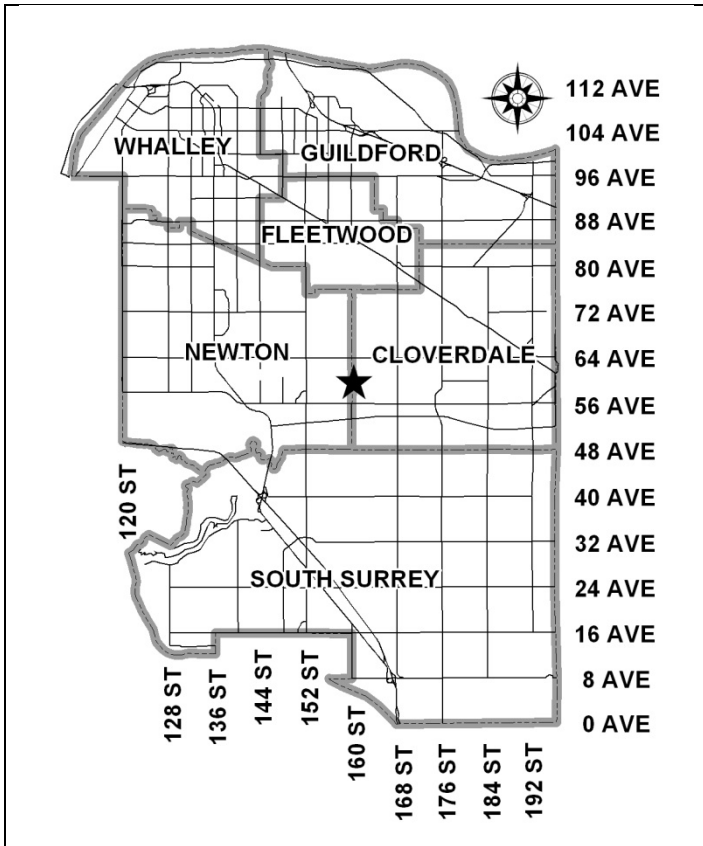


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0399-01

Planning Report Date: March 10, 2014



PROPOSAL:

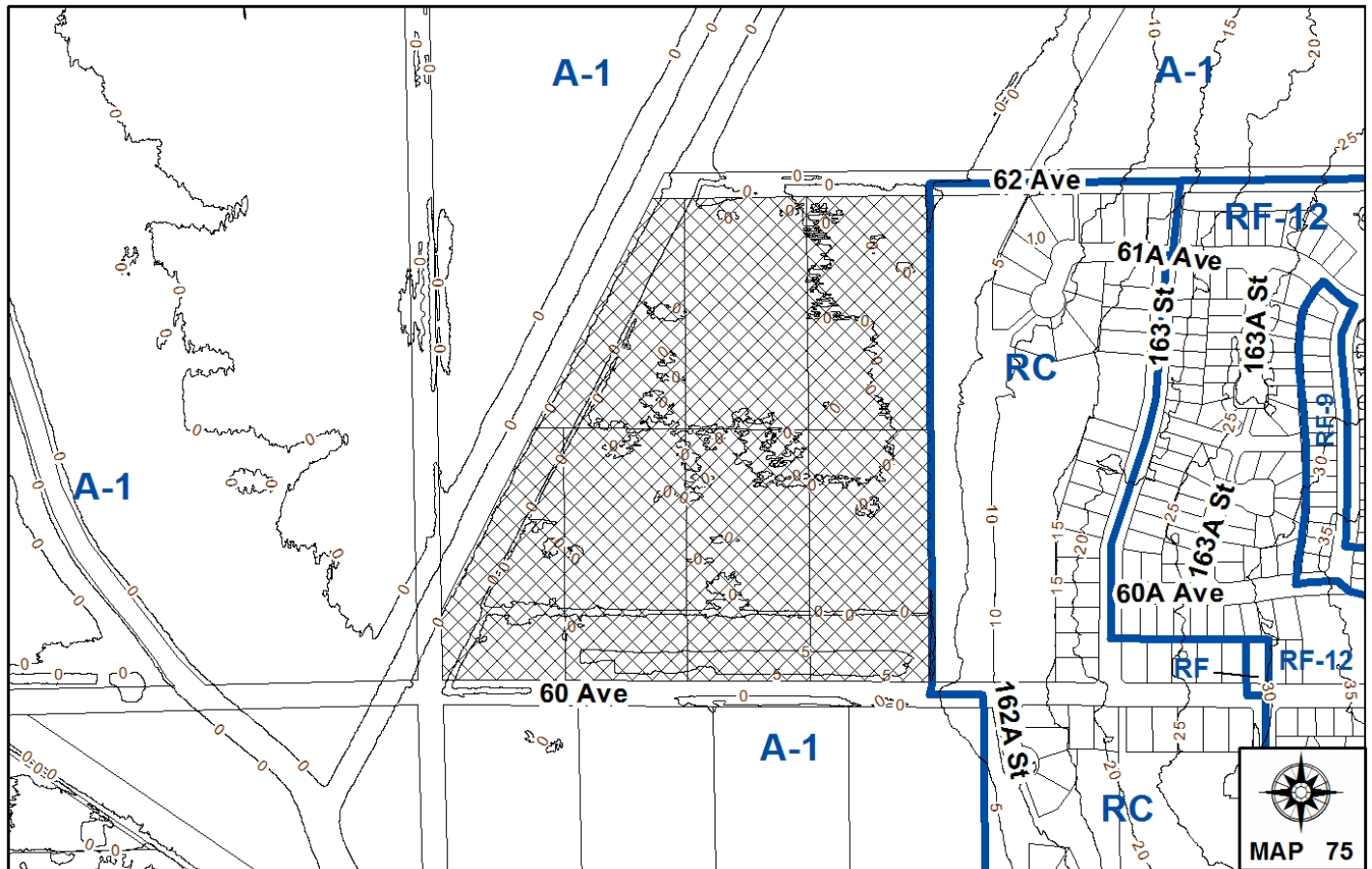
- **Development Variance Permit**
in order to permit septic systems on proposed residential lots under 2 acres in size.

LOCATION: 16100 Block of 60 Avenue and 62 Avenue

OWNERS: Harpal Sooch et al

ZONING: A-1 (Rezoning to CD at 3rd Reading)

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking relaxation of the minimum lot size for lots permitted septic systems in the Subdivision and Development By-law, from 0.81 ha. (2 acres) to 0.40 ha. (1 ac.) for proposed Lots 1 to 5 inclusive.

RATIONALE OF RECOMMENDATION

- The applicant has provided documentation to confirm all 6 proposed lots can satisfy septic requirements.
- The previous Development Variance Permit, to permit septic systems on proposed 1-acre residential lots, has expired.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7907-0399-01 (Appendix III) varying the following, to proceed to Public Notification:

- (a) relax the requirement of the Subdivision and Development By-law, No. 8830, 1986, as amended to reduce the minimum lot size for lots permitted septic systems, from 0.81 ha (2 acres) to 0.40 ha (1 acre) for proposed Lots 1 to 5 inclusive.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Fallow agricultural land in the Agricultural Land Reserve (ALR). The subject Development Application No. 7907-0399-00 is currently at Third Reading for rezoning to permit subdivision into 6 lots and parkland.

Adjacent Area:

| Direction | Existing Use | OCP or NCP Designation | Existing Zone |
|---------------------------------|-----------------------|--------------------------|---------------|
| North (Across 62 Avenue): | Agricultural land. | OCP: Agricultural | A-1 |
| East: | Park. | NCP: Open Space and Park | RC |
| South (Across 60 Avenue): | Four vacant acreages. | OCP: Agricultural | A-1 |
| West (Across Serpentine River): | Agricultural. | OCP: Agricultural | A-1 |

DEVELOPMENT CONSIDERATIONSBackground

- The subject property comprises 7 existing lots with a total site area of 12.5 hectares (31 acres). It is located on the east side of the Serpentine Canal, just west of the West Cloverdale North NCP area, and north of 60 Avenue. The land is located within the Agricultural Land Reserve (ALR) and within the 200-year floodplain.

- The subject site is designated Agricultural in the Official Community Plan (OCP) and is zoned "General Agriculture Zone (A-1)". The land use designation in the OCP surrounding the subject site to the north, west and south is Agricultural. The land use designation to the east of the subject site is Open Space in the adjoining West Cloverdale North Neighbourhood Concept Plan (NCP).
- The rezoning for the subject site (under Application No. 7907-0399-00) from "General Agriculture (A-1)" to "Comprehensive Development Zone (CD)" received Third Reading on October 4, 2010. The rezoning is to permit consolidation and subdivision of the 7 existing parcels into 6 reconfigured parcels and parkland.
- All 6 proposed lots and parkland will front 60 Avenue.
- One of the proposed lots (proposed Lot 6) is approximately 10.4 hectares (25.6 acres) in area, and the other five lots are approximately 0.4 hectare (1 acre) in area. Parkland dedication, in the amount of 1,350 sq.m. (14,532 sq.ft.), is also proposed to the east of proposed Lot 1 (Appendix II).
- As part of this application, Council issued Development Variance Permit No. 7907-0399-00, to relax the requirement of the Subdivision and Development By-law to reduce the minimum lot size of lots with septic systems from 0.81 hectare (2 acres) to 0.4 hectare (1 acre) for proposed Lots 1 to 5 inclusive.
- Development Variance Permit (DVP) No. 7907-0399-00, which was issued on October 4, 2010, contained a clause indicating that the DVP would expire if the subdivision associated with the DVP was not registered within three years of the date of the issuance of the DVP. Since the requirements for rezoning have not been fulfilled to date, the subdivision has not been approved. As a result DVP No. 7907-0399-00 has now expired.
- Completion of the subdivision has taken several years longer than anticipated as the several metres of fill imported for the road, house and septic fields must settle as a condition of engineering requirements.
- The applicant has submitted an application for a new DVP in order to be able to create the lots originally envisioned for the subdivision.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot size requirement of the Subdivision and Development By-law for lots requiring a septic sanitary system, from 0.81 hectares (2 acres) to 0.40 hectares (1 acre), for proposed Lots 1 to 5.

Applicants' Reasons:

- The proposed 1-acre lots on septic will allow for one 10.1-hectare (25-acre) lot, which is suitable for agriculture.

- The applicants retained a qualified professional from Active Earth Engineering Ltd., who confirmed that a septic sanitary system plus backup system can be achieved on the 5 proposed 1-acre lots.
- It is anticipated that the associated rezoning and subdivision can be considered for approval this spring.

Staff Comments:

- The subject site is located outside of the Greater Vancouver Sewerage and Drainage District and cannot be connected to the sanitary mains located to the east of the subject site.
- The Subdivision and Development By-law requires a minimum 0.81-hectare (2 acre) parcel size in order to qualify for an on-site sewage disposal (septic) system. This minimum lot size was established so that there would be sufficient space for a septic system plus an additional system, should the primary septic system fail.
- Due to the benefits to agriculture from this application and the information provided by the applicants' qualified professional, the Engineering Department can support the request to permit lot sizes of 1 acre with septic systems.

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. | Development Variance Permit No. 7907-0399-01 |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7907-0399-01 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the DVP will be brought forward for issuance and execution by the Mayor and City Clerk when the associated rezoning is considered for final adoption.
- (b) Remove Notice of Development Variance Permit No. 7907-0399-00 from title.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7907-0399-01

Issued To: NORTH WEST VIEW HOLDINGS INC., INC. NO. 791471

Address: 8532 - 120 Street
Surrey, BC V3W 3N5

Issued To: GURINDER SINGH SOOCH

Address: 7143 - 130 Street
Surrey, BC V3W 4J6

Issued To: HARPAL SOOCH

Address: 15160 - 67 Avenue
Surrey, BC V3S 9G9

Issued To: SUCHA SINGH PADDA

Address: 5545 - 127 Street
Surrey, BC V3X 3V1

Issued To: GURTEK NAGRA

Address: 14776 - 74 Avenue
Surrey, BC V3S 8Y8

Issued To: IQBAL SINGH GILL

Address: 6216 - 126B Street
Surrey, BC V3X 3N2

Issued To: JASWINDER KAUR HAYRE

Address: 6212 - 126A Street
Surrey, BC V3X 3M4

(collectively referred to as the "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: 012-198-510
Lot 7 Block 2 Section 12 Township 2 New Westminster District Plan 1435
16088 - 62 Avenue

Parcel Identifier: 012-198-501
Lot 6 Block 2 Section 12 Township 2 New Westminster District Plan 1435
16132 - 62 Avenue

Parcel Identifier: 012-198-498
Lot 5 Block 2k Section 12 Township 2 New Westminster District Plan 1435
16174 - 62 Avenue

Parcel Identifier: 012-198-528
Lot 8 Block 2 Section 12 Township 2 New Westminster District Plan 1435
16011 - 60 Avenue

Parcel Identifier: 012-198-536
Lot 9 Block 2 Section 12 Township 2 New Westminster District Plan 1435
16077 - 60 Avenue

Parcel Identifier: 012-198-544
Lot 10 Block 2 Section 12 Township 2 New Westminster District Plan 1435
16129 - 60 Avenue

Parcel Identifier: 011-874-350
Lot 11 Block 2 Section 12 Township 2 New Westminster District Plan 1435
16171 - 60 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) In Schedule A, Road Standards, Servicing Requirements, Design Criteria and Standard Documents, Specifications and Standard Drawings, Table 1 – Servicing Requirements, the sanitary servicing requirements for the A-1 Zone are relaxed from a minimum 0.81 hectare size (2 acres) to 0.40 hectare (1 acre)
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. 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 – Dianne L. Watts

City Clerk – Jane Sullivan

