

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0321-00

Planning Report Date: February 24, 2025

PROPOSAL:

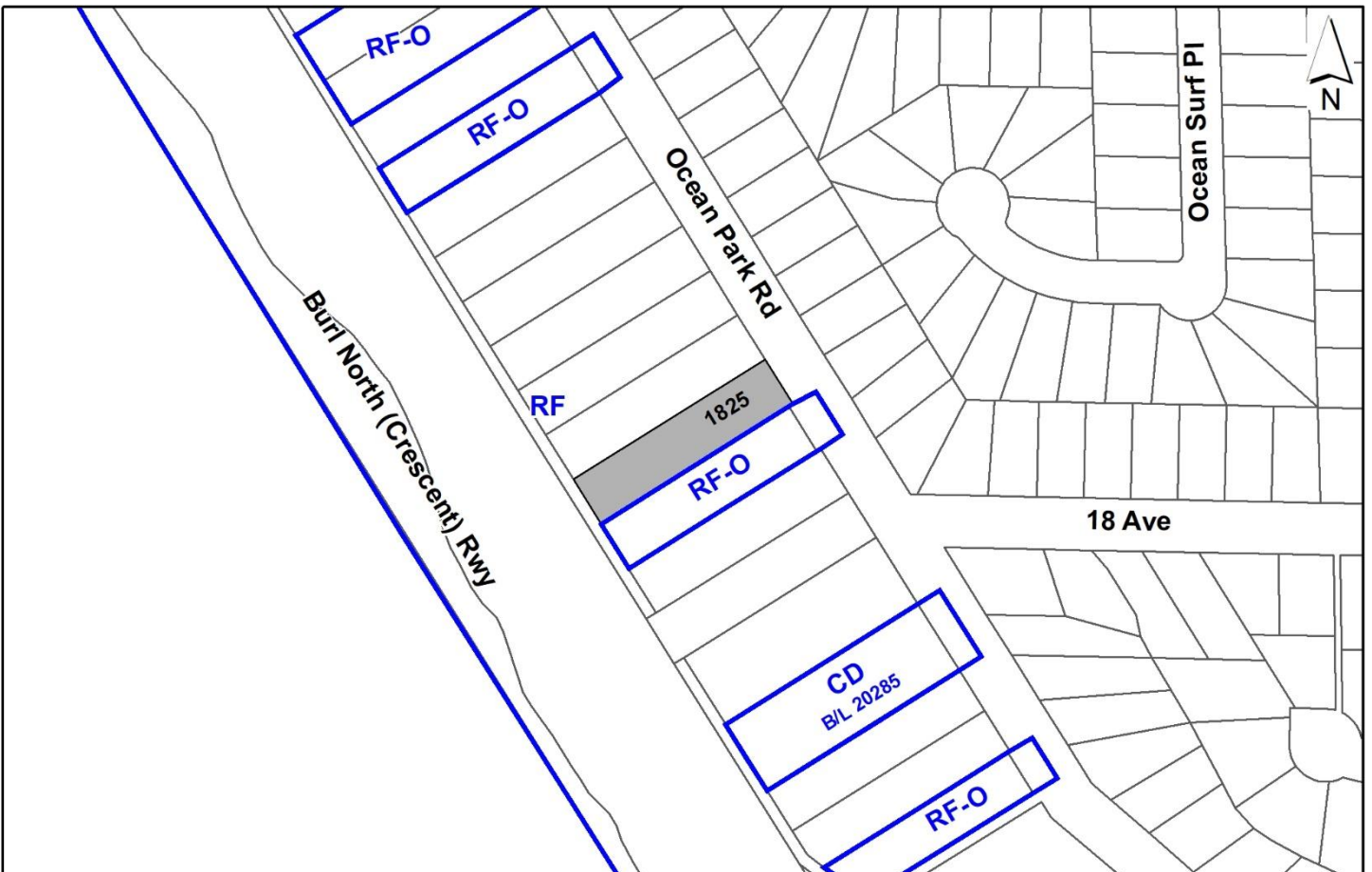
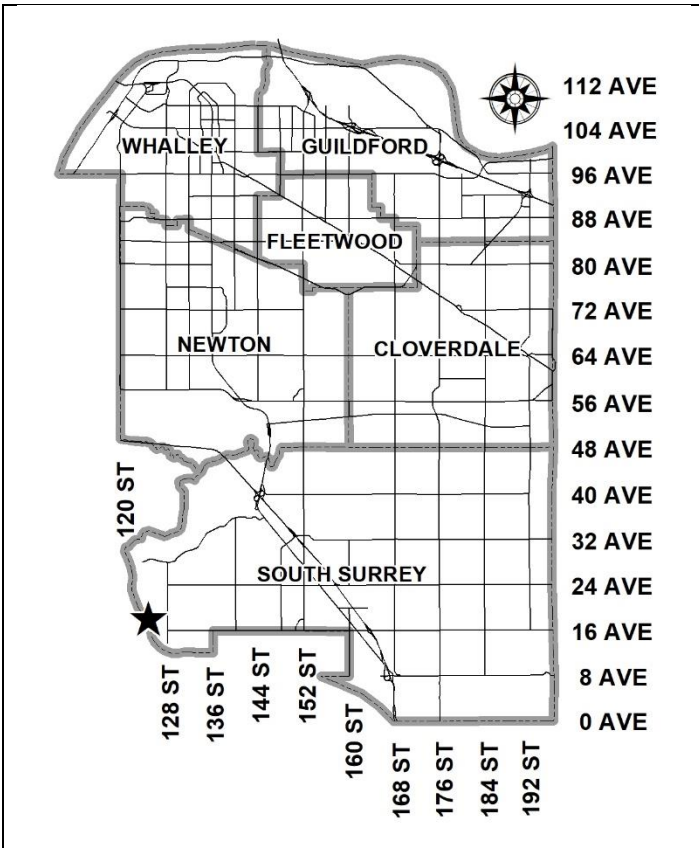
- **Rezoning** from R₃ to R₂-O
- **Development Permit** for Hazard Lands (Steep Slopes)
- **Development Variance Permit**

to permit the development of a new dwelling and a pool within the rear yard setback.

LOCATION: 1825 - Ocean Park Road

ZONING: R₃

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported, the By-law will be brought forward for First, Second and Third Reading.
- Approval to draft Development Permit for Hazard Lands for a new dwelling.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the rear yard setback requirements of the "Oceanfront Residential Zone (R2-O)" for a new pool (accessory building or structure).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed density and building form are appropriate for the area.
- Similar properties nearby have rezoned to "Oceanfront Residential Zone (R2-O)".
- The proposal for the new dwelling complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).
- The geotechnical report states the siting of the pool in the rear yard will decrease the load on the slope relative to the rock that will be excavated and replaced to accommodate the pool.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Urban Residential Zone (R3)" to "Oceanfront Residential Zone (R2-O)";
2. Council authorize staff to draft Development Permit No. 7923-0321-00 for Hazard Lands (Steep Slopes), generally in accordance with the attached drawings (Appendix I) and the finalized geotechnical report.
3. Council approve Development Variance Permit No. 7923-0321-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the "Oceanfront Residential Zone (R2-O)" from 10 metres to 2.1 metres for an accessory building and structure more than 10 square metres in area.
4. 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized Geotechnical Report to the satisfaction of City staff; and
 - (d) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Small Scale Residential	Urban	R3
North-East (Across Ocean Park Road):	Small Scale Residential	Urban	R3
South-East:	Small Scale Residential	Urban	R2-O
South-West:	Burlington Northern Railway	Urban	R3
North-West:	Small Scale Residential	Urban	R3

Context & Background

- The subject property is located on Ocean Park Road and is directly adjacent to the Burlington North Railway and has a steep slope to the rear, with the ocean beyond. The property is 1,712 square metres in area and is designated Urban in the Official Community Plan.
- The adjacent properties are mostly zoned "Urban Residential Zone (R3)" with a few zoned "Oceanfront Residential Zone (R2-O)" through previous applications. Previous rezonings to "Oceanfront Residential Zone (R2-O)" nearby include application 7912-0046-00 for the project abutting to the southeast, which received Final Adoption on November 5, 2012.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a rezoning from "Urban Residential Zone (R3)" to "Oceanfront Residential Zone (R2-O)", a Development Permit for Hazard Lands (Steep Slopes), and Development Variance Permit to reduce the rear yard setback from 10 metres to 2.1 metres in order to permit the construction of a pool at the rear of the property.

Referrals

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

School District: Based on the assumption of the maximum four dwelling units that would be permitted on the lot (whereas the applicant is only proposing one), the School District has advised that there could be approximately four school-age children generated, of which the School District has provided the following expected student enrollment.

Two Elementary students at Ocean Cliff Elementary School
One Secondary students at Elgin 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 in this project is expected to be constructed and ready for occupancy within 18 months of planning application completion.

Parks, Recreation & Culture:	Ocean Cliff Park is the closest park with active amenities and is 550 metres walking distance from the development. Ben Stevenson View Park is the closest park with natural area and is 65 metres walking distance from the development.
Burlington Northern Railway:	Burlington Northern Railway was contacted as adjacent property owners downslope of the proposed development. Partial comments relating to identifying their property on the site plan, confirming no runoff drainage would be directed to their property, and clarification of proposed tree removal were received and addressed by the applicant, though no final comments were received for inclusion in this report.

Transportation Considerations

- The subject property will be required to dedicate approximately 1.9 metres of road allowance along the Ocean Park Road frontage.
- Vehicular access to the subject property will continue to be via Ocean Park Road to the northeast.
- A Mini-Bus operates Route 360 between Ocean Park and Peace Arch Hospital which can be accessed from two bus stops on Ocean Park Road, 30-50 metres from the subject property.
- The subject property is located approximately 645 metres from a bike route on 120 Street.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan. The subject site is not located in a Secondary Plan Area.

Themes/Policies

- Land Use and Densities, Figure 8: Neighbourhood Compatibility:
 - The proposal is compatible with the neighbourhood's character regarding size, building siting, and principal dwelling setbacks.

Zoning By-law

- The applicant proposes to rezone the subject site from "Urban Residential Zone (R3)" to "Oceanfront Residential Zone (R2-O)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Oceanfront Residential Zone (R2-O)" and parking requirements.

R2-O Zone (Part 14A)	Permitted and/or Required	Proposed
Unit Density:	N/A	N/A
Yards and Setbacks (Principal Building)		
Front Yard (North-East):	10 metres	42.6 metres
Side Yard (South-East):	1.8 metres	1.9 metres
Side Yard (North-West):	1.8 metres	1.8 metres
Rear (South-West):	10 metres	10 metres
Yards and Setbacks (Other Accessory Buildings and Structures >10 sq. m)		
Front Yard (North-East):	10 metres	N/A
Side Yard (South-East):	1 metre	8.4 metres
Side Yard (North-West):	1 metre	1.8 metres
Rear (South-West):	10 metres	2.1 metres (DVP)
Lot Size		
Lot Size:	1,000 square metres	1,712 square metres
Lot Width:	20 metres	20 metres
Lot Depth:	45 metres	85 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	2	3

Setback Variance

- The applicant is requesting the following variance:
 - to reduce the minimum rear yard setback of the "Oceanfront Residential Zone (R2-O)" from 10 metres to 2.1 metres for an accessory building and structure more than 10 square metres in area.
- The geotechnical report states that the pool will reduce loading on the slope relative to the rock that will be excavated and replaced to accommodate the pool.
- Staff support the requested variance to proceed for consideration.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on April 4, 2024, and was revised to reference the updated zone names on August 26, 2024, and pre-notification letters were sent on January 22, 2025. Staff received no responses from neighbouring residents.
- The pre-notification letters were provided to the Friends of Semiahmoo Bay Society, Ocean Park Business Association, and the Ocean Park Community Association. No responses were received by staff.

DEVELOPMENT PERMITS

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 is within 30 metres from the top of a slope in excess of 20%. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- The subject property slopes down towards the southwest (rear of lot), decreasing in elevation roughly 5 metres over the length of the property. A steep slope of about 90% in gradient is located southwest of the property. Shallow retrogressive landslips are common along the slope and are apparent in photographs from COSMOS between 1949 and 2023.
- A geotechnical report, prepared by Thanh V. Le, *P. Eng.*, of Terran Geotechnical Consultants Ltd. and dated November 13, 2024 was peer reviewed by Raul Valverde, *P. Eng.*, of Valley Geotechnical Engineering Services Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to mainly conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to content of the report still required. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of developing a new home and pool on 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 a geotechnical setback for the dwelling and pool of at least 14.5 metres from the top of the slope (with the proposed setback for the dwelling at roughly 24 metres from the top of slope).
- 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.

TREES

- Michael Winkelman, ISA Certified Arborist of Alpine Tree Care prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix IV):

- 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 Preservation by Tree Species:

	Existing	Remove	Retain
Deciduous Trees	1	0	1
Coniferous Trees	12	4	8
Onsite Tree Totals	13	4	9
Onsite Replacement Trees Proposed	8		
Total Onsite Retained and Replacement Trees	17		

- The Arborist Assessment states that there are a total of 13 bylaw protected trees on the site. Additionally, there are 15 bylaw protected offsite trees on neighbouring properties within proximity of the proposed development. The applicant proposes to retain nine onsite 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of eight replacement trees on the site. The applicant is proposing eight replacement trees, meeting City requirements.
- In summary, a total of 17 trees are proposed to be retained or replaced on the site, with no contribution to the Green City Program required.

INFORMATION ATTACHED TO THIS REPORT

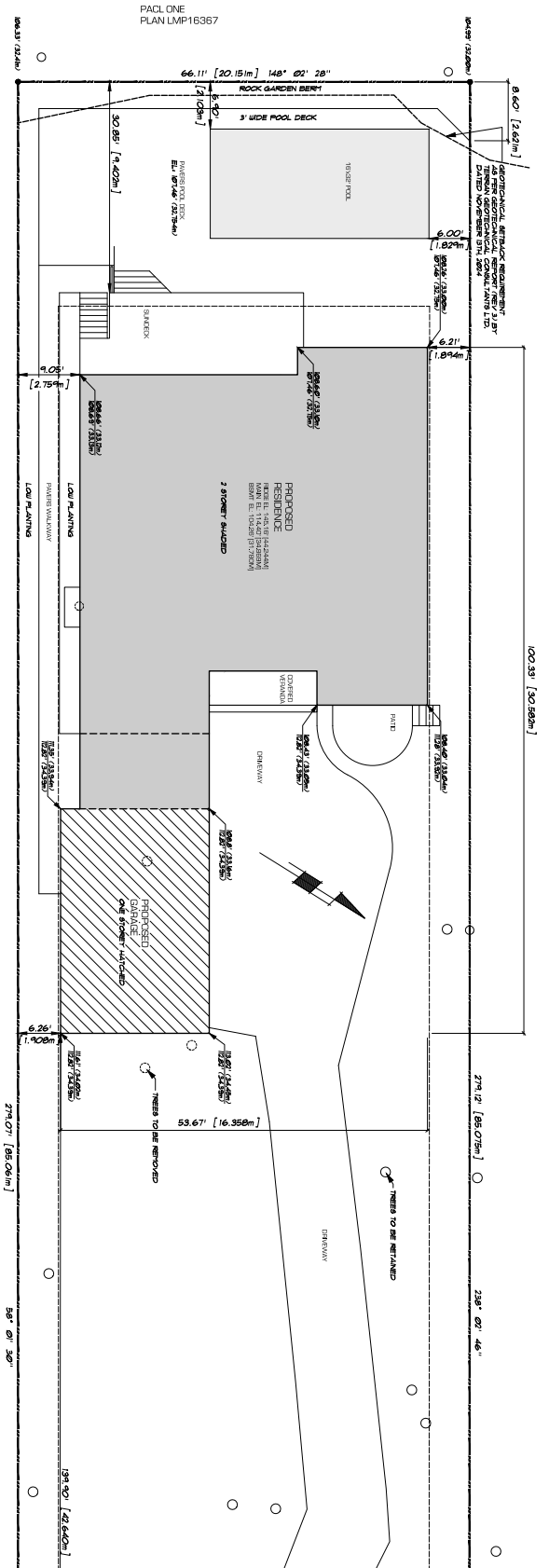
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Development Variance Permit No. 7923-0321-00

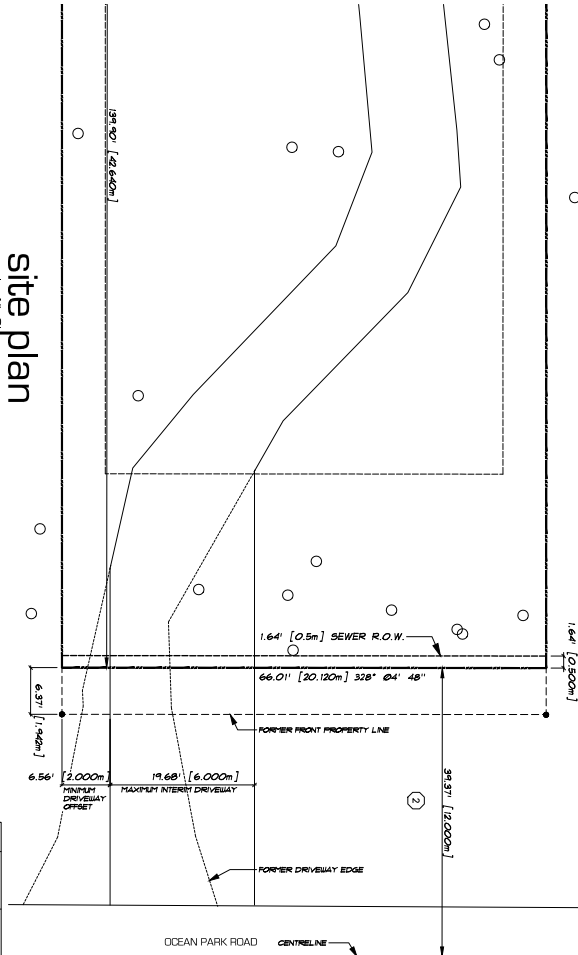
approved by Chris McBeath

Ron Gill
General Manager
Planning and Development

GS/cb



site plan
Scale: 1"=8'



site plan
Scale: 1"=8'

2	FEB 12 2025 REDUCTION
2	ROAD ALLOWANCE
1	MAY 22 2024 FIRST ROW
1	ASB

REVISIONS

These drawings comply with the 2024 BC Building Code.

Copyright © 2025

SITE PLAN
1 OF 9
2208

Designed
RON VAN DER EERDEN
Scale
1/8"=1' O.A.S.
Drawn
RCV
Checked
RCV
Date
FEB 13 2025

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

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

DATE: **February 11, 2025**

PROJECT FILE: **7823-0321-00**

RE: **Engineering Requirements**
Location: 1825 Ocean Park Rd

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942m for a total of 12.0m from legal road centerline along Ocean Park Road.
- Dedicate 0.5m wide Statutory Right-of-Way along Ocean Park Road.

Works and Services

- Construct west side of Ocean Park Road.
- Provide driveway, water, drainage and sanitary service connections to the lot.

A Servicing Agreement is required prior to Rezone/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

Department: **Planning and Demographics**
 Date: **January 22, 2025**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0321 00**

The proposed development of 4 Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	4
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Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	1
Total Students =	3

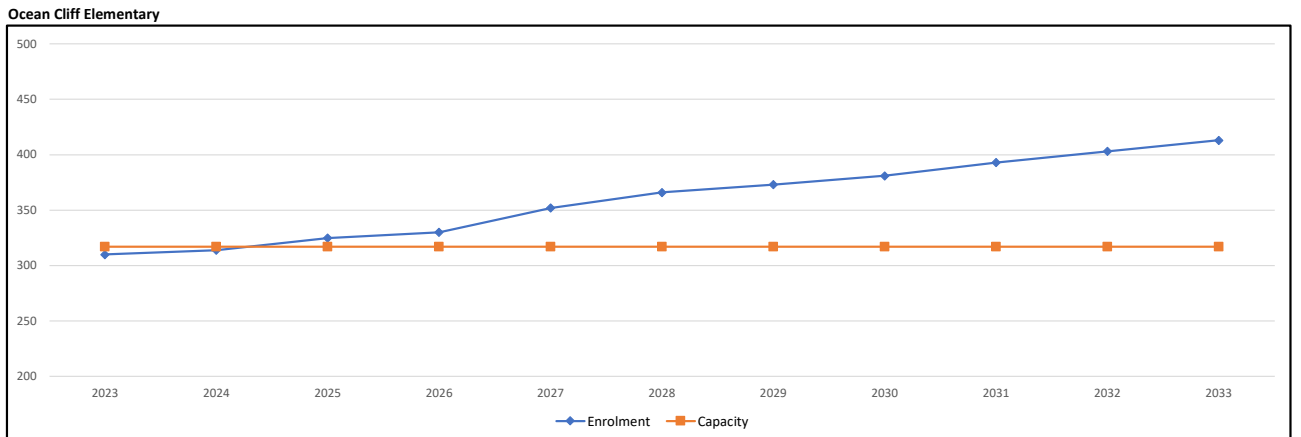
Current Enrolment and Capacities:	
Ocean Cliff Elementary	
Enrolment	314
Operating Capacity	317
# of Portables	2
Elgin Park Secondary	
Enrolment	1430
Operating Capacity	1200
# of Portables	4

Summary of Impact and Commentary

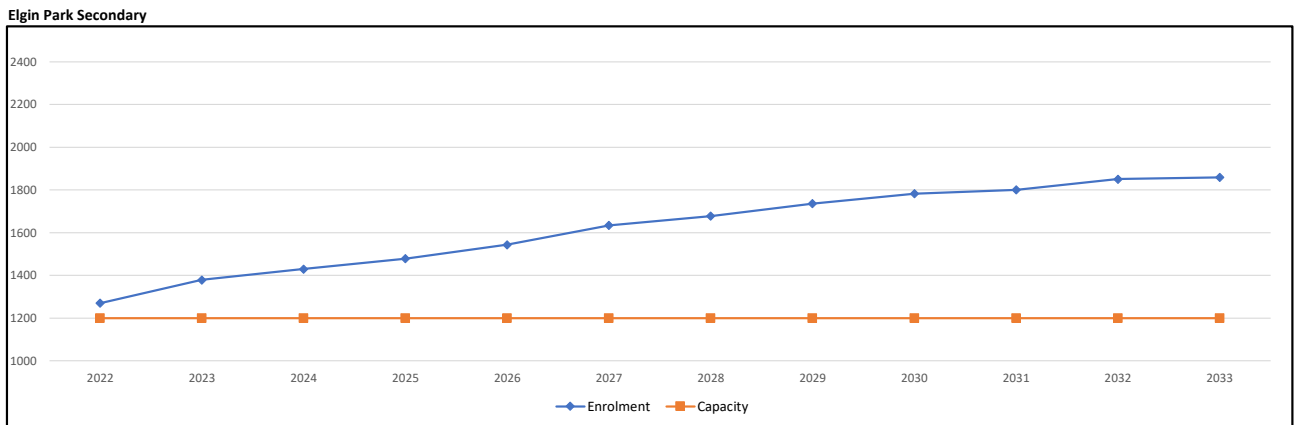
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

Ocean Cliff Elementary enrollment projections are indicating that over the next 10 years, the school will remain steady. Any unexpected enrolment growth will be managed by two to three portables in the short term. There are no current plans to expand the existing school.

As of September 2023, Elgin Park is at 115% capacity. Elgin Park Secondary enrolment is expected to modestly grow over the next 10-years. There are no current plans to expand Elgin Park Secondary.



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.



ID#	Surveyed	Location: (On/Off/City)	Common Name	Scientific Name	Dbh (cm)	LCR (%)	Canopy Radius (m)	Condition	Retention Suitability	Retain/Remove	Tree Protection Zone Radius (m)
os-1	y	Off	Douglas Fir	<i>Pseudotsuga menziesii</i>	~110	85	8	Good vigor, previously topped with upper canopy co-doms	Suitable	Retain	6.6
os-2	y	Off	Douglas Fir	<i>Pseudotsuga menziesii</i>	~100	80	6	Good vigor, previously topped with upper canopy co-doms	Suitable	Retain	6.0
os-3	y	Off	Western Red Cedar	<i>Thuja plicata</i>	~100	90	6	Good vigor, single stemmed	Suitable	Retain	6.0
os-4	y	Off	Douglas Fir	<i>Pseudotsuga menziesii</i>	~90	80	6	Good vigor, single stemmed	Suitable	Retain	5.4
os-5	y	Off	Douglas Fir	<i>Pseudotsuga menziesii</i>	~50	80	5	Good vigor, single stemmed	Suitable	Retain	3.0
os-6	y	Off	Douglas Fir	<i>Pseudotsuga menziesii</i>	~75	80	5	Good vigor, single stemmed	Suitable	Retain	4.5
292	y	On	Western Red Cedar	<i>Thuja plicata</i>	115	85	7	Good vigor, single stemmed	Suitable	Retain	6.9
293	y	On	Western Red Cedar	<i>Thuja plicata</i>	86	75	5	Moderate vigor, previously topped with upper canopy co-doms	Suitable	Retain	5.2
294	y	On	Grand Fir	<i>Abies grandis</i>	106	70	5	Good vigor, previously topped with upper canopy co-doms	Unsuitable - TRAQ Rating is High due to previously topped condition and multiple re-grown co-dome tops with suspected included bark. Aerial drone inspection (level 3 TRAQ) recommended to confirm condition/structure @ union and fulfill CoS removal requirements. See photo above for limited view that we had from the street.	Remove & Replace	6.4
os-7	y	Off	Douglas Fir	<i>Pseudotsuga menziesii</i>	~130	65	6	Good vigor, single stemmed	Suitable	Retain	7.8
os-8	y	Off	Douglas Fir	<i>Pseudotsuga menziesii</i>	~60	65	6	Good vigor, single stemmed	Suitable	Retain	3.6
os-9	y	Off	Douglas Fir	<i>Pseudotsuga menziesii</i>	~110	65	6	Good vigor, single stemmed	Suitable	Retain	6.6
295	y	On	Western Red Cedar	<i>Thuja plicata</i>	68	80	5	Good vigor, single stemmed	Suitable	Retain	4.1
296	y	On	Douglas Fir	<i>Pseudotsuga menziesii</i>	104	50	7	Good vigor, single stemmed	Suitable	Retain	6.3
297	y	On	Western Red Cedar	<i>Thuja plicata</i>	88	70	7	Good vigor, single stemmed	Suitable	Retain	5.3
298	y	On	Western Red Cedar	<i>Thuja plicata</i>	106	70	7	Good vigor, single stemmed	Suitable	Retain	6.4
os-10	y	Off	Western Red Cedar	<i>Thuja plicata</i>	~120	80	6	Good vigor, co-dome at ground level	Suitable	Retain	7.2
299	y	On	Douglas Fir	<i>Pseudotsuga menziesii</i>	99	80	6	Moderate vigor, previously topped with upper canopy co-doms	Unsuitable - conflicts with proposed garage footprint	Remove & Replace	6.0
300	y	On	Western Red Cedar	<i>Thuja plicata</i>	69	75	5	Moderate vigor, previously topped with upper canopy co-doms	Unsuitable - conflicts with proposed garage footprint	Remove & Replace	4.2
os-11	y	Off	Douglas Fir	<i>Pseudotsuga menziesii</i>	110	50	6	Good vigor, single stemmed	Suitable	Retain	6.6
301	y	On	Western Red Cedar	<i>Thuja plicata</i>	96	70	7	Good vigor, single stemmed	Suitable	Retain	6
os-12	y	Off	Western Red Cedar	<i>Thuja plicata</i>	~50	70	5	Good vigor, single stemmed	Suitable	Retain	3.0
os-13	y	Off	Western Red Cedar	<i>Thuja plicata</i>	~40	70	5	Good vigor, single stemmed	Suitable	Retain	2.4
302	y	On	Douglas Fir	<i>Pseudotsuga menziesii</i>	~125	50	6	Good vigor, single stemmed	Suitable	Retain	7.5
303	y	On	Grand Fir	<i>Abies grandis</i>	125	50	5	Good vigor, single stemmed	Suitable	Retain	7.5
304	y	On	Douglas Fir	<i>Pseudotsuga menziesii</i>	144	80	8	Moderate vigor, previously topped with upper canopy co-doms	Unsuitable - conflicts with proposed garage footprint	Remove & Replace	8.7
os-14	y	Off	Wild Cherry	<i>Prunus avium</i>	5'25	60	7	Defoliated but appeared to have at least moderate vigor, multiple co-doms at ground level	Suitable	Retain	5.0 - reduced due to sum of co-dome stems over-estimating TPZ radius
os-15	y	Off	Western Red Cedar	<i>Thuja plicata</i>	~100	85	8	Good vigor, previously topped with upper canopy co-doms	Suitable - Level 3 TRAQ required to confirm root pruning feasibility but we strongly suspect this will be feasible based on the limited CRZ loss.	Retain	6.0

Tree Preservation Summary

	Onsite	Offsite	CoS Parks
Trees to be Removed	4	0	0
Trees to be Retained	9	15	0
Replacement Trees Required	8	0	n/a
Replacement Trees Proposed	8	0	n/a
Replacement Trees (cash in lieu)	0	0	n/a

**SITE PLAN
LEGEND**

-  x6 TPZ
-  Protected Private Tree
-  US Undersized Tree
-  os-xx Offsite Tree #
-  Zone of Arborist Inclusion
-  Tree Protection Barrier
-  Proposed Tree Removal
-  Canopy Extent of Tree Hedgerow
-  Replacement Tree

Project Title:
New Build

Document Title:
Tree Management Plan

Date: June 14th 2024

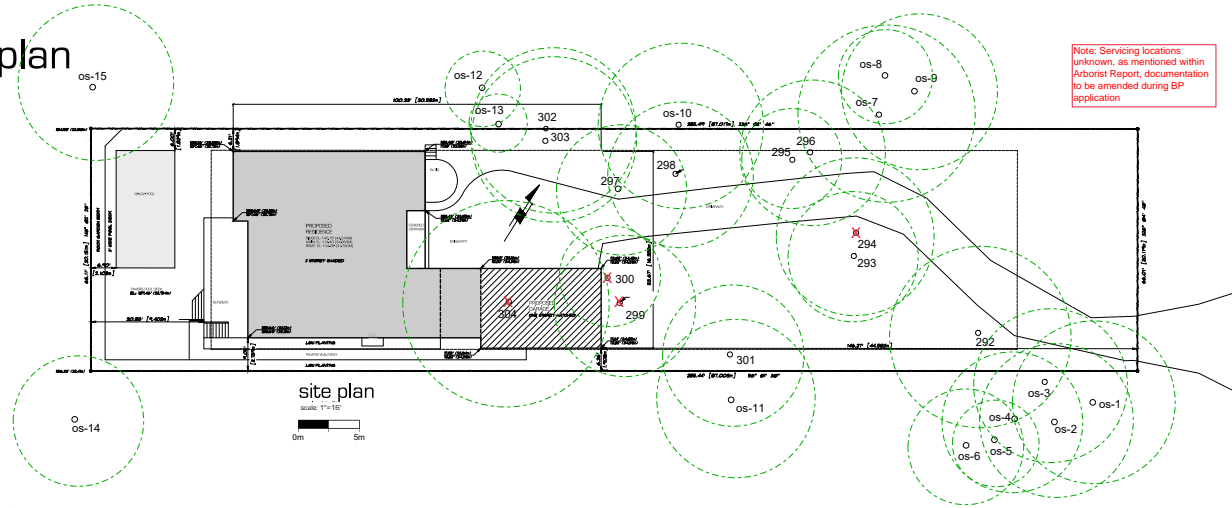
Address: 1825 Ocean Park Rd, Surrey

Project Arborist: Mike Winkelman, Alpine Tree Care

Project Arborist Contact: Call or Text 24/7 @ 604-834-7586 or mwinkelm@gmail.com



site plan
scale: 1"=8'



These drawings comply with the 2024 BC Building Code.

SITE PLAN
1 OF 9
2208

Designed
PCN V41 L08 EERCEN
RCV




Drawn
RCV

Scale
1"=8'-1" O.A.S.
Date
APR 09 2024

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**SITE PLAN
LEGEND**

-  x6 TPZ
-  Protected Private Tree
-  Undersized Tree
-  Offsite Tree #
-  Zone of Arborist Inclusion
-  Tree Protection Barrier
-  Proposed Tree Removal
-  Canopy Extent of Tree Hedgerow
-  Replacement Tree

The following is a timeline of our mandatory Arborist Inclusion "Trigger Points":

1. Pre-Construction Impact Assessment (Report/LOU document), which the developer/consultant and general contractor shall familiarize themselves with and sign off on.
2. Pre-Construction Meeting with the general contractor and any subcontractors responsible for work within or near the TPZ or Arborist Inclusion Zones prior to the commencement of any work. The Project Arborist shall inform all trades of any arborist-specific required design and/or methodologies within the LOU that will be required in order to maintain compliance to tree protection.
3. During the Course of Construction, landscaping, unannounced from time to time, to ensure that both the General as well as the Site-Specific Arborist Inclusion activities listed in the Arborist Report/LOU are either performed by the Project Arborist or to the satisfaction of the Project Arborist.
4. Post-Construction Assessment Report shall be required to be drafted and submitted to the City by the Project Arborist, confirming that all specified Arborist Inclusion/Involvement within the LOU was satisfactory to the LOU terms.

ID#	Dbh (cm)	Tree Protection Zone Radius (m)
os-1	110	6.0
os-2	100	6.0
os-3	100	6.0
os-4	90	5.4
os-5	90	5.4
os-6	75	4.5
292	115	6.9
293	98	5.2
294	105	6.4
os-7	130	7.8
os-8	90	5.4
os-9	110	6.0
296	66	4.1
296	104	6.3
297	98	5.2
298	106	6.4
os-10	120	7.2
299	69	4.2
300	69	4.2
os-11	110	6.0
301	98	5.2
os-12	90	5.4
os-13	70	4.2
302	125	7.5
302	125	7.5
304	144	8.7
os-14	925	5.0 reduced due to sum of co-domin stems over-estimating TPZ radius
os-15	100	6.0

Specific Tree Protection Methodologies/Treatment:

Exploratory AirSpade Work - Prior to BP issuance, the Project Arborist MUST conduct an Exploratory AirSpade investigation in order to determine if it is feasible to root prune tree os-15 at the property line in order to conduct the excavation for the proposed pool. We suspect that root pruning would be feasible, but the tree may need additional after-care such as ensuring irrigation is conducted during drought conditions in the future to limit the impact of the root loss on the future health and vitality of the tree.

Specific Tree Protection Methodologies/Treatment:

Tree Removal Supervision - The Project Arborist must be on-site to directly supervise the tree removal activities to ensure that the work, or machinery used to perform it, doesn't damage the CPZ of any of the on-site trees. Project Arborist shall conduct or directly supervise any stump grinding within the TPZ - particularly @ tree 293. Project Arborist shall deconstruct and re-install TPZ Barrier as needed prior to and after the work is completed, always ensuring that the TPZ is re-constructed at the end of every day that it has been taken apart by the Project Arborist.

Specific Tree Protection Methodologies/Treatment:

Landscaping - The Project Arborist must be on-site to design, approve, and/or directly supervise the installation of ANY landscaping within or at the TPZ barrier areas, including fencing, retaining walls, drainage, shrub removal, stump removal, etc.

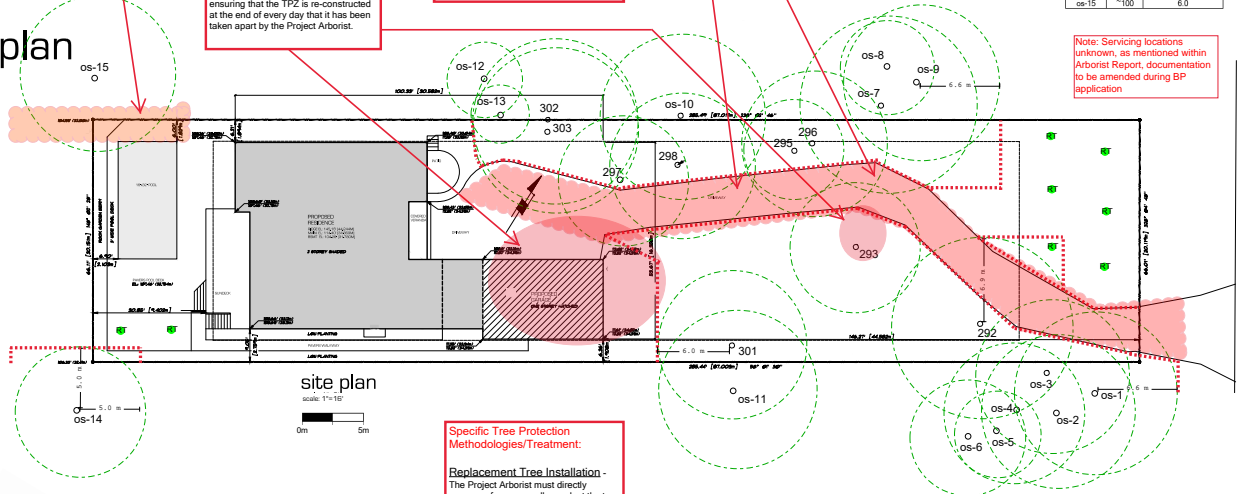
*Requirements to be updated during BP application

Specific Tree Protection Methodologies/Treatment:

Driveway Construction - The existing driveway is to be resurfaced with new pavers/material within its current footprint. No excavation is to occur for additional sub-base and the Project Arborist must be on-site to directly supervise the removal of the old driveway (by hand, no machine,) as well as the installation of the new driveway, to ensure that any of the tree CRZs are not damaged.

Note: Servicing locations unknown, as mentioned within Arborist Report, documentation to be amended during BP application

site plan
scale: 1"=8'



Specific Tree Protection Methodologies/Treatment:

Demo/Excavation Supervision - The Project Arborist must be on-site to directly supervise the demo/excavation work as well as personally perform, guide, and document any required root pruning at any TPZ during demo/excavation.

Specific Tree Protection Methodologies/Treatment:

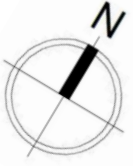
Replacement Tree Installation - The Project Arborist must directly approve of or personally conduct the tree replacement specimen selection as well as installation in order to ensure that the work is performed to BCLNA Standards/ISA Best Management Practices - Planning. A total of 8 replacement trees will be required to be installed on-site.

*Species selection must be from CoS Replacement Tree List, with trees proposed to be near or within existing tree canopies being selected for their suitability as understory trees

Project Title:
New Build

Document Title:
Tree Retention Plan

Date: June 14th 2024
Address: 1825 Ocean Park Rd, Surrey
Project Arborist: Mike Winkelman, Alpine Tree Care
Project Arborist Contact: Call or Text 24/7 @ 604-834-7586 or mwinkelm@gmail.com



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0321-00

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: 001-942-298
Lot 14 Section 18 Township 1 New Westminster District Plan 1062
1825 Ocean Park Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section F.1. of Part 14A 'Oceanfront Residential Zone', is varied to reduce the minimum rear yard setback for other accessory buildings and structures > 10 square metres from 10 metres to 2.1 metres to permit the construction of a pool.
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

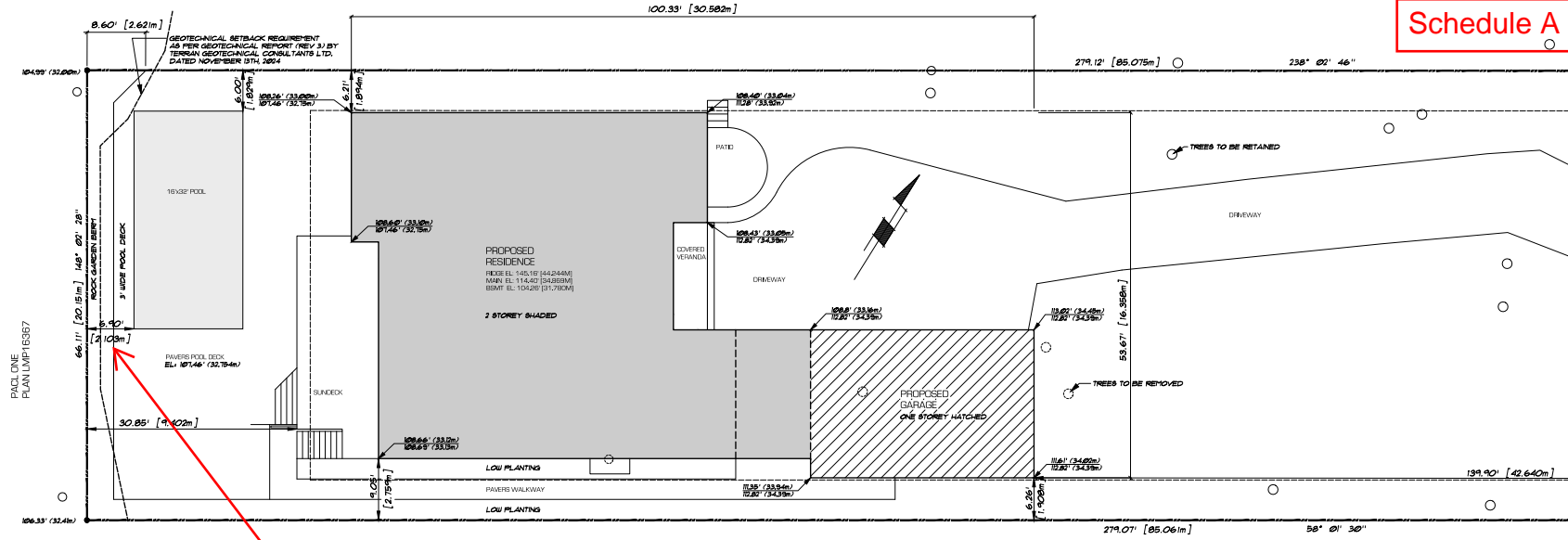
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

1

S/F/W PLAN 10769
BURLINGTON NORTHERN RAILWAY

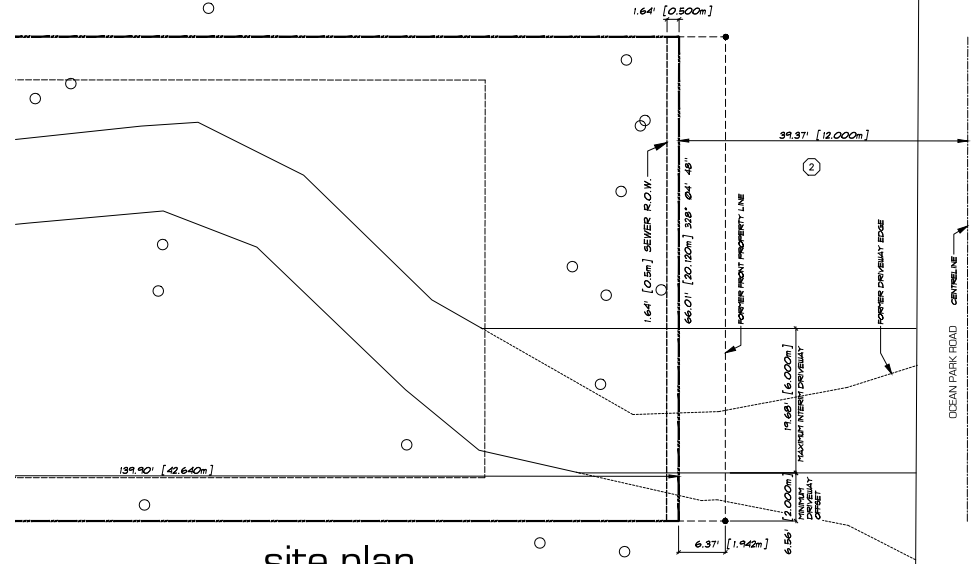
PAOLONE
PLAN LMP16367



Schedule A

site plan
scale: 1"=8'

DVP 7923-0321-00: To reduce the minimum rear yard setback of the 'Oceanfront Residential (R2-O) Zone' for other accessory buildings and structures > 10 square metres from 10 metres to 2.1 metres to permit the construction of a pool.



site plan
scale: 1"=8'

NO.	DATE	DESCRIPTION
2	FEB 12 2025	DEDICATION ROAD ALLOWANCE
1	APR 22 2024	BNSF ROW ADDED

These drawings comply with the 2024 BC Building Code.

SITE PLAN
1 OF 9
2208

PROPOSED RESIDENCE FOR
TROY ZANATTA
1825 OCEAN PARK ROAD
SURREY, BC

Scale: 1/8"=1'-0 A.S.
Designed: PCH/WAT/LEB/EE/CC/B
Drawn: JRC
Date: FEB 13 2025

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