff also noted that the streetscape for Lot 5 would still be similar to the RF lots in the area with the Fortis ROW area acting as front yard space adjacent to the proposed driveway.*
  - The Fleetwood Community Association and the Developer also discussed alternative layouts but due to the Fortis ROW the proposed layout is the most feasible.

## TREES

- Hanah Dhanani, ISA Certified Arborist of Woodbridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder Trees</b>			
Alder	2	2	0
<b>Deciduous Trees (excluding Alder Trees)</b>			
Bigleaf Maple	19	19	0
Birch	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	14	10	4
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>34</b>	<b>30</b>	<b>4</b>

<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>11</b>
<b>Total Retained and Replacement Trees</b>	<b>15</b>
<b>Contribution to the Green City Program</b>	<b>\$30,250.00</b>

- The Arborist Assessment states that there are a total of 34 mature trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 0.06% of the total trees on the site, are Alder trees. It was determined that 4 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 trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 66 replacement trees on the site. Since only 11 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 55 replacement trees will require a cash-in-lieu payment of \$30,250.00, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- Proposed removal of City trees will continue to be reviewed prior to final adoption.
- In summary, a total of 11 trees are proposed to be retained or replaced on the site with a contribution of \$30,250.00 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Council Policy No. O-15
- Appendix VI. Development Variance Permit No. 7921-0184-00

*approved by Ron Gill*

Ron Gill  
Acting General Manager  
Planning and Development

SJ/cm





## INTER-OFFICE MEMO

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

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

DATE: **November 19, 2021** PROJECT FILE: **7821-0184-00**

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RE: **Engineering Requirements  
Location: 7895 156 Street**

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

- Dedicate necessary lands to achieve 14.0 metre radius for the cul-de-sac bulb; and
- Register 0.5 m statutory right-of-way (SRW) along 156 Street.

***Works and Services***

- Construct the west side of 156 Street;
- Construct the cul-de-sac bulb on 155A Street;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and 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

AJ



October 6, 2021

Planning

**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.

The Fleetwood family of schools is contained by 152nd Street to the west, Fraser Highway to the North and the ALR to the south, the Fleetwood area is contained within these barriers. Three elementary schools and one Secondary serve this community. The elementary schools consist of: William Watson, Walnut Road and Coyote Creek. As both 152nd and Fraser Highway are major arterial roads, catchments have been created to ensure families/children do not have to cross such major roadways for safety reasons. Therefore, all new enrolling spaces constructed to relieve pressure in the Fleetwood area must fall within the Fleetwood boundaries as described.

A 4-classroom addition at Coyote Creek opened in the fall of 2020. The 10-year enrolment projections do not include for the potential increased urban density that is contemplated to serve a future Skytrain line. Without the inclusion of this housing count, Coyote Creek is expected to accommodate the 10-year future needs of the catchment.

Fleetwood Secondary total enrollment can only accommodate 1200 within the building, therefore, over the last several years, the school has relied on portables to make up the seat shortfall. As part of the district's 2022/2023 Five Year Capital Plan, the District is asking for a 500-capacity addition to the school. As capital funding has yet to be approved, this addition is the district's number one priority in this year's capital plan.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0184 00

**SUMMARY**

The proposed 5 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:	3
Secondary Students:	1

**September 2020 Enrolment/School Capacity**

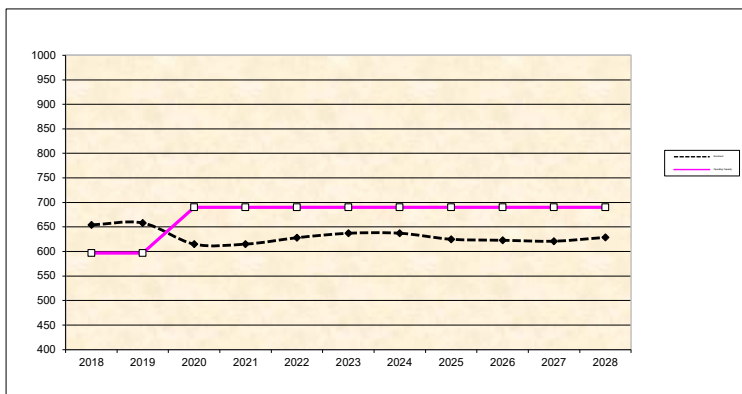
<b>Coyote Creek Elementary</b>	
Enrolment (K/1-7):	54 K + 561
Operating Capacity (K/1-7)	38 K + 652
<b>Fleetwood Park Secondary</b>	
Enrolment (8-12):	1554
Capacity (8-12):	1200

<b>Projected population of school-age children for this development:</b>	5
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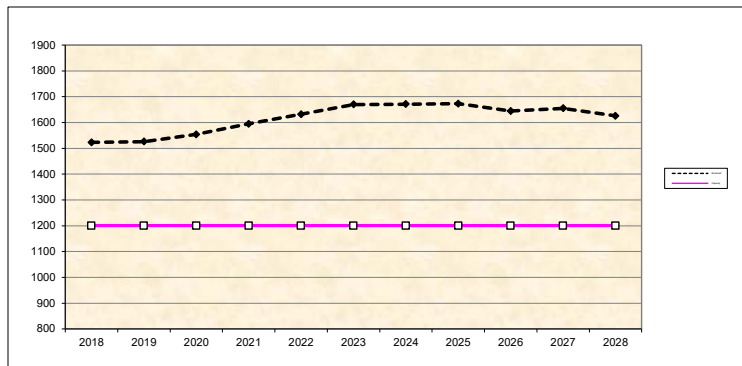
*Population* : The projected population of children aged 0-19 Impacted by the development.

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

**Coyote Creek Elementary**



**Fleetwood Park 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.

## Tree Preservation Summary

Surrey Project No: 7921-0184-00

Address: 7895 156 Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani PN-9275A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	38	<b>Protected Trees Identified</b>	1
<b>Protected Trees to be Removed</b>	32	<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	6	<b>Protected Trees to be Retained</b>	1
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 2 X one (1) = 2	62	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	-
- All other species to be removed (2:1) 30 X two (2) = 60		- All other species to be removed (2:1) 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	11	<b>Replacement Trees Proposed</b>	-
<b>Replacement Trees in Deficit</b>	51	<b>Replacement Trees in Deficit</b>	-
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

November 23 , 2021

Date

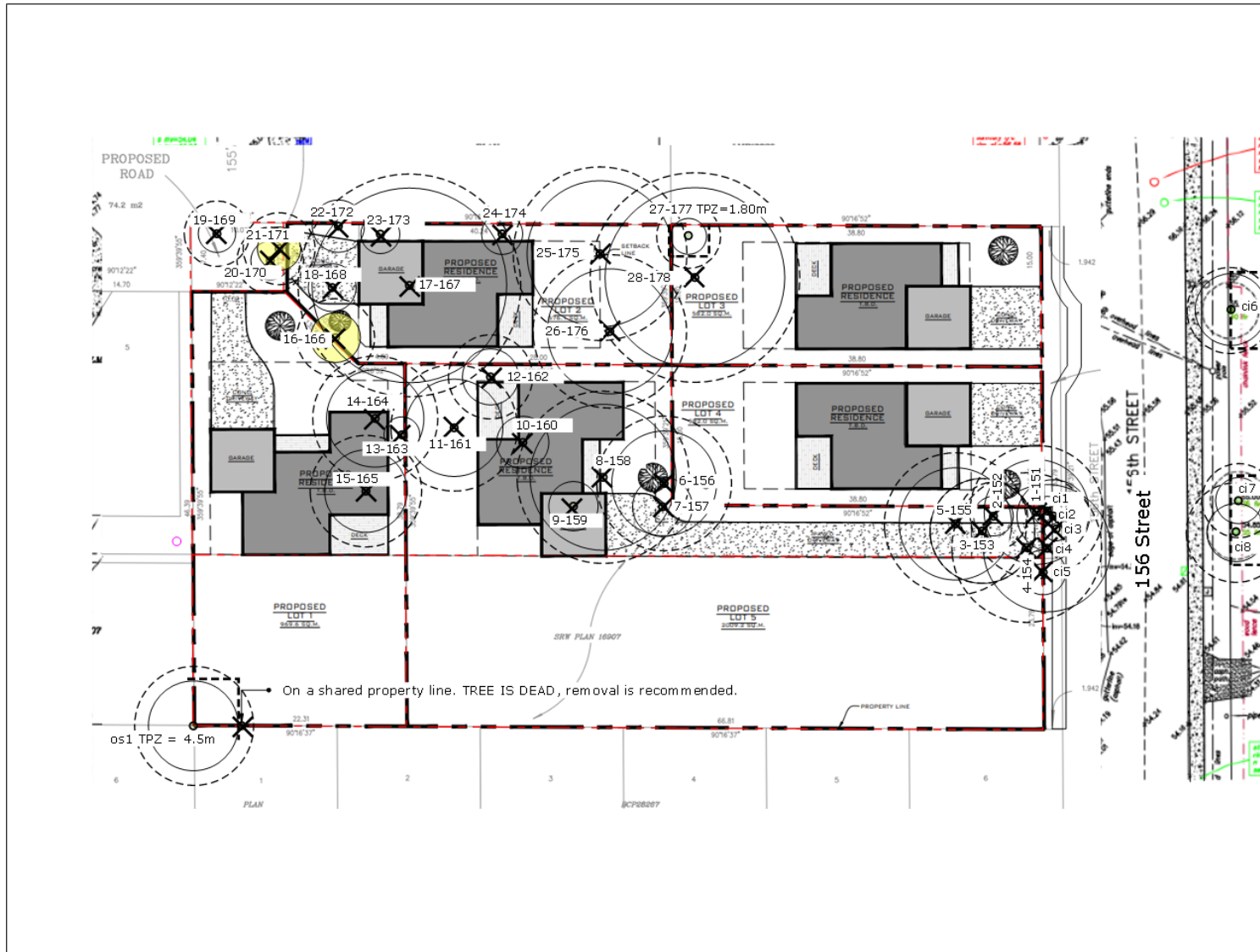
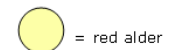
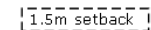
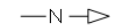


Tree Plan for Development at  
7895 156 Street, Surrey

Date: November 23, 2021

Notes  
Only trees with a DBH greater than 30cm are plotted.

Legend





**Tree Replacement Plan at  
7895 156 Street, Surrey**

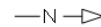
Date: October 22, 2021

**Replacement Trees**

Tag	Species	Size
RT1	Ginkgo	3cm cal
RT2	Japanese Maple	3cm cal
RT3	Katsura	3cm cal
RT4	Atlas Cedar	1.75m tall
RT5	Katsura	3cm cal
RT6	Japanese Maple	3cm cal
RT7	Weeping Nootka Cypress	1.75m tall
RT8	Southern Magnolia	1.75m tall
RT9	Weeping Nootka Cypress	1.75m tall
RT10	Snowgum	1.75m tall
RT11	Pacific Dogwood	3cm cal

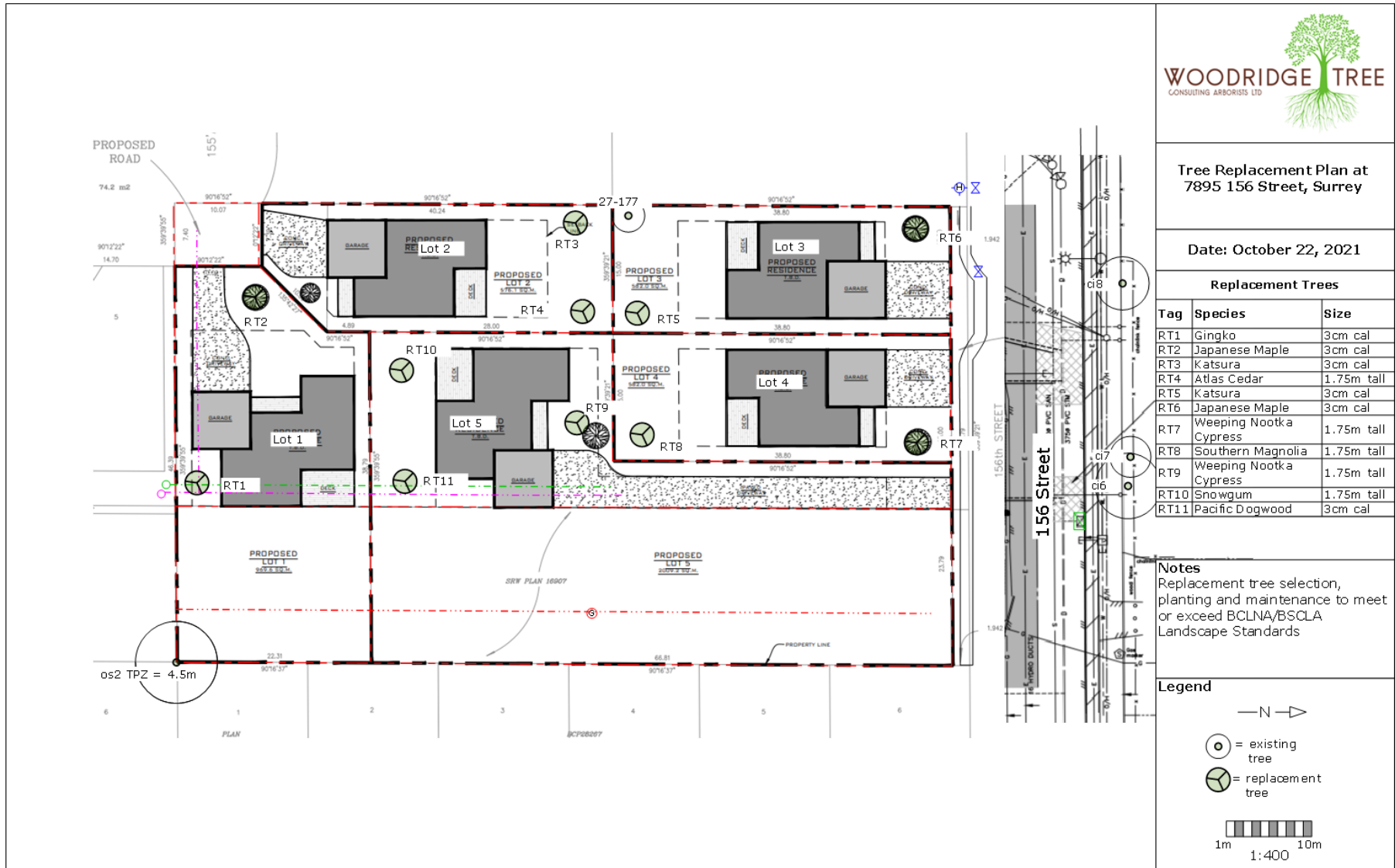
**Notes**  
Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

**Legend**



○ = existing tree

⊗ = replacement tree







# CITY POLICY

No. O-15

**REFERENCE:**

REGULAR COUNCIL MINUTES  
6 MAY 1991  
PAGE 9

**APPROVED BY:**

**CITY COUNCIL**

**DATE:**

2 MAY 2005 (RES.R05-1050)

**HISTORY:**

6 MAY 1991

**TITLE: PANHANDLE LOTS**

1. The Approving Officer should consider panhandle lots only in the following circumstances:
  - a. The proposed lot is in a suburban or agricultural zone.
  - b. The physical constraints of the site are such that a panhandle lot is the best solution to providing both physical access and legal frontage.
  - c. The physical configuration of the site is such that to refuse a panhandle lot would impose an unreasonable reduction in lot yield.
  - d. Exceptional circumstances prevail which warrant such consideration.
2. In rare instances, where panhandle lots are created in urban residential subdivisions, the buildable area of the lot should be substantially larger than the required minimum so as to alleviate the negative impact on the adjacent lots.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0184-00

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: 009-764-429  
 East Half Lot 3 Section 23 Township 2 New Westminster District Plan 13031  
 7895 - 156 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 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) In Section 27(a) of Part 4 of General Provisions the minimum rear setback of a principal building on a lot containing or abutting a natural gas transmission right-of-way is reduced from 7.5 metres to 3.0 metres for proposed Lot 1.
5. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

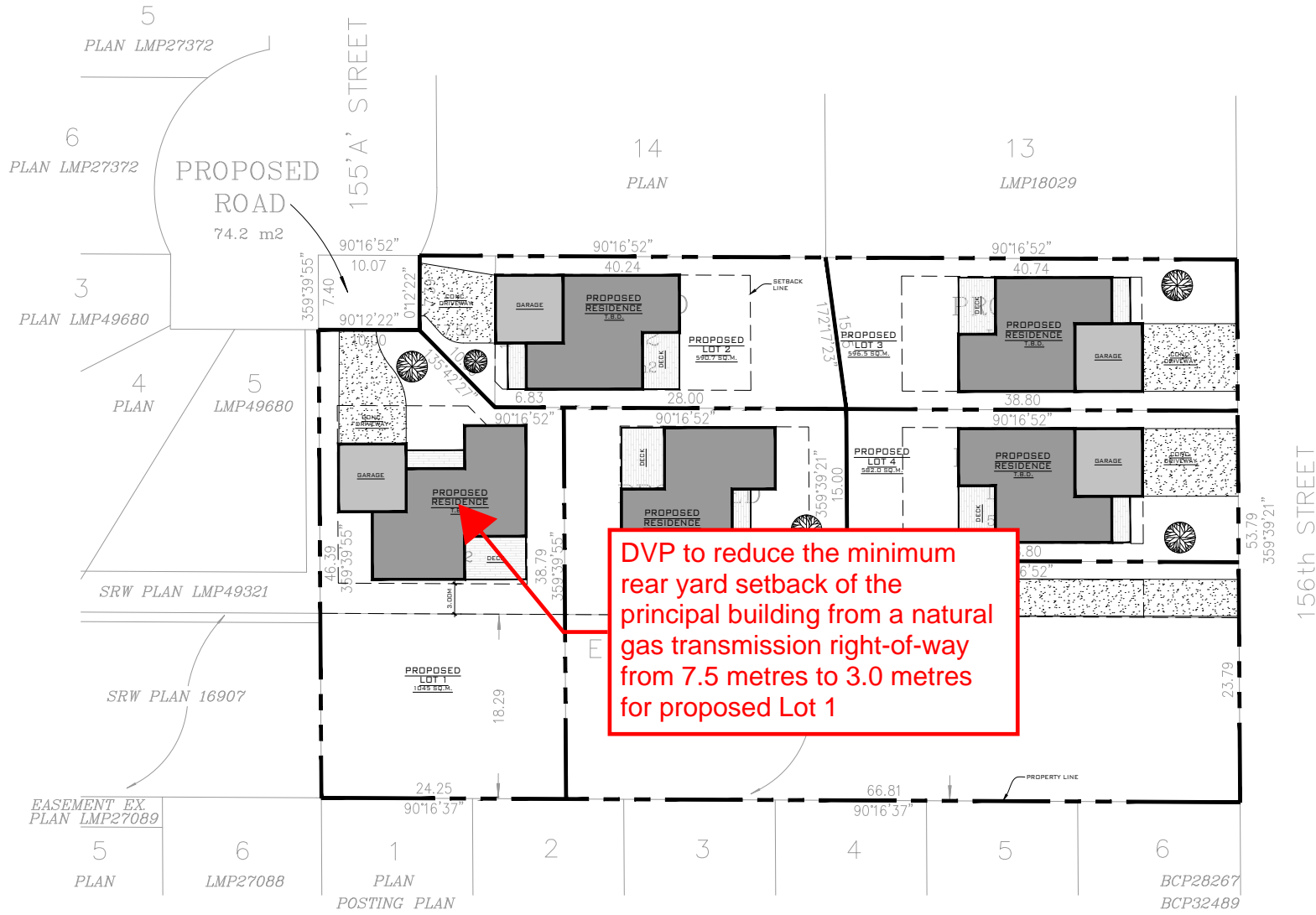
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



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

LEGAL DESCRIPTION	DATE	REVISIONS	BY

**WILLSON**  
— DESIGN —

Custom Homes & Additions,  
Commercial, Farm, Design & Planning  
4205 - 2602 St. Lehman Road  
Marlin, Box 14338, Lehigh Station,  
Abbotsford, BC V4X 2P7

**604-850-2858**  
www.willsondesign.ca

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**AS NOTED**

DATE:  
**23 NOV., 2021**

CUSTOMER:  
**KEY INNOVATION**

PAGE TITLE:  
**SITE PLAN**

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PLAN #:  
**WR-21-179**