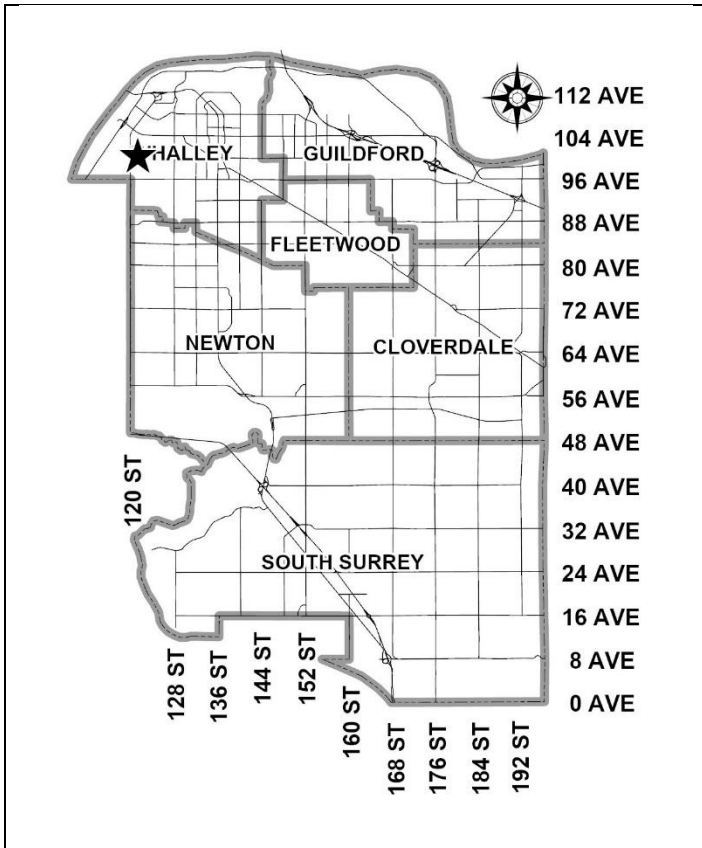


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7918-0160-00

Planning Report Date: February 24, 2025



**PROPOSAL:**

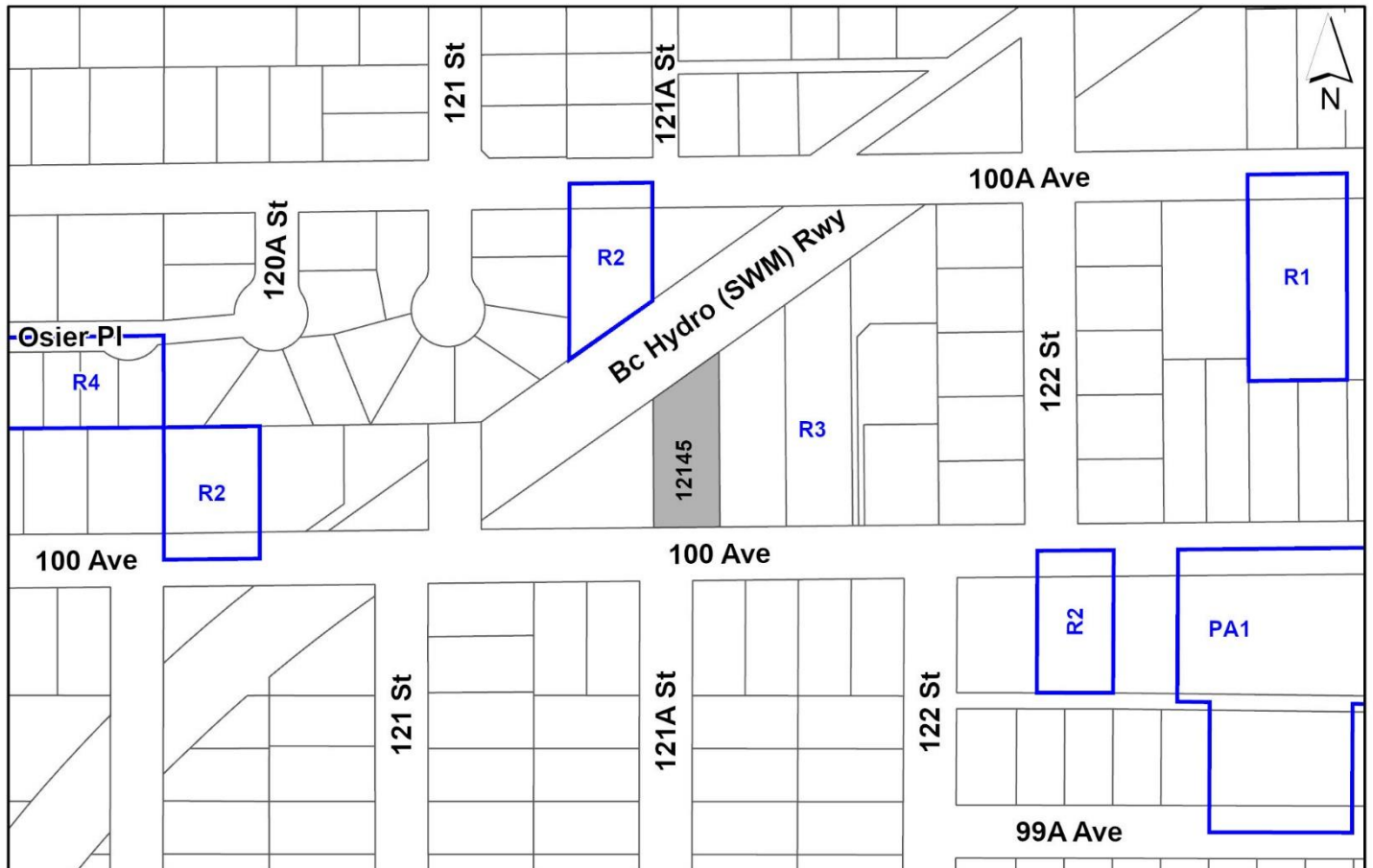
- **Development Permit (Green Infrastructure Area)**
- **Development Variance Permit**

to allow subdivision into two residential lots.

**LOCATION:** 12145 - 100 Avenue

**ZONING:** R<sub>3</sub>

**OCP DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

- Approval to draft Development Permit for Sensitive Ecosystems (Green Infrastructure Area).
- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is proposing to reduce the minimum lot widths of the "Urban Residential Zone (R3)" from 15 metres to 12.5 metres for proposed lots 1 and 2 (Appendix I).

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas).
- The proposed variance to reduce the minimum lot width requirements in the "Urban Residential Zone (R3)" is modest and all other minimum lot dimensions including area are being achieved. The size of the proposed lots are compatible with the established lot pattern in the area.

## PLANNING RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0160-00 for Sensitive Ecosystems (Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7918-0160-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot widths of the "Urban Residential Zone (R3)" from 15 metres to 12.5 metres to facilitate a subdivision.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff; and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family Dwelling	Urban	R3
North (Across BC Southern Rail line):	Single family Dwelling	Urban	R2 & R3
East:	Single family Dwelling	Urban	R3
South (Across 100 Avenue):	Single family Dwelling	Urban	R3
West:	Single family Dwelling	Urban	R3

## Context & Background

- The 0.15 -hectare subject property is located at 12145 100 Ave. A Green Infrastructure Network (GIN) Corridor #106 runs along the northern property line and encroaches into the property approximately 15 metres.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Urban Residential Zone (R3)".

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The Proposal is for a development permit (Green Infrastructure Area) and variance to the minimum lot width of the "Urban Residential Zone (R3)", to allow subdivision into two residential lots in an urban context (Appendix I).
- Proposed Lots 1 and 2 exceed the minimum lot area and lot depth of the "Urban Residential Zone (R3)" but do not meet the 15 metre minimum lot width requirement.
- A Development Variance Permit is requested to reduce the minimum lot width for proposed Lots 1 and 2 from 15 metres to 12.5 metres to facilitate the subdivision.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,451 square metres
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	1,451 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	13.79 lots per hectare (5.57 lots per acre)
<b>Range of Lot Sizes</b>	671 -781 square metres
<b>Range of Lot Widths</b>	12.58 metres
<b>Range of Lot Depths</b>	48.9 - 57.7 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:

Robson Park is the closest active park with amenities including trails, playground, tennis courts, and is 850 metres walking distance from the development. Al Cleaver Park is the closest natural area and is 550 metres walking distance from the development.

## Transportation Considerations

- Vehicle access for proposed Lots 1 and 2 is from 100 Avenue, along the south property line.
- The subject site is within a Frequent Bus Stop Area and is approximately 310 metres from a stop for #320 route (Surrey Central Station).

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan (OCP).

#### Themes/Policies

The proposal is consistent with the following OCP Themes/Policies:

- 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 (A1.3.c); and
- Support infill development that is appropriate in scale and density to its neighbourhood context (A3.5).

### Zoning By-law

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law.

<b>R<sub>3</sub> Zone (Part 15)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	14 Lots / Ha	13.79 Lots/ Ha
<b>Lot Size</b>		
Lot Size:	560 square metres	671-781 square metres
Lot Width:	15 metres	12.58 metres
Lot Depth:	28 metres	48.9-57.7 metres

#### Lot Width Variance

- The applicant is requesting the following variance:
  - to reduce the minimum lot width of the R<sub>3</sub> Zone from 15 metres to 12.5 metres for proposed Lots 1 and 2 to facilitate the proposed subdivision.
- Staff support the requested variance to proceed for consideration.

### Lot Grading and Building Scheme

- A preliminary lot grading plan, submitted by Mainland Engineering, and dated August 2024, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements.

### **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. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- 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. The current rate is \$2,136 per lot.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the density 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 \$1,113.92 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 \$1,113.92 per new lot to support the development of new affordable housing.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent and the Development Proposal Signs installed on January 21, 2025. Staff have received no responses from neighbours.

### **DEVELOPMENT PERMITS**

#### **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 along the northern 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, (GIN Corridor NO.106), with a Medium ecological value.

- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 metres.
- An Ecosystem Development Plan, prepared by Libor Michalak, *R.P. Bio.*, of Keystone Environmental Ltd. and dated June 2024 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.
- A 7.5 metre wide GIN corridor setback is proposed in keeping with the other properties along this street.

**TREES**

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

**Table 1: Summary of Proposed Onsite Tree Removal / Replacement by Tree Species:**

	Existing	Remove	Retain
Deciduous Trees	0	0	0
Coniferous Trees	1	1	0
<b>Onsite Tree Totals</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Onsite Replacement Trees Proposed</b>	<b>6</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>6</b>		

- The Arborist Assessment states that there is one bylaw protected trees on-site. There is also one bylaw protected City tree within proximity of the proposed development. Both trees are proposed for removal.
- A total of six trees are proposed to be replaced on the site (three trees per lot).

- Staff have no objection to the removal of the City tree to facilitate the construction of the proposed driveways and utility alignments as it is a small/new tree. However, staff are not supportive of the proposed removal of on-site tree (#T1). This is a large Douglas Fir tree located in the southeast (front) corner of Lot 2 near the street that the Arborist Report states is in fair to good condition and is “suitable” to retain. It is located in an area of the lot that should not significantly impact the size or placement of the new home. Large fir trees are a character-defining element in this neighbourhood and should be retained if possible. The retention feasibility of this on-site tree will be evaluated further prior to finalization of the subdivision, and staff will work with the applicant to prioritize the retention of the tree.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

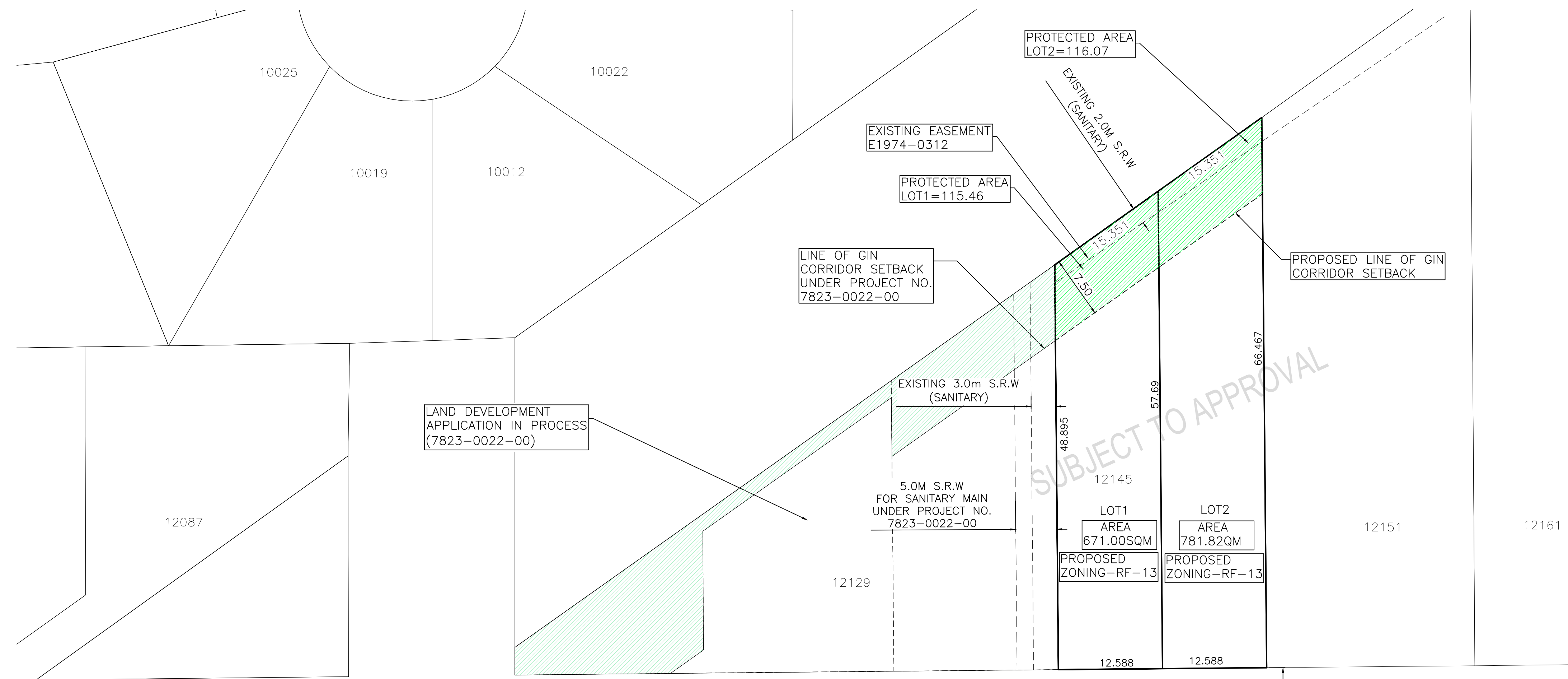
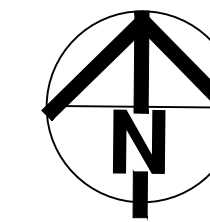
Appendix I.	Proposed Subdivision Layout,
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	Development Variance Permit No. 7918-0160-00

*approved by Chris McBeath*

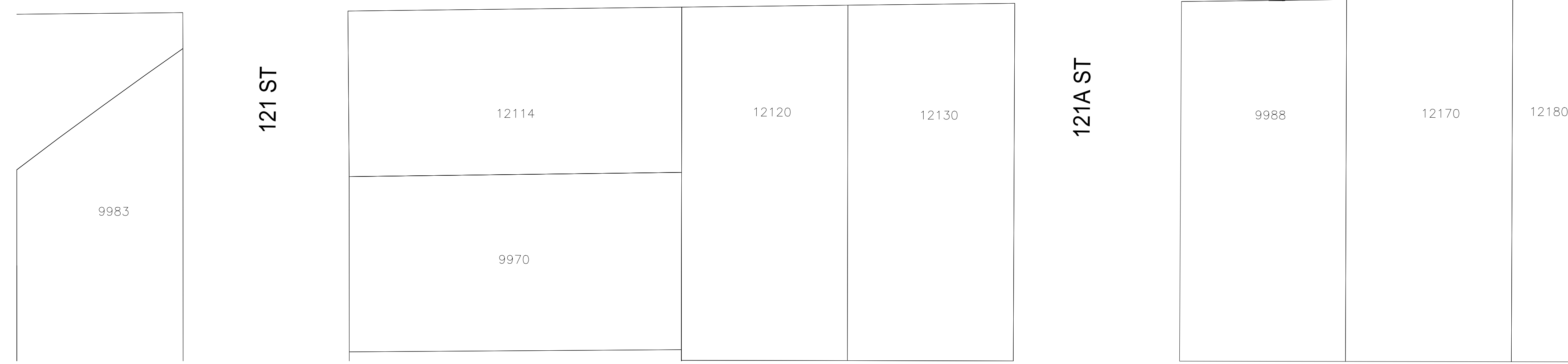
Ron Gill  
General Manager  
Planning and Development

EF/cb





100 AVE



<p><b>NOTE:</b></p> <p>1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.</p> <p>2. EXACT LOT DIMENSIONS &amp; AREAS ARE TO BE VERIFIED BY THE SURVEYOR.</p>	<p><b>ZONING:</b></p> <p>EXISTING ZONING: RF</p> <p>PROPOSED ZONING: RF-13 (TYPE 1) (EXISTING HOUSE TO BE REMOVED)</p> <p><u>SITE AREA</u></p> <p>GROSS SITE AREA: 1452.82sqm.</p>	<table border="1"> <tr> <td>NO.</td> <td>YY/MM/DD</td> <td>DRN.</td> <td>CH.</td> <td>REVISION</td> </tr> <tr> <td>0</td> <td>24/08/06</td> <td>AS</td> <td>RM</td> <td>ISSUED FOR REVIEW</td> </tr> </table>	NO.	YY/MM/DD	DRN.	CH.	REVISION	0	24/08/06	AS	RM	ISSUED FOR REVIEW	<p><b>MAINLAND ENGINEERING DESIGN CORPORATION</b></p> <p>UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1</p> <p>TEL: (604) 543 8044 FAX: (604) 543 8104</p> <p>EMAIL: CIVIL@MAINLANDENG.COM</p>	<p>DEVELOPMENT/SITE LOCATION</p> <p>2 LOT SUBDIVISION #12145 100 AVE, SURREY, B.C.</p> <p>DWG. NAME</p> <p><b>PRELIMINARY LAYOUT PLAN</b></p>	<p>SEAL</p> <p>PRACTICE PERMIT NUMBER: 1003021</p>	<p>SCALE</p> <p>N.T.S.</p>	<p>SURREY PROJECT NO.</p> <p>7918-0160-00</p>	<p>DRAWING NO.</p> <p>1</p>
			NO.	YY/MM/DD	DRN.	CH.	REVISION											
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<p>CHECKED</p> <p>RM</p>	<p>DATE</p> <p>24/08/06</p>	<p>REV.</p> <p>0</p>																
<p>APPROVED</p> <p>AB</p>																		

# INTER-OFFICE MEMO

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TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **January 07, 2025**

PROJECT FILE: **7818-0160-00**

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RE: **Engineering Requirements**  
**Location: 12145 100 Ave**

## SUBDIVISION

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

- Widen existing SRW along north property line to 5.0m for sanitary main.

### *Works and Services*

- Construct north side of 100 Ave.
- Provide driveway, water, drainage and sanitary service connections to the lots.

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.



Jeff Pang, P.Eng.  
Director, Land Development

DC

**9.0 TREE PRESERVATION SUMMARY**

**APPENDIX III**

Surrey Project No: N/A

Address: 12145 100 Ave, Surrey, B.C., V3V 2W7

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(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 non-bylaw protected trees)</i>	2
Protected Trees to be Removed	2
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio	
2 X two (2) = 4	4
<b>Replacement Trees Proposed</b>	<b>6</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio	
0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

*Francis Klimo*

May 17, 2024

(Signature of Arborist)

Date

**12.0 TREE REPLACEMENT PLAN**

Outlined in the "Surrey Tree Protection Bylaw, 2006 No. 16100", the requirement for replacement Trees will be required based upon the Trees being cut or removed. Two (2) trees are to be planted for each permit-sized tree removed (2:1 ratio), except when the tree removed is a black cottonwood (*Populus trichocarpa*) or red alder (*Alnus rubra*), whereupon the replacement ratio is 1:1.

<b>On-Site &amp; City Trees (Including city trees within proposed lanes)</b>	<b>Number of Trees</b>
Protected Trees Identified	<b>2</b>
Protected Trees to be Removed	<b>2</b>
Protected Trees to be Retained	<b>0</b>
<b>Total Replacement Trees Required:</b>	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	<b>0 Tree</b>
0 X one (1) = 0	
All other Trees Requiring 2 to 1 Replacement Ratio	<b>4 Trees</b>
2 X two (2) = 4	
<b>Total Replacement Trees required</b>	<b>2</b>
<b>Replacement Trees Proposed</b>	<b>6</b>
<b>Replacement Trees for Cash in leu</b>	<b>0</b>

<b>Tree Replacement Species</b>		
Planting(s) should be scheduled for the late winter/ early spring or early fall		
Quantity	Name	Species
2	Persian ironwood	<i>Parrotia persica</i>
2	Flowering dogwood	<i>Cornus florida</i>
2	Nootka cypress	<i>Cupressus nootkatensis</i>

Please see map for location Note: Planting cannot be within 3 meters of another significant tree

**General Tree Planting Methodology**

Replacement trees must meet plant condition and structure requirements as stated in "BC Landscape Standard" of the BCSLA/BCLNA and "Canadian Standards for Nursery Stock" of the CNTA. Also, the Replacement trees must be planted and maintained according to the requirements as stated in the "BC Landscape Standard" of the BCSLA.

It is important to locate your new plantings in accordance with the species' growing habits or tendencies. It is crucial to avoid planting your trees alongside buildings in which root ingress into drainage systems can occur and this can result in costly remedial work, also it is good practice not to plant your tall growing trees under power lines or utility lines as this can lead to pruning that may grossly adulterate the overall form or shape of the tree. Planting trees in the right location is the key to sustaining a balanced urban forest.

The proposed replacement Trees are to be a minimum size of 6cm caliper if deciduous, which is measured at 15 cm above the ground, or 3 m tall if coniferous at the time of planting (*trunk width measured at 15 centimetres above the ground*) At least 1.0 metre away from any site boundary line, at least 3.0 metres away from any principle building or any accessory building or any other structure on or adjacent to the site that may adversely affect the tree and; at least 2.5 metres away from any other tree on or adjacent to the site including driveway or any other hardscape or underground service/utility lines.

Revisions	
No.	Date
	June 14, 2024

Project Title  
**TREE MANAGEMENT PLAN**

Project Number

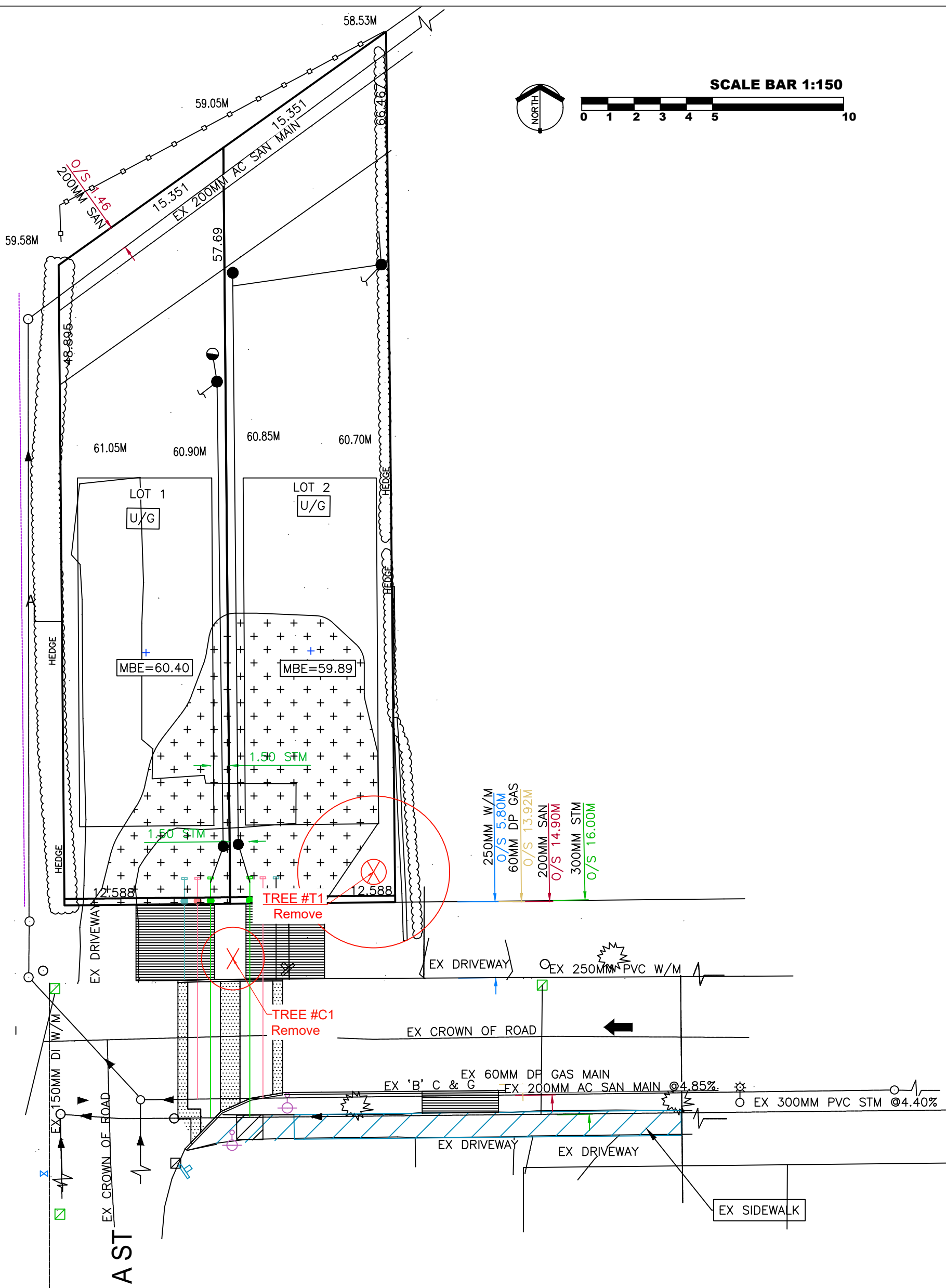
# 12145 100 AVE, SURREY-TMP

## Klimo & Associates

Francis R. Klimo  
 ISA Certified Arborist #PN-8149A  
 ISA Certified Tree Risk Assessor (TRAQ)  
 BC Wildlife Danger Tree Assessor #7193

Consultants

Scale 1:200  
 Drawn Dimitri Khomko



REMOVAL OF TREES AS PER ARBORIST REPORT. TREES TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

Revisions	
No.	Date
	June 14, 2024
	August 2, 2024

Project Title  
**TREE MANAGEMENT PLAN**

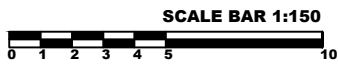
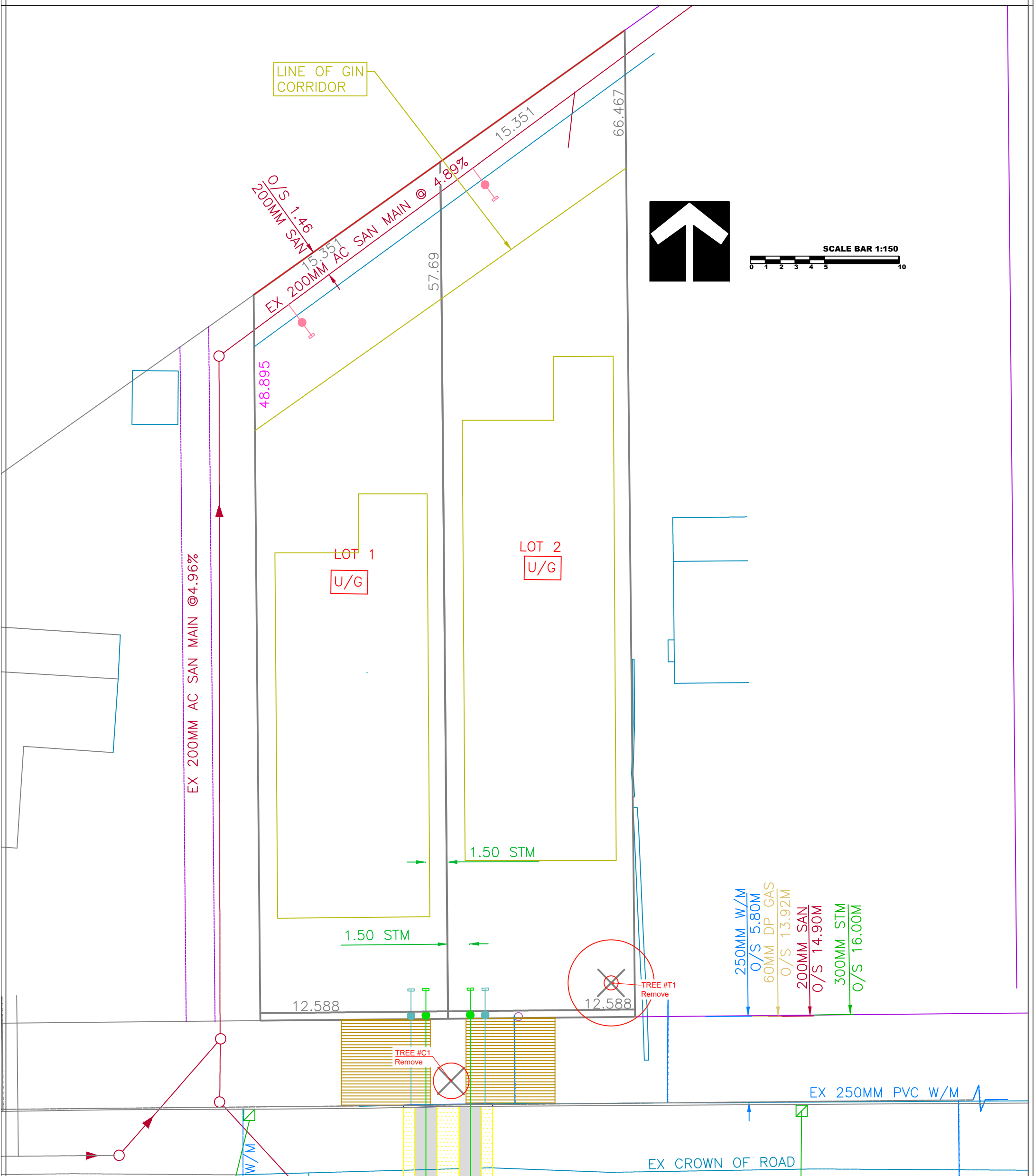
Project Number

# 12145 100 AVE, SURREY

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Revisions	
No.	Date
	June 14, 2024
	August 2, 2024

Project Title  
**TREE REPLACEMENT PLAN**

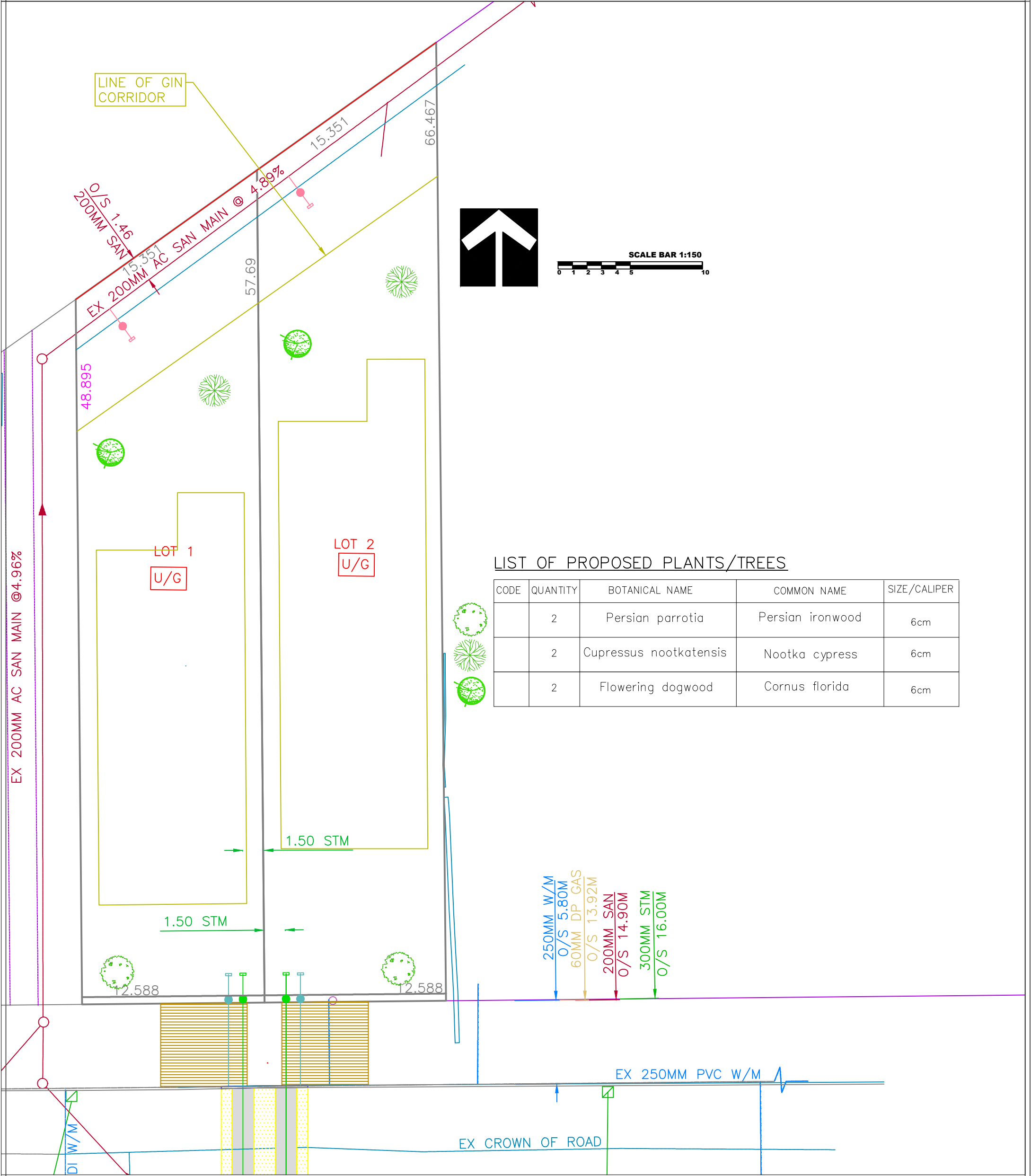
Project Number

# Klimo & Associates

## 12145 100 AVE, SURREY

Francis R. Klimo  
 ISA Certified Arborist #PN-8149A  
 ISA Certified Tree Risk Assessor (TRAQ)  
 BC Wildlife Danger Tree Assessor #7193

Scale 1:200  
 Drawn Dimitri Khomko



### LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
	2	Persian parrotia	Persian ironwood	6cm
	2	Cupressus nootkatensis	Nootka cypress	6cm
	2	Flowering dogwood	Cornus florida	6cm

REMOVAL OF TREES AS PER ARBORIST REPORT. TREES TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0160-00

Issued To:

Address of Owner:

Issued To:

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: 001-998-536  
Lot 1 Section 30 Block 5 North Range 2 West New Westminster  
District Plan 11369  
12145 100 Avenue
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - a) In Section C Subdivision of Part 15 Urban Residential Zone (R3), the minimum lot width is reduced from 15 metres to 12.5 metres to facilitate a subdivision.
4. This development variance permit applies to only the portion of the Land OR that 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development



variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

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

ISSUED THIS    DAY OF       , 20 .

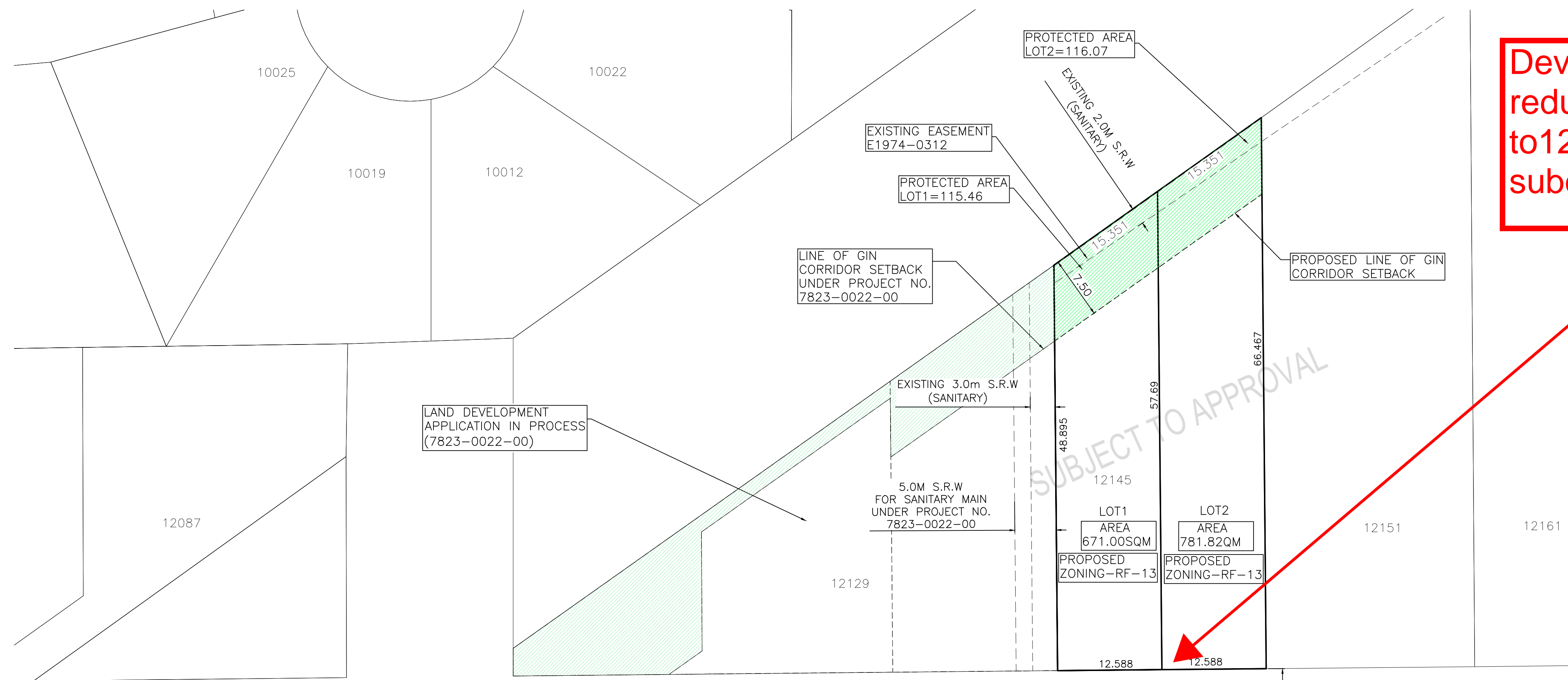
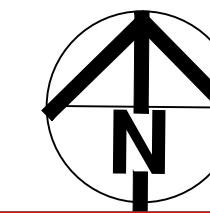
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Mayor – Brenda Locke

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City Clerk  
Director Legislative Services  
Jennifer Ficocelli

**Schedule A**



Development Variance Permit to reduce lot width from 15 metres to 12.5 metres to facilitate a subdivision

100 AVE

121 ST

121A ST



**NOTE:**  
1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.

**ZONING:**  
EXISTING ZONING: RF  
PROPOSED ZONING: RF-13 (TYPE 1) (EXISTING HOUSE TO BE REMOVED)  
**SITE AREA**  
GROSS SITE AREA: 1452.82sqm.

NO.	YY/MM/DD	DRN.	CH.	REVISION
0	24/08/06	AS	RM	ISSUED FOR REVIEW

**MAINLAND ENGINEERING DESIGN CORPORATION**  
UNIT 206 8363 128TH STREET  
SURREY, B.C. V3W 4G1  
TEL: (604) 543 8044 FAX: (604) 543 8104  
EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION: 2 LOT SUBDIVISION #12145 100 AVE, SURREY, B.C.  
DWG. NAME: **PRELIMINARY LAYOUT PLAN**

SEAL: PRACTICE PERMIT NUMBER: 1003021

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM	7918-0160-00	1
DRAWN	AS	MAINLAND PROJECT NO.	
CHECKED	RM	C-2438	OF 1
APPROVED	AB	DATE 24/08/06	REV. 0