

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0051-00

Planning Report Date: September 14, 2020

PROPOSAL:

- **Development Permit** for Sensitive Ecosystems
- **Development Variance Permit**

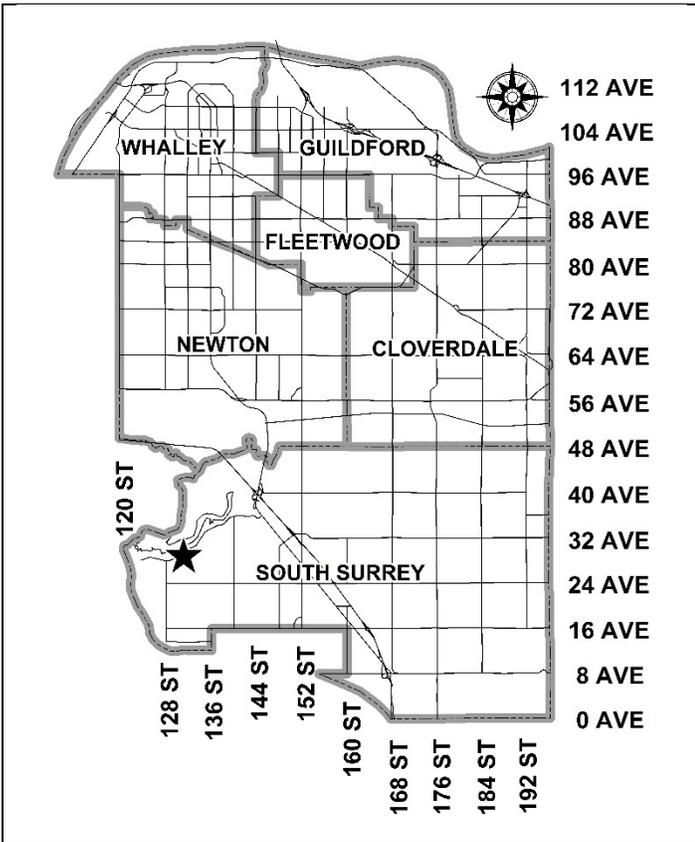
to reduce the minimum building setback for a proposed accessory building in the RA Zone.

LOCATION: 2901 - 132 Street

ZONING: RA

OCP DESIGNATION: Suburban Density Exception Area (max 2 upa)

LAP DESIGNATION: One Acre



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum front yard setback requirements of the One Acre Residential (RA) Zone for an accessory building to accommodate a new detached garage.

RATIONALE OF RECOMMENDATION

- The applicant is proposing to construct a detached garage with a reduced front yard setback adjacent to 132 Street. The proposal complies with all other building requirements of the RA Zone.
- The proposed accessory building (garage) will be well screened from 132 Street by existing trees and shrubs along the east property line (132 Street).
- The proposal complies with the Development Permit requirements in the Official Community Plan (OCP) for Sensitive Ecosystems (Streamside Areas).
- The applicant has submitted an Ecosystem Development Plan prepared by Envirowest Consultants Inc. which provides recommendations to accommodate the proposed detached garage in relation to the streamside protection area along 132 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0051-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached streamside setback site plan (Appendix I) and the finalized Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7920-0051-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the One Acre Residential (RA) Zone from 18.0 metres to 12.8 metres from the existing property line, or 10.7 metres from the ultimate property line for an accessory building.
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) Submission of a finalized Ecosystem Development Plan, including planting plan and cost estimate, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	One Acre	RA
North:	Single Family Residential	One Acre	RA
East (Across 132 St):	Single Family Residential	One Acre	RA
South:	Single Family Residential	One Acre	RA
West:	Single Family Residential	One Acre	RA

Context & Background

- The subject property, 2901 – 132 Street, is an interior lot on the west side of 132 Street, located north of Woodcrest Drive.
- The property is zoned "One-Acre Residential Zone (RA)" and designated "Suburban Density Exception Area – 2 upa" in the Official Community Plan and "One Acre" in the Central Semiahmoo Local Area Plan (LAP).
- On October 16, 2001, the Board of Variance granted approval (Appeal No. 01-45) for a reduced front yard setback from 18 metres to 12.5 metres and a reduced side (north) setback from 4.5 metres to 3.65 metres in order to allow construction of a single family dwelling and garage on the subject property.

- to reduce the minimum front yard setback of the One Acre Residential (RA) Zone from 18.0 metres to 12.8 metres from the existing property line, or 10.7 metres from the ultimate property line for an accessory building.
- The subject property has frontage on 132 Street, which is designated as a collector road. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law No. 8830, identifies a 24 metre wide road allowance for collector roads.
- A Special Building Setback is required along the front (east) yard setback of 1.942 metres, in accordance with Part 7 Special Building Setback or ultimate property line. A Special Building Setback is calculated based on one-half of the width of the ultimate road allowance, which may coincide with the centre line of the existing road.
- For the subject property, the required front yard setback is equal to the Special Building Setback (1.942 metres) plus the front yard setback under the RA Zone for accessory buildings (18.0 metres). This adds up to a required setback for the accessory building of 19.9 metres from the existing property line. The applicant is requesting a variance to reduce the front setback for an accessory building to 12.8 metres from the existing property line, or 10.7 metres from the Special Building Setback.
- The proposed addition for a detached garage is to replace the existing garage located in the existing single family dwelling on the property that will be converted into a legal suite. The proposed addition was designed in keeping with the esthetic, form and function of the existing home. The proposed new garage will be located with a similar front yard setback to the existing single family dwelling located on the lot.
- The proposed new garage building will be located such that no bylaw sized trees will be removed.
- Staff support the requested variances to proceed for consideration.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows north. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- An Ecosystem Development Plan, prepared by Stephen Bonetti, R.P. Bio., of Envirowest Consultants Ltd. And dated July 30, 2020 was submitted in support of the proposed development application. The finalized report and recommendations will be incorporated into the Development Permit.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 7 metres, as measured

from the top of bank. The proposed building setbacks comply with the requirements outlined in the Zoning By-law.

- The riparian area will be protected through the registration of a Restrictive Covenant against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP. Fencing is proposed to be installed along the streamside protection area. As part of the proposal two existing culverts within the Class B (yellow-coded) watercourse are proposed to be removed and replaced by one culvert to improve driveway accessibility. Restoration of riparian vegetation and replacement native riparian vegetation are proposed to be installed at the old culvert locations.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Streamside Setback Site Plan
Appendix II. Development Variance Permit No. 7920-0051-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0051-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-626-660
Lot 7 Section 20 Township 1 New Westminster District Plan 8742

2901 - 132 Street

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 12, Section F of Setbacks of "One Acre Residential Zone (RA)" the required front yard setback is reduced from 18.0 metres (59 ft.) to 12.8 metres from the existing property line, or 10.7 metres from the ultimate property line for an accessory building.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

