

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0220-00

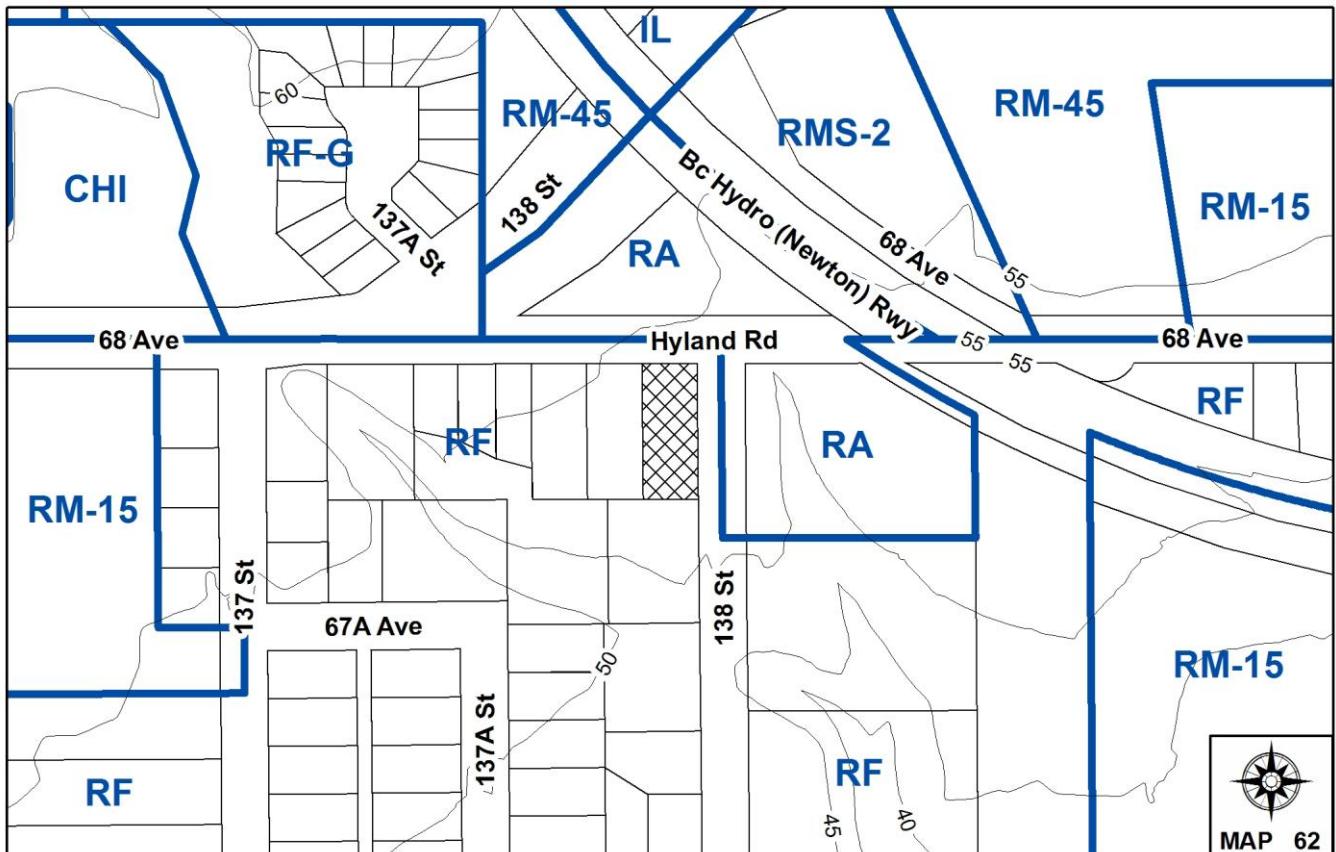
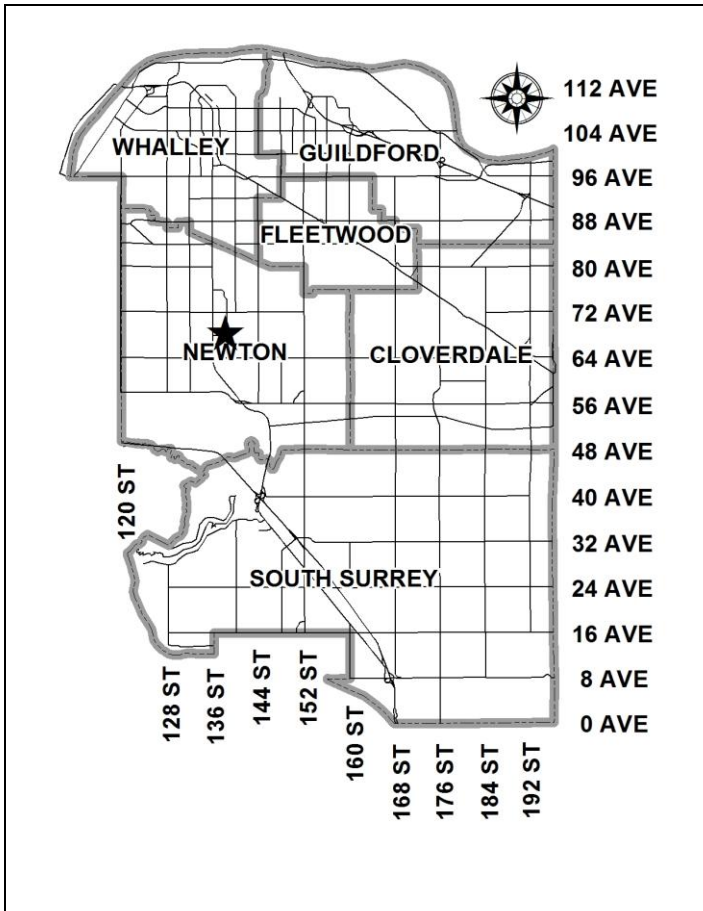
Planning Report Date: July 12, 2010

PROPOSAL:

- **Development Variance Permit**

to reduce minimum lot depth for a proposed single family lot in order to allow subdivision into two (2) lots.

LOCATION: 13794 Hyland Road
OWNER: Rajinder S. Rai et al
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application requires a variation to the minimum lot depth of 28 metres (90 ft.) as required in the RF Zone.

RATIONALE OF RECOMMENDATION

- The subject property is proposed to be subdivided into two (2) single family residential lots.
- The proposed reduced lot depth of 23 metres (75 ft.) from 28 metres (90 ft.) applies to one lot only. The reduction still allows for the construction of a reasonable single family home with adequate yards and setbacks.
- The proposed lot area (625 square metres/6,728 sq.ft.) is in excess of the required minimum 560 square metres (6,000 sq.ft.) of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0220-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 23 metres (75 ft.) for proposed Lot 2.

REFERRALS

Engineering: The Engineering Department has no objection.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on a large single family lot.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across Hyland Road):	Vacant	Multiple Residential/ Urban Residential	RA
East (Across 138 Street):	Single family dwelling on large lot.	Urban/Urban Residential	RA
South:	Single family dwelling on large lot.	Urban/Urban Residential	RF
West:	Single family dwelling on large lot.	Urban/Urban Residential	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13794 Hyland Road. It is designated "Urban" in the Official Community Plan (OCP). The applicant is proposing the subdivision of a "Single Family Residential Zone (RF)" lot into two (2) RF lots. The proposed lots will have areas of 700 square metres (7,535 sq.ft.) and 625 square metres (6,727 sq.ft.).
- No rezoning has been requested with this application. The minimum lot depth of 28 metres (90 ft.) as required within the RF Zone cannot be met for proposed Lot 2. The applicant is therefore requesting a Development Variance Permit to reduce the minimum lot depth from 28 metres (90 ft.) to 23 metres (75 ft.) for proposed Lot 2.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF Zone for proposed Lot 2 from 28 metres (90 ft.) to 23 metres (75 ft.).

Applicant's Reasons:

- Lot areas range from 625 square metres (6,727 sq.ft.) to 700 square metres (7,535 sq.ft.). This is well above the minimum lot area requirement of 560 square metres (6,000 sq.ft.) for the RF Zone.
- The two-lot subdivision will comply with the density, area and width requirements of the RF Zone, but due to the configuration of the site, proposed Lots 2 is unable to meet the minimum depth required by the Zone.

Staff Comments:

- Proposed Lot 2 exceeds the minimum lot size requirement of the RF Zone (560 sq.m) despite the lot depth variation, and also has a width (28 metres/90 ft.) that far exceeds the minimum 15 metres (50 ft.) requirement of the Zone.
- Proposed subdivision layout provides a suitable area for building envelope and all required building setbacks.
- The proposed additional lot can be created and built on with no removal of mature trees . There are 17 by-law sized trees on the subject site and all trees are proposed to be retained.

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
Appendix III.	Development Variance Permit No. 7909-0220-00

Jean Lamontagne
General Manager
Planning and Development

SW/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: Avnash Banwait
 Address: 206, 8363 – 128 Street
 Surrey, BC
 Tel: 604-543-8044

2. Properties involved in the Application
 - (a) Civic Address: 13794 Hyland Road

 - (b) Civic Address: 13794 Hyland Road
 Owner: Rajinder Singh Rai, Ramandeep Kaur Rai and
 Ravinder Kaur Rai
 PID: 008-159-831
 Lot 1 Section 16 Township 2 New Westminster District Plan 13567

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7909-0220-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.33 ac
Hectares	0.1335 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	23.45 to 26.66
Range of lot areas (square metres)	719.16 m ² to 624.91 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	YES/NO
Works and Services	YES/NO
Building Retention	YES/NO
Lot Depth	YES