



# City of Richmond

## Report to Committee Planning and Development Division

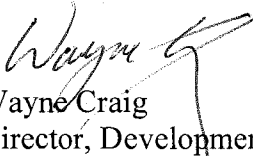
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** May 11, 2016  
**File:** RZ 15-711639

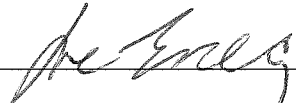
**Re:** Application by Trendsetter Homes Ltd. for Rezoning at 4800 Duncliffe Road from Single Detached (RS1/E) to Single Detached (RS2/A)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9559, for the rezoning of 4800 Duncliffe Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:sd  
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

## **Staff Report**

### **Origin**

Trendsetter Homes Ltd. has applied to the City of Richmond for permission to rezone the property at 4800 Duncliffe Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Duncliffe Road (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/A)” fronting Duncliffe Road.
- To the South: Single-family dwellings on lots zoned “Single Detached (ZS3) – Steveston” fronting a cul-de-sac on Branscombe Court.
- To the East: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Duncliffe Road.
- To the West: Single-family dwelling on a lot zoned “Single Detached (RS1/A)” fronting Duncliffe Road.

### **Related Policies & Studies**

#### **Official Community Plan/Steveston Area Plan**

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. The proposed rezoning and subdivision would comply with this designation.

The Steveston Area Plan land use designation for the subject site is “Single-Family”. The redevelopment proposal would comply with this designation.

#### **Single-Family Lot Size Policy 5470/Zoning Bylaw 8500**

The subject property is located within the area governed by Single-Family Lot Size Policy 5470 (adopted by Council on July 15, 2002) (Attachment 4). The Policy permits properties along Duncliffe Road to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/A)” zone. Each lot proposed at the subject site will be approximately 10 m (33 ft) wide and approximately 369 m<sup>2</sup> (3,975 ft<sup>2</sup>) in area. The proposed subdivision would comply with the requirements of the “Single Detached (RS1/A)” zone and Lot Size Policy 5470.

## **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

## **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

## **Analysis**

### **Existing Legal Encumbrances**

There is an existing 3.0 m wide statutory right-of-way registered on Title for utilities in the front yard of the subject property, which will not be impacted by the proposed development. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

### **Site Access**

Vehicle access to the proposed lots is from Duncliffe Road via separate driveway crossings.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses one (1) tree on the subject property, one (1) tree on the neighbouring property, and two (2) City trees.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain two (2) City trees behind the subject property due to good condition (tag# B & C).
- Retain one (1) tree off-site located on the adjacent neighbouring property due to good condition (tag# A).
- Remove one (1) tree on-site due to poor form and condition (tag# 001).

### *Tree Protection*

The proposed Tree Management Drawing is shown in Attachment 5, which outlines the protection of three (3) trees off-site, including two (2) City trees.

To ensure the protection of the three (3) trees off-site (tag# A, B, & C), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work to be undertaken, including the number of monitoring inspections, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$6,420 for the two (2) City trees. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping works are completed.

### *Tree Replacement*

For the removal of the one (1) tree, the OCP tree replacement ratio goal of 2:1 requires two (2) replacement trees to be planted and maintained on the proposed lots. Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two (2) trees to be planted and maintained on every lot. The applicant has agreed to plant and maintain a minimum of four (4) trees on-site (two (2) trees per lot). Based on the size of the tree being removed, replacement trees shall be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer, as per Tree Protection Bylaw No. 8057.

To ensure that four (4) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the securities for a 1-year maintenance period from the date of the landscape inspection.

### **Affordable Housing Strategy**

The City's current Affordable Housing Strategy (adopted by Council on September 14, 2015) for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of total buildable area of the single-family developments (i.e. \$8,745.25) in-lieu of providing a secondary suite on 100% of the new lots.

### **Site Servicing and Frontage Improvements**

At future subdivision and building permit stage, the applicant is required to complete the following:

- Frontage upgrades including, but not limited to, new landscaped boulevard and sidewalk along Duncliffe Road constructed to City design standards.
- Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the cost associated with the completion of the required servicing works and frontage improvements as described in Attachment 6.

### **Financial Impact or Economic Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

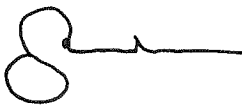
### **Conclusion**

The purpose of this rezoning application is to rezone the property at 4800 Duncliffe Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Steveston Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9559 be introduced and given first reading.



Steven De Sousa  
Planning Technician

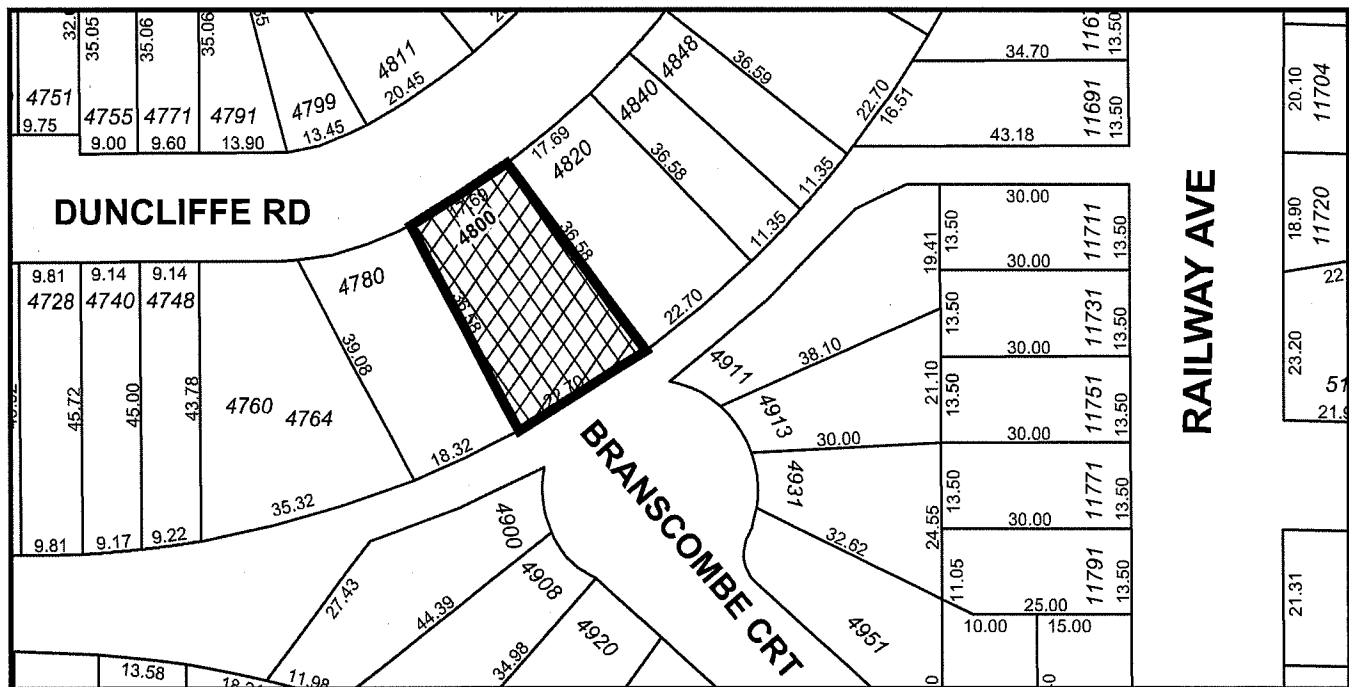
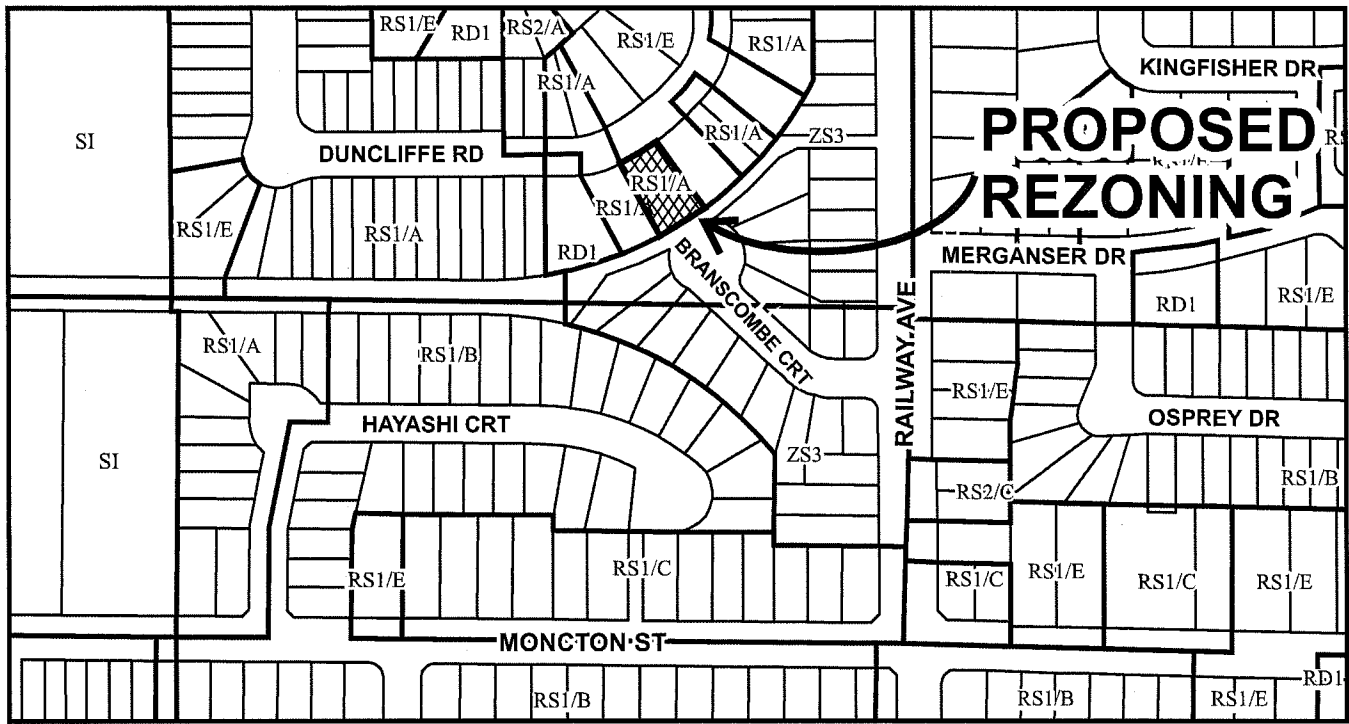
SDS:rg

Attachment 1: Location Map  
Attachment 2: Conceptual Development Plans  
Attachment 3: Development Application Data Sheet

Attachment 4: Lot Size Policy 5470  
Attachment 5: Tree Management Plan  
Attachment 6: Rezoning Considerations



City of  
Richmond



	<h1>RZ 15-711639</h1>	Original Date: 12/15/14
		Revision Date:
		Note: Dimensions are in METRES



City of  
Richmond



RZ 15-711639

Original Date: 12/15/15

Revision Date:

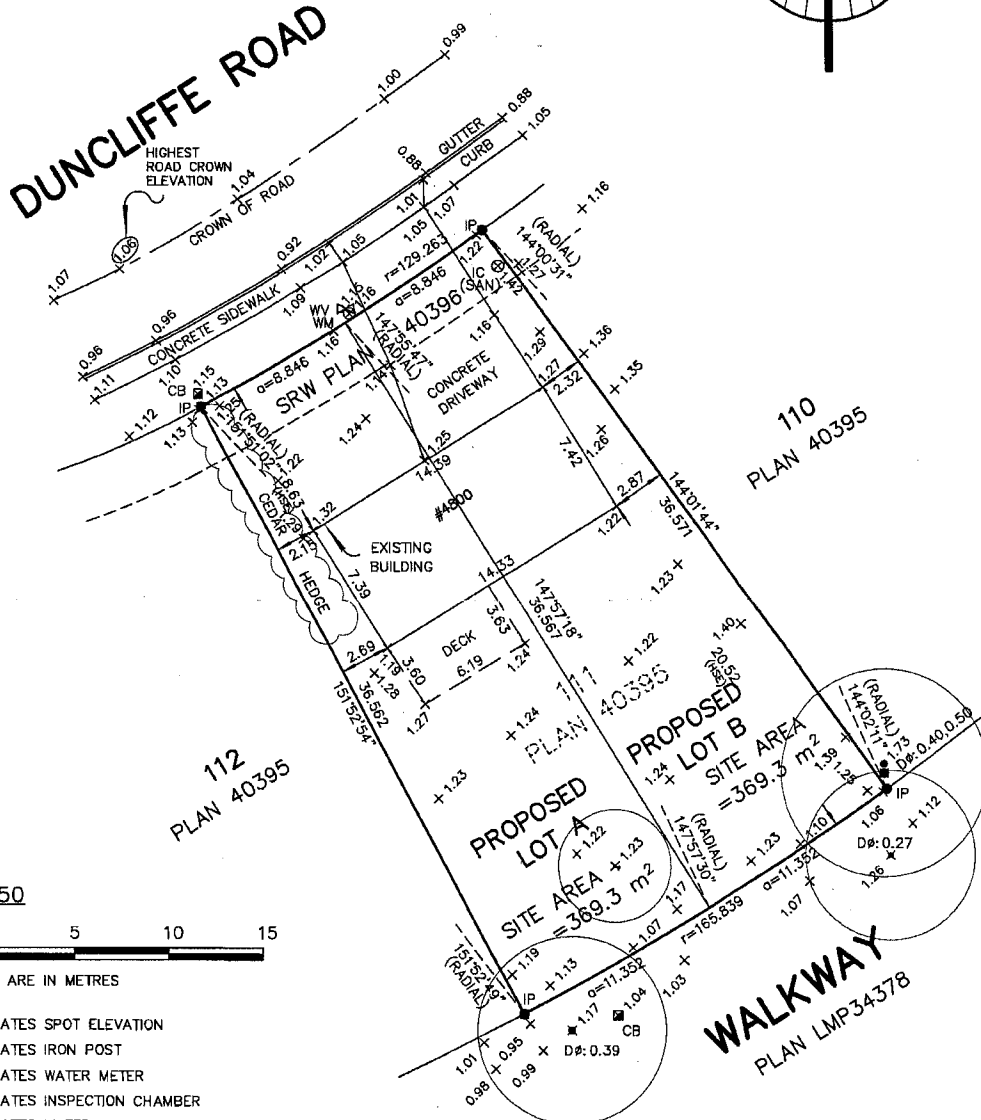
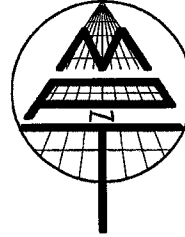
Note: Dimensions are in METRES



# SURVEY PLAN OF LOT 111 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NWD PLAN 40395

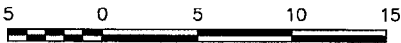
PARCEL IDENTIFIER (PID): 005-234-166

CIVIC ADDRESS  
#4800 DUNCLIFFE ROAD  
RICHMOND, B.C.



**LEGEND**

SCALE 1:250



ALL DISTANCES ARE IN METRES

- +1.13 INDICATES SPOT ELEVATION
- IP INDICATES IRON POST
- WM INDICATES WATER METER
- IC INDICATES INSPECTION CHAMBER
- ⊗ WV INDICATES WATER VALVE
- CB INDICATES CATCH BASIN
- D INDICATES DECIDUOUS TREE
- φ INDICATES TREE TRUNK DIAMETER

**NOTES:**

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) WITH AN ELEVATION 1.044 METRES.

PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.

BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF WALLS.

DATE OF SURVEY: SEPTEMBER 11, 2015

**MATSON PECK & TOPLISS**

SURVEYORS & ENGINEERS  
#320 - 1112D HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
PH: 604-270-9331  
FAX: 604-270-4137  
CADFILE: 17963-001-TPG-000.DWG

*W.P. Wong*  
WILLIAM P. WONG  
B.C. LAND SURVEYOR (#697)

\* SEALED \*

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."



**RZ 15-711639**

**Attachment 3**

Address: 4800 Duncliffe Road

Applicant: Trendsetter Homes Ltd.

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	Trendsetter Homes Ltd	To be determined
<b>Site Size (m<sup>2</sup>):</b>	738.6 m <sup>2</sup> (7,950 ft <sup>2</sup> )	Each lot: 369.3 m <sup>2</sup> (3,975 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) single family dwelling	Two (2) single family lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Single-Family	No change
<b>702 Policy Designation:</b>	Lot Size Policy 5470 permits Single Detached (RS1/A)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 055	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270.0 m <sup>2</sup>	Each lot: 369.3 m <sup>2</sup>	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

Other: Tree replacement compensation required for loss of significant trees.



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: July 15, 2002

**POLICY 5470**

File Ref: 4045-00

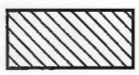
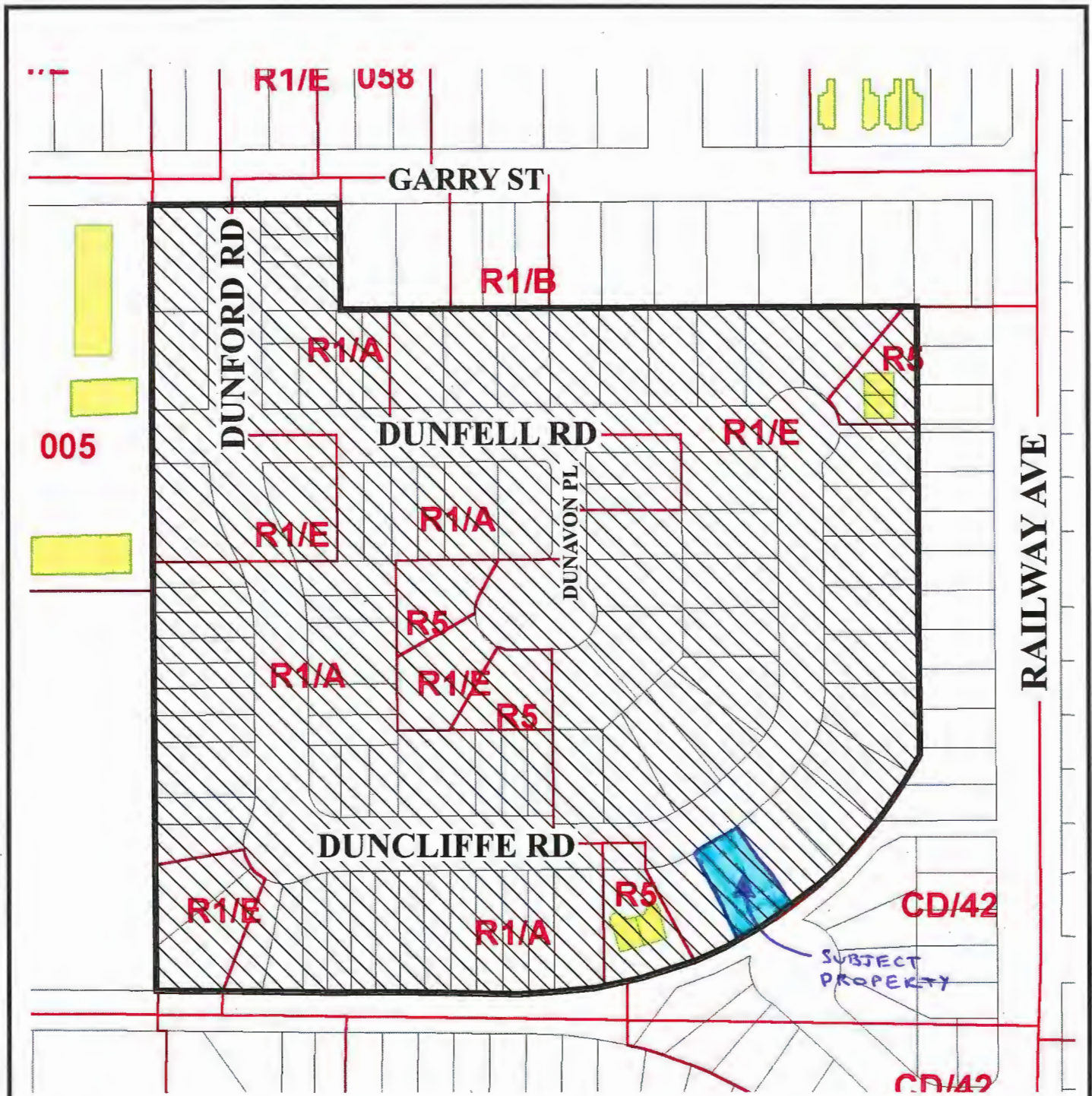
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

**POLICY 5470:**

The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300.

This policy is to be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Rezoning would be permitted to R1/A  
(9 m or 29.527) wide lots)



# Policy 5470

## Section 02, 3-7

PLN - 53

Adoped Date: 07/15/02

Amended:

Note: Dimensions are in METRES

PLN 54

TREE INVENTORY AND ASSESSMENT LIST:

Table with columns: Tag #, DBH (cm), Tree Type, Canopy, Condition, Action, Remarks. Includes trees like T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22.

TREE PROTECTION GUIDELINES:

1. TREE PROTECTION ZONE FENCES: Fences shall be installed as detailed in this office. A suitable setback for protection to maintain tree health and the root system shall be established on all trees to be protected. Fences shall be constructed of 1.4m above grade or as per arboricultural standards (i.e. for multi stem trees).

TREE PLANTING DETAIL



SUGGESTED PLANT LIST - REPLACEMENT TREES

Table with columns: CODE, QTY, BOTANICAL NAME, COMMON NAME. Lists various tree species like Acer campestre, Prunus avium, Betula pubescens, etc.

ARBORTECH CONSULTING

ARBORTECH CONSULTING logo and contact information: SUITE 145-12051 HORSESHOE WAY, RICHMOND, BC V7A-4V4, p.604.275.3484

SEE SHEET 2 FOR DRAWING DETAILS

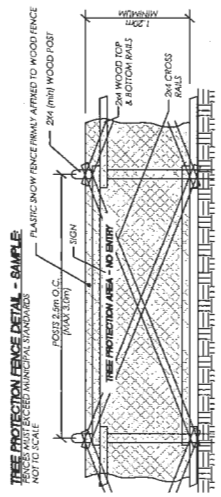
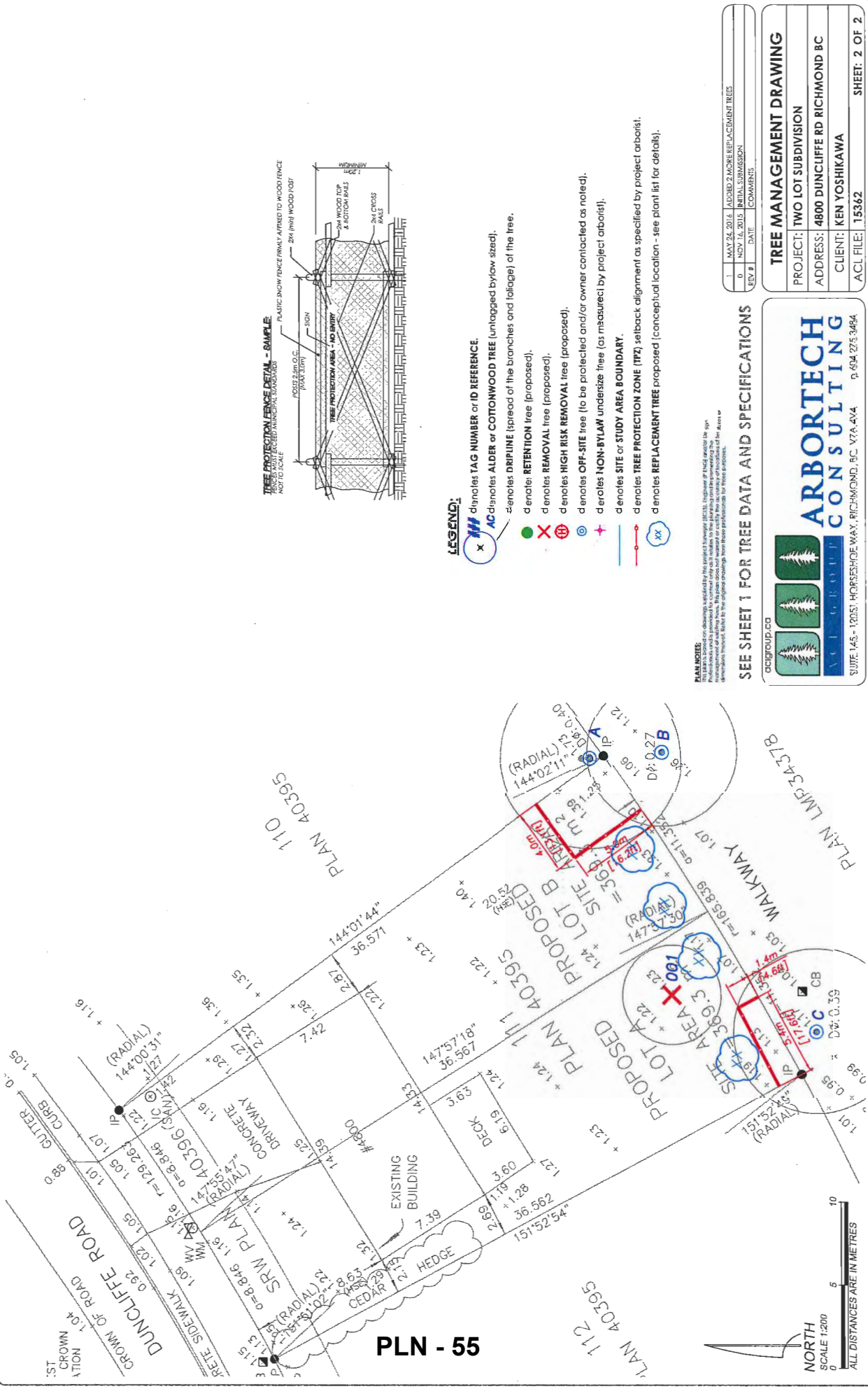
TREE MANAGEMENT DRAWING

PROJECT: TWO LOT SUBDIVISION
ADDRESS: 4800 DUNCUFFE RD RICHMOND BC
CLIENT: KEN YOSHIKAWA
ACI FILE: 15362

TREE MANAGEMENT DRAWING

PROJECT: TWO LOT SUBDIVISION
ADDRESS: 4800 DUNCUFFE RD RICHMOND BC
CLIENT: KEN YOSHIKAWA
ACI FILE: 15362

TREE MANAGEMENT DRAWING
PROJECT: TWO LOT SUBDIVISION
ADDRESS: 4800 DUNCUFFE RD RICHMOND BC
CLIENT: KEN YOSHIKAWA
ACI FILE: 15362



- LEGEND:**
- denotes TAG NUMBER or ID REFERENCE.
  - denotes ALDER or COTTONWOOD TREE (untagged below size).
  - denotes RETENTION tree (proposed).
  - denotes REMOVAL tree (proposed).
  - denotes HIGH RISK REMOVAL tree (proposed).
  - denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
  - denotes NON-BYLAW underside tree (as measured by project arborist).
  - denotes SITE or STUDY AREA BOUNDARY.
  - denotes TREE PROTECTION ZONE (TPZ), setback alignment as specified by project arborist.
  - denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

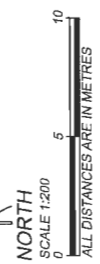
**PLAN NOTES:**  
 1. ALL TREE SPECIES OR DRAWINGS SUPPLIED BY THIS PROJECT'S BOTANICAL SPECIALIST. ENGINEER'S NOTES AND/OR DE SIGNATURES AND STAMPS ARE REQUIRED TO VALIDATE THE DRAWING AND REPRESENTING THE PROFESSIONAL DESIGNER'S RESPONSIBILITY. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL DESIGNER'S ORIGINAL DESIGN AND DRAWINGS. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL DESIGNER'S ORIGINAL DESIGN AND DRAWINGS. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL DESIGNER'S ORIGINAL DESIGN AND DRAWINGS.

**SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS**

acgroup.ca

1	MAY 24, 2016	ADDED 2 MORE REPLACEMENT TREES
0	NOV 14, 2015	INITIAL SUBMISSION
REV #	DATE	COMMENTS
<b>TREE MANAGEMENT DRAWING</b>		
PROJECT: TWO LOT SUBDIVISION		
ADDRESS: 4800 DUNCLIFFE RD RICHMOND BC		
CLIENT: KEN YOSHIKAWA		
ACL FILE: 15362		
SHEET: 2 OF 2		

**ARBORTECH CONSULTING**  
 A T G GROUP  
 SUITE 145 - 10851 HORSESHOE WAY, RICHMOND, BC V7A 4V4  
 P: 604 275 3484



**PLN - 55**



# City of Richmond

**Rezoning Considerations**  
Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 4800 Duncliff Road

**File No.:** RZ 15-711639

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9559, the developer is required to complete the following:**

1. Submission of a Landscaping Security in the amount of \$2,000 to ensure that a total of four (4) replacement trees are planted and maintained on the proposed lots (minimum size of 6 cm deciduous caliper or 3.5 m high conifer). The City may retain a portion of the security for a 1-year maintenance period.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$6,420 for the two (2) City trees to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a 1-year maintenance period.
4. Registration of a flood indemnity covenant on title.
5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$8,745.25) to the City's Affordable Housing Reserve Fund.

**Prior to Tree Removal\* stage, the applicant is required to:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

**At Subdivision\* stage and Building Permit\* stage, the developer must complete the following requirements:**

1. Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the cost associated with the completion of the required servicing works and frontage improvements.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- a) Using the OCP Model, there is 187 L/s of water available at a 20 psi residual at the Duncliff Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 120 L/s.
- b) The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c) At Developers cost, the City is to:

**PLN - 56**

Initial: \_\_\_\_\_

- Install a new water service connection with meter and meter box.
- Install a new water meter at the existing water service connection.

*Storm Sewer Works:*

- d) The Developer is required to:
  - Utilize existing storm service connection at the northwest corner of the lot.
- e) At Developers cost, the City is to:
  - Install one new storm service connection along the Duncliffe Rd frontage at the north east corner of the lot. The IC should be positioned to allow future connection by lot 4820 Duncliffe Rd.

*Sanitary Sewer Works:*

- f) At Developers cost, the City is to:
  - Cut and cap the existing sanitary service in the north east corner of the lot, IC to remain.
  - Install a new sanitary service connection complete with IC and two service leads at proposed subdivision lot line along the Duncliffe Rd frontage.

*Frontage Improvements:*

- g) The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- h) Frontage upgrades include new landscaped boulevard and sidewalk constructed to City design standards in order to match subdivided properties to the west.

*General Items:*

- h) The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed

Date  
PLN - 57