

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0180-00

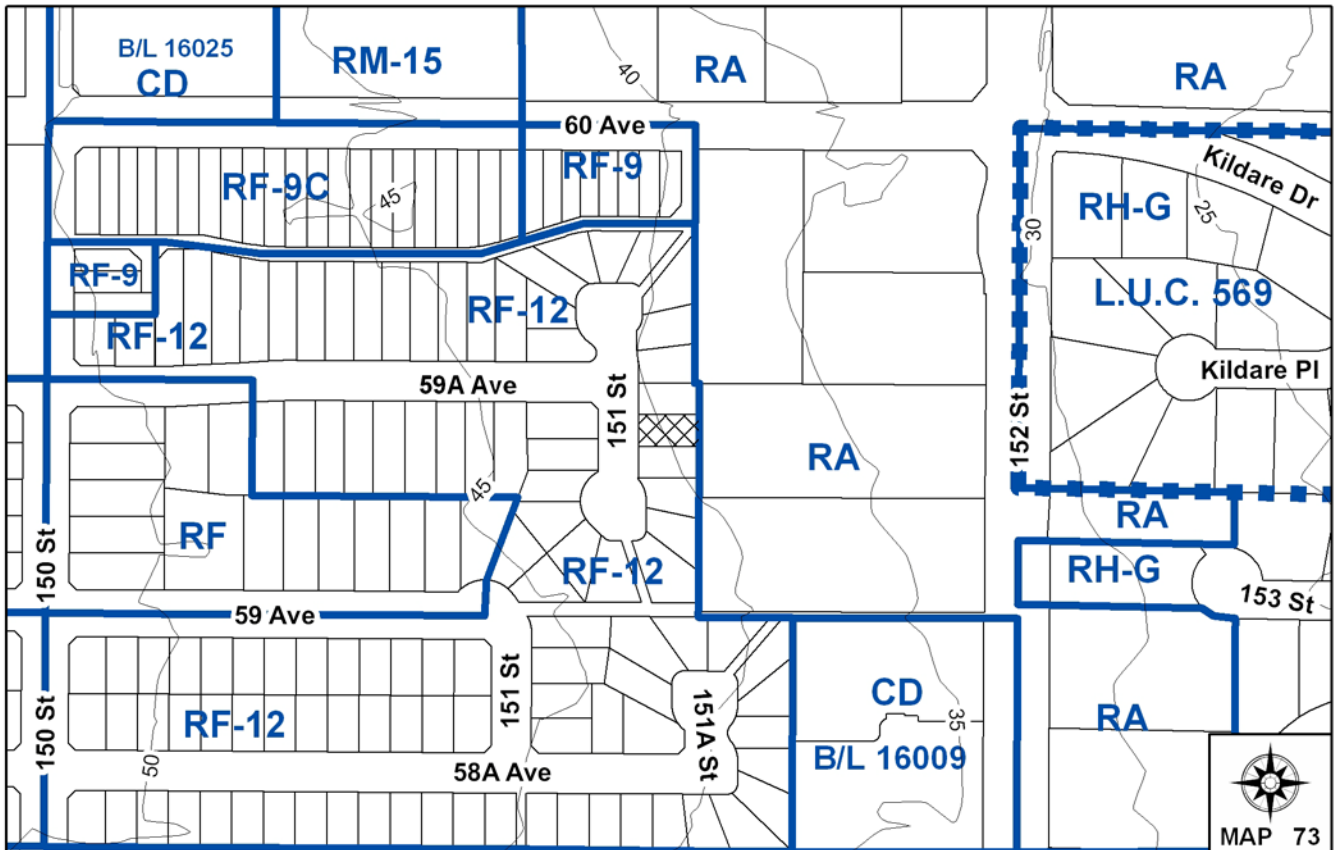
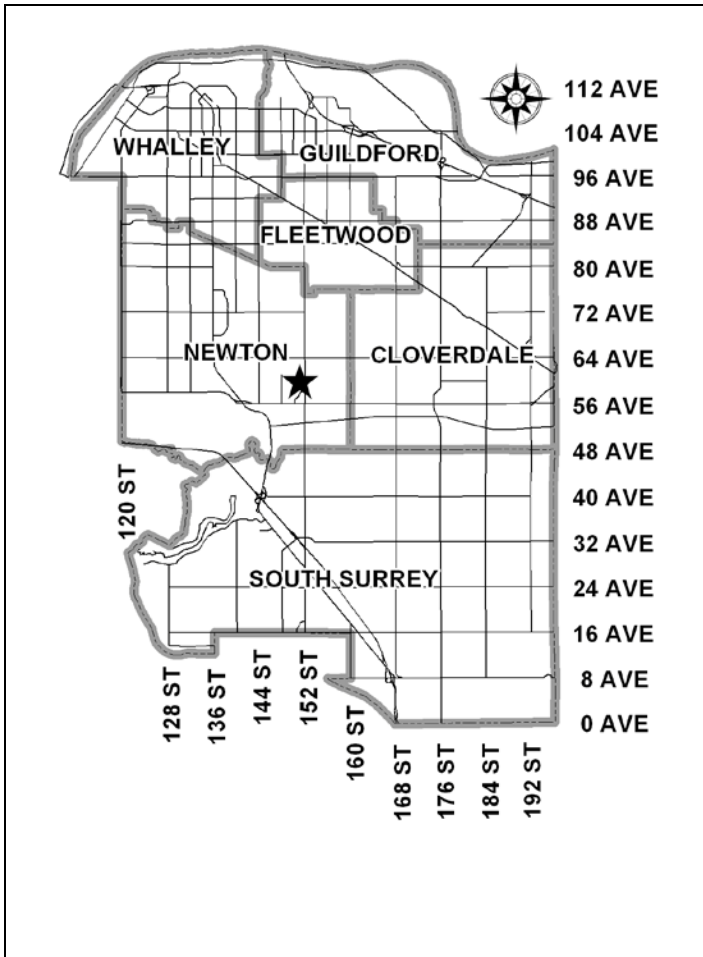
Planning Report Date: July 28, 2008

PROPOSAL:

- **Development Variance Permit**

in order to permit the retention of an existing Douglas Fir in the backyard by relaxing the front yard setback.

LOCATION: 5948 - 151 Street
OWNERS: Jaswant Singh Sangha, Parmjit Kaur Sangha et al
ZONING: RF-12
OCF DESIGNATION: Urban
NCP DESIGNATION: Single Family Res. Flex 6 to 14.5



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit to allow the minimum front yard setback of the garage and entryway to be relaxed from 6 metres (20 ft.) to 4.95 metres (16.2 ft.). Also, to allow a relaxation of the minimum front yard setback from 4 metres (13 ft.) to 2.15 metres (7.05 ft.) for up to 35% of the width of the front of the principal building. This DVP is to enable the retention of a Douglas Fir with a diameter of 70 cm (#3088) in the rear yard.

RATIONALE OF RECOMMENDATION

- Proposed setbacks would enable the preservation of an existing significant tree in the back yard of the lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0180-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-12 Zone from 6 metres (20 ft.) to 4.95 metres (16.2 ft.); and
 - (b) for the garage and entryway portion of the front of the principal building to reduce the minimum front side yard setback of the RF-12 Zone from 4 metres (13 ft.) to 2.15 metres (7.05 ft.) for up to 35% of the width of the front of the principal building.

REFERRALS

Engineering: There are no Engineering requirements relative to issuance of the DVP.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, South & West:	Single family residential.	Urban.	RF-12

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	One acre residential.	Urban	RA

DEVELOPMENT CONSIDERATIONS

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

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Applicant's Reasons:

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Staff Comments:

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INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. Development Variance Permit No. 7908-0180-00

Jean Lamontagne
General Manager
Planning and Development

CCC/kms

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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: Jaswant Singh Sangha
 Address: #11051 Bond Boulevard
 Delta, BC
 V4E 1M8
 Tel: 604-

2. Properties involved in the Application
 - (a) Civic Address: 5948 - 151 Street

 - (b) Civic Address: 5948 - 151 Street
 Owners: Jaswant Singh Sangha, Parmjit Kaur Sangha and
 Jasminder Kaur Sangha
 PID: 027-250-415
 Lot 31 District Lot 10 Township 2 New Westminster District Plan BCP32590

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0180-00.