

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0072-00

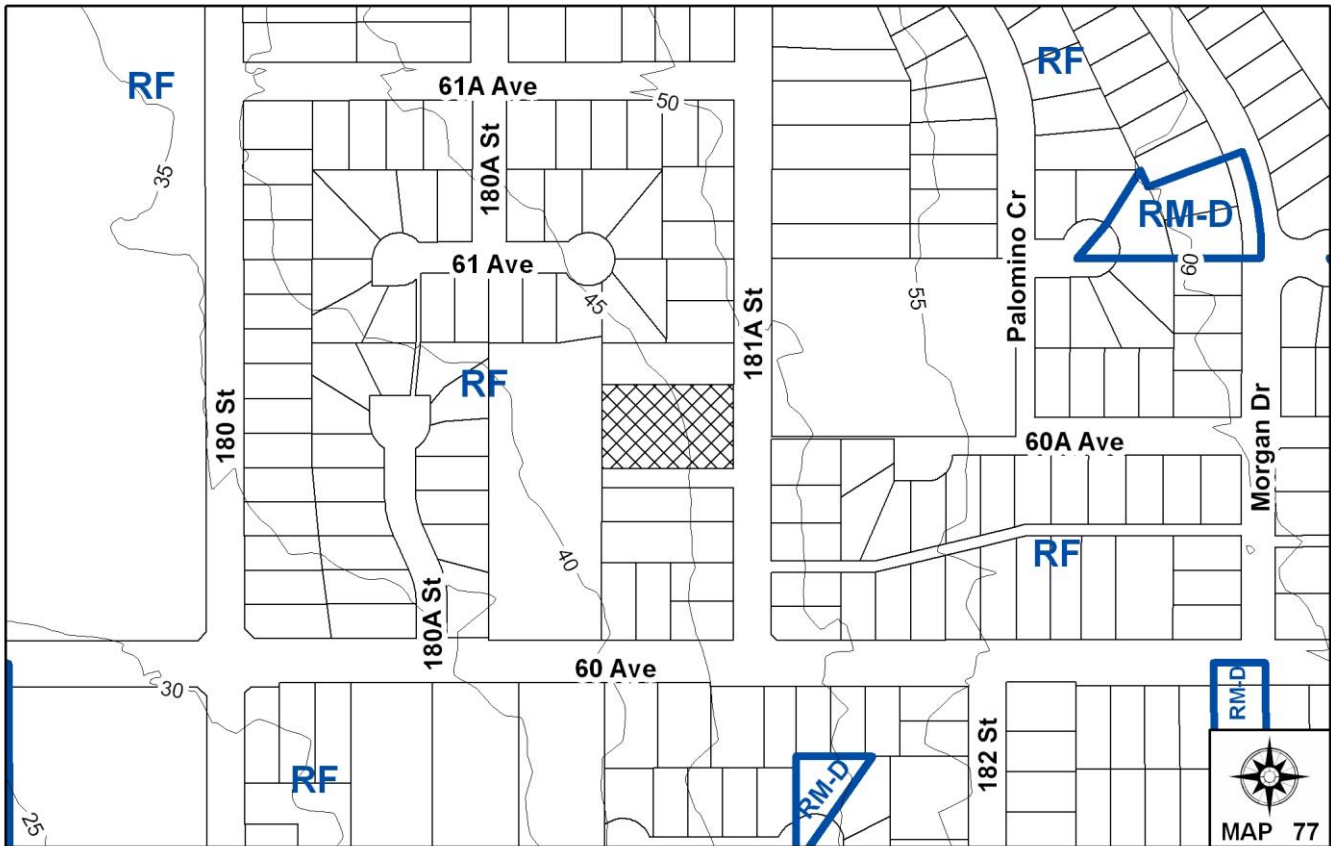
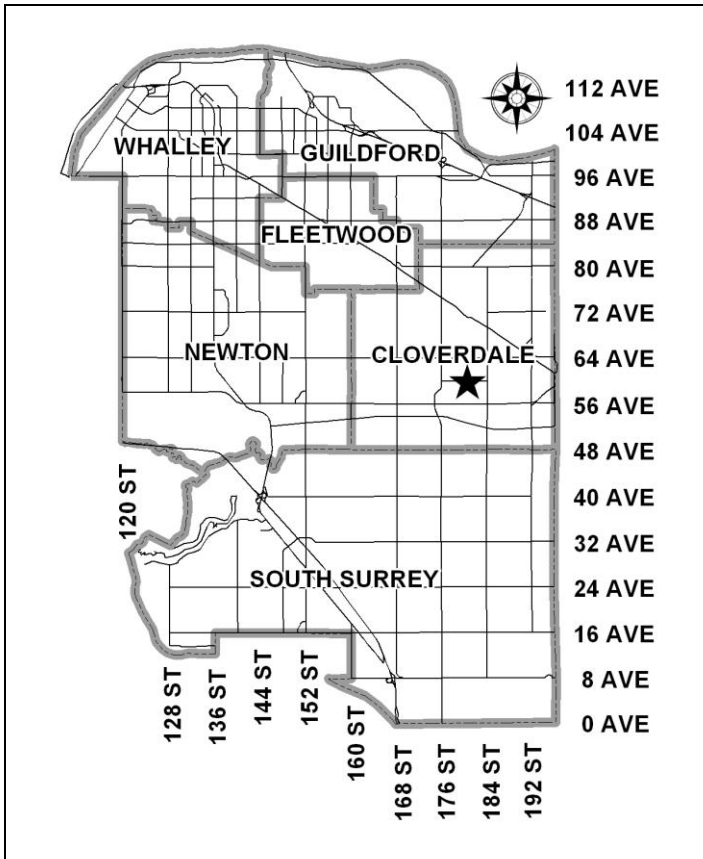
Planning Report Date: May 4, 2009

**PROPOSAL:**

- **Development Variance Permit**

in order to vary road requirements and to reduce the side yard setback for an existing house to be retained in a proposed subdivision.

**LOCATION:** 6061 - 181A Street  
**OWNERS:** Avtar Singh Senghera et al  
**ZONING:** RF  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduction of road width for 60A Avenue.
- Reduction of the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 0.6 metre (2 ft.) for the existing house on proposed Lot 2.

### RATIONALE OF RECOMMENDATION

- Upon subdivision, the variances will allow retention of the existing house on proposed Lot 2.
- Proposed Lot 2 will have an area of 2,128 square metres (1/2 acre) which will provide adequate yard space.



- The applicant was originally required to dedicate 6.4 metres (21 ft.) along the south property line for the construction of 60A Avenue for a 16.5 metre (54 ft.) right-of-way (ROW). Due to this dedication, the applicant was unable to produce a suitable lot layout that could retain the existing home.
- Based upon further discussions between the applicant and City staff, the Engineering Department agreed to a 16.5-metre (54 ft.) ultimate right-of-way (ROW) for 60A Avenue through 15.5m (54 ft.) of total dedication and a 0.5m (2 ft.) statutory right-of-way (SRW) on the north and south sides of 60A Avenue (Appendix II). This change to the road standard requires a Development Variance Permit.
- A total width of 15.5m (51 ft.) for 60A Avenue, instead of 16.5m (54 ft.), allows the applicant to achieve a 15m (50 ft.) wide lot on the corner of 60A Avenue and 181A Street and retain the existing house on proposed Lot 2. However, the existing house on proposed Lot 2, will not meet the side yard setback requirement for the RF Zone on the south property line, and a Development Variance Permit will be required.
- The applicant has provided a concept plan to show how the remainder of the immediate area could develop in the future (Appendix III).
- In the future, a 0.5m (2 ft.) statutory right-of-way will be required on the properties along the south side of 60A Avenue.
- Proposed Lot 2 significantly exceeds the 560-square metre (6,028 sq. ft.) area requirement of the RF Zone.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the road width requirement of Drawing Number SSD-R.4 of Supplementary Standard Drawings of Schedule A of the Subdivision and Development By-law for a Limited Local Road from 16.5 metres (54 ft.) to 15.5 metres (51 ft.).

Applicant's Reason:

- The road dedication must be reduced in order to achieve a suitable lot layout that complies with the RF Zone requirements and that can retain the existing house.

Staff Comments:

- The reduced road dedication will not impact servicing or pavement width.
- Staff support the requested variance

## (b) Requested Variance:

- To reduce the minimum south side yard setback requirement of the RF Zone from 1.8m (6 ft.) to 0.6m (2 ft.) for the existing house on proposed Lot 2.

## Applicant's Reason:

- The minimum south side yard setback must be reduced to retain the existing house for the proposed two-lot subdivision.

## Staff Comments:

- Although the existing house to be retained is over 30 years old, it is in good condition.
- The proposed variance is needed given the location of the existing house and the dedication of 5.4m (18 ft.) along the south property line for the widening of 60A Avenue.
- The setback of the existing house ranges from a minimum of 0.6 metre (2 ft.) up to approximately 2.1 metres (7 ft.). Only a small portion of the existing house is at a 0.6 metre (2 ft.) side yard setback.
- As a condition of subdivision, the applicant will be required to submit a signed location certificate that shows the retained house complies with the remaining RF Zone requirements.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Proposed Concept Plan
Appendix IV.	Development Variance Permit No. 7908-0072-00

Jean Lamontagne  
General Manager  
Planning and Development

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