

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0234-00

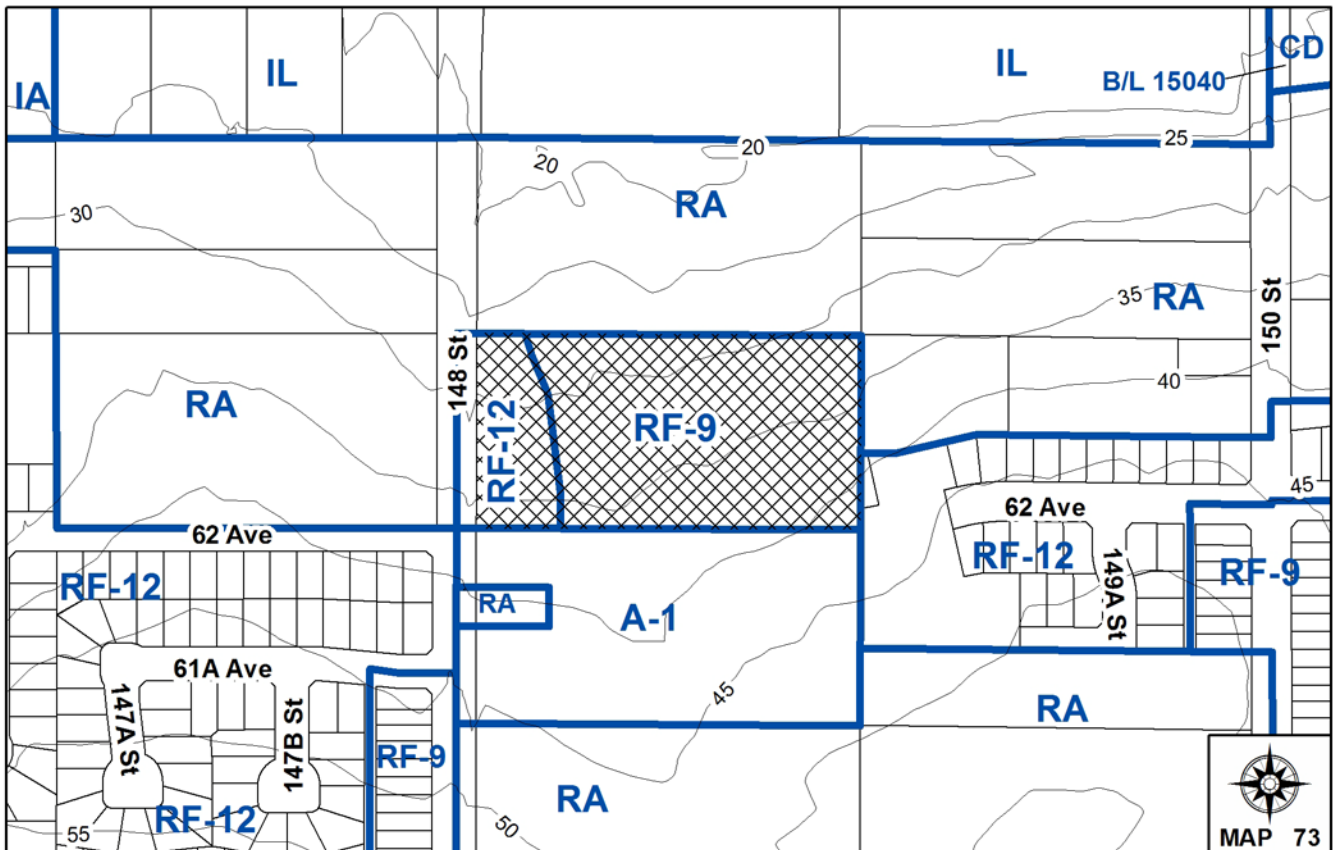
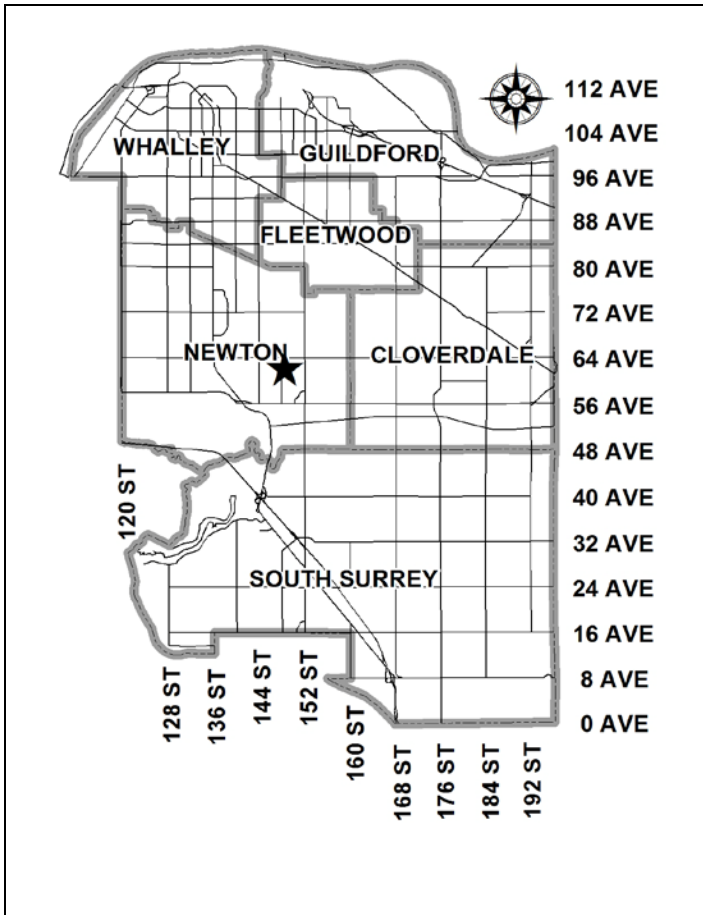
Planning Report Date: September 8, 2008

PROPOSAL:

- **Rezoning** from RF-12 to RF-9 and from RF-9 to RF-12.

in order to reverse a text error in a Rezoning By-law for an approved single family subdivision.

LOCATION: 6218 - 148 Street
OWNER: 0776687 B.C. Ltd.
ZONING: RF-12 and RF-9
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Residential Flex 6-14.5 upa.



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The current application will correct a text error that was made in the previous rezoning application on this property and will realize the proposal that was presented to and approved by Council in April 2007.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the property shown as Block "A" on Appendix III from "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and the portion of the property shown as Block "B" on Appendix IX from "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.

REFERRALS

Engineering: The Engineering Department advises that there are no engineering requirements associated with this application, as all engineering issues were addressed as part of the original rezoning application.

SITE CHARACTERISTICS

Existing Land Use: Vacant Property

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Residential Lot	Urban in OCP "Single Family Residential Flex" and "Creeks / Riparian Setback" in South Newton NCP.	RA (currently under application to rezone to RF-12).
East:	Single Family Residential Lots	Urban in OCP "Single Family Residential Flex" in South Newton NCP.	RA and RF-12
South:	Single Family Residential Lot.	Urban in OCP "Single Family Residential Flex" and "Creeks / Riparian Setback" in South Newton NCP.	A-1
West:	Single Family Residential Lot	Urban in OCP "Single Family Residential Flex" in South Newton NCP.	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 148 Street in the South Newton area. The site is designated urban in the Official Community Plan (OCP) and Single Family Residential Flex (6 – 14.5 upa) in the South Newton Neighbourhood Concept Plan (NCP).
- The subject site has recently been under application (file #7904-0326-00), whereby the proposal was to rezone the property from A-1 to RF-9 and RF-12 in order to allow for a single family subdivision in a manner consistent with the approved NCP. This proposal received first and second readings by Council on April 2, 2007, a public hearing was held on April 16, 2007, and third reading was granted on the same day. The project was granted final approval on July 14, 2008.
- Subsequent to the rezoning being finalized, staff identified a text error in the rezoning bylaw whereby the labels of the two zoning blocks were transposed: Block A was rezoned to RF-12 instead of RF-9, and Block B was rezoned to RF-9 instead of RF-12. All the requirements of the proposal have been met based on the original rezoning application, therefore the two zoning blocks need to be reversed.
- The subject rezoning application is required to reverse the error and make the zoning consistent with the proposal that was presented to Council in April, 2007. The subdivision plan can then be approved and registered in compliance with the property zoning.
- All other aspects of application #7904-0326-00 will continue to be applicable to the site, including the lot grading plan, tree retention/replacement plan, building scheme, and all other legal documents.

PRE-NOTIFICATION

A development sign was not erected on the site and pre-notification has not been undertaken as public consultation was conducted as part of the original rezoning. Staff did not receive any comments from residents in opposition at the time of the previous rezoning application.

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.	Survey Plan Showing Zoning Blocks
Appendix IV.	Council Report for Rezoning Application No. 7904-0326-00

Jean Lamontagne
General Manager
Planning and Development

MJ/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: Kuldip Gill
 Address: 7832 - 120 Street
 Surrey, BC
 V3W 3N2
 Tel: 604-551-4441

2. Properties involved in the Application

(a) Civic Address: 6218 - 148 Street

(b) Civic Address: 6218 - 148 Street
 Owner: 0776687 B.C. Ltd.
 Director Information:
 Gurjit Kaur Dhanoya
 Sukhminder Kaur Gill
 Sukhwinder Kaur Pandher

No Officer Information Filed

PID: 010-099-468
Lot 37 Section 10 Township 2 New Westminster District Plan 1361

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.