

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0010-00

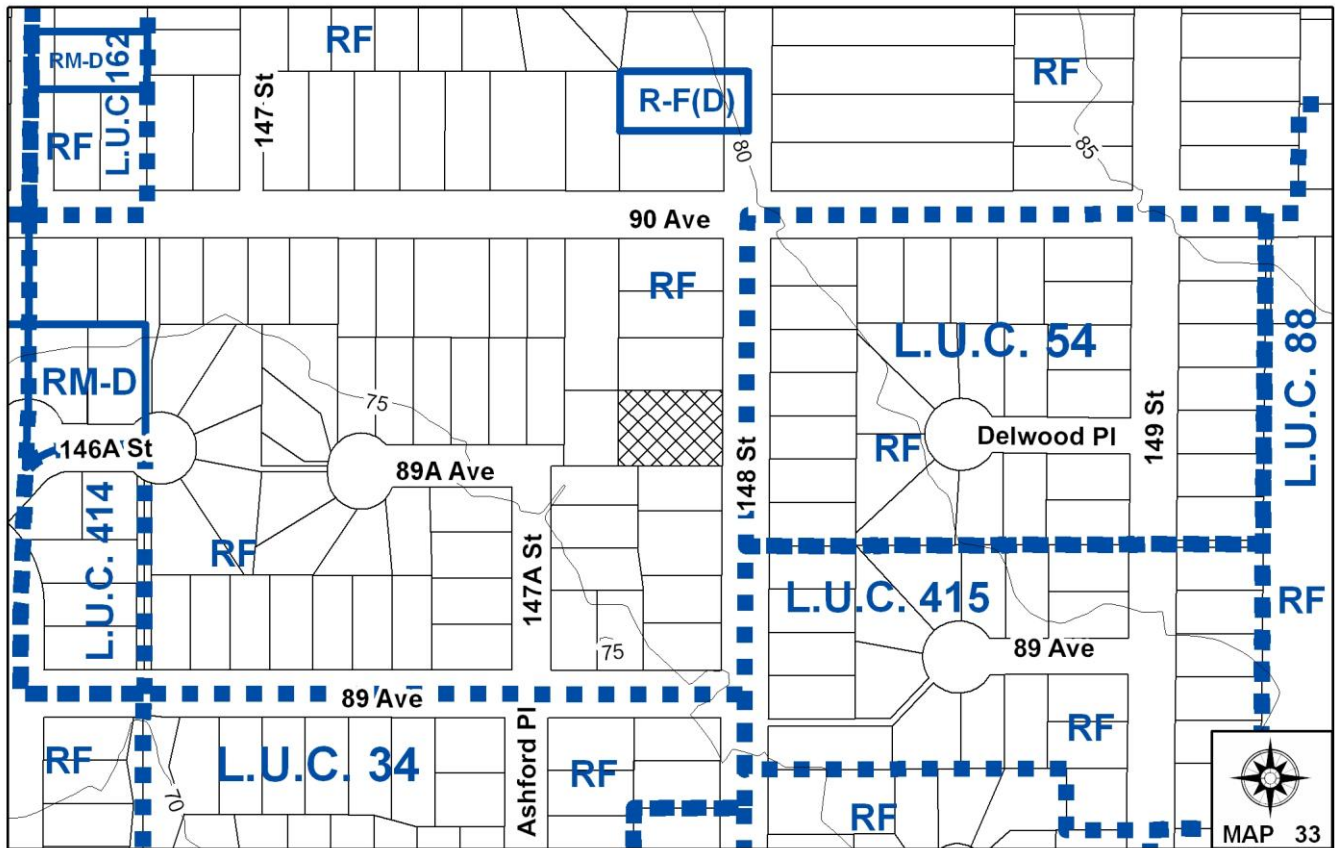
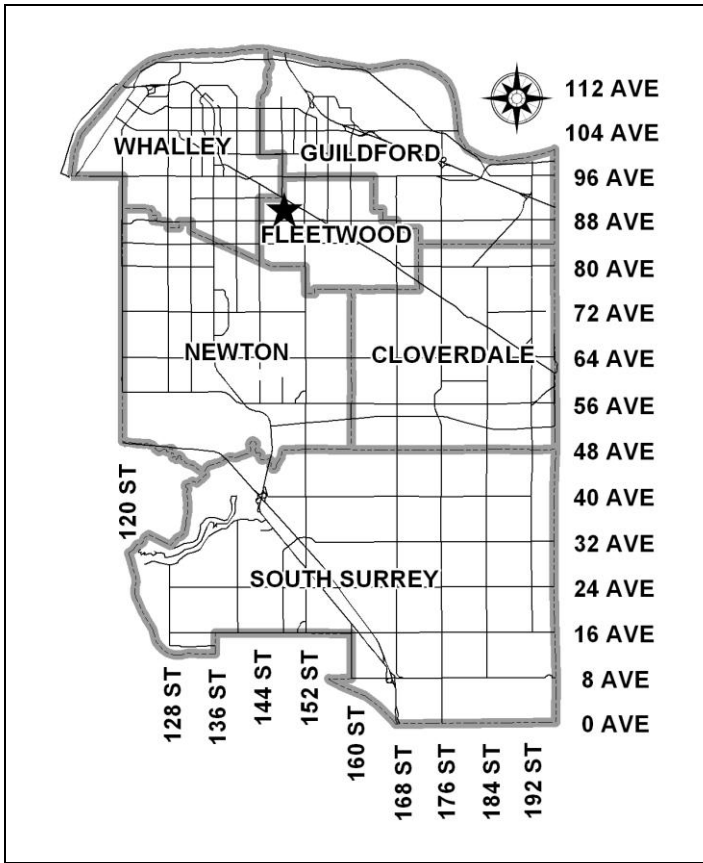
Planning Report Date: March 22, 2010

PROPOSAL:

- **Development Variance Permit**

in order to waive the requirement of the Subdivision & Development By-law to not require underground wiring for two proposed RF lots in order to retain trees.

LOCATION: 8957 - 148 Street
OWNER: Surjit and Balihar Gill
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to waive the requirements of the Subdivision & Development By-law, to allow overhead wiring for two proposed RF lots.

RATIONALE OF RECOMMENDATION

- The proposed variance will allow a 2-lot subdivision to proceed without the removal of 14 trees.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0010-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Table 1 of Schedule A of the Surrey Subdivision and Development By-law No. 8830 to allow overhead wiring for two proposed RF lots.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot, recently demolished dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, South and West:	Single family dwellings.	Urban	RF
East (Across 148 Street):	Single family dwellings.	Urban	LUC No. 54 (underlying RF Zone)

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 8957 – 148 Street in Fleetwood and is designated Urban in the Official Community Plan.
- The subject property is zoned "Single Family Residential (RF)" and is currently under development application no. 7908-0010-00 to permit subdivision into two lots. The applicant is nearing completion of the subdivision.
- The applicant has proposed to retain approximately 14 spruce trees, with diameters ranging from 13 cm (5") to 49 cm (19"), along the property line fronting 148 Street. As work on the servicing agreement proceeded, it was determined that all the trees would need to be removed in order to install underground ducting for hydro and telephone, as required under Schedule A of the Subdivision and Development By-law.

- The applicant is proposing a Development Variance Permit to vary Schedule "A" of the Subdivision and Development By-law to allow overhead service connections to the two proposed lots.
- The existing service poles are located on the opposite side of the street and cross the street to provide service to the subject lot.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Table 1 of Schedule A of the Subdivision and Development By-law to allow overhead wiring for two proposed RF lots.

Applicant's Reason:

- Installing the underground ducting will require the removal of approximately 14 trees.

Staff Comments:

- The proposed variance will allow for the retention of approximately 14 trees.
- The Engineering Department supports the variance, which will retain overhead hydro/telephone at this location.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7908-0010-00

Jean Lamontagne
General Manager
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Monika Grant, Macdonald Realty
 Address: Unit 9 – 13630 – 84 Avenue
 Surrey, BC
 V3W 0T6
 Tel: 604-649-7788

2. Properties involved in the Application
 - (a) Civic Address: 8957 – 148 Street

 - (b) Civic Address: 8957 – 148 Street
 Owner: Surjit Gill and Balihar Gill
 PID: 001-253-956
 Lot 2 Section 34 Township 2 New Westminster District Plan 69111

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0010-00.