

November 23, 2020

Surrey File No.: 7920-0070-00

Mark Peers
13058 - 24 Avenue
Surrey, BC V4A 2G1

Dear Applicant:

Re: Preliminary Layout Approval (the "PLA")
Parcel Identifier: 026-746-166
Legal: Lot 1 Section 17 Township 1 New Westminster District Plan BCP24866
Civic: 13058 - 24 Avenue

(the "Land")

Mark H Peers, Janet Peers, (the "Owner") has proposed a subdivision, as shown on the conceptual sketch plan, submitted on March 26, 2020 and revised on May 29, 2020, and attached as Appendix I (the "Layout"), which may be approved subject to the following conditions:

A. SUBDIVISION PLAN

1. A subdivision plan must be prepared generally in accordance with the Layout.

The Layout may not necessarily conform to the requirements of the Zoning By-law, the Subdivision and Development By-law, or other Surrey By-laws. The subdivision plan, however, must conform to the provisions of all By-laws. Consequently, if the subdivision plan proves that legal compliance with the various By-laws cannot be achieved, then the Layout is deemed invalid. The number of lots that can be achieved in the subdivision plan may differ from those shown in the Layout.

2. Proposed Lots 1 and 2 must conform to the following minimum requirements of the RH-G Zone of Surrey Zoning By-law No. 12000, as amended (the "Zoning By-law"):
 - (a) Width: 24 metres;
 - (b) Depth: 30 metres; and
 - (c) Area: 1,120 square metres.
3. Any buildings or structures encroaching upon any proposed lot line must be satisfactorily removed or demolished PRIOR to the execution of the subdivision plan by the Approving Officer. Prior to removing or demolishing any building or structure, a permit and any other approvals must be obtained from the City's Building Division. The submission of a security bond may be required in this regard.

4. You must submit a subdivision plan executed by all required parties as follows:
 - (a) The Owner's legal representative must submit the items listed below to subdivisionE-Files@surrey.ca:
 - i. All electronic E-file subdivision plans and related documents, in PDF format and drawn in metric scale, prepared, and digitally signed by a B.C. Land Surveyor in accordance with the *Land Title Act*;
 - ii. Application to Deposit Plan executed by all required parties in accordance with the *Land Title Act*. All Owners and all applicable parties having a registered interest in the Land, including, but not limited to, financial institutions, utility companies, transportation companies and the Ministry of Transportation & Infrastructure, must execute the Application to Deposit Plan prior to submission for execution by the Approving Officer; and
 - iii. Letter of Undertaking.
 - (b) The Owner's B.C. Land Surveyor must submit the items listed below to the following two email addresses: mcbrisson@surrey.ca and survey@surrey.ca:
 - i. One (1) DWG digital file; and
 - ii. One (1) PDF digital file.
5. A subdivision approval fee of fifty dollars (\$50.00) must be paid prior to the execution of the subdivision plan by the Approving Officer.
6. In order for a subdivision application to be complete, the servicing agreement must be signed, all fees and levies must be paid, all conditions of approval must be fulfilled, and the final subdivision plan must be ready for execution by the Approving Officer.

B. ENGINEERING REQUIREMENTS

1. Works and services are required by the City's Engineering Department as outlined in the attached Appendix II, the "Land Development Engineering Review".
2. You will be required to hire a Professional Engineer to complete the following minimum requirements:
 - (a) Contact the Development Services Section of the City's Engineering Department to schedule a pre-design site meeting before submitting a project scoping package;
 - (b) Prepare design drawings for the construction of necessary works and services for the City's Engineering Department's approval;
 - (c) Prepare the servicing agreement and related documents;
 - (d) Provide inspection services during construction; and

- (e) Certify "as-constructed" drawings confirming that the works and services have been constructed in accordance with the servicing agreement.
- 3. Payment of the Engineering processing fee is required to start the engineering design process.
- 4. All engineering submissions will be in accordance with but not limited to:
 - (a) The City of Surrey Design Criteria Manual;
 - (b) The Gold 2000 Master Municipal Construction Documents as amended by the City of Surrey May 2004 Supplementary General Conditions, Supplementary Specifications and Supplementary Standard Drawings;
 - (c) The City of Surrey Engineering Land Development Customer Manual; and
 - (d) Current City of Surrey by-laws, policies, and procedures.

C. DEVELOPMENT COST CHARGES

- 1. Development Cost Charges ("DCCs") have been levied against this subdivision and will be required to be paid prior to final execution of the subdivision plan.
- 2. On May 4, 2020, Surrey City Council adopted a new DCC By-law No. 20019 which came into force on May 15, 2020. As your subdivision application was in process on May 15, 2020 your subdivision will be eligible for the previous DCC By-law No. 19478 provided your application is completed by May 15, 2021.
- 3. The number of lots against which DCCs will be levied is 1, based on 2 proposed lots minus 1 parent lot.
- 4. The DCC By-law applicable for your subdivision is By-law No. 19478, with the following lot rates:

RH-G Zone	DCC component /lot	DCC component for 1 lot
Water	\$2,687.00	\$2,687.00
Sewer	\$3,552.00	\$3,552.00
Arterial Roads	\$17,055.00	\$17,055.00
Collector Roads	\$3,896.00	\$3,896.00
Drainage	\$6,986.00	\$6,986.00
Parkland Acquisition	\$5,019.00	\$5,019.00
TOTAL	\$39,195.00	\$39,195.00

- 5. If your application is not completed by the day prior to a subsequent DCC By-law being adopted, the DCC rates in effect when your application is finally completed are applicable.

6. DCCs may be paid by instalment. The Owner must pay the DCCs in full within two years after the date that the subdivision is approved, as follows:
 - (a) Not less than 1/3 of the total charge in cash or bank draft at the time of the approval of the subdivision, together with the irrevocable letter of credit;
 - (b) Not less than 1/3 of the total charge within one year after the date of the approval of the subdivision, secured by an irrevocable letter of credit; and
 - (c) Not less than 1/3 of the total charge within two years after the date of the approval of the subdivision, secured by an irrevocable letter of credit.

At the time of the first instalment, you must assure the General Manager, Finance, that the unpaid balance will be recoverable.

D. OUTSIDE AGENCIES

1. Greater Vancouver Sewerage & Drainage District

The Greater Vancouver Sewerage & Drainage District ("GVS & DD") Development Cost Charge By-law No. 305, 2017 is applicable to your development. The purpose of the GVS & DD Development Cost Charge By-law is to pay for sanitary sewerage works needed to service growth in the Lower Mainland.

The number of lots against which GVS & DD Development Cost Charges will be levied is 1, based on 2 proposed lots minus 1 parent lot.

Therefore, the calculation for the GVS & DD Development Cost Charges owing for the Land is:

$$1 \text{ lot} \times \$5,428.00/\text{lot} = \$5,428.00$$

2. Regional Transportation DCCs

On December 6, 2018, the South Coast British Columbia Transportation Authority Board adopted Development Cost Charges under the South Coast British Columbia Transportation Authority Bylaw No. 124-2018, which are effective as of January 15, 2019. These Development Cost Charges are part of TransLink's funding strategy for future investments in the regional transportation system.

The number of lots against which the Regional Transportation Development Cost Charges will be levied is 1, based on 2 proposed lots minus 1 parent lot. Therefore, the calculation for the Regional Transportation Development Cost Charges owing for the Land is:

$$1 \text{ lot} \times 2,100.00/\text{lot} = \$2,100.00$$

3. School District No. 36 (Surrey)

The School District No. 36 (Surrey) School Site Acquisition Charge Amendment By-law No. 101B, which came into effect on March 12, 2007, is applicable to your development. The intent of the School Site Acquisition Charge is to assist School Districts in acquiring school sites based on approved capital plans.

The number of lots against which the School Site Acquisition Charge will be levied is 1, based on 2 proposed lots minus 1 parent lot.

Based on the RH-G Zone, which has a maximum density of Less than 21 units/hectare dwelling units per hectare, the applicable School Site Acquisition Charge By-law rate for each lot is \$1,000.00.

Therefore, the calculation for the School Site Acquisition Charge owing for the Land is:

$$1 \text{ lot} \times \$1,000.00 / \text{lot} = \$1,000.00$$

4. Ministry of Forests, Lands and Natural Resource Operations, Archaeology Branch

There may be some potential for the Land to contain archaeological sites protected by the *Heritage Conservation Act*. Please notify the Archaeology Branch of the Provincial Government (1-250-953-3334) if archaeological material is encountered during any land altering activity.

E. OTHER REQUIREMENTS

1. Property Taxes

Before the Approving Officer executes the subdivision plan, the current year's property taxes and all charges on the tax account for the Land, including arrears, must be paid in full.

2. Tree Plan

A tree survey prepared by a British Columbia Land Surveyor or a Professional Engineer, and a tree preservation plan prepared by a certified arborist, must be submitted to the satisfaction of the City's Trees & Landscaping Section.

3. Tree Cutting Permit

It should be noted that protected trees, as defined by the Tree Protection By-law, are NOT to be cut down WITHOUT a proper tree cutting permit having first been issued by the City's Trees & Landscaping Section. Prior to the issuance of a tree cutting permit, the Approving Officer must execute the subdivision plan.

4. Lot Grading and Retaining Walls

Lot grading and retaining walls should be according to the preliminary lot grading plan (which should indicate on which lots an in-ground basement is proposed) prepared by WSP Global Inc. and dated October 19, 2020, which was reviewed by the City and found generally acceptable. A final lot grading plan must be submitted to the satisfaction of the City, as part of the Servicing Agreement.

Any retaining walls over 1.2 metres (4 ft.) in height requires that a building permit for retaining walls be applied for and issued prior to Subdivision Plans being approved.

Based on the plans submitted, it appears that basements are proposed for proposed Lots 1 and 2.

5. Existing Building Scheme and Restrictive Covenant

Building scheme BA115485 and covenant BA115486 are required to be discharged concurrently with registration of a new building scheme and covenant on title.

F. LEGAL DOCUMENT REQUIREMENTS

1. In addition to those required in any Report to Council, if any, or by the City's Engineering Department, you are required to register in the New Westminster Land Title Office the following legal documents against the title of the Land:
 - (a) A building scheme pursuant to Section 220 of the *Land Title Act* (the City is not a party to this document); and
 - (b) A covenant pursuant to Section 219 of the *Land Title Act* with the building scheme attached as a schedule.
 - (c) A covenant on proposed Lots 1 and 2, together with an explanatory plan as shown on the Layout for the purpose of tree retention.
2. Please submit two (3) executed copies of any document required.
3. A Letter of Undertaking from the Owner's legal representative undertaking the concurrent registration in the New Westminster Land Title Office of the following:
 - (a) Building scheme;
 - (b) Covenants;
 - (c) Subdivision plan;

and will return to the City's Planning and Development Department copies of the above items bearing the Land Title Registration Number.

4. If the Owner has met the conditions of this PLA, the *Land Title Act*, the *Local Government Act* and the Surrey Subdivision and Development By-law, then the Approving Officer may execute the subdivision plan and return it to the Owner's legal representative who provided the Letter of Undertaking to register the subdivision plan and other applicable documents.

G. EXPIRY DATE

This PLA is **VALID FOR ONE YEAR** and the final approval of the subdivision must occur during this period. Failure to do so may result in this application being closed. If the application is closed and the Owner wishes to pursue the subdivision, the Owner must reapply and pay all applicable fees.

If you have any questions, please contact William Siegner at 604-502-6046 or at William.Siegner@surrey.ca and quote File No. 7920-0070-00 for a prompt response.

Yours truly,



Shawn Low
Approving Officer

WS/cm

Attachments - Appendix I (Layout)
- Appendix II (Land Development Engineering Review)

c.c. - Area Planning Subdivision Clerk
- Land Development Services Section
- Mark H Peers
13058 - 24 Avenue
Surrey, BC V4A 2G1
- Janet Peers
13799 - 20 Avenue
Surrey, BC V4A 1Z8

PLAN SHOWING LOCATION OF ELEVATIONS AND SETBACKS FOR PROPOSED SUBDIVISION OF LOT 1 SECTION 17 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP24866

CIVIC ADDRESS:
13058 24TH AVENUE
SURREY, BC

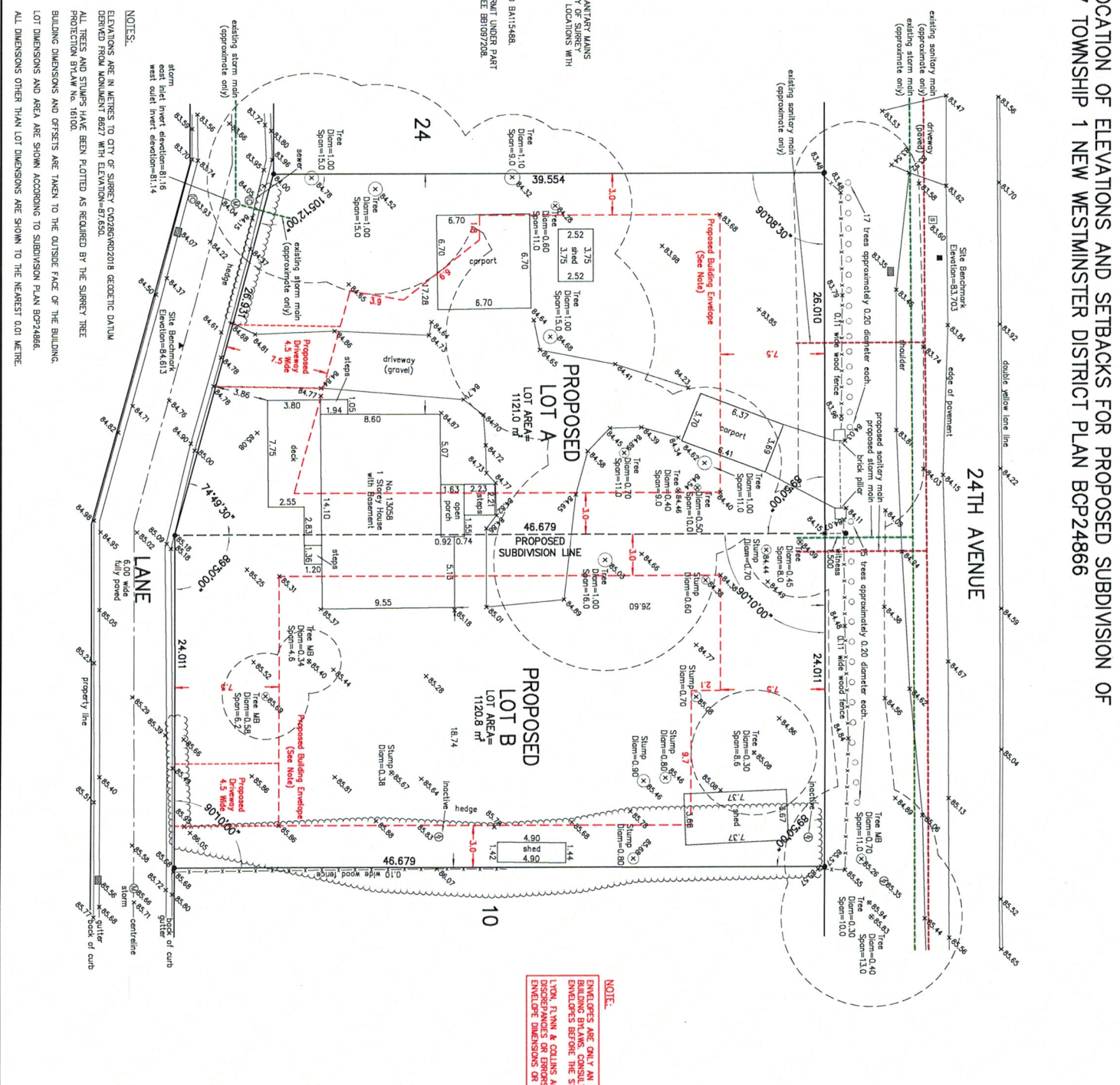
ZONE: RH-G
P.I.D.: 026-746-166

NOTE:
EXISTING AND PROPOSED STORM AND SANITARY MAINS
AND CULVERTS SHOWN ON THIS PLAN ARE FOR INFORMATION
ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND APPROVALS FROM THE
CITY ENGINEERING DEPARTMENT.

NOTE:
SUBJECT TO COVENANTS BAI15466 AND BAI15468,
THIS TITLE MAY BE AFFECTED BY A PRESENT UNDER PART
26 OF THE LOCAL GOVERNMENT ACT, SEE B01097208.

- LEGEND:
- DENOTES ELEVATION
 - DENOTES IRON POST
 - DENOTES SPIKE
 - ▲ DENOTES CONCRETE MAIL
 - MB DENOTES MULTIPLE
 - ⊙ DENOTES POWER POLE
 - ⊙ DENOTES MANHOLE
 - ⊙ DENOTES CATCH BASIN
 - ⊙ DENOTES SIGN
 - ⊙ DENOTES INSPECTION CHAMBER

LYON, ELYNN AND COLLINS
ENGINEERING SURVEYS LTD.
No. 102 - 1537 W. 8TH AVENUE
VANCOUVER, B.C., V6H 1T5
TEL: 604-737-8771 FAX: 604-737-8794
EMAIL: lyon@elc.ca
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NOTE:
ELEVATIONS ARE ONLY AN APPROXIMATE INTERPRETATION OF CITY
BUILDING BYLAWS. CONSULT CITY PLANNING DEPARTMENT FOR FINAL
DISCREPANCIES OR ERRORS THAT MAY INFLUENCE FINAL DETERMINING
ENVELOPE DIMENSIONS OR LOCATIONS.

ADDED APPROXIMATE UTILITY
INFORMATION AND AMENDED
BUILDING ENVELOPES.
CERTIFIED CORRECT:
28TH DAY OF MAY, 2020.

CERTIFIED CORRECT:
13TH JANUARY, 2020.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.
THIS PLAN IS TO BE USED FOR DESIGN
PURPOSES ONLY.

CLIENT	MARK PEERS
SCALE	1:200
DATE	18TH DECEMBER 2019
CUR FILE	044171090
YOUR FILE	
CHK	KP DWN BZ

LAND DEVELOPMENT ENGINEERING REVIEW

File: 7820-0070-00

Location: 13058 24 Avenue

Applicant: Mark Peers
Address: 13058 24 Avenue, Surrey, BC
Phone: 604-542-9114
Fax: -
Email: markpeers@tuscandevlopments.com
Owner: Mark H Peers
 Janet Peers

- | | | |
|--|--|---|
| <input type="checkbox"/> OCP Amendment | <input type="checkbox"/> NCP Amendment | <input type="checkbox"/> ALR Exclusion |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> LUC Amendment | <input checked="" type="checkbox"/> Subdivision |
| Existing Land Use: RH-G | | Existing Lots: 1 |
| Proposed Land Use: RH-G | | Proposed Lots: 2 |
| <input type="checkbox"/> DP | <input type="checkbox"/> DVP | |

Land Development Engineering Contacts:
 Daniel Sohn, Development Services Project Supervisor
 604-591-4757, Daniel.Sohn@surrey.ca
 Tommy Buchmann, Development Services Manager
 604-591-4425, TBuchmann@surrey.ca

DJS

Attachments:
 Project Layout

Distribution:

Applicant
 Transportation Planning Manager
 Sewer Engineer
 Water Engineer
 Drainage Planning Manager
 Development Services Project Supervisor
 Parks Planning Analyst

1	September 22, 2020	Original
No.	Date	Revision

LAND DEVELOPMENT ENGINEERING REVIEW

File 7820-0070-00, Map #121

Background

The applicant proposes to subdivide from one (1) RH-G lot into two (2) RH-G lots.

This Review is based on attached Project Layout 201-07184-00 Dwg. No. 2 completed by WSP Canada Inc., dated 2020.07.14, and represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process to identify and resolve all items relating to the proposed land development.

Property and Right-of-Way Requirements

A 0.5 m wide statutory right-of-way (SRW) may be required along the frontage of 24 Avenue if the City's 10-Year Servicing Plan is updated to include road works on 24 Avenue.

Servicing Requirements

These Works are required as a condition of this Subdivision.

Transportation/Traffic Management

The following road works are required on existing roads fronting the site:

24 Avenue

- Regrade the property line to an elevation within 300 mm of the ultimate road centerline elevation.

Rear Lane

- Confirm the existing lane is minimum 6.0 m wide and meets current City standards. Construct upgrades if inadequate; and
- Install speed hump by City forces at the developer's expense.

Access

- Register a restrictive covenant (RC) on title of each lot to restrict access to the rear lane only.

Coast Mountain Bus Company - Adam Wisniowski (778-375-6548) – must be consulted to confirm impact/requirements relative to the existing 24 Avenue bus stop west of the site.

- Bus Stop ID: 56369 | Location: EB 24 AVE FS 130 ST.

Drainage/Environmental

The following City storm drainage facilities are located in the vicinity to the site:

- 300 mm storm drainage main along the north side of 24 Avenue;
- 300 mm storm main on the south side of 24 Avenue;
- 250 mm storm main on the rear lane, near the SW corner of the lot;
- 300 mm storm main on the rear lane, near the SE corner of the lot; and
- 375 mm storm main on existing SRW E1986-01594.

The following storm drainage facilities are required:

- Construct a storm main on the rear lane to connect the existing 200 mm and 300 mm storm mains;
- Confirm the 130 Street local drainage system has capacity to capture drainage of the rear lane, upstream of the site (currently drains to 130A Street through SRW E1986-01594). If capacity allows, re-direct flows to 130 Street, abandon existing 375 mm storm main on SRW, and discharge SRW E1986-1594 and E2006-0112;
- Provide a service connection, complete with inspection chamber to each lot. Existing connection may be retained if the service is the appropriate size, of PVC material and verified to be in adequate condition through video inspection. Abandon surplus connection(s), if any; and
- Construct on-site stormwater mitigation features per the Ocean Bluff and Chantrell Creek Integrated Stormwater Management Plans (ISMP).
 - Register an RC on title for on-site stormwater mitigation features to meet ISMP requirements, as determined through detailed design.

A stormwater management plan, utilizing current Design Criteria, must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment. The applicant is required to confirm downstream capacity from all fronting storm mains to the nearest trunk storm main (>20 ha catchment area) and all downstream constraints are to be addressed. The 100-year Hydraulic Grade Line (HGL) and Minimum Building Elevations (MBE) must be determined for any proposed basements.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site, if the disturbed area exceeds 2000 m².** The process requires submission and approval of an ESC Plan that is developed in accordance with Best Management Practices to meet the performance requirements as set out in By-law 2006, No. 16138, during building construction and servicing.

Water

The following City water facilities are located in the vicinity to the site:

- 400 mm water main along 24 Avenue; and
- 300 mm water main along 24 Avenue complete with a service connection (1999).

This existing water system has adequate capacity to meet the domestic and fire flow requirements of the proposed development.

The following water facilities are required:

- Provide an adequately sized metered service connection to each lot, from the 300 mm water main. Existing connection may be retained if desired.

Sanitary Sewer

The following City sanitary sewer facilities are located in the vicinity to the site:

- 200 mm sanitary sewer main along 24 Avenue.

The following sanitary sewer facilities are required:

- Provide a service connection, complete with inspection chamber to each lot. Existing connection may be retained if the service is the appropriate size, of PVC material and verified to be in adequate condition through video inspection. Abandon surplus connection(s), if any.

Commercial Utilities

The development must be serviced with hydro, gas, telecommunication and cablevision in accordance with utility company requirements and City standards.

Parks

Applicant is required to remove City trees #3-19 and the hedge along 24 Avenue. Stumps should be removed where possible and grounded out where they are in close proximity to retained trees.

Project Management

A Servicing Agreement must be executed before the proposed Subdivision can be completed.

The following legal documents are known at this time to be required for this project:

- 0.5 m SRW if required;
- RC to restrict access to rear lane only; and
- RC for on-site stormwater mitigation features per ISMP.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement.

Financial

A processing fee of \$7,565.25 (GST included) is required for the Servicing Agreement.

The following charges and levies must be paid as a condition of the Servicing Agreement:

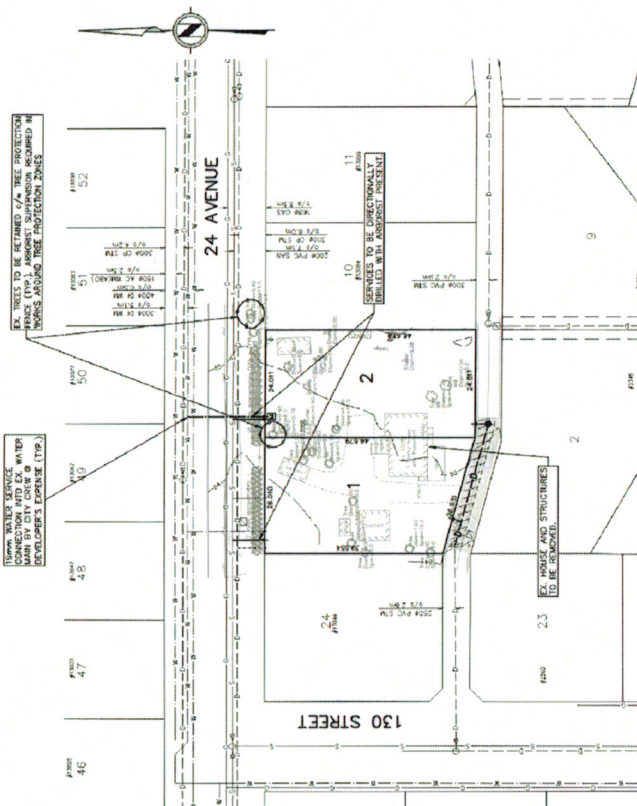
- Sanitary Connection Fee (SDR, \$3,704.00 per connection).

An application fee of \$1,124.00 (GST exempt) is required for administration of the ESC Permit process.

Project Layout

CITY GENERAL NOTES

- [illegible]



LEGEND OF SYMBOLS

EXISTING		PROPOSED	
	IRON PROPERTY PIN		IRON PROPERTY PIN
	BENCH MARK (EXISTING)		BENCH MARK (EXISTING)
	BENCH MARK (PROPOSED)		BENCH MARK (PROPOSED)
	PERMANENT BENCH MARK (EXISTING)		PERMANENT BENCH MARK (EXISTING)
	PERMANENT BENCH MARK (PROPOSED)		PERMANENT BENCH MARK (PROPOSED)
	SEWER		SEWER
	ASPHALT SIDEWALK		ASPHALT SIDEWALK
	SAN, SEWER, MH, AND INSPECTION CHAMBER		SAN, SEWER, MH, AND INSPECTION CHAMBER
	STORM, SEWER, MH, INSPECTION CHAMBER, AND CATCH BASIN		STORM, SEWER, MH, INSPECTION CHAMBER, AND CATCH BASIN
	SCATTERED LOT MH		SCATTERED LOT MH
	CATCH BASIN - SEE INLET & TOP RISER		CATCH BASIN - SEE INLET & TOP RISER
	LANE MARK (4000 UNLESS OTHERWISE NOTED)		LANE MARK (4000 UNLESS OTHERWISE NOTED)
	DITCH		DITCH
	STORMWATER		STORMWATER
	HYDRANT, WATER METER, WATER VALVE, AIR VALVE		HYDRANT, WATER METER, WATER VALVE, AIR VALVE
	PERMANENT BLOW OF		PERMANENT BLOW OF

7920-0070-00 PRELIMINARY SERVICING PLAN		DATE: 15/09/2020 CONSULTANT: 20200714 DRAWING TYPE: PRELIMINARY	
SCALE: 1:500 0 5 10 METERS DRAWN: S.A. REVIEWED: S.A.		CLIENT: TUSCAN DEVELOPMENTS 12851 16 AVENUE, SURREY, B.C. WA 9L1 TEL: 604-542-0114 TITLE: PRELIMINARY SERVICING 13058 24 AVENUE SURREY, B.C.	
CONSULTANT: WSP CANADA INC. 4330-66 HIGHLAND STREET NEW WESTMINSTER, B.C. CANADA V3L 5P1 TEL: 604-273-2515 www.wsp.ca		CITY OF SURREY 13058 24 AVENUE SURREY, B.C.	
THE CLIENT AND CONSULTANT HEREBY AGREE TO THE TERMS AND CONDITIONS OF THE CONSULTING AGREEMENT, WHICH ARE SET OUT IN THE ATTACHED CONSULTING AGREEMENT. THE CLIENT AND CONSULTANT HEREBY AGREE TO THE TERMS AND CONDITIONS OF THE CONSULTING AGREEMENT, WHICH ARE SET OUT IN THE ATTACHED CONSULTING AGREEMENT.		THE CLIENT AND CONSULTANT HEREBY AGREE TO THE TERMS AND CONDITIONS OF THE CONSULTING AGREEMENT, WHICH ARE SET OUT IN THE ATTACHED CONSULTING AGREEMENT. THE CLIENT AND CONSULTANT HEREBY AGREE TO THE TERMS AND CONDITIONS OF THE CONSULTING AGREEMENT, WHICH ARE SET OUT IN THE ATTACHED CONSULTING AGREEMENT.	