

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7908-0146-00

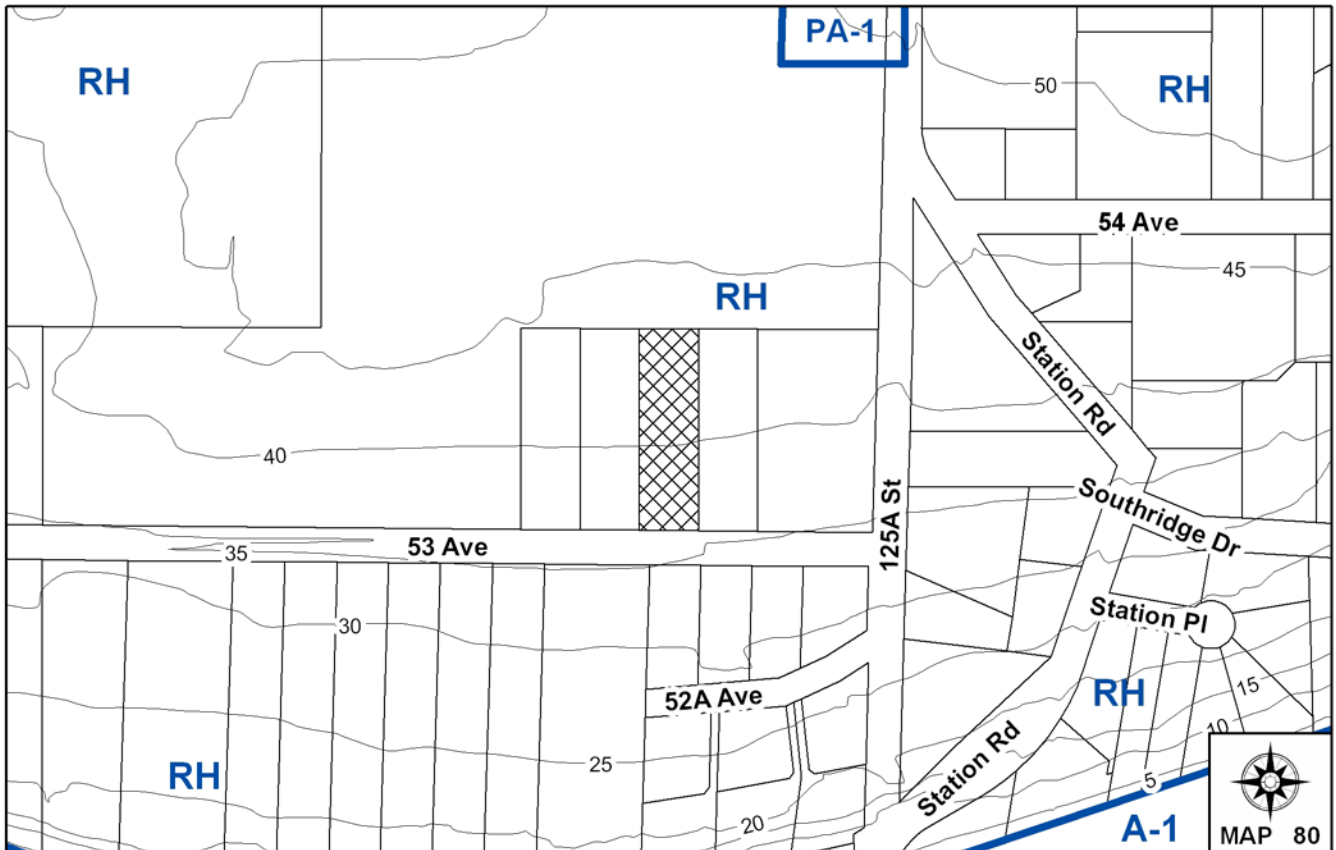
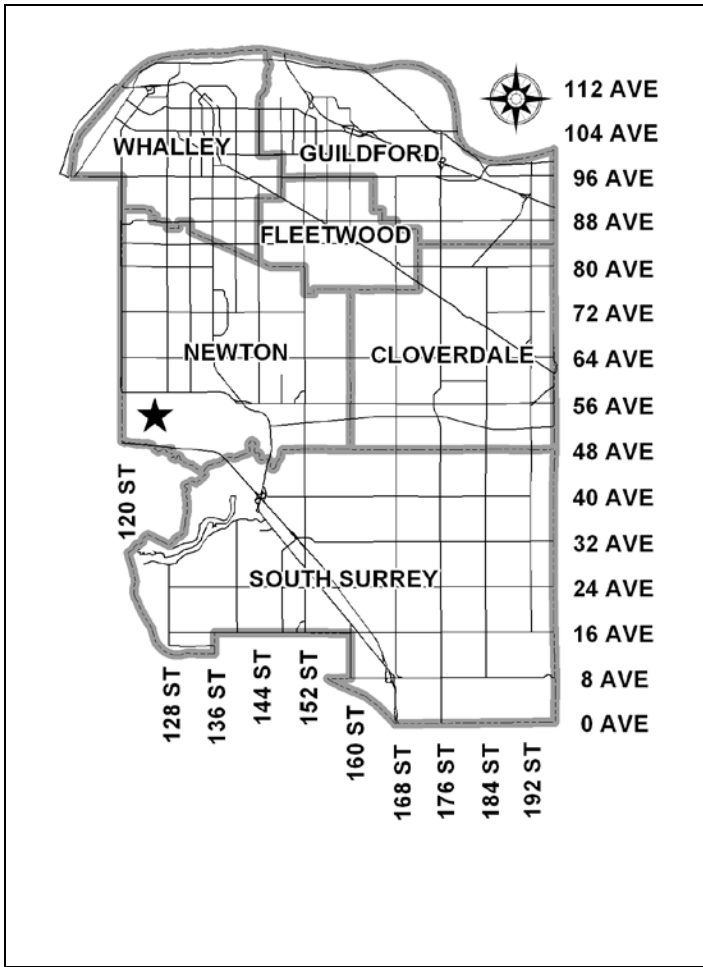
Planning Report Date: February 28, 2011

PROPOSAL:

- **Development Variance Permit**

in order to permit a reduced frontage to allow subdivision into two half-acre single family lots.

LOCATION: 12501 - 53 Avenue
OWNER: Avtar Singh Sendher and Amarjit Kaur Sendher
ZONING: RH
OCP DESIGNATION: Suburban
LAP DESIGNATION: Suburban Half-Acre Residential



ADDITIONAL PLANNING COMMENTS

- When the proposed Development Variance Permit was originally considered by Council on February 23, 2009, Council deferred consideration of the DVP and requested staff to petition surrounding property owners regarding their interest in rezoning their properties from RH to RA.
- Prior to staff initiating the petition process, representatives of the West Panorama Ridge Ratepayer's Association (WPRRA) submitted a letter representing many of the property owners that would be affected by the City petition indicating their opposition to participate in the survey/petition process directed by Council, and indicating their opposition to the proposed DVP.
- In light of the position expressed by area residents and representatives of the WPRRA, staff felt that a petition/survey process, as directed by Council at the February 23, 2009 Land Use meeting, would not have lead to a meaningful outcome.
- Staff therefore prepared an Additional Planning Comments report, which was forwarded to City Council on January 11, 2010. Staff recommended that, given the concerns expressed by the WPRRA and 53 Avenue residents to the DVP, and their unwillingness to participate in a survey/petition process, Council consider the DVP on its merits.
- In this report, staff review three subdivision alternatives, and recommend that Council consider the DVP on its merits, and approve the DVP to proceed to Public Notification.

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required in order to allow a reduced frontage from 4.5 metres (15 ft.) to 4.4 metres (14.4 ft.) for the panhandle portion of proposed Lot 2.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed panhandle subdivision layout conforms to the City Panhandle Policy (Policy No. O-15) and has been deemed by staff to be preferred over a conventional subdivision layout in order to minimize tree removal. A Development Variance Permit (DVP) is required in order to accommodate a slightly reduced panhandle width in order to achieve this preferred layout.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0146-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) reducing the minimum lot frontage from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.) for the panhandle portion of proposed Lot 2 only.

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family residential lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Joe Brown Park.	Suburban	RH
East and West:	Single family residential lots.	Suburban	RH
South (Across 53 Avenue):	Single family residential lots.	Suburban	RH

PLANNING COMMENTSProject History

- This application has been before Council for consideration twice before, on February 23, 2009 and January 11, 2010. A timeline of events is presented in the table below:

Date:	Event:	Comments:
February 9, 2009	<ol style="list-style-type: none"> 1. Planning Report placed on Council's Regular Council Land Use Agenda. 2. Council received a delegation from the WPRRA to speak on the DVP. 	Council tabled the report until the following meeting, so that the variance could be considered on the same day as the WPRRA's delegation presentation.
February 23, 2009	<p>Council considered:</p> <ol style="list-style-type: none"> 1. The information provided by staff in the Planning Report; and 2. Comments provided via the WPRRA's delegation presentation. 	Council deferred consideration of the DVP and requested staff to "petition the owners of properties in the subject area to determine their interest in rezoning their properties from the current "Half Acre Residential Zone (RH)" to the "One Acre Residential Zone (RA)" so as to eliminate the potential for subdivision into half acre lots, including panhandle lots in the area and that staff provide a report to Council on the results of the petition complete with recommendations" (Res. R09-246).
September 28, 2009	Mayor and Council received a letter from the WPRRA and the majority of 53 Avenue residents.	<p>The letter outlined the reasons for their opposition to the survey and their comments on the proposed subdivision at 12501-53 Avenue.</p> <p>Because of the opposition to the survey, staff determined that the exercise would not yield meaningful results.</p>
January 11, 2010	<p>In light of the Sept. 28, 2009 letter, an Additional Planning Comments report was forwarded to Council for consideration.</p> <p>Staff recommended that Council approve the DVP to proceed to Public Notification.</p>	Council deferred the Development Variance Permit application at the Jan. 11, 2010 Regular Council Land Use meeting.

Options for Subdivision

Staff have identified the following three subdivision options for this block of five properties on the north side of 53 Avenue, adjacent to Joe Brown Park:

Option 1 – Introduce New Road (Appendix IV):

- Introduce a new road adjacent to Joe Brown Park, to facilitate subdivision into half-acre lots.
- This option was considered when layout options were explored for 5329 - 125A Street, under Development Application No. 7906-0438-00.
- Through discussion with the neighbours, the WPRRA, and the City Parks, Recreation and Culture Department, it was determined that construction of this proposed road is not desirable because it would negatively impact Joe Brown Park and it would conflict with many existing trees both within the park and on neighbouring properties.

- Staff have recently held further discussions regarding a possible road dedication with the WPRRA. The WPRRA have indicated that both the Association and 53 Avenue residents strongly oppose the introduction of this road.

Option 2 – Panhandle Subdivisions (Appendix V):

- Subdivide for the properties at 12467, 12485, 12501 and 12517 – 53 Avenue in a panhandle configuration with access off 53 Avenue.
- The proposed subdivision layout for the subject site, at 12501 53 Avenue, is based on the same density and number of lots that would be permitted with the new road option, with access being via a panhandle driveway off 53 Avenue.
- Under this proposal, both panhandle lots conform to the minimum area, width and depth requirements of the RH Zone. They range in size from 1,861 to 1,904 square metres. However, the proposed panhandle frontage for Lot 2 will require a variance to the General Provision section of the Zoning By-law. The variance involves a slight reduction of the minimum lot frontage from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.).
- The three neighbouring properties are all generally the same size as the subject site and could be subdivided in a similar manner. Staff acknowledge and anticipate that a panhandle subdivision on the subject site will set the pattern for future development of these three neighbouring properties.
- This option will minimize tree loss as a result of subdivision.
- The WPRRA opposes the proposed panhandle lot configuration.

Option 3 – Cul-de-Sac Subdivisions (Appendix VI):

- Consolidate (1) 12467 and 12485 – 53 Avenue and (2) 12501 and 12517 – 53 Avenue to create half-acre lots with cul-de-sacs off 53 Avenue.
- This option necessitates land consolidation; two consolidations would be required – (1) 12467 and 12485 – 53 Avenue, and (2) 12501 and 12517 – 53 Avenue.
- For each of the two consolidated sites, a cul-de-sac would be required to facilitate the subdivision of half-acre lots.
- Similar to Option 1, the construction of these two cul-de-sac roads would conflict with many existing trees.
- The lot yield with this option is lower than that which would be achieved with either Option 1 or Option 2. With this option, the achievable lot yield for all five properties would be ten lots; the lot yield for both Options 1 and 2 is twelve lots.
- This option also requires the removal of existing single family homes on the lots.

Staff Recommendation:

- Staff have reviewed the three subdivision options and maintain that Option 2 – Panhandle Subdivision is the most appropriate alternative and recommend that the DVP proceed to Public Notification.

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. 7908-0146-00
Appendix IV.	Option 1 Conceptual Layout
Appendix V.	Option 2 Conceptual Layout
Appendix VI.	Option 3 Conceptual Layout
Appendix VII.	January 11, 2010 Additional Planning Comments Report
Appendix VIII.	February 9, 2009 Original Land Use Report

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/kms/dlg

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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: Mike Helle, Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 – 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application
 - (a) Civic Address: 12501 – 53 Avenue

 - (b) Civic Address: 12501 – 53 Avenue
 Owners: Avtar Singh Sendher and Amarjit Kaur Sendher
 PID: 011-040-556
 West Half Lot 2 District Lot 51A Group 2 New Westminster District Plan 6696

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0146-00.

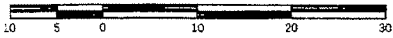
SUBDIVISION DATA SHEET

Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 ac
Hectares	0.4 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	30 m - 34.4 m
Range of lot areas (square metres)	1,861 m ² - 1,904 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2 upha/5 upa
Lots/Hectare & Lots/Acre (Net)	2 upha/5 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	17.8%
Estimated Road, Lane & Driveway Coverage	11.8%
Total Site Coverage	29.6%
PARKLAND	n/a
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	NO
Works and Services	NO
Building Retention	NO
Others	YES

PROPOSED SUBDIVISION PLAN OF
 WEST HALF LOT 2 DISTRICT LOT 51A
 GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500

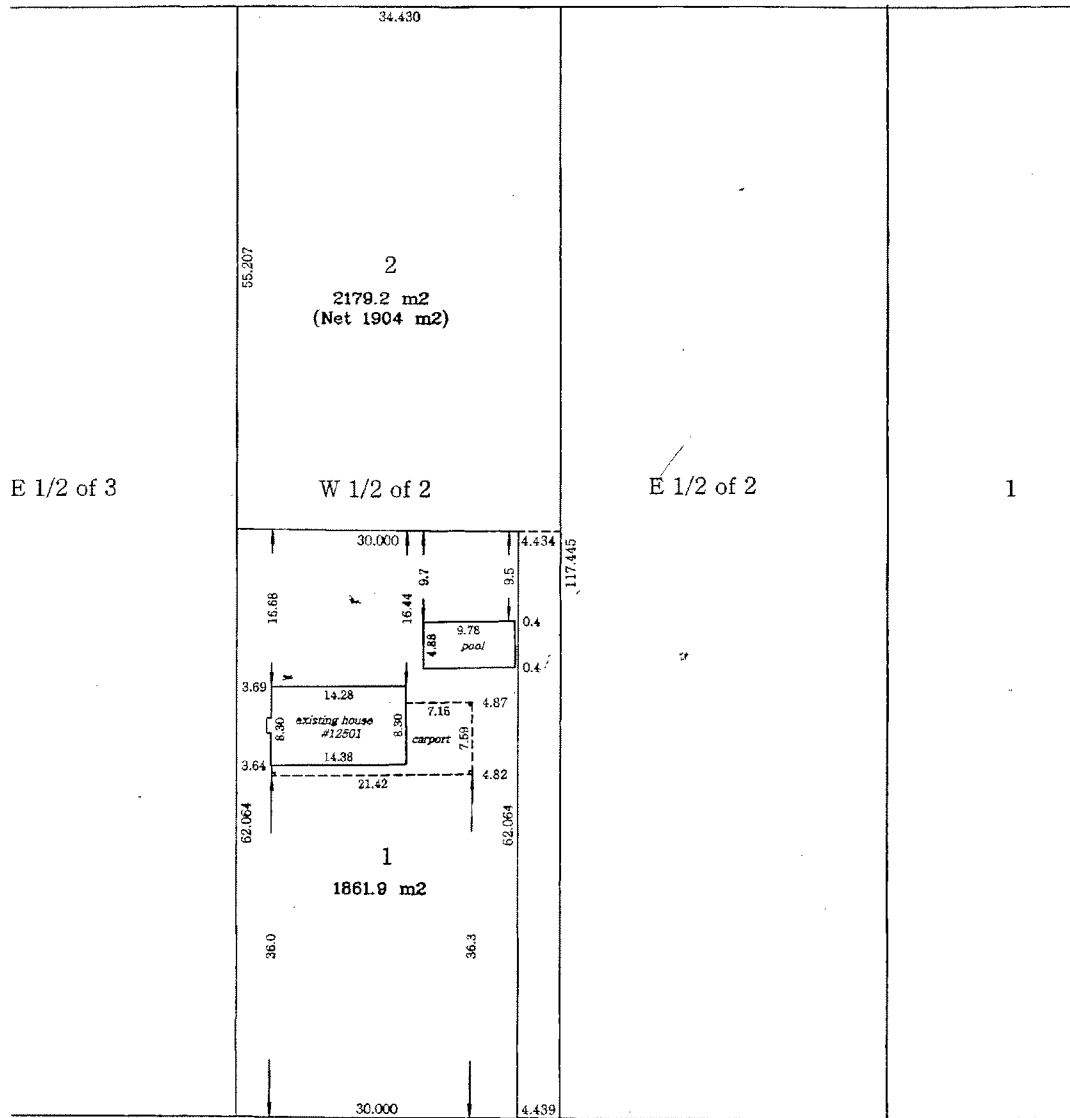


All Distances are in Metres.

CIVIC ADDRESS:
 12501 53rd AVENUE
 SURREY B.C.
 P.L.D. 011-040-556



A



53rd AVENUE



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7908-0146-00

Issued To: AVTAR SINGH SENDHER
AMARJIT KAUR SENDHER

(the "Owner")

Address of Owner: 13168 - 61 Avenue
Surrey, BC
V3X 2H5

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: 011-040-556
West Half of Lot 2 District Lot 51A Group 2 New Westminster District Plan 6696

12501 - 53 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 Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section 21(c) of Part 4 General Provisions, the minimum lot frontage is reduced from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.).
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 .

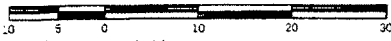
Mayor - Dianne L. Watts

City Clerk - Jane Sullivan

SCHEDULE A

PROPOSED SUBDIVISION PLAN OF
 WEST HALF LOT 2 DISTRICT LOT 51A
 GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500

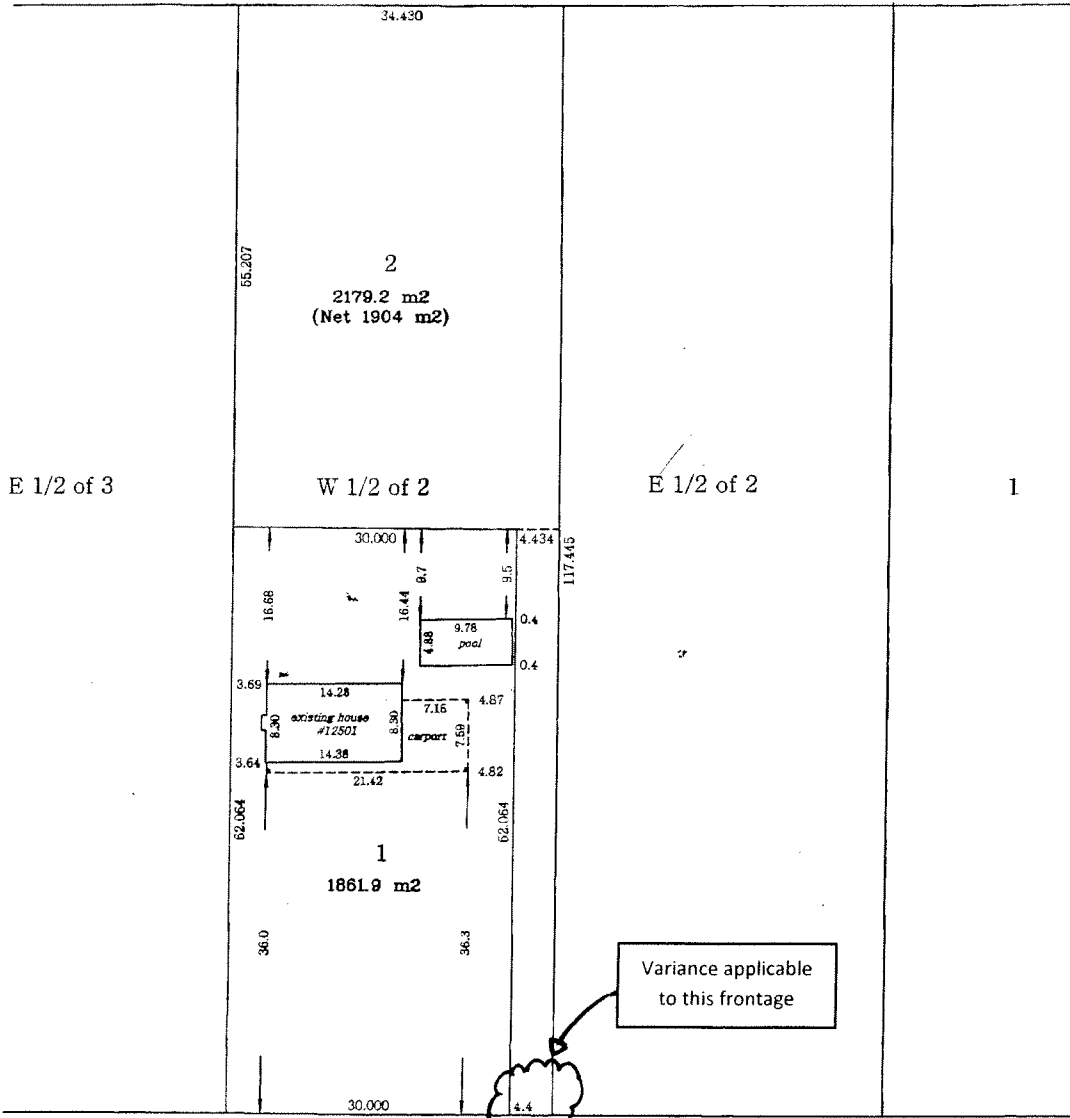


All Distances are in Metres.

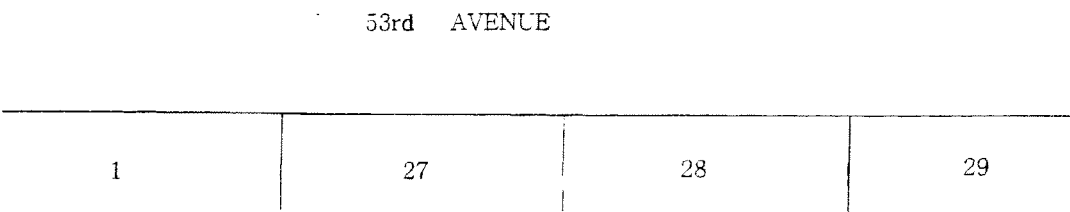
CIVIC ADDRESS:
 12501 53rd AVENUE
 SURREY B.C.
 P.I.D. 011-040-556



A



Variance applicable to this frontage



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7908-0146-00

Issued To: AVTAR SINGH SENDHER
AMARJIT KAUR SENDHER

(the "Owner")

Address of Owner: 13168 - 61 Avenue
Surrey, BC
V3X 2H5

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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: 011-040-556
West Half of Lot 2 District Lot 51A Group 2 New Westminster District Plan 6696

12501 - 53 Avenue

(the "Land")

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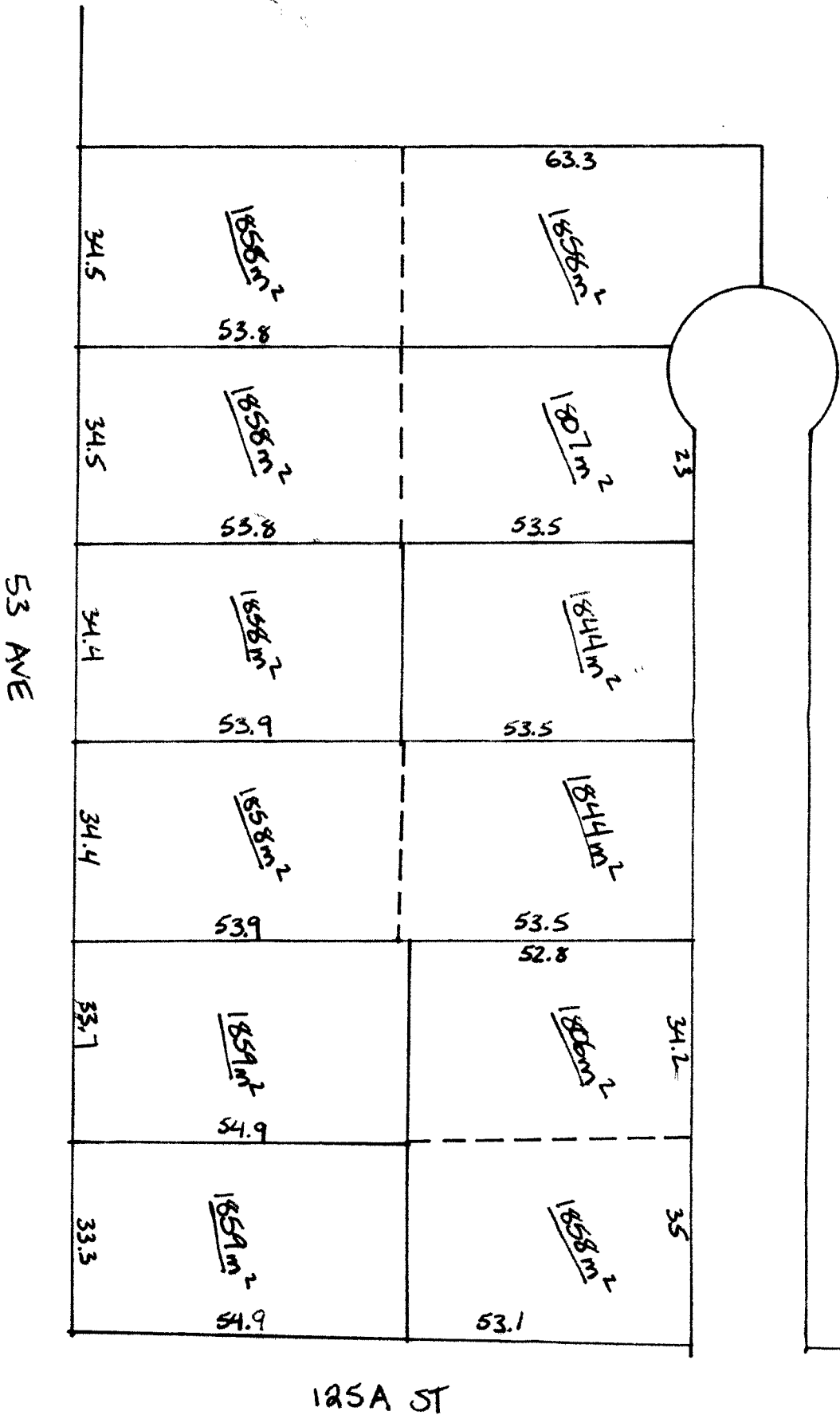
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 - (a) In Section 21(c) of Part 4 General Provisions, the minimum lot frontage is reduced from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is 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.
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AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

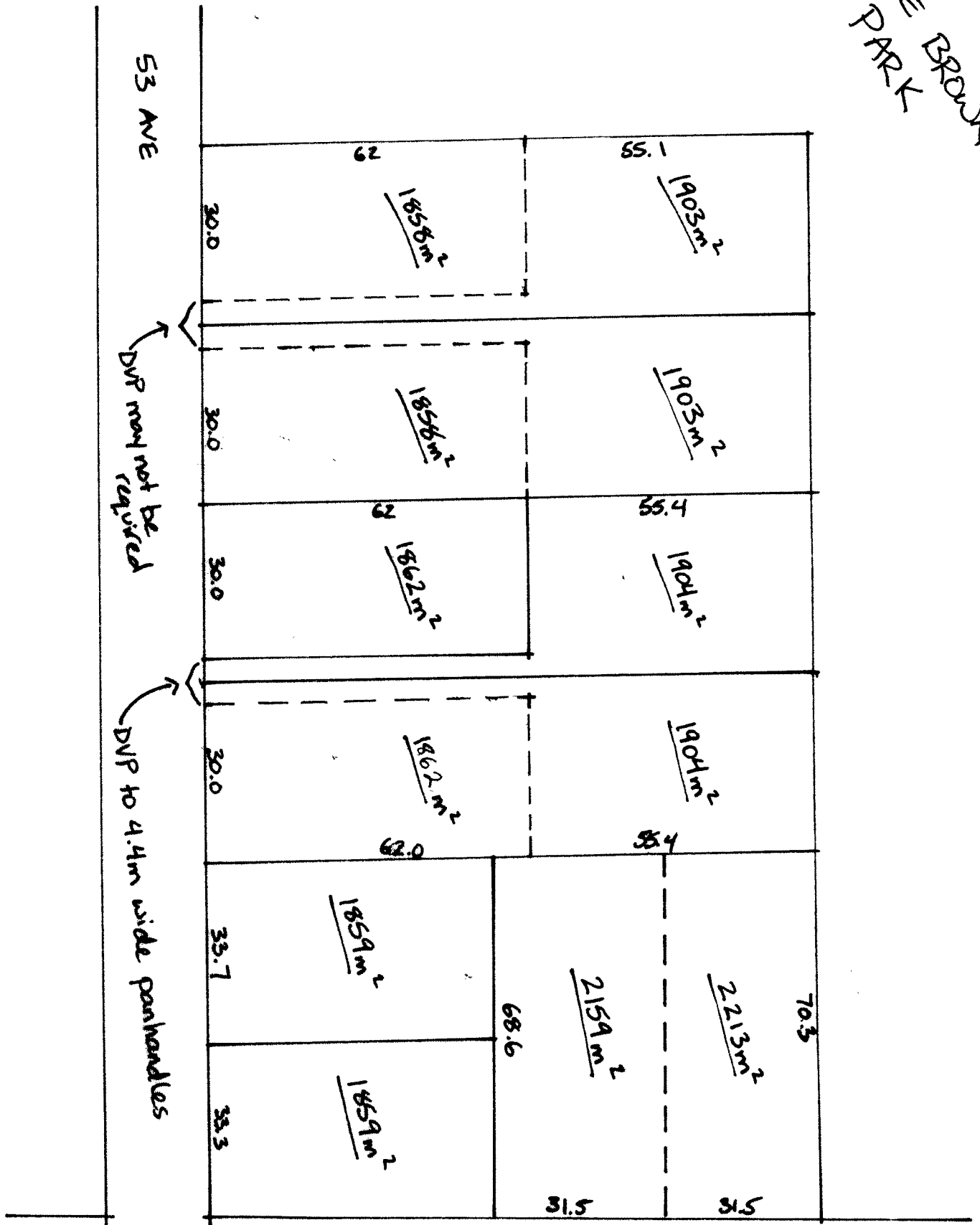
Mayor - Dianne L. Watts

City Clerk - Jane Sullivan

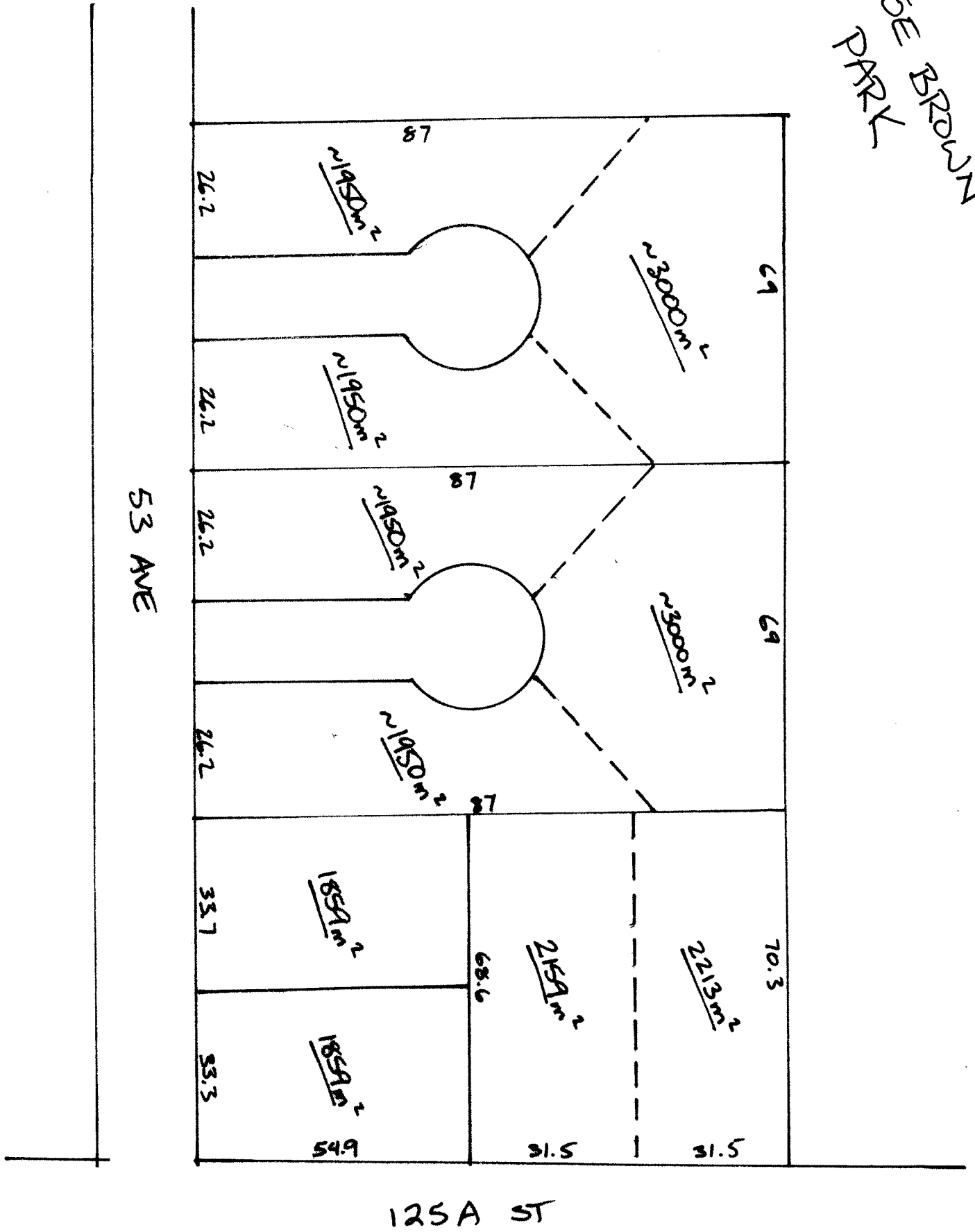
JOE BROWN
PARK



PARK BROWN



JOE
BROWN
PARK



Planning Report Date: January 11, 2010

PROPOSAL:

- **Development Variance Permit**

in order to permit a reduced lot frontage to allow subdivision into two half-acre single family lots.

LOCATION:

12501 - 53 Avenue

OWNERS:

Avtar Singh Sendher and Amarjit Kaur Sendher

ZONING:

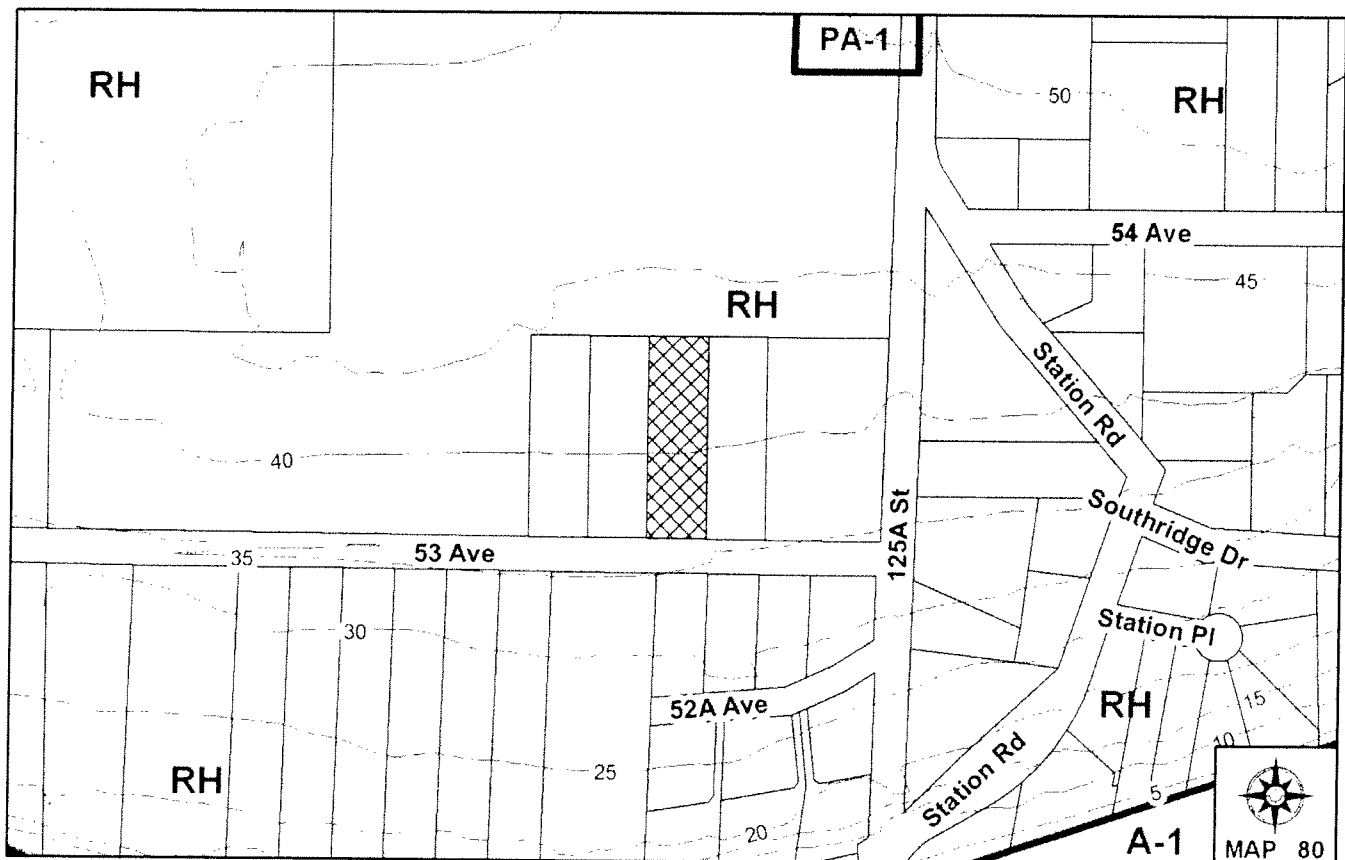
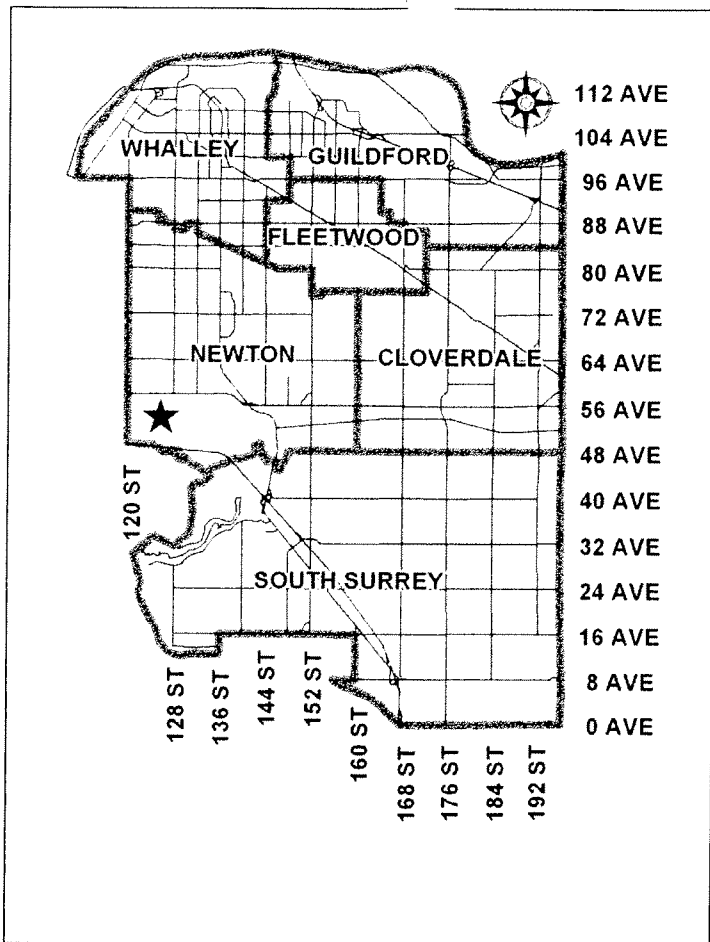
RH

OCP DESIGNATION:

Suburban

LAP DESIGNATION:

Suburban Half Acre Residential



ADDITIONAL PLANNING COMMENTS

- When the proposed Development Variance Permit was considered by Council on February 23, 2009, Council deferred consideration of the DVP and requested staff to petition surrounding property owners regarding their interest in rezoning their properties from RH to RA.
- Prior to staff initiating the petition process, representatives of the West Panorama Ridge Rate Payers Association (WPRRA) submitted a letter representing many of the property owners that would be affected by the City petition indicating their opposition to participate in the survey/petition process directed by Council, and indicating their opposition to the proposed DVP (Appendix IV).
- In light of the position expressed by area residents and representatives of the WPRRA, the petition/survey process directed by Council will not have a meaningful outcome and therefore, staff are bringing back the proposed DVP to be considered by Council on its merits.

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required in order to allow a reduction in frontage from 4.5 metres (14.8 ft) to 4.4 metres (14.4 ft) for the panhandle portion of proposed Lot 2.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- The proposed panhandle subdivision layout conforms to the City Panhandle Policy (Policy No. O-15) and has been deemed by staff to be preferred over a conventional subdivision layout in order to avoid introduction of a new cul-de-sac road adjacent to Joe Brown Park and associated tree removal along the park edge. A Development Variance Permit (DVP) is required to accommodate a slightly reduced panhandle width in order to achieve this preferred layout.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0146-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot frontage from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.) for the panhandle portion of proposed Lot 2 only.

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family residential lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Joe Brown Park.	Suburban	RH
East and West:	Single family residential lots.	Suburban	RH
South (Across 53 Avenue):	Single family residential lots.	Suburban	RH

PLANNING COMMENTSProject History

- The proposed Development Variance Permit (DVP) was first placed on Council's Regular Council Land Use agenda on February 9, 2009. At that meeting, Council also received a delegation request from the West Panorama Ridge Ratepayers' Association (WPRRA) to speak on DVP. Council tabled the report until the following meeting, so that the variance could be considered on the same night as the delegation presentation.
- The DVP was considered at the February 23, 2009 Council meeting, at which time the WPRRA also spoke about the application. After considering both the comments from the community and the Planning Report, Council deferred consideration of the variance and requested staff to "petition the owners of properties in the subject area to determine their interest in rezoning their properties from the current RH 'Half Acre Residential' Zone to the RA 'One Acre Residential' Zone so as to eliminate the potential for subdivision into half acre lots, including panhandle lots in the area and that staff

provide a report to Council on the results of the petition complete with recommendations" (Res. Rog-246).

Neighbourhood Consultation

- Subsequent to Council's directive, staff met and discussed with Bob Campbell, past president and representative of the WPRRA a number of times in anticipation of conducting the survey/petition of the neighbourhood, as per Council direction. He indicated that he had already spoken with a majority of the residents on 53 Avenue, who were opposed to the survey in principle.
- The WPRRA, together with many residents of 53 Avenue, have since written a letter to Mayor and Council outlining the reasons for their opposition to the survey and their comments on the proposed subdivision at 12501 – 53 Avenue. Appendix IV is a copy of the letter. Items raised by the community are addressed individually below.

WPRRA Letter

- The letter from the WPRRA requests that Council deny the Development Variance Permit for the panhandle application, based on five (5) points. The staff comments and response to each point are listed in italics below each respective item.

- 1) Inappropriate Site for a Panhandle Lot. Creation of a panhandle in this location will encourage the same style of development on the remaining lots on the north side of 53 Avenue.

Staff have assessed the proposed subdivision to be in compliance with the City's panhandle policy (No. O-15). The subject site is within the RH Zone and is of sufficient size to permit subdivision into two lots. If the panhandle were to be denied, the RH lot would be significantly oversized for the zone, or subdivision could be considered with access from a rear cul-de-sac road.

An access alternative does exist, in the form of a new cul-de-sac road along the southern edge of Joe Brown Park and connecting to 125A Street (Appendix VII). Neighbours have also voiced their opposition to the new cul-de-sac road. Considering the potential significant impact on trees, including trees within Joe Brown Park, staff deemed a panhandle to be a more appropriate and sensitive means to subdivide the site from a tree preservation perspective.

- 2) Local Residents Opposed to the Application

Staff have received comments from the neighbours and the WPRRA indicating their opposition to the panhandle subdivision. They have also stated an even stronger opposition to the introduction of a new cul-de-sac road along the southern border of Joe Brown Park. The subject property is currently zoned RH, and subdivision into two half-acre lots is consistent with the existing zoning. Based on the neighbourhood opposition to the road and the number of trees that would need to be removed to accommodate the road, staff consider a panhandle layout with a variance for lot frontage as the preferred option.

- 3) A Panhandle Subdivision will Set a Negative Precedent

The subject property, together with two properties to the west and one property to the east, all face similar circumstances in terms of subdivision potential. All are similarly zoned RH and would be served by a new cul-de-sac road at the south edge of Joe Brown Park. The subdivision pattern established on the subject site is expected to extend to these three other properties, all on the north

side of 53 Avenue. The City does have a concept plan in place for the south side of 53 Avenue. The concept plan reflects a subdivision pattern that have lots fronting 53 Avenue and a new 52A Avenue that minimize panhandle lots (Appendix VIII). Future subdivision of those properties will be considered in the context of the concept plan and assessment will be based on the merits of any individual proposal, based on approved City regulations and policies.

4) Loss of Mature Trees

While some trees would need to be removed to accommodate a panhandle subdivision of the subject site, an arborist report provided by the applicant shows that the creation of panhandle lots would require less tree removal than would installation of a new cul-de-sac road adjacent and within the park area. This information supports staff's assessment that a panhandle layout is the preferred subdivision layout for this property. See Appendix VII showing existing trees on the subject lot and possible future cul-de-sac location.

5) Site Development and the Loss of Trees will be Detrimental to Joe Brown Park


Given that the subject property does have subdivision potential under the RH Zone, staff consider the panhandle layout to be preferred over the cul-de-sac road option, in part because of the additional tree retention the panhandle lots will allow.

- In addition to the above items, the residents' letter further requests that Council advise the Approving Officer to withhold approval of the panhandle subdivision and advise staff to discourage any attempt to build a road along the southern boundary of Joe Brown Park.
- Under the *Land Title Act*, Approving Officers are appointed by Council to deal with subdivision applications. Approving Officers are quasi-judicial officials who act independently to review subdivision applications in the context of the legislation and City By-laws and policies that are currently in place and to protect the best interest of the public.
- Further to the residents' request that Council deny the application, the letter also asks that Council retract their direction to staff to conduct a survey of neighbourhood property owners. Signatories to the letter state that they would not intend to participate in such a survey, therefore conducting a staff survey would have no purpose. Appendix V is a map showing the properties owned by the families who are signatories to the letter. By looking at the map of signatories, and considering the request in the letter, it is clear that conducting a survey of the neighbours, as per Council's direction, would not yield useful results in terms of determining the neighbourhood's opinions on a rezoning from RH to RA.
- Given the concerns expressed by residents and the WPRRA to the DVP, and their unwillingness to participate in a survey/petition process, it will be difficult for staff to proceed with the Council directed process. Therefore staff recommend that the proposed DVP be considered by Council on its merits.

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. 7908-0146-00
- Appendix IV. Letter from West Panorama Ridge Ratepayers' Association
- Appendix V. Map Showing Addresses of all Signatories to WPRRA Letter
- Appendix VI. Original Land Use Report, dated February 9, 2009
- Appendix VII. Plan Showing Tree Locations and Extent of Possible Cul-de-sac Road on the Subject Site
- Appendix VIII. City's Concept Plan Showing Future Road Pattern for Lots on South Side of 53 Avenue


for Jean Lamontagne
General Manager
Planning and Development

MJ/kms

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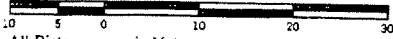
SUBDIVISION DATA SHEET

Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 ac
Hectares	0.4 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	30.0 m - 34.4 m
Range of lot areas (square metres)	1,861 m ² - 1,904 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.0 upha/5.0 upa
Lots/Hectare & Lots/Acre (Net)	2.0 upha/5.0 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	17.8%
Estimated Road, Lane & Driveway Coverage	11.8%
Total Site Coverage	29.6%
PARKLAND	n/a
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	NO
Works and Services	NO
Building Retention	NO
Others	YES

PROPOSED SUBDIVISION PLAN OF
WEST HALF LOT 2 DISTRICT LOT 51A
GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS:

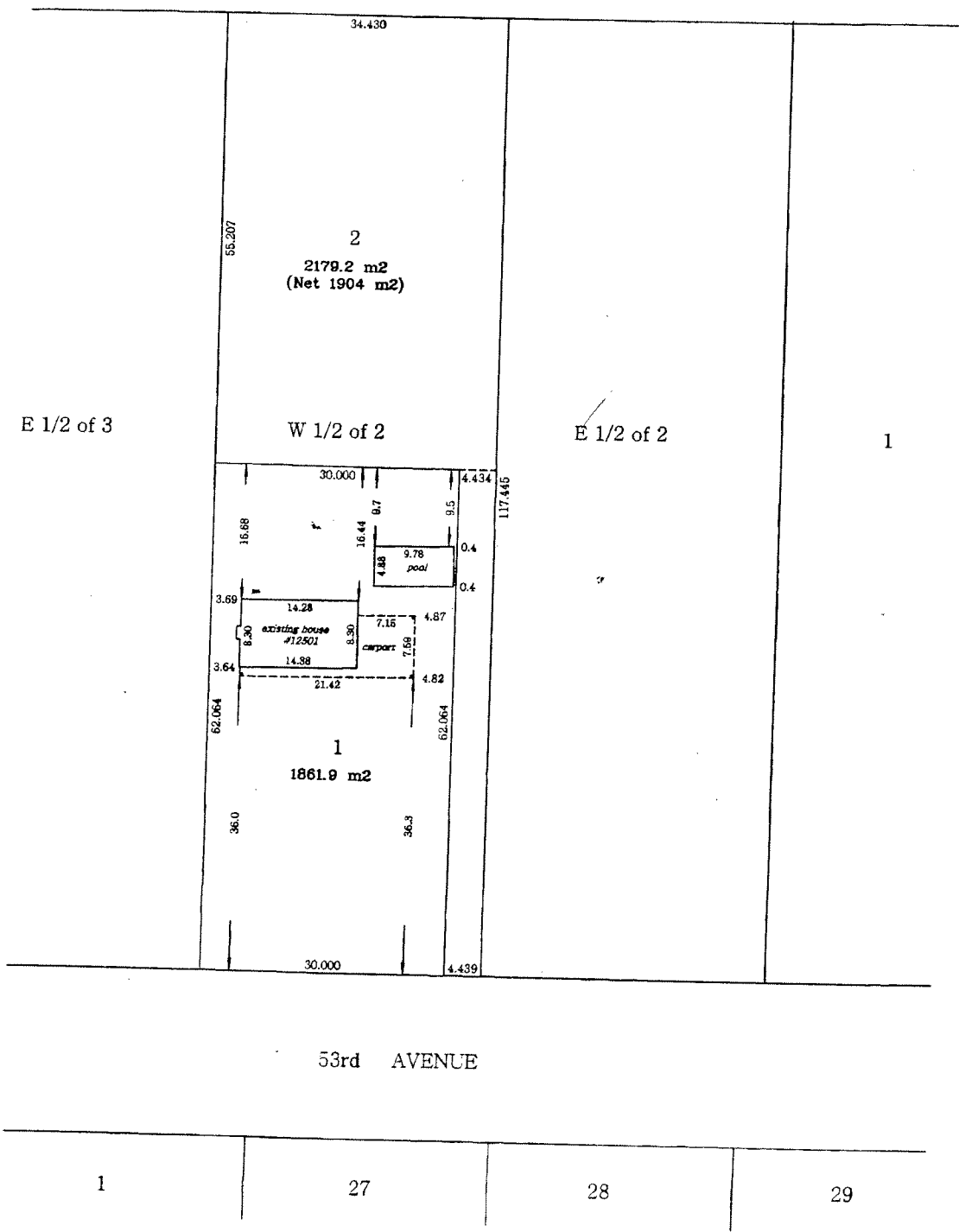
12501 53rd AVENUE

SURREY B.C.

P.L.D. 011-040-556



A



DRAWN BY: [unreadable] CHECKED BY: [unreadable] DATE: [unreadable]

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7908-0146-00

Issued To: AVTAR SINGH SENDHER
AMARJIT KAUR SENDHER

(the "Owner")

Address of Owner: 13168 - 61 Avenue
Surrey, BC
V3X 2H5

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: 011-040-556
West Half of Lot 2 District Lot 51A Group 2 New Westminster District Plan 6696

12501 - 53 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 Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section 21(c) of Part 4 General Provisions, the minimum lot frontage is reduced from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.).
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 .

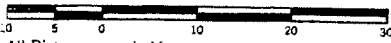
Mayor - Dianne L. Watts

City Clerk - Jane Sowik

PROPOSED SUBDIVISION PLAN OF
 WEST HALF LOT 2 DISTRICT LOT 51A
 GROUP 2 N.W.D. PLAN 6696.

SCHEDULE A

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS:

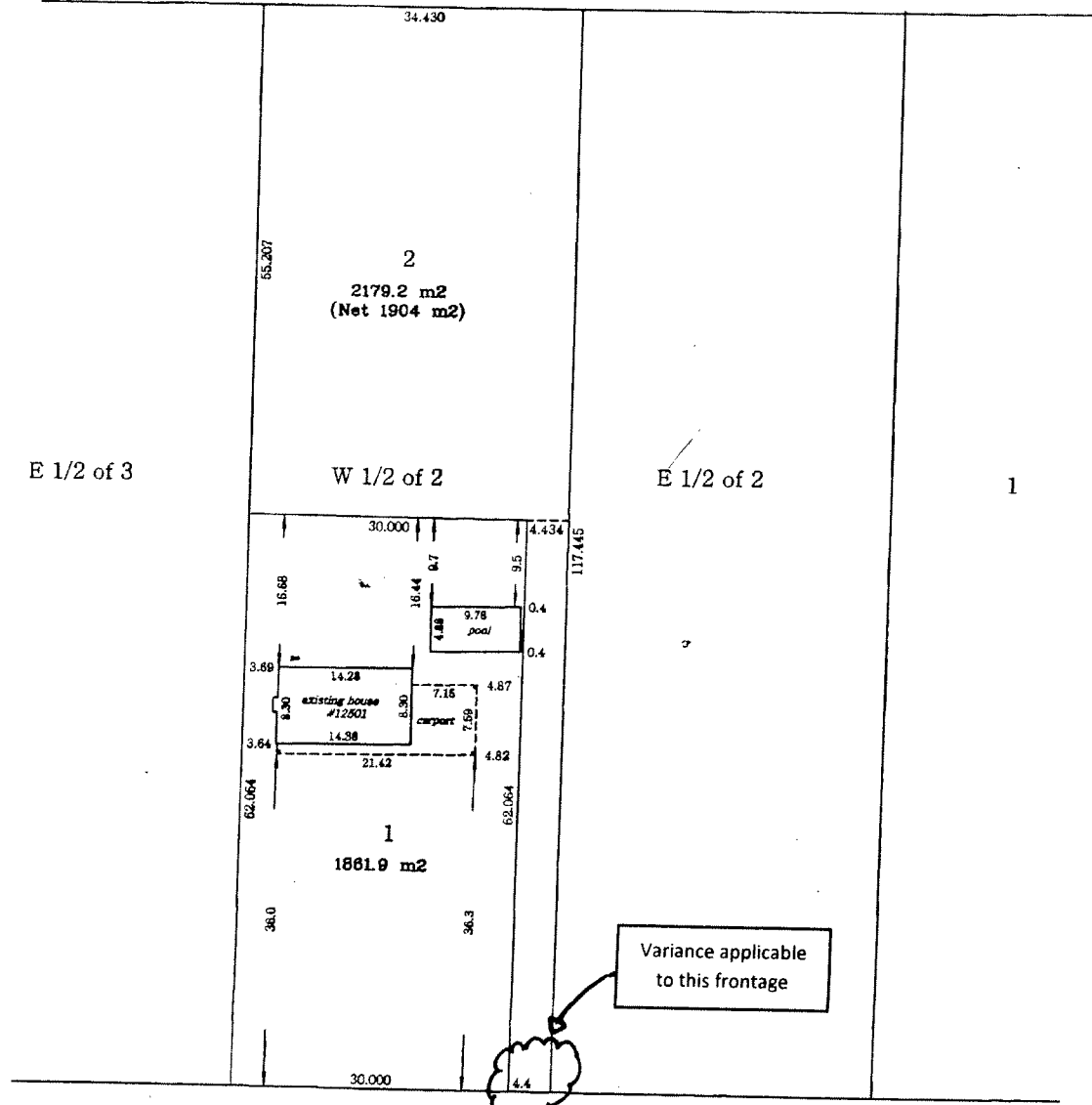
12501 53rd AVENUE

SURREY B.C.

P.I.D. 011-040-556



A



Variance applicable to this frontage

53rd AVENUE

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Mayor and Council

The City of Surrey
14245 - 56th Avenue
Surrey, British Columbia
V3X 3A2, Canada

Re: File # 7908 0146 00, Subdivision and panhandle application 12501 53rd Avenue

On February 23rd, 2009, the West Panorama Ridge Ratepayers Association (WPRRA) appeared as a delegation before Council, expressing the concerns of the community with this DVP application, and asking that Council deny the variance application before them. Council deferred consideration of the DVP and requested that staff petition owners of properties in the subject area. Specifically, they asked staff to survey residents on the south side of 53rd avenue to determine whether they would agree to re-zone their properties from half acre, to one acre. The implication appeared to be that, if they were willing to agree to this change, this panhandle application would be denied, and if they were not, the application would be approved.

Since this meeting, the WPRRA has twice met with representatives of the Planning Department. These meetings included Jean Lamontagne, Nicolas Lai, and Melissa Johnson. During the first meeting, the WPRRA presented Planning with suggestions for updated Panhandle Guidelines to replace the very dated guidelines currently in place. Planning reviewed these guidelines and indicated that they were in general agreement with them.

We discussed with Planning a number of options with respect to this application. There were no suggestions that we felt could be supported by the community and this was verified when these options were reviewed with the residents of 53rd Avenue. Planning did raise the issue that they had an obligation to conduct the survey Council had requested and intended to proceed with this task. This obligation has precipitated this letter to you.

To put this request, and all the effort of Council, Planning and our community in context, a successful application will result in the creation of single pan-handled lot. It is questionable if the development of this lot would result in the owner realizing any financial benefit over the sale of the original lot for an estate home.

With reference to the above, we respectfully request that Council:

1. Deny the original panhandle DVP application. We request this action based on the following facts:

a) this site is inappropriate for a panhandle lot (according to current and proposed changes to Surrey's panhandle policy), and a house placed in the "back yard" of the applicant will completely destroy the ambience of the adjacent home's back yards, virtually assuring these properties also become panhandled properties.

b) the WPRRA and local residents are completely opposed to this application;

c) a panhandle on this lot will set a negative precedent, changing the development direction on this street from estate homes to panhandled lots, there are currently no pan-handled lots on 53rd avenue.

d) this development will cause considerable loss of mature trees; and finally,

e) this development, and the loss of trees, will be detrimental to the heavily treed interface with Joe Brown Park.

2. Rescind the request that Planning conduct a survey of residents. As this letter represents those residents who would be surveyed, we can inform you that we view the proposed survey as an implied threat -- in effect, an attempt to force us to accept an inappropriate development that will destroy our neighborhood or, on short notice, to make a decision that will forever change the status of our principal residences. It would not be our intent to participate in the City's survey as currently envisioned.

3. Advise Planning to use the authority of the Approving Officer, as allowed under current zoning, to withhold approval of the panhandle application.

4. Advise Planning to discourage any attempt to build a road, driveway, laneway, etc. along the south boundary of Joe Brown Park to facilitate access.

We appreciate your attention to this matter.

Regards,

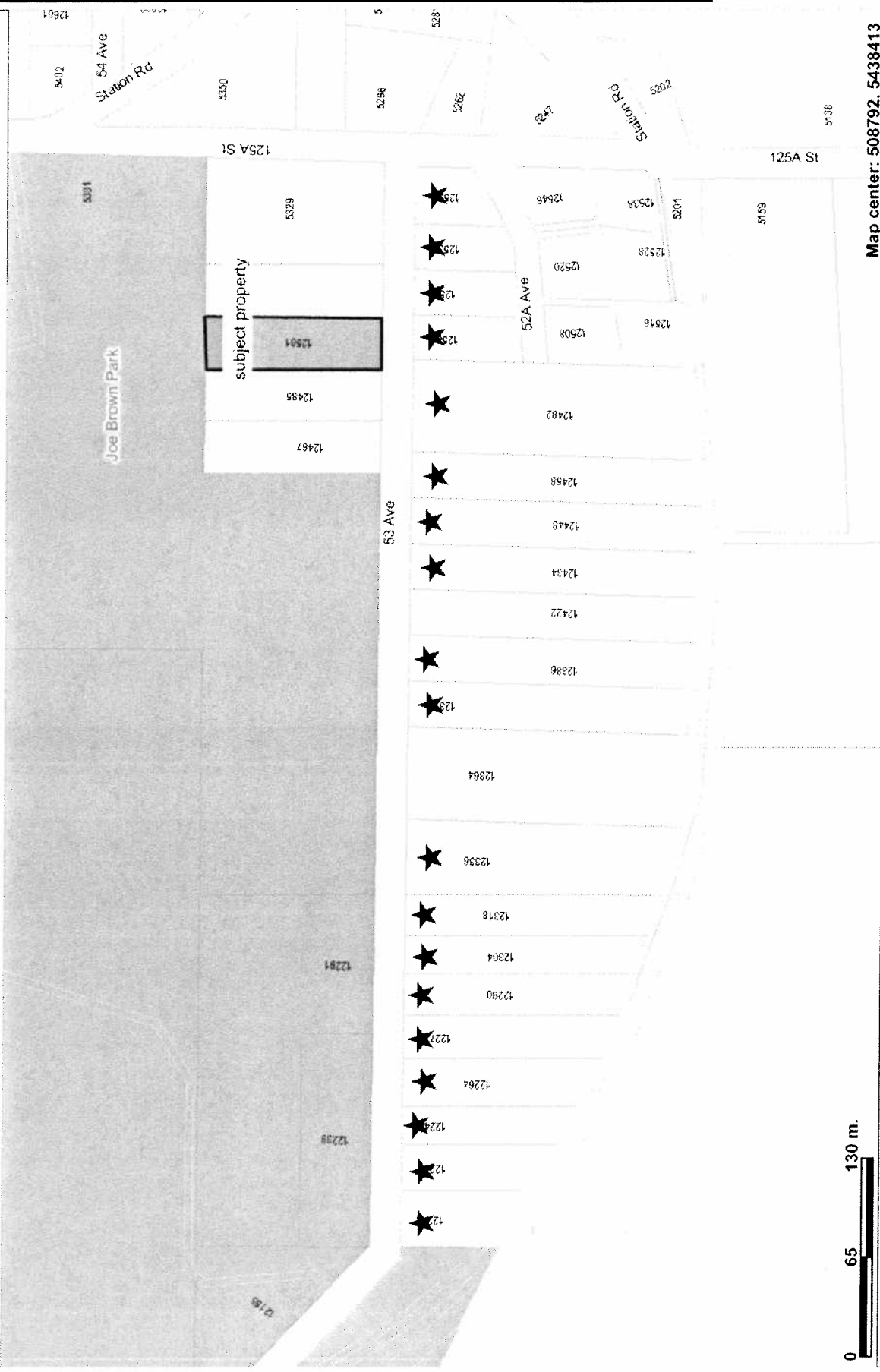
Bob Campbell PEng
Past President and Director
WPRRA

On behalf of:

The West Panorama Ridge Ratepayers Association, and

The residents living on the south side of 53rd Avenue, Panorama Ridge
These residents include the Hendricks, Sherk, Brar, Sharif, Perceval, Gill, Gellon,
Koch, Yeung, Mundi, Harris, Wacker, Larigakis, Ritchie, Poley, Rai and three
homes and families of the Corbetts.

COSMOS Signatories to the Letter Submitted by the WPRRA



Map center: 508792, 5438413



Scale: 1:3,570

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0146-00

Planning Report Date: February 9, 2009

PROPOSAL:

- **Development Variance Permit**

in order to permit a reduced lot frontage to allow subdivision into two half-acre single family lots.

LOCATION:

12501 - 53 Avenue

OWNER:

Avtar Singh Sendher and Amarjit Kaur Sendher

ZONING:

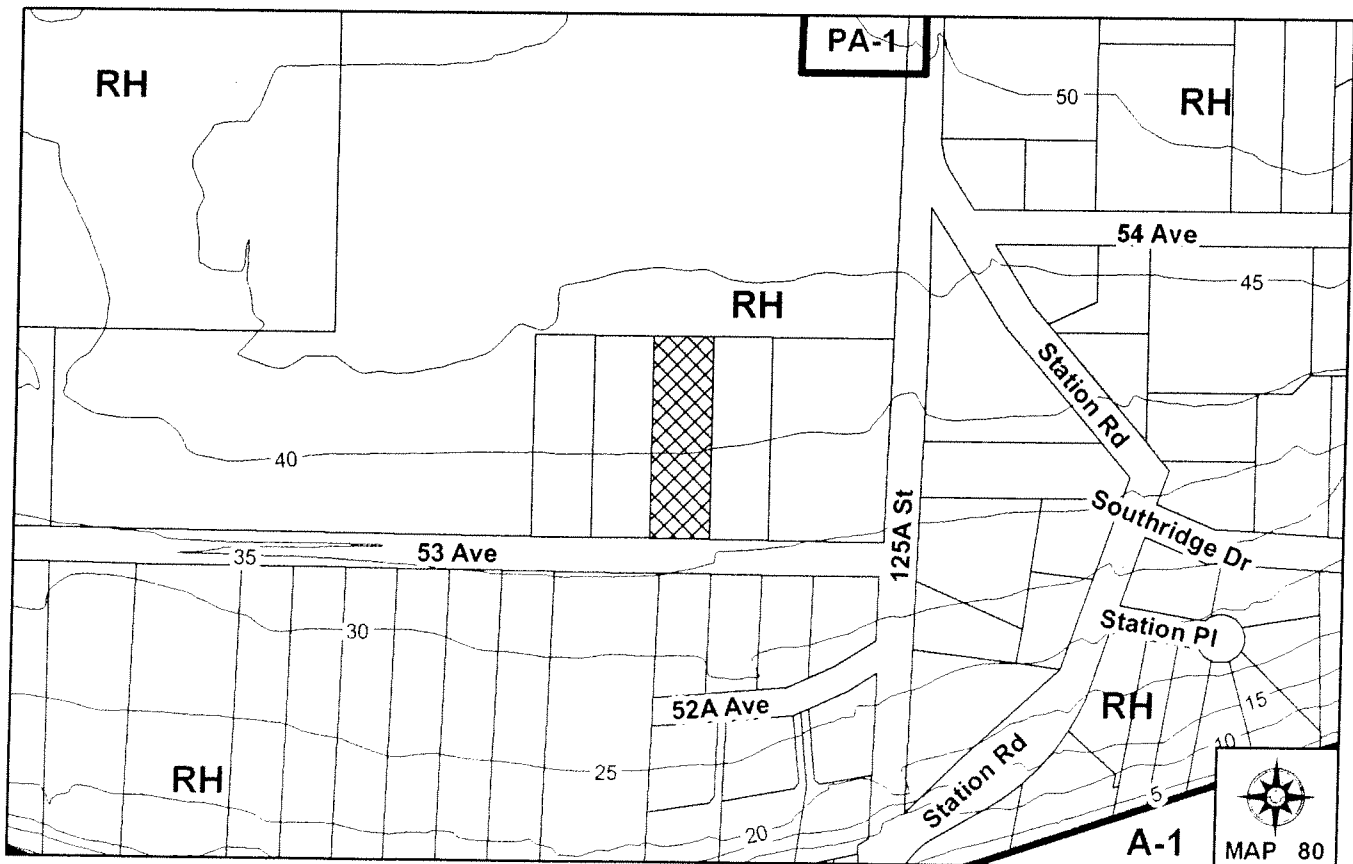
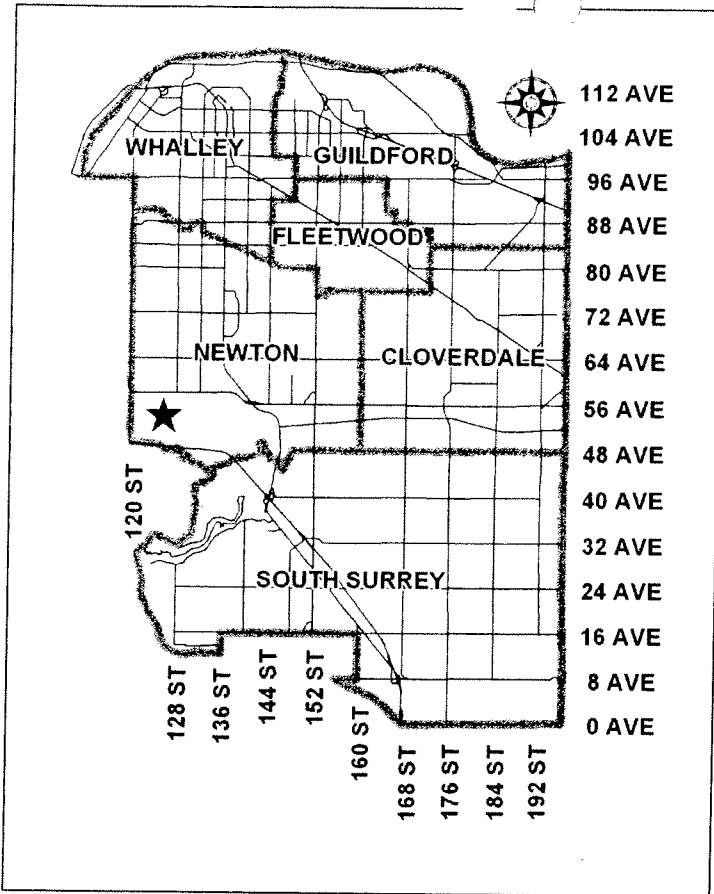
RH

OCP DESIGNATION:

Suburban

LAP DESIGNATION:

Suburban Half Acre Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required in order to allow a reduction in frontage from 4.5 m (14.8 ft) to 4.4 m (14.4 ft) for the panhandle portion of proposed Lot 2.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- The proposed panhandle subdivision layout conforms to the City Panhandle Policy (Policy No. O-15) and has been deemed by staff to be preferred over a conventional subdivision layout in order to avoid introduction of a new cul-de-sac road adjacent to Joe Brown Park and associated tree removal along the park edge. A DVP is required to accommodate a slightly reduced panhandle width in order to achieve this preferred layout.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0146-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot frontage from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.) for the panhandle portion of proposed Lot 2 only.

REFERRALS

Engineering: The Engineering Department has no objection to the development variance permit (Appendix III).

SITE CHARACTERISTICS

Existing Land Use: Single family residential lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Joe Brown Park	Suburban	RH
East and West:	Single family residential lots.	Suburban	RH
South (Across 53 Avenue):	Single family residential lots.	Suburban	RH

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of 53 Avenue in the West Panorama Ridge area. The site is designated "Suburban" in the Official Community Plan (OCP) and "Suburban Residential ½ Acre" in the West Panorama Ridge Local Area Plan.
- The subject site is currently zoned "Half-Acre Residential Zone" (RH). The applicant is proposing a Development Variance Permit to allow for subdivision into two single family lots under the existing zone, based on a panhandle layout.
- There are no required road dedications.

Access/Subdivision Layout

- The two-lot subdivision proposal shows a panhandle configuration, with both lots achieving access from 53 Avenue.
- The City's concept plans for the area show a cul-de-sac road running east-west, adjacent to the southern border of Joe Brown Park and connecting to 125A Street (see Appendix VI). This road was intended to provide access to the north side of the subject lot and three neighbouring lots at the time of subdivision.
- Through discussion with the neighbours, the West Panorama Ridge Ratepayers' Association, and the City Parks Department at the time of a previous subdivision application at the corner of 125A Street and 53 Avenue (file #7906-0438), it was determined that construction of this proposed road is not desirable because it would negatively impact Joe Brown Park and it would conflict with many existing trees both within the park and on neighbouring properties. The road dedication, therefore, has not been pursued.
- The proposed subdivision layout for the subject application is based on the same density and number of lots that would be permitted under the concept plan, with access being via a panhandle driveway on 53 Avenue rather than via a new road with access from 125A Street.
- Both proposed lots conform to the minimum area, width and depth requirements of the RH Zone. They range in size from 1861 to 1904 square metres. However, the proposed panhandle frontage for Lot 2 will require a variance to the General Provisions section of the Zoning Bylaw. The variance involves a reduction of the minimum lot frontage from 4.5m to 4.4m.

Panhandle Policy

- Council Policy No. O-15 outlines criteria for the evaluation of panhandle subdivisions (see Appendix VII). The following criteria for panhandle lots are appropriately applied to the subject application:
 - The proposed lot must be in a suburban or agricultural zone;
 - The physical constraints of the site must be such that a panhandle lot is the best solution to providing both physical access and legal frontage;
 - The physical configuration of the site must be such that to refuse a panhandle lot would impose an unreasonable reduction in lot yield; and
 - Exceptional circumstances must prevail which warrant such consideration.

Lot Grading and Tree Preservation

- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

- Diamond Head Consulting Ltd. prepared the Arborist Report and C. Kavolinas and Associates Inc. prepared the Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed.
- The Arborist Report indicates there are 67 mature trees on the subject site. The report proposes the removal of 29 trees because they are located either within the building envelopes, within the footprint of proposed driveways, or are not deemed to be appropriate species for retention. The Report proposes 38 trees be retained; 27 on proposed Lot 1, and 11 on proposed Lot 2. Five (5) replacement trees will be planted for a total of 43 trees on site, providing for an average of 21.5 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Alder	3	0	3
Birch	1	0	1
Cedar	20	12	8
Cherry	1	0	1
Douglas Fir	35	24	11
Hemlock	1	0	1
Juniper	3	0	3
Maple	2	1	1
Spruce	1	1	0
TOTAL	67	38	29

- Under the recently approved new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 3 alder and cottonwood trees are proposed to be removed, and 26 other trees are to be removed, a total of 55 replacement trees would be required for this application. The applicant proposes 5 replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of 50 trees. As such, under the new By-law, monetary compensation for the remaining 50 trees would be \$15,000 based on \$300/tree. The applicant will be required to address the issue prior to final approval of the subdivision

PRE-NOTIFICATION

Pre-notification letters were not issued, in keeping with typical development variance permit and subdivision application notification requirements. A development notification sign was erected on the site. There were no concerns raised by neighbours immediately adjacent to the subject site. However, as a result of discussions with representatives of the West Panorama Ridge Ratepayers' Association a meeting was held between residents and staff. Residents' concerns are as follows:

- Neighbours are concerned that allowing a variance to create panhandle lots on this site will set a precedent for further panhandles elsewhere in West Panorama Ridge.

(The proposal complies with the City Panhandle Policy and can be supported on the basis of tree retention. The subject site and three neighbouring properties on the north side of 53 Avenue are all the same size and face similar circumstances related to their subdivision potential. Staff acknowledge and anticipate that a panhandle subdivision on the subject site will set the pattern for future development of these three neighbouring properties, however, conditions elsewhere in West Panorama Ridge will be judged independently from conditions at this location.)

- Residents think that the creation of half-acre lots on 53 Avenue, particularly using a panhandle format, will change the character of the street and, by extension, the neighbourhood.

(The subject site and the majority of surrounding properties are currently zoned RH. If the cul-de-sac to the north was constructed as per the City's concept maps, subdivision of this lot could be achieved with no variance or rezoning required. Because City staff, with input from neighbours and the Ratepayers' Association, determined that the road should not be constructed, it is appropriate and supportable to allow property owners in this location to subdivide their land in a manner similar to what would have been achievable with construction of the road.)

- Neighbours would like to see tree preservation maximized in this area.

(The primary reason for abandoning the original cul-de-sac concept was the loss of trees that would have been necessary to construct it. The current panhandle subdivision layout will result in retention of the majority of the healthy, high-quality trees on the subject site. Staff thinks that a panhandle subdivision of the subject site and neighbouring properties has the highest likelihood of successful tree retention when compared to other development concepts.

- Opponents of the panhandle layout would like to see these lands adjacent to Joe Brown Park consolidated and subdivided using a more conventional cul-de-sac layout, with access from 53 Avenue.

(The panhandle layout as proposed by the applicant is a supportable alternative to the original road concept (Appendix VI), which has been abandoned. Further, a panhandle subdivision is considered to have the best chance of retaining a high number of trees on the subject site and the three neighbouring properties.)

- Neighbours are concerned that the creation of panhandle lots will increase the already-high demand for street parking on 125A Street and 53 Avenue.

(The applicant will be required to meet the off-street parking requirements as outlined in the RH zone.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot frontage requirement of the General Provisions of the Zoning Bylaw from 4.5 m (14.8 ft) to 4.4 m (14.4 ft).

Applicant's Reasons:

- The subject site is 4,040 square metres (1 acre), which is sufficient area to allow for subdivision into two RH-sized lots, though it is slightly too narrow to accommodate the minimum frontage for the Lot 2 panhandle driveway.
- City staff did not pursue dedication of a road on the north of the subject site in the past and will not be required to dedicate as part of the subject application. Without access to this road, the applicant is seeking subdivision using a panhandle lot configuration and thus proposes a frontage relaxation in order to accommodate the driveway for Lot 2.

Staff Comments:

- The proposed subdivision pattern conforms to the City Panhandle Policy.
- With input from Parks and the West Panorama Ridge Ratepayers' Association, staff concluded that the proposed cul-de-sac road would have negative impacts on the adjacent Joe Brown Park and on tree retention. Consequently, the proposed panhandle subdivision configuration is supportable as a means of allowing access to Lot 2 while retaining a significant number of trees.
- Subdivision of the subject lot will set a precedent for similar subdivision of three neighbouring lots of the same size (12467, 12485 and 12517 – 53 Avenue). While relaxation of the lot frontage to 4.4m will create a narrower panhandle than is typical, consideration has been given to pairing panhandle driveways when neighbouring lots subdivide in the future. The applicant will be required to register one half of a 6.0m-wide access easement over the panhandle driveway on the subject site as a condition of subdivision in order to accommodate a future shared driveway with a possible panhandle lot to the east. This shared driveway will ultimately not require the use of a full 4.5 m width on each lot, and thus the proposed frontage reduction is supportable.


OUTSTANDING SUBDIVISION REQUIREMENTS

- Should Council approve the DVP, the applicant will be required to fulfill the following requirements prior to subdivision approval:
 - submission of an acceptable subdivision layout;
 - address tree replacement short-fall;
 - registration of a Restrictive Covenant for tree preservation; and
 - registration of a 6 metre (20 ft.) wide access easement to allow shared use of the panhandle access to the adjacent property should that property subdivide in the future.

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. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7908-0146-00
- Appendix VI. Development Concept Map
- Appendix VII. Panhandle Policy


for 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: Mike Helle, Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 - 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 12501 - 53 Avenue

(b) Civic Address: 12501 - 53 Avenue
 Owners: Avtar Singh Sendher and Amarjit Kaur Sendher
 PID: 011-040-556
 West Half Lot 2 District Lot 51A Group 2 New Westminster District Plan 6696

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7908-0146-00.

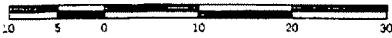
SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.00 ac
Hectares	0.4 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	30.0 - 34.4 m
Range of lot areas (square metres)	1,861 - 1,904 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.0/5.0
Lots/Hectare & Lots/Acre (Net)	2.0/5.0
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	17.8%
Estimated Road, Lane & Driveway Coverage	11.8%
Total Site Coverage	29.6%
PARKLAND	n/a
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	NO
Works and Services	NO
Building Retention	YES
Others	YES

PROPOSED SUBDIVISION PLAN OF
WEST HALF LOT 2 DISTRICT LOT 51A
GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS:

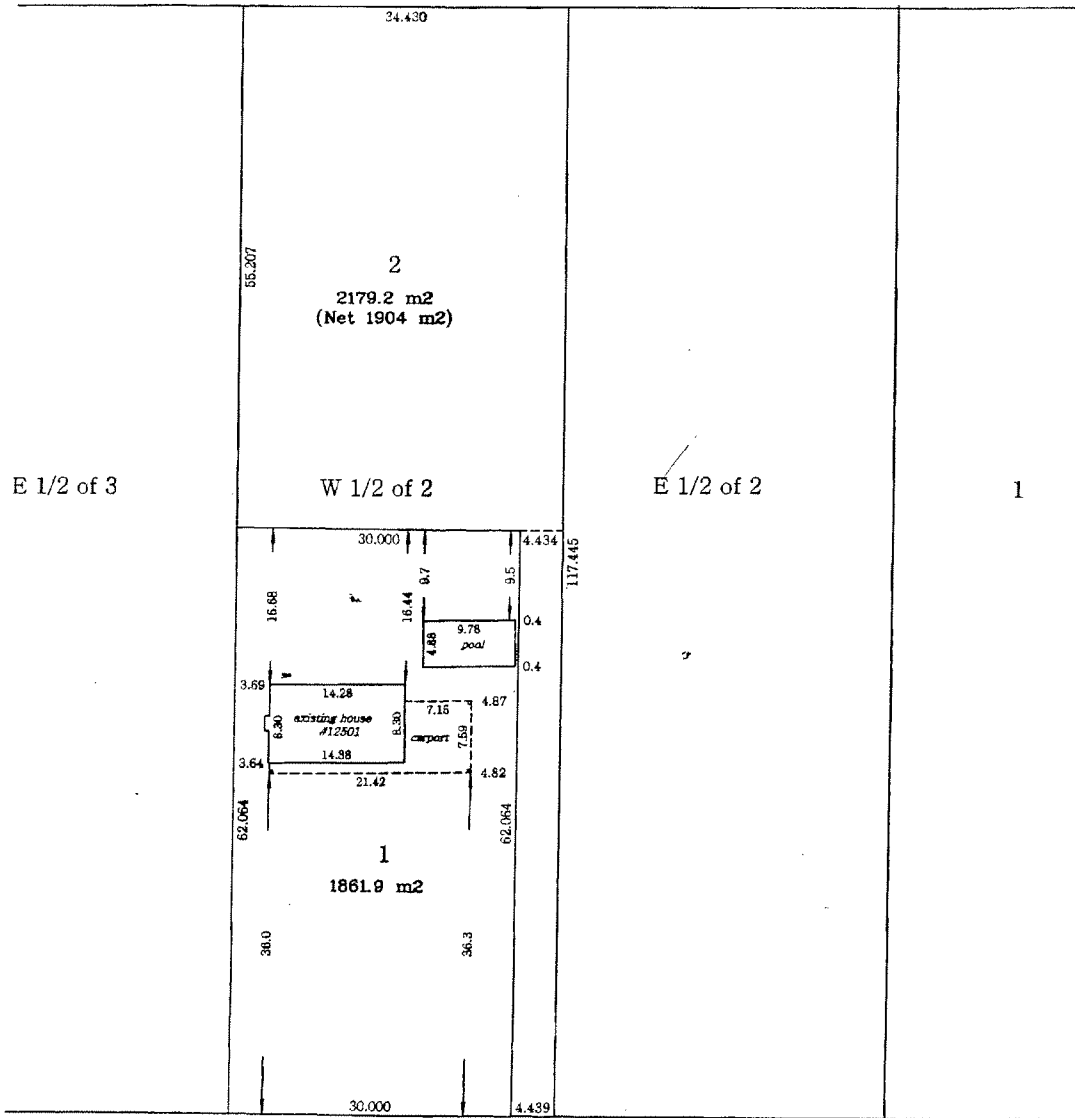
12501 53rd AVENUE

SURREY B.C.

P.L.D. 011-040-556



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53rd AVENUE

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LAND DEVELOPMENT ENGINEERING REVIEW

File: 7808-0146-00

Location: 12501 - 53 Ave

Applicant: Coastland Engineering & Surveying Ltd.
Address: 19292 60 Avenue Unit 101
Phone: 604-532-9700
Fax: 604-532-9701
Email: genmail@coastland.bc.ca
Owner: Avtar S Sendher

- | | | |
|--|---|---|
| <input type="checkbox"/> OCP Amendment | <input type="checkbox"/> NCP Amendment | <input type="checkbox"/> ALR Exclusion |
| <input type="checkbox"/> Rezone
Existing Land Use: RH
Proposed Land Use: | <input type="checkbox"/> LUC Amendment | <input checked="" type="checkbox"/> Subdivision
Existing Lots: 1
Proposed Lots: 2 |
| <input type="checkbox"/> DP | <input checked="" type="checkbox"/> DVP | |

Land Development Engineering Contacts:

Harvinder Bains, Project Manager
 604-591-4755, HBains@surrey.ca
 Sam Lau, P.Eng. - Development Services Manager
 604-591-4356, SLau@surrey.ca

Attachments:

Project Layout

Distribution:

Applicant
 Transportation Manager
 Sewer Engineer
 Water Engineer
 Drainage Planning Manager
 Project Manager, Development Services

1	September 15, 2008	Original
No.	Date	Revision

LAND DEVELOPMENT ENGINEERING REVIEW

File 7808-0146-00, Map #080

Background

The applicant proposes to subdivide one (1) RH lot into two (2) RH lots with a panhandle configuration, and with the existing house to be retained. Please refer to attached layout submitted by the applicant.

The applicant is advised that the City has also received an application for a 3-lot subdivision to the east side at 5329 – 125A Street, Surrey project number 7806-0438-00.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

Property and Right-of-Way Requirements

There are no additional road dedications required, nor are there any existing road dedication issues or requirements at this location.

Servicing Requirements

These Works are to be constructed as a condition of this Subdivision.

Transportation/Traffic Management

The following road works must be constructed on existing roads fronting the site:

- reinstate the north gravel shoulder to 2.0-metre width, as per West Panorama Ridge Standard SSD-U.2.2.

The following access and site requirements are to be addressed:

- register west half of 6.0-metre wide reciprocal access easement for future shared access with panhandle subdivision of 12517 – 53 Avenue;
- construct 4.0 metre wide access at east property line. The ultimate driveway is to be a 6.0-metre wide shared driveway (pending future subdivision of 12517 – 53 Avenue) and working easement with neighbour is required; and
- driveway spacing for existing remaining home and new lot to be 9.0 metres apart.

Drainage / Environmental

The following City storm drainage facilities are located in the vicinity to the site:

- 300 mm storm sewer exists near the southeast corner of the site on the south side of 53 Avenue.

The following storm drainage facilities must be constructed:

- storm sewer main extension to service the development; and
- a service connection, complete with inspection chamber, must be provided to each lot.

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the five year post development flows (minor system) and 100 year post development flows (major system) within the catchment.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site**. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during site servicing and building construction.

Water

The following City water facilities are located in the vicinity to the site:

- 150mm water main fronts the site on the north side of 53 Avenue.

This existing water system has adequate capacity to meet the domestic and fire flow requirements of the proposed development.

This site is within an area where the corrosion protection and seismic design standards are to be applied. The applicant may submit a geotechnical report for further review by the City's consultant, at the applicant's expense, to confirm if seismic design standards are necessary. The review and recommendation by the City's consultant is final.

The following water facilities must also be constructed:

- a metered service connection must be provided to each lot.

Sanitary Sewer

The following City sanitary sewer facilities are located in the vicinity to the site:

- 200mm sanitary sewer exists near the southeast corner of the site on the south side of 53 Avenue.

This existing sanitary sewer system has adequate capacity to service the proposed development.

The following sanitary sewer facilities must also be constructed:

- a service connection, complete with inspection chamber, must be provided to each lot. The applicant is required to install a P-trap and register an operations and maintenance restrictive covenant on title to each of the lots.

Note: The existing house to be retained must be disconnected from the septic system and connected to the new sanitary main.

Parks Division

- 1.2 metre black vinyl chainlink fence (or approved equal) on private property along north property line adjacent to Joe Brown Park; and
- parks to review grading plan to ensure no grading impacts to adjacent parkland.

Commercial Utilities

The development must be serviced with hydro, gas, telecommunication and cablevision in accordance with utility company requirements and City standards.

Project Management

A Servicing Agreement must be executed before the proposed Subdivision can be completed.

The following legal documents are known at this time to be required for this project:

- reciprocal access easement with the adjacent property to the east; and
- restrictive covenant for operation and maintenance of P-trap.

All Engineering legal documents required for this project must be executed prior to issuance of the servicing agreement.

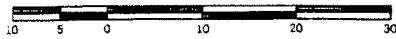
Financial

A processing fee of \$4,588.50 (GST included) is required for the Servicing Agreement.

An application fee of \$420.00 (GST included) is required for administration of the ESC Permit process.

PROPOSED SUBDIVISION PLAN OF
 WEST HALF LOT 2 DISTRICT LOT 51A
 GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS:

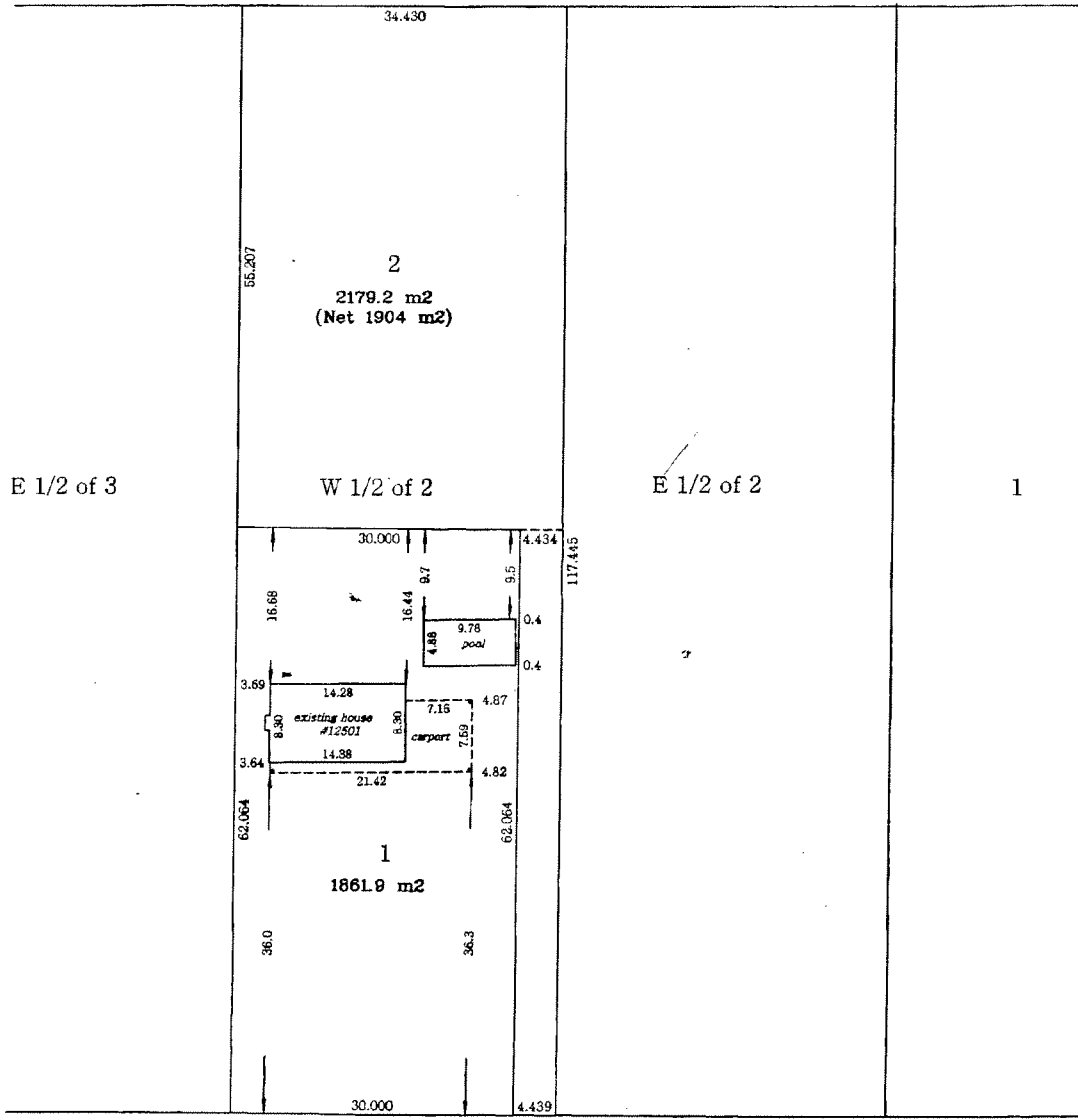
12501 53rd AVENUE

SURREY B.C.

P.I.D. 011-040-556



A



53rd AVENUE

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TREE PRESERVATION SUMMARY

Surrey Project No.: 7908-0146-00
 Project Location: 12501 53rd Avenue

Registered Arborist: Trevor Cox, MCIP, ISA Certified Arborist PN#1920-A
 Tree Risk Assessor 0043, Parks and Rec Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site:

2. Summary of Proposed Tree Removal and Placement:

- The summary will be available before final adoption.

Number of Protected Trees Identified	67	(A)
Number of Protected Trees declared hazardous due to natural causes	0	(B)
Number of Protected Trees to be removed	29	(C)
Number of Protected Trees to be Retained <i>(A-B-C)</i>	38	(D)
Number of Replacement Trees Required <i>(C-B) x 2</i>	55	(E)
Number of Replacement Trees Proposed	5	(F)
Number of Replacement Trees in Deficit <i>(E-F)</i>	50	(G)
Total Number of Protected and Replacement Trees on Site <i>(D+F)</i>	43	(H)
Number of Lots Proposed in the Project	2	(I)
Average Number of Trees per Lot <i>(H / I)</i>	21.50	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached _____
- This plan will be available before final adoption _____

Summary prepared and submitted by:

Arborist

Dec. 22, 2008

Date

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7908-0146-00

Issued To: AVTAR SINGH SENDHER
AMARJIT KAUR SENDHER

(the "Owner")

Address of Owner: 13168 - 61 Avenue
Surrey, BC
V3X 2H5

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: 011-040-556
West Half of Lot 2 District Lot 51A Group 2 New Westminster District Plan 6696

12501 - 53 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 Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section 21(c) of Part 4 General Provisions, the minimum lot frontage is reduced from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.).
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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.
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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 .

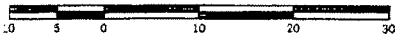
Mayor - Dianne L. Watts

City Clerk - Jane Sowik

PROPOSED SUBDIVISION PLAN OF
 WEST HALF LOT 2 DISTRICT LOT 51A
 GROUP 2 N.W.D. PLAN 6696.

SCHEDULE A

SCALE 1:500



All Distances are in Metres.

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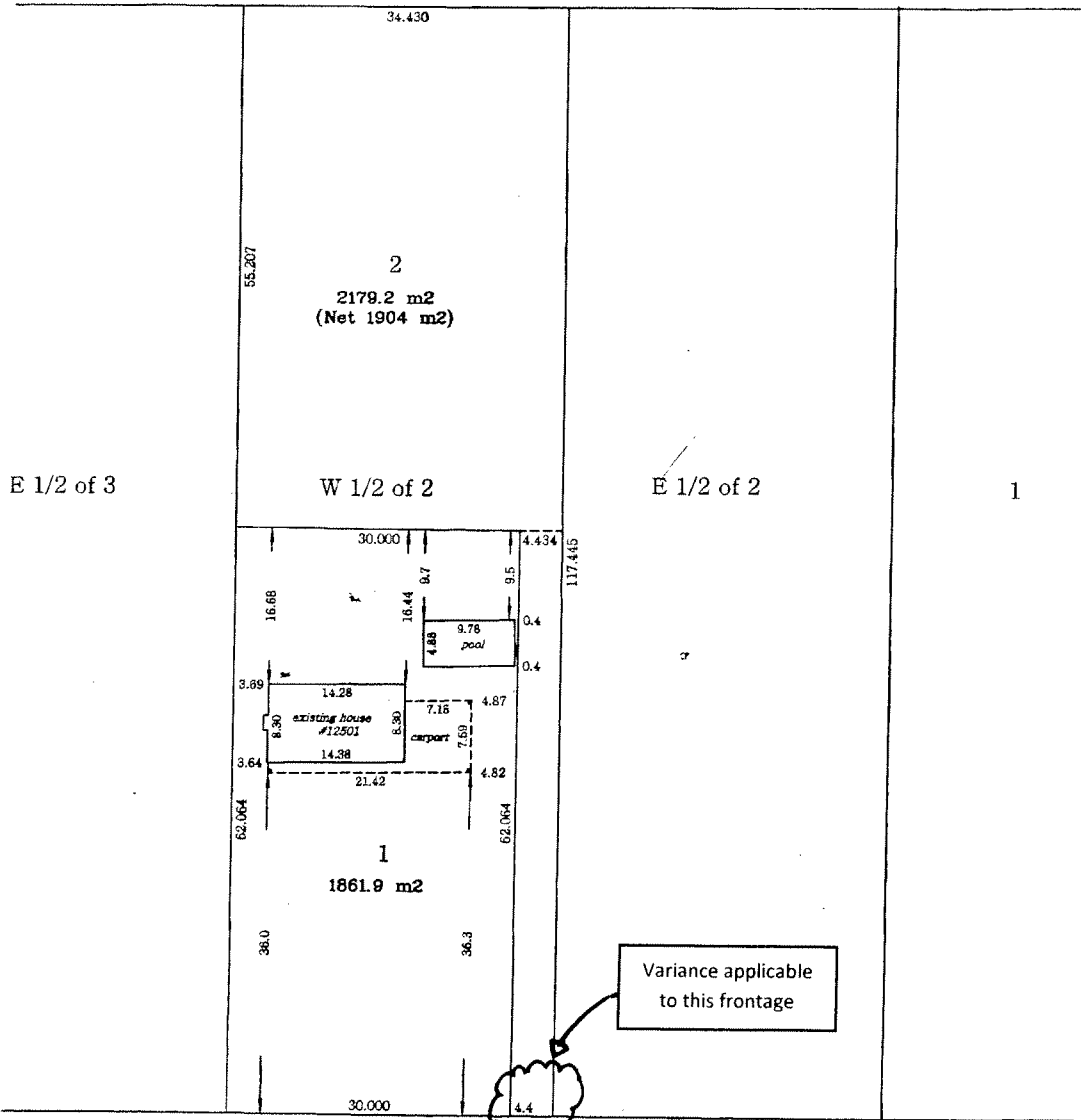
12301 53rd AVENUE

SURREY B.C.

P.I.D. 011-040-556



A



Variance applicable to this frontage

53rd AVENUE

1

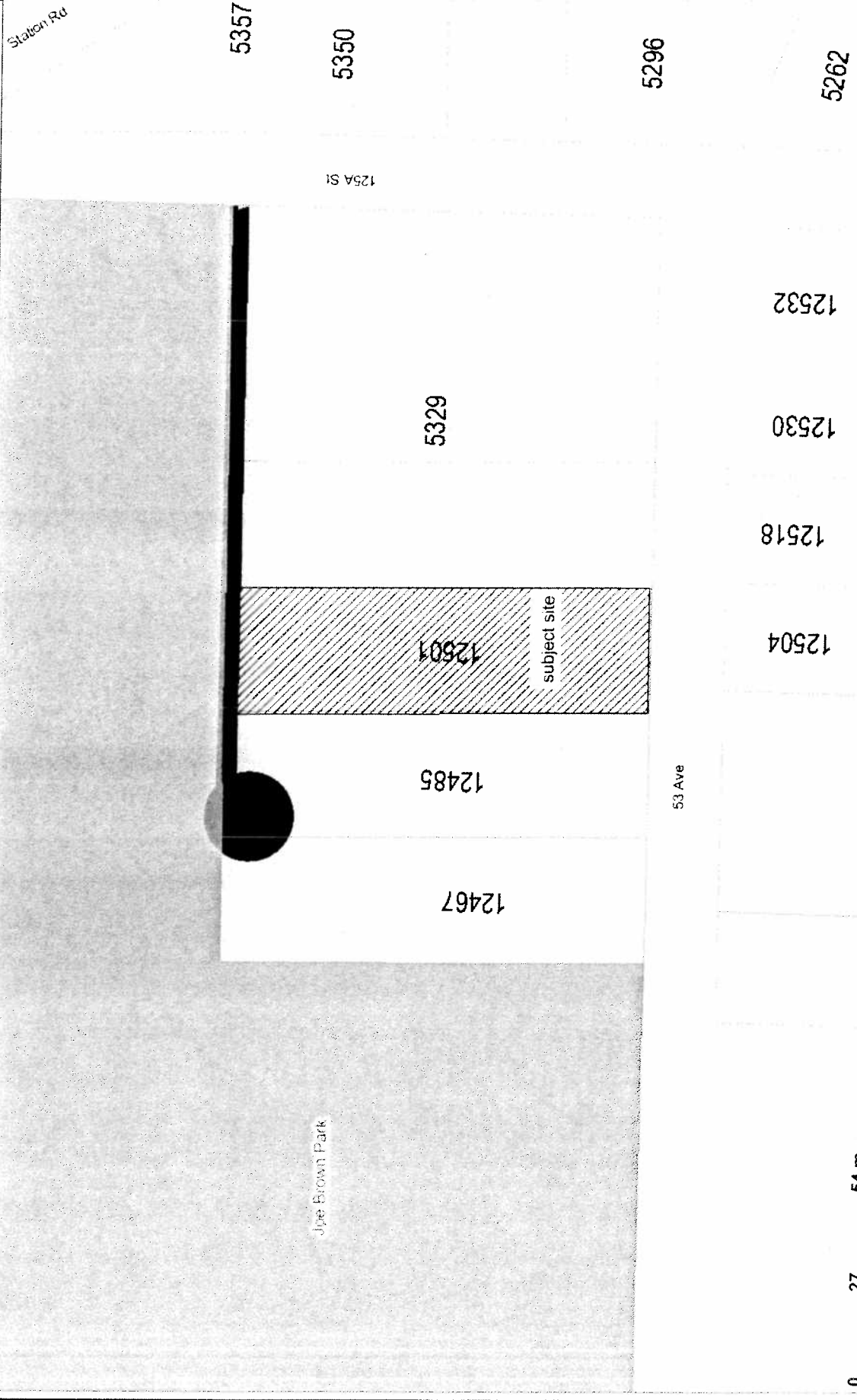
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City concept map showing historically proposed cul-de-sac



The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions, and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Map center: 509008, 5438511



Scale: 1:1,522



MUNICIPAL POLICY

NO. O-15

REFERENCE:

REGULAR COUNCIL MINUTES
6 MAY 1991
PAGE 9

APPROVED BY: MUNICIPAL COUNCIL**DATE:** 6 MAY 1991**HISTORY:**

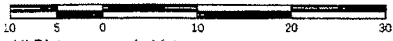
TITLE: PANHANDLE LOTS

1. The Approving Officer should consider panhandle lots only in the following circumstances:
 - a. The proposed lot is in a suburban or agricultural zone.
 - b. The physical constraints of the site are such that a panhandle lot is the best solution to providing both physical access and legal frontage.
 - c. The physical configuration of the site is such that to refuse a panhandle lot would impose an unreasonable reduction in lot yield.
 - d. Exceptional circumstances prevail which warrant such consideration.
2. In rare instances, where panhandle lots are created in urban residential subdivisions, the buildable area of the lot should be substantially in excess of the required minimum so as to alleviate discount the area taken up by the panhandle and to impact on adjacent lots.

* This policy is subject to any specific provisions of the Municipal Act, or other relevant legislation or Union agreement.

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 WEST HALF LOT 2 DISTRICT LOT 51A
 GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500

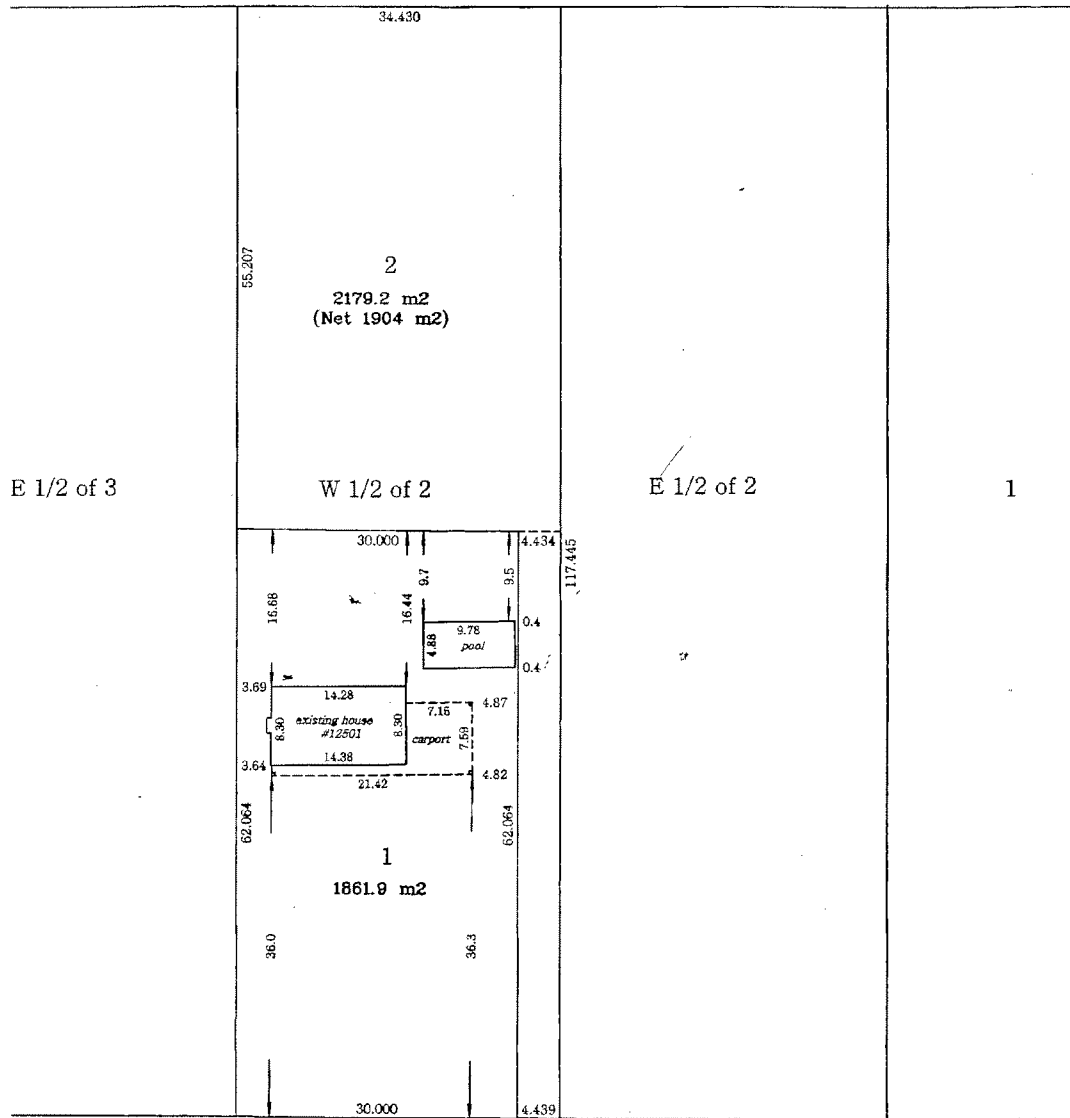


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 12501 53rd AVENUE
 SURREY B.C.
 P.L.D. 011-040-556



A



53rd AVENUE



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7908-0146-00

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AMARJIT KAUR SENDHER

(the "Owner")

Address of Owner: 13168 - 61 Avenue
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V3X 2H5

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Parcel Identifier: 011-040-556
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12501 - 53 Avenue

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Parcel Identifier:

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

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ISSUED THIS DAY OF , 20 .

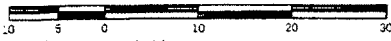
Mayor - Dianne L. Watts

City Clerk - Jane Sullivan

SCHEDULE A

PROPOSED SUBDIVISION PLAN OF
WEST HALF LOT 2 DISTRICT LOT 51A
GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500

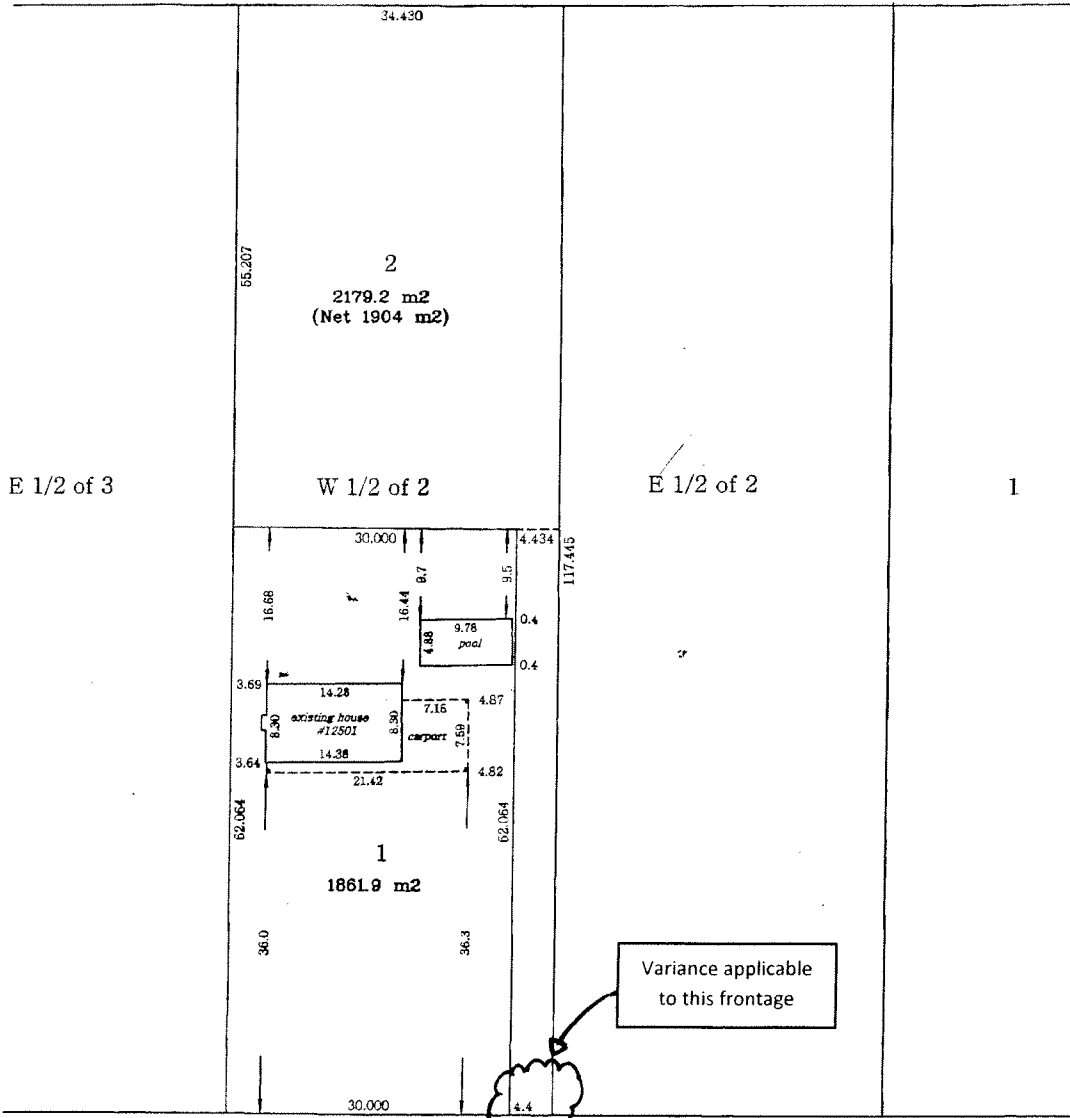


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12501 53rd AVENUE
SURREY B.C.
P.I.D. 011-040-556



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53rd AVENUE

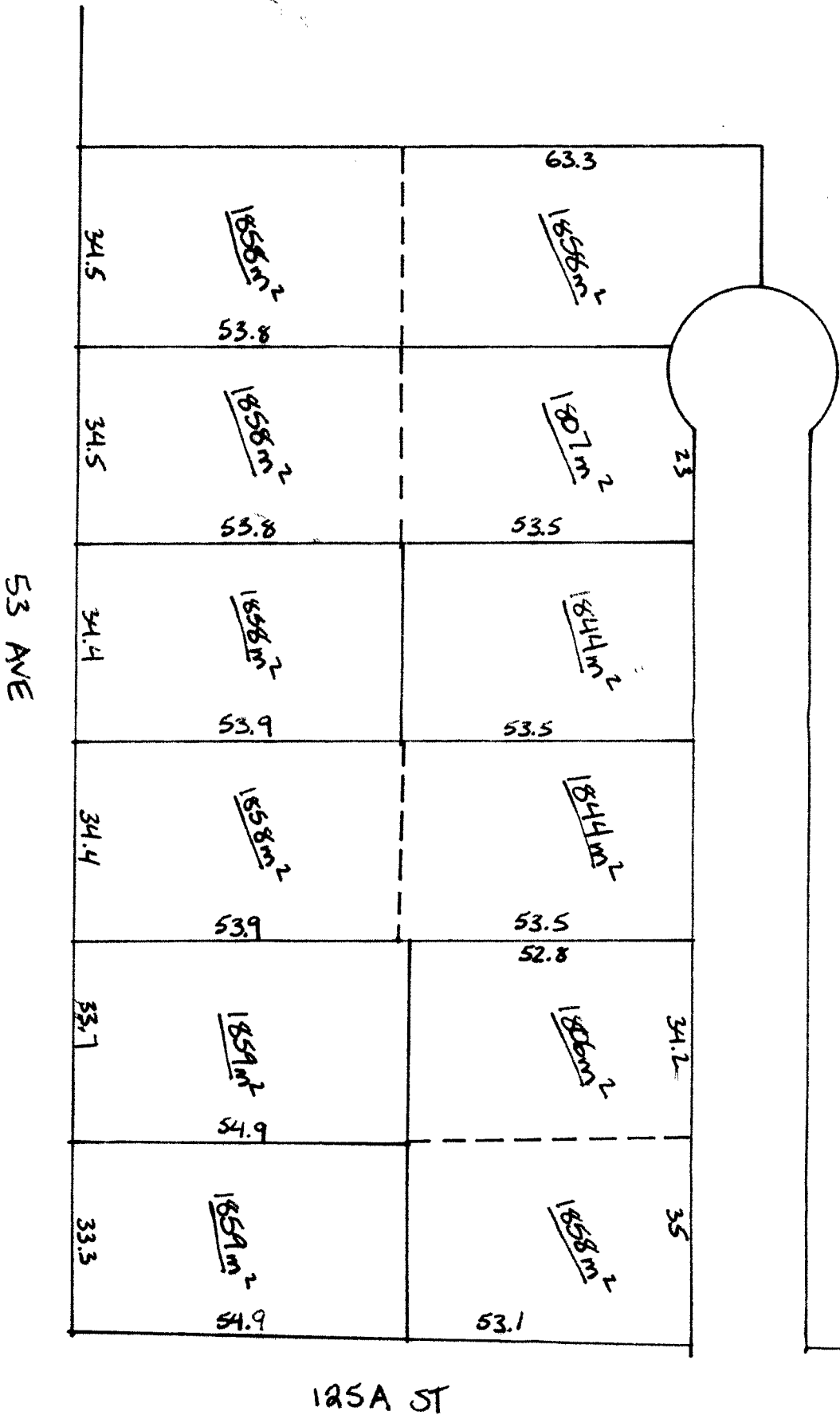
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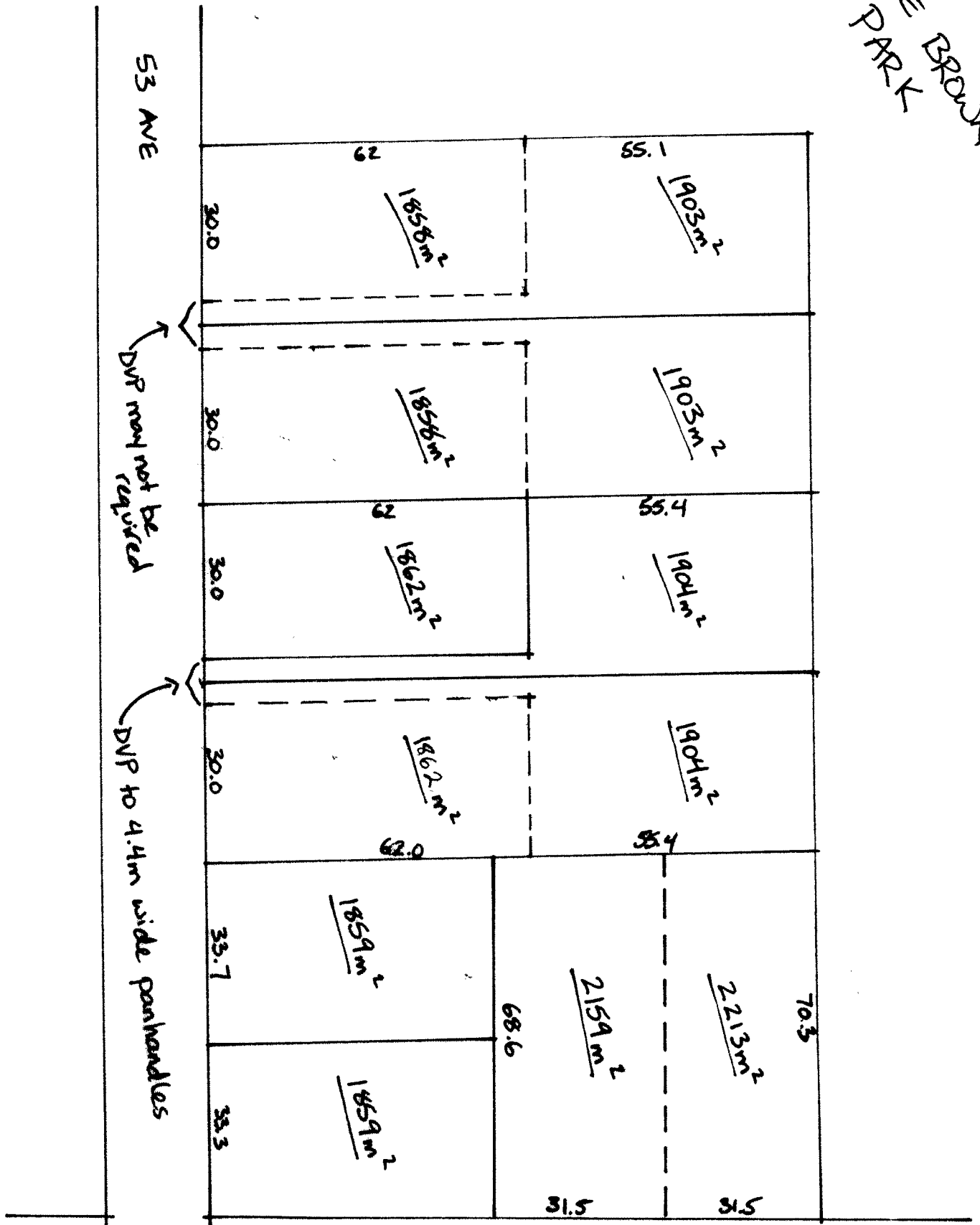
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JOE BROWN
PARK

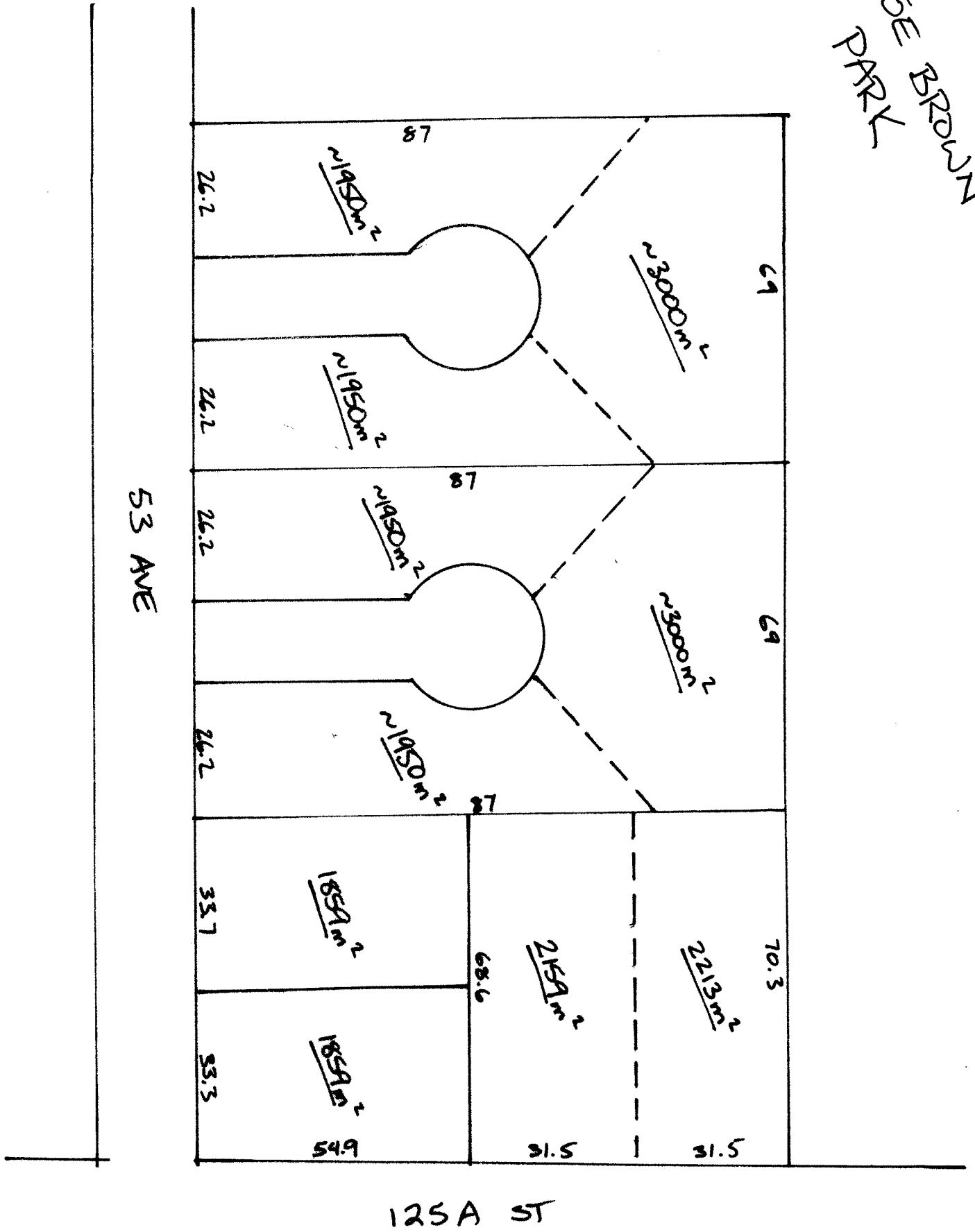


PARK BROWN



185A ST

JOE BROWN
JOE PARK



City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7908-0146-00

Planning Report Date: January 11, 2010

PROPOSAL:

- **Development Variance Permit**

in order to permit a reduced lot frontage to allow subdivision into two half-acre single family lots.

LOCATION:

12501 - 53 Avenue

OWNERS:

Avtar Singh Sendher and Amarjit Kaur Sendher

ZONING:

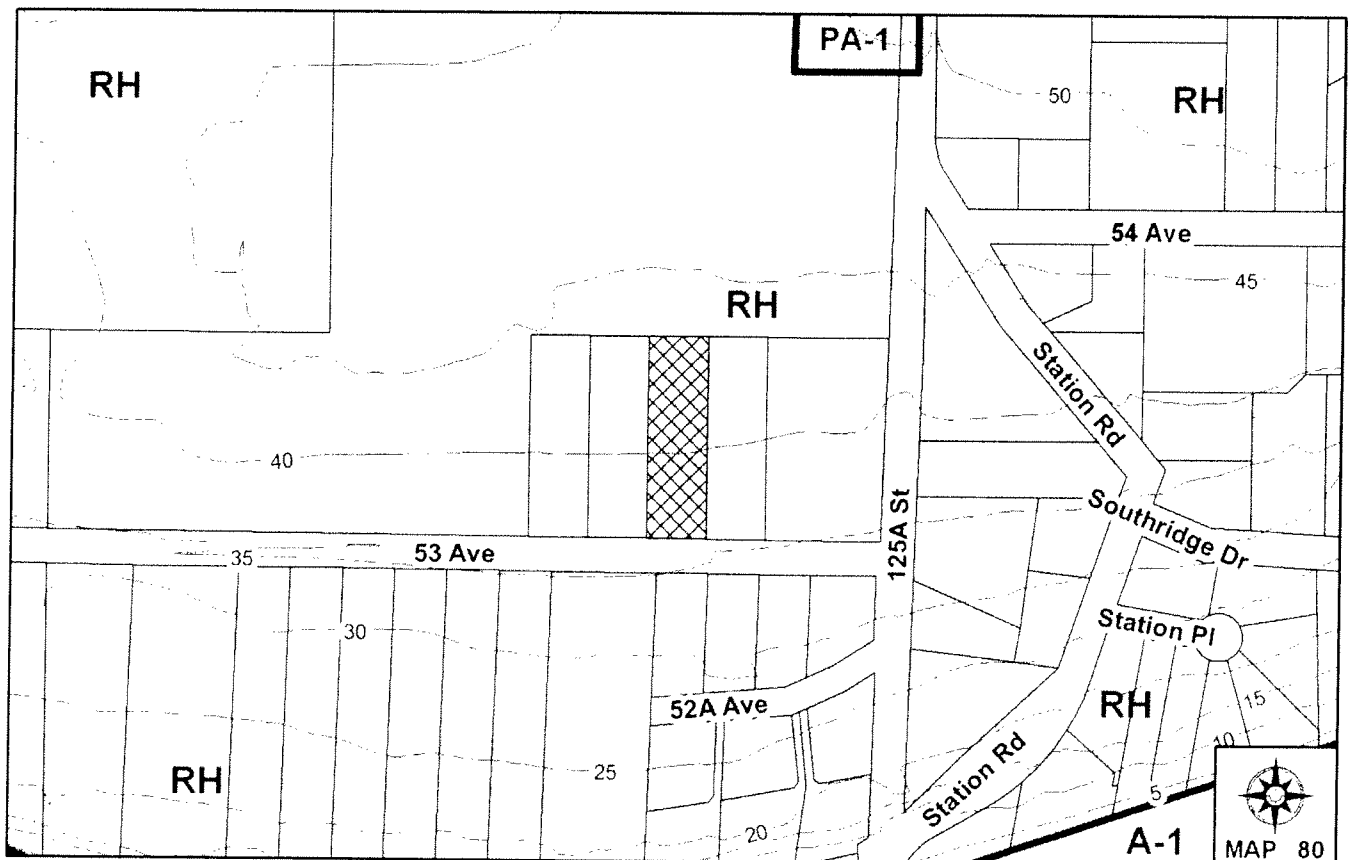
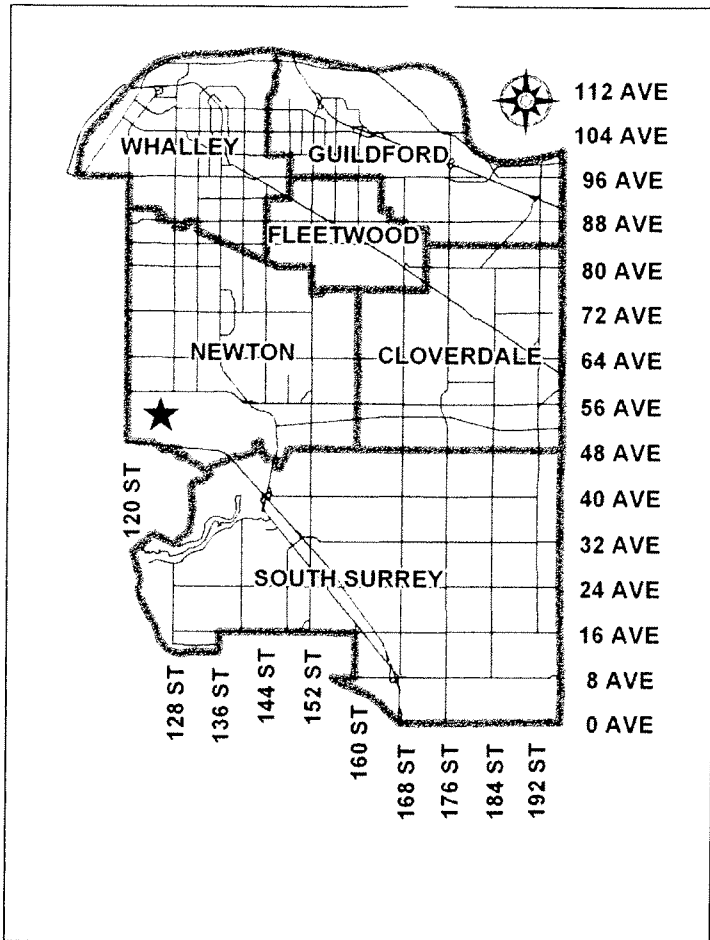
RH

OCP DESIGNATION:

Suburban

LAP DESIGNATION:

Suburban Half Acre Residential



ADDITIONAL PLANNING COMMENTS

- When the proposed Development Variance Permit was considered by Council on February 23, 2009, Council deferred consideration of the DVP and requested staff to petition surrounding property owners regarding their interest in rezoning their properties from RH to RA.
- Prior to staff initiating the petition process, representatives of the West Panorama Ridge Rate Payers Association (WPRRA) submitted a letter representing many of the property owners that would be affected by the City petition indicating their opposition to participate in the survey/petition process directed by Council, and indicating their opposition to the proposed DVP (Appendix IV).
- In light of the position expressed by area residents and representatives of the WPRRA, the petition/survey process directed by Council will not have a meaningful outcome and therefore, staff are bringing back the proposed DVP to be considered by Council on its merits.

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required in order to allow a reduction in frontage from 4.5 metres (14.8 ft) to 4.4 metres (14.4 ft) for the panhandle portion of proposed Lot 2.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- The proposed panhandle subdivision layout conforms to the City Panhandle Policy (Policy No. O-15) and has been deemed by staff to be preferred over a conventional subdivision layout in order to avoid introduction of a new cul-de-sac road adjacent to Joe Brown Park and associated tree removal along the park edge. A Development Variance Permit (DVP) is required to accommodate a slightly reduced panhandle width in order to achieve this preferred layout.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0146-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot frontage from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.) for the panhandle portion of proposed Lot 2 only.

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family residential lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Joe Brown Park.	Suburban	RH
East and West:	Single family residential lots.	Suburban	RH
South (Across 53 Avenue):	Single family residential lots.	Suburban	RH

PLANNING COMMENTSProject History

- The proposed Development Variance Permit (DVP) was first placed on Council's Regular Council Land Use agenda on February 9, 2009. At that meeting, Council also received a delegation request from the West Panorama Ridge Ratepayers' Association (WPRRA) to speak on DVP. Council tabled the report until the following meeting, so that the variance could be considered on the same night as the delegation presentation.
- The DVP was considered at the February 23, 2009 Council meeting, at which time the WPRRA also spoke about the application. After considering both the comments from the community and the Planning Report, Council deferred consideration of the variance and requested staff to "petition the owners of properties in the subject area to determine their interest in rezoning their properties from the current RH 'Half Acre Residential' Zone to the RA 'One Acre Residential' Zone so as to eliminate the potential for subdivision into half acre lots, including panhandle lots in the area and that staff

provide a report to Council on the results of the petition complete with recommendations" (Res. Rog-246).

Neighbourhood Consultation

- Subsequent to Council's directive, staff met and discussed with Bob Campbell, past president and representative of the WPRRA a number of times in anticipation of conducting the survey/petition of the neighbourhood, as per Council direction. He indicated that he had already spoken with a majority of the residents on 53 Avenue, who were opposed to the survey in principle.
- The WPRRA, together with many residents of 53 Avenue, have since written a letter to Mayor and Council outlining the reasons for their opposition to the survey and their comments on the proposed subdivision at 12501 – 53 Avenue. Appendix IV is a copy of the letter. Items raised by the community are addressed individually below.

WPRRA Letter

- The letter from the WPRRA requests that Council deny the Development Variance Permit for the panhandle application, based on five (5) points. The staff comments and response to each point are listed in italics below each respective item.

- 1) Inappropriate Site for a Panhandle Lot. Creation of a panhandle in this location will encourage the same style of development on the remaining lots on the north side of 53 Avenue.

Staff have assessed the proposed subdivision to be in compliance with the City's panhandle policy (No. O-15). The subject site is within the RH Zone and is of sufficient size to permit subdivision into two lots. If the panhandle were to be denied, the RH lot would be significantly oversized for the zone, or subdivision could be considered with access from a rear cul-de-sac road.

An access alternative does exist, in the form of a new cul-de-sac road along the southern edge of Joe Brown Park and connecting to 125A Street (Appendix VII). Neighbours have also voiced their opposition to the new cul-de-sac road. Considering the potential significant impact on trees, including trees within Joe Brown Park, staff deemed a panhandle to be a more appropriate and sensitive means to subdivide the site from a tree preservation perspective.

- 2) Local Residents Opposed to the Application

Staff have received comments from the neighbours and the WPRRA indicating their opposition to the panhandle subdivision. They have also stated an even stronger opposition to the introduction of a new cul-de-sac road along the southern border of Joe Brown Park. The subject property is currently zoned RH, and subdivision into two half-acre lots is consistent with the existing zoning. Based on the neighbourhood opposition to the road and the number of trees that would need to be removed to accommodate the road, staff consider a panhandle layout with a variance for lot frontage as the preferred option.

- 3) A Panhandle Subdivision will Set a Negative Precedent

The subject property, together with two properties to the west and one property to the east, all face similar circumstances in terms of subdivision potential. All are similarly zoned RH and would be served by a new cul-de-sac road at the south edge of Joe Brown Park. The subdivision pattern established on the subject site is expected to extend to these three other properties, all on the north

side of 53 Avenue. The City does have a concept plan in place for the south side of 53 Avenue. The concept plan reflects a subdivision pattern that have lots fronting 53 Avenue and a new 52A Avenue that minimize panhandle lots (Appendix VIII). Future subdivision of those properties will be considered in the context of the concept plan and assessment will be based on the merits of any individual proposal, based on approved City regulations and policies.

4) Loss of Mature Trees

While some trees would need to be removed to accommodate a panhandle subdivision of the subject site, an arborist report provided by the applicant shows that the creation of panhandle lots would require less tree removal than would installation of a new cul-de-sac road adjacent and within the park area. This information supports staff's assessment that a panhandle layout is the preferred subdivision layout for this property. See Appendix VII showing existing trees on the subject lot and possible future cul-de-sac location.

5) Site Development and the Loss of Trees will be Detrimental to Joe Brown Park


Given that the subject property does have subdivision potential under the RH Zone, staff consider the panhandle layout to be preferred over the cul-de-sac road option, in part because of the additional tree retention the panhandle lots will allow.

- In addition to the above items, the residents' letter further requests that Council advise the Approving Officer to withhold approval of the panhandle subdivision and advise staff to discourage any attempt to build a road along the southern boundary of Joe Brown Park.
- Under the *Land Title Act*, Approving Officers are appointed by Council to deal with subdivision applications. Approving Officers are quasi-judicial officials who act independently to review subdivision applications in the context of the legislation and City By-laws and policies that are currently in place and to protect the best interest of the public.
- Further to the residents' request that Council deny the application, the letter also asks that Council retract their direction to staff to conduct a survey of neighbourhood property owners. Signatories to the letter state that they would not intend to participate in such a survey, therefore conducting a staff survey would have no purpose. Appendix V is a map showing the properties owned by the families who are signatories to the letter. By looking at the map of signatories, and considering the request in the letter, it is clear that conducting a survey of the neighbours, as per Council's direction, would not yield useful results in terms of determining the neighbourhood's opinions on a rezoning from RH to RA.
- Given the concerns expressed by residents and the WPRRA to the DVP, and their unwillingness to participate in a survey/petition process, it will be difficult for staff to proceed with the Council directed process. Therefore staff recommend that the proposed DVP be considered by Council on its merits.

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. 7908-0146-00
- Appendix IV. Letter from West Panorama Ridge Ratepayers' Association
- Appendix V. Map Showing Addresses of all Signatories to WPRRA Letter
- Appendix VI. Original Land Use Report, dated February 9, 2009
- Appendix VII. Plan Showing Tree Locations and Extent of Possible Cul-de-sac Road on the Subject Site
- Appendix VIII. City's Concept Plan Showing Future Road Pattern for Lots on South Side of 53 Avenue


for 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: Mike Helle, Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 – 60 Avenue
 Surrey, BC V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application
 - (a) Civic Address: 12501 – 53 Avenue

 - (b) Civic Address: 12501 – 53 Avenue
 Owners: Avtar Singh Sendher and Amarjit Kaur Sendher
 PID: 011-040-556
 West Half Lot 2 District Lot 51A Group 2 New Westminster District Plan 6696

3. Summary of Actions for City Clerk's Office

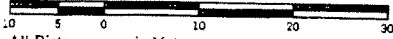
SUBDIVISION DATA SHEET

Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 ac
Hectares	0.4 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	30.0 m - 34.4 m
Range of lot areas (square metres)	1,861 m ² - 1,904 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.0 upha/5.0 upa
Lots/Hectare & Lots/Acre (Net)	2.0 upha/5.0 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	17.8%
Estimated Road, Lane & Driveway Coverage	11.8%
Total Site Coverage	29.6%
PARKLAND	n/a
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	NO
Works and Services	NO
Building Retention	NO
Others	YES

PROPOSED SUBDIVISION PLAN OF
WEST HALF LOT 2 DISTRICT LOT 51A
GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500



All Distances are in Metres.

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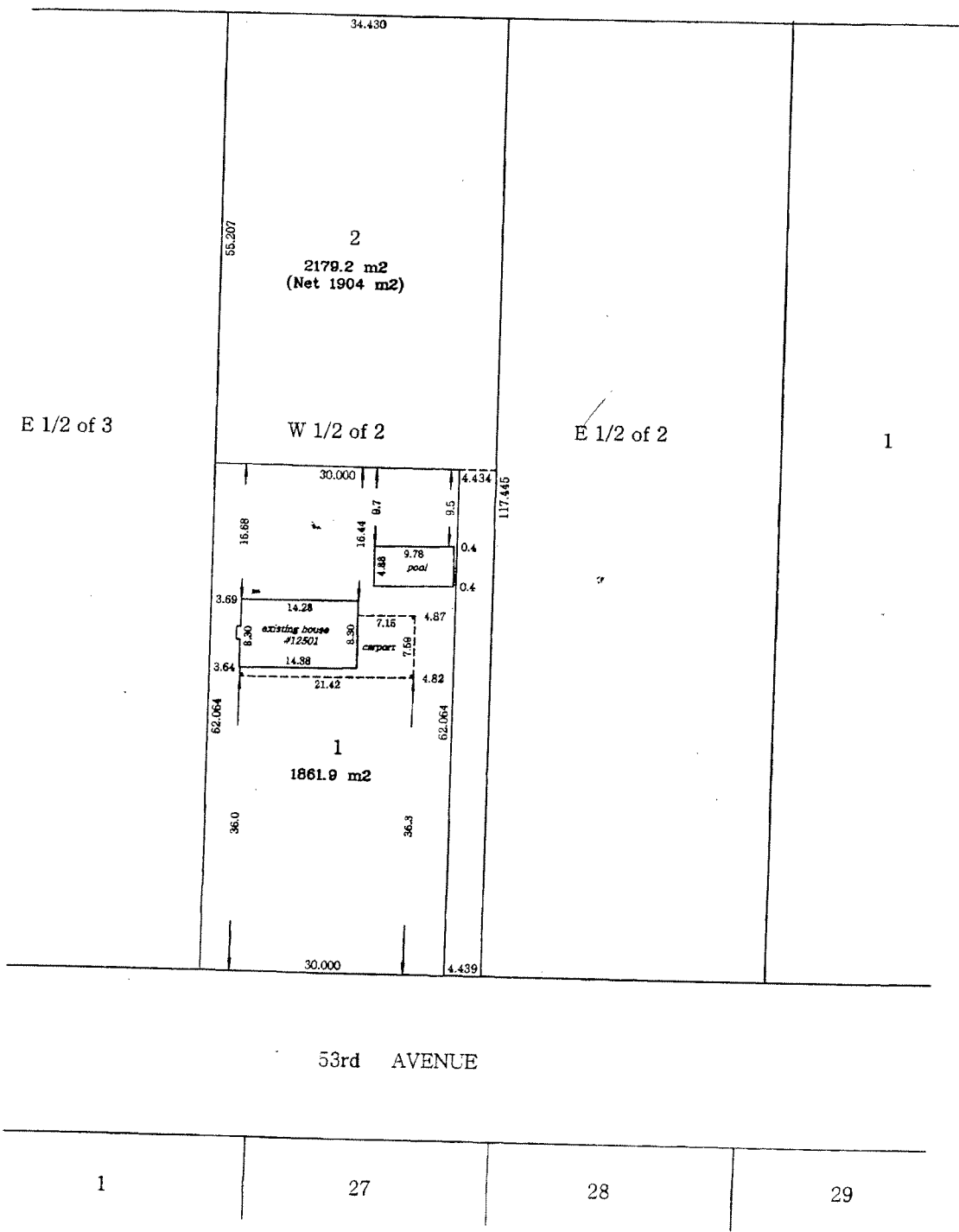
12501 53rd AVENUE

SURREY B.C.

P.L.D. 011-040-556



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DRAWN BY: [unreadable] CHECKED BY: [unreadable] DATE: [unreadable]

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7908-0146-00

Issued To: AVTAR SINGH SENDHER
AMARJIT KAUR SENDHER

(the "Owner")

Address of Owner: 13168 - 61 Avenue
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V3X 2H5

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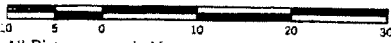
Mayor - Dianne L. Watts

City Clerk - Jane Sowik

PROPOSED SUBDIVISION PLAN OF
 WEST HALF LOT 2 DISTRICT LOT 51A
 GROUP 2 N.W.D. PLAN 6696.

SCHEDULE A

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS:

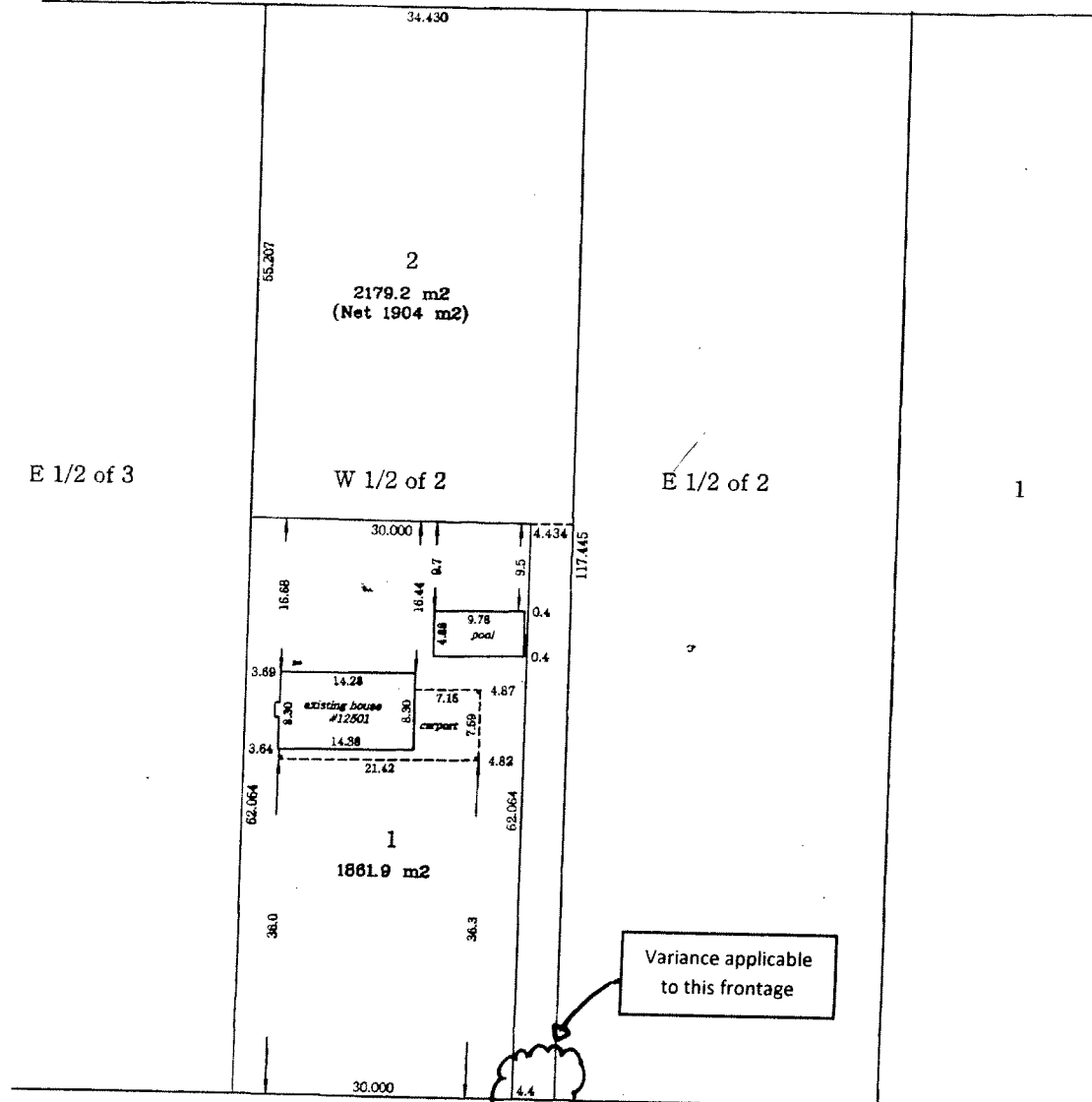
12501 53rd AVENUE

SURREY B.C.

P.I.D. 011-040-556



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53rd AVENUE

1 27 28 29

Mayor and Council

The City of Surrey
14245 - 56th Avenue
Surrey, British Columbia
V3X 3A2, Canada

Re: File # 7908 0146 00, Subdivision and panhandle application 12501 53rd Avenue

On February 23rd, 2009, the West Panorama Ridge Ratepayers Association (WPRRA) appeared as a delegation before Council, expressing the concerns of the community with this DVP application, and asking that Council deny the variance application before them. Council deferred consideration of the DVP and requested that staff petition owners of properties in the subject area. Specifically, they asked staff to survey residents on the south side of 53rd avenue to determine whether they would agree to re-zone their properties from half acre, to one acre. The implication appeared to be that, if they were willing to agree to this change, this panhandle application would be denied, and if they were not, the application would be approved.

Since this meeting, the WPRRA has twice met with representatives of the Planning Department. These meetings included Jean Lamontagne, Nicolas Lai, and Melissa Johnson. During the first meeting, the WPRRA presented Planning with suggestions for updated Panhandle Guidelines to replace the very dated guidelines currently in place. Planning reviewed these guidelines and indicated that they were in general agreement with them.

We discussed with Planning a number of options with respect to this application. There were no suggestions that we felt could be supported by the community and this was verified when these options were reviewed with the residents of 53rd Avenue. Planning did raise the issue that they had an obligation to conduct the survey Council had requested and intended to proceed with this task. This obligation has precipitated this letter to you.

To put this request, and all the effort of Council, Planning and our community in context, a successful application will result in the creation of single pan-handled lot. It is questionable if the development of this lot would result in the owner realizing any financial benefit over the sale of the original lot for an estate home.

With reference to the above, we respectfully request that Council:

1. Deny the original panhandle DVP application. We request this action based on the following facts:

a) this site is inappropriate for a panhandle lot (according to current and proposed changes to Surrey's panhandle policy), and a house placed in the "back yard" of the applicant will completely destroy the ambience of the adjacent home's back yards, virtually assuring these properties also become panhandled properties.

b) the WPRRA and local residents are completely opposed to this application;

c) a panhandle on this lot will set a negative precedent, changing the development direction on this street from estate homes to panhandled lots, there are currently no pan-handled lots on 53rd avenue.

d) this development will cause considerable loss of mature trees; and finally,

e) this development, and the loss of trees, will be detrimental to the heavily treed interface with Joe Brown Park.

2. Rescind the request that Planning conduct a survey of residents. As this letter represents those residents who would be surveyed, we can inform you that we view the proposed survey as an implied threat -- in effect, an attempt to force us to accept an inappropriate development that will destroy our neighborhood or, on short notice, to make a decision that will forever change the status of our principal residences. It would not be our intent to participate in the City's survey as currently envisioned.

3. Advise Planning to use the authority of the Approving Officer, as allowed under current zoning, to withhold approval of the panhandle application.

4. Advise Planning to discourage any attempt to build a road, driveway, laneway, etc. along the south boundary of Joe Brown Park to facilitate access.

We appreciate your attention to this matter.

Regards,

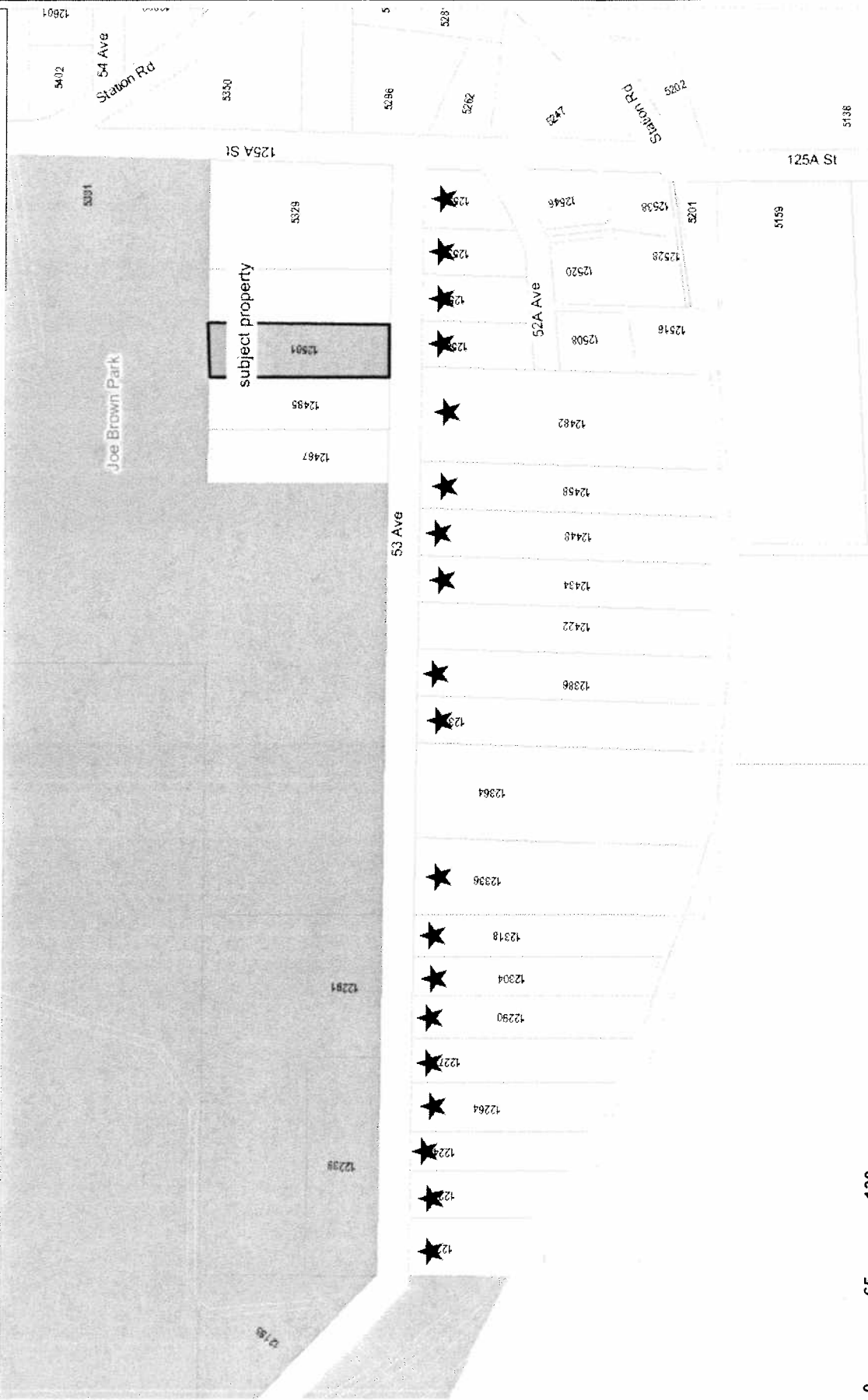
Bob Campbell PEng
Past President and Director
WPRRA

On behalf of:

The West Panorama Ridge Ratepayers Association, and

The residents living on the south side of 53rd Avenue, Panorama Ridge
These residents include the Hendricks, Sherk, Brar, Sharif, Perceval, Gill, Gellon,
Koch, Yeung, Mundi, Harris, Wacker, Larigakis, Ritchie, Poley, Rai and three
homes and families of the Corbetts.

COSMOS Signatories to the Letter Submitted by the WPRRA



Map center: 508792, 5438413



Scale: 1:3,570

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0146-00

Planning Report Date: February 9, 2009

PROPOSAL:

- **Development Variance Permit**

in order to permit a reduced lot frontage to allow subdivision into two half-acre single family lots.

LOCATION:

12501 - 53 Avenue

OWNER:

Avtar Singh Sendher and Amarjit Kaur Sendher

ZONING:

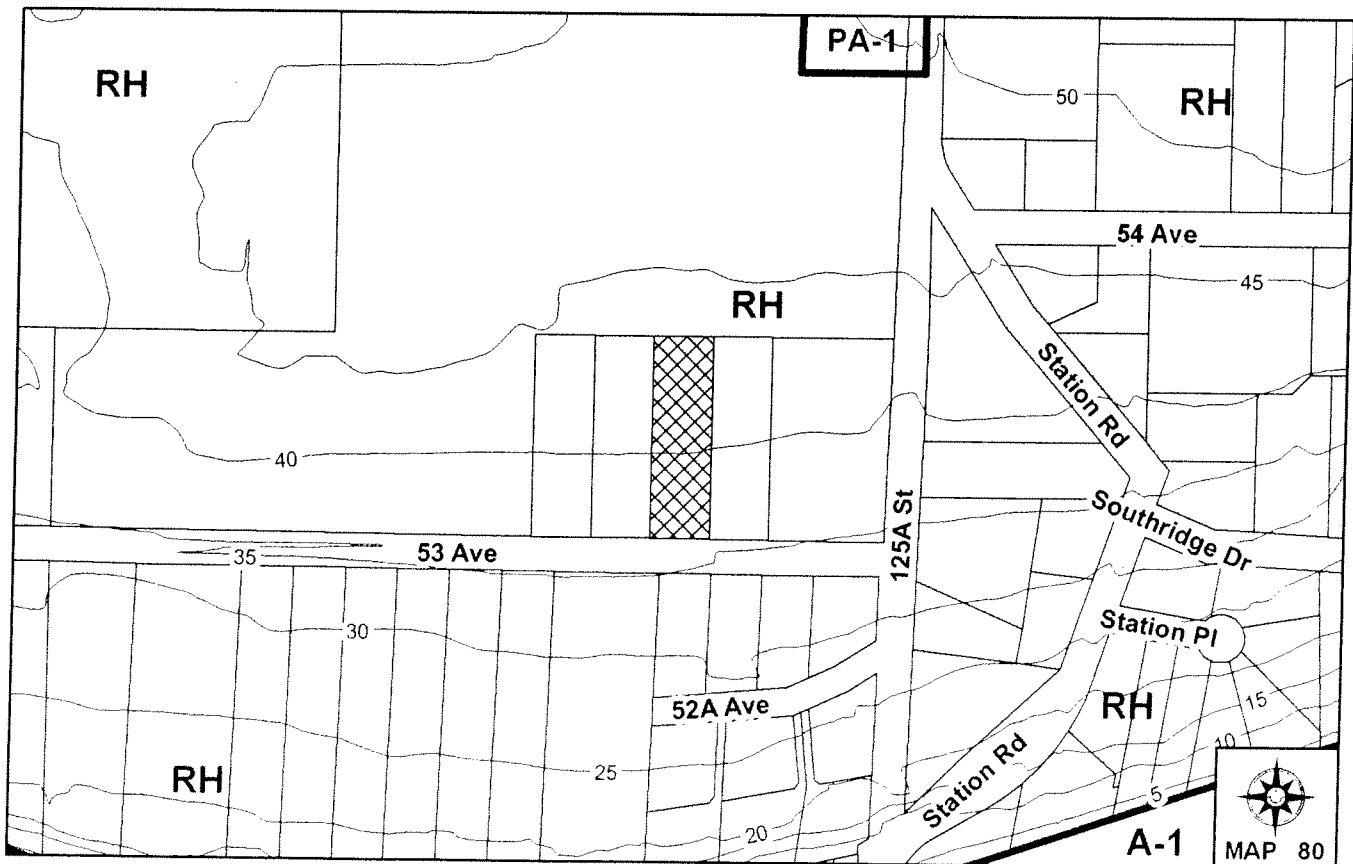
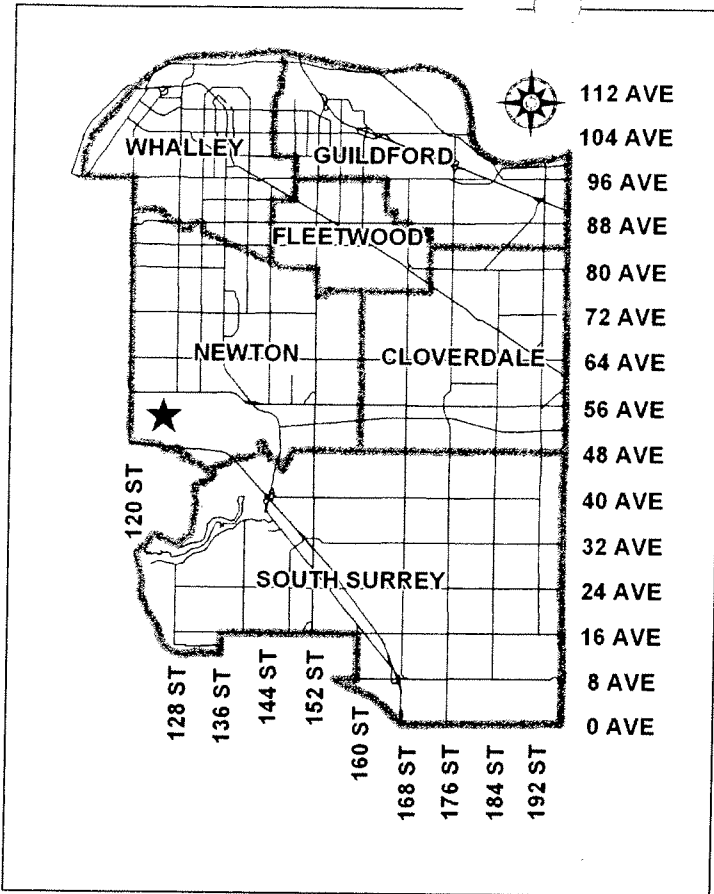
RH

OCP DESIGNATION:

Suburban

LAP DESIGNATION:

Suburban Half Acre Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required in order to allow a reduction in frontage from 4.5 m (14.8 ft) to 4.4 m (14.4 ft) for the panhandle portion of proposed Lot 2.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- The proposed panhandle subdivision layout conforms to the City Panhandle Policy (Policy No. O-15) and has been deemed by staff to be preferred over a conventional subdivision layout in order to avoid introduction of a new cul-de-sac road adjacent to Joe Brown Park and associated tree removal along the park edge. A DVP is required to accommodate a slightly reduced panhandle width in order to achieve this preferred layout.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0146-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot frontage from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.) for the panhandle portion of proposed Lot 2 only.

REFERRALS

Engineering: The Engineering Department has no objection to the development variance permit (Appendix III).

SITE CHARACTERISTICS

Existing Land Use: Single family residential lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Joe Brown Park	Suburban	RH
East and West:	Single family residential lots.	Suburban	RH
South (Across 53 Avenue):	Single family residential lots.	Suburban	RH

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of 53 Avenue in the West Panorama Ridge area. The site is designated "Suburban" in the Official Community Plan (OCP) and "Suburban Residential ½ Acre" in the West Panorama Ridge Local Area Plan.
- The subject site is currently zoned "Half-Acre Residential Zone" (RH). The applicant is proposing a Development Variance Permit to allow for subdivision into two single family lots under the existing zone, based on a panhandle layout.
- There are no required road dedications.

Access/Subdivision Layout

- The two-lot subdivision proposal shows a panhandle configuration, with both lots achieving access from 53 Avenue.
- The City's concept plans for the area show a cul-de-sac road running east-west, adjacent to the southern border of Joe Brown Park and connecting to 125A Street (see Appendix VI). This road was intended to provide access to the north side of the subject lot and three neighbouring lots at the time of subdivision.
- Through discussion with the neighbours, the West Panorama Ridge Ratepayers' Association, and the City Parks Department at the time of a previous subdivision application at the corner of 125A Street and 53 Avenue (file #7906-0438), it was determined that construction of this proposed road is not desirable because it would negatively impact Joe Brown Park and it would conflict with many existing trees both within the park and on neighbouring properties. The road dedication, therefore, has not been pursued.
- The proposed subdivision layout for the subject application is based on the same density and number of lots that would be permitted under the concept plan, with access being via a panhandle driveway on 53 Avenue rather than via a new road with access from 125A Street.
- Both proposed lots conform to the minimum area, width and depth requirements of the RH Zone. They range in size from 1861 to 1904 square metres. However, the proposed panhandle frontage for Lot 2 will require a variance to the General Provisions section of the Zoning Bylaw. The variance involves a reduction of the minimum lot frontage from 4.5m to 4.4m.

Panhandle Policy

- Council Policy No. O-15 outlines criteria for the evaluation of panhandle subdivisions (see Appendix VII). The following criteria for panhandle lots are appropriately applied to the subject application:
 - The proposed lot must be in a suburban or agricultural zone;
 - The physical constraints of the site must be such that a panhandle lot is the best solution to providing both physical access and legal frontage;
 - The physical configuration of the site must be such that to refuse a panhandle lot would impose an unreasonable reduction in lot yield; and
 - Exceptional circumstances must prevail which warrant such consideration.

Lot Grading and Tree Preservation

- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements will be achieved with minimal cut or fill. The information has been reviewed by staff and found to be generally acceptable.
- Basement-entry homes and secondary suites will not be permitted.

- Diamond Head Consulting Ltd. prepared the Arborist Report and C. Kavolinas and Associates Inc. prepared the Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed.
- The Arborist Report indicates there are 67 mature trees on the subject site. The report proposes the removal of 29 trees because they are located either within the building envelopes, within the footprint of proposed driveways, or are not deemed to be appropriate species for retention. The Report proposes 38 trees be retained; 27 on proposed Lot 1, and 11 on proposed Lot 2. Five (5) replacement trees will be planted for a total of 43 trees on site, providing for an average of 21.5 trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Alder	3	0	3
Birch	1	0	1
Cedar	20	12	8
Cherry	1	0	1
Douglas Fir	35	24	11
Hemlock	1	0	1
Juniper	3	0	3
Maple	2	1	1
Spruce	1	1	0
TOTAL	67	38	29

- Under the recently approved new Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 3 alder and cottonwood trees are proposed to be removed, and 26 other trees are to be removed, a total of 55 replacement trees would be required for this application. The applicant proposes 5 replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of 50 trees. As such, under the new By-law, monetary compensation for the remaining 50 trees would be \$15,000 based on \$300/tree. The applicant will be required to address the issue prior to final approval of the subdivision

PRE-NOTIFICATION

Pre-notification letters were not issued, in keeping with typical development variance permit and subdivision application notification requirements. A development notification sign was erected on the site. There were no concerns raised by neighbours immediately adjacent to the subject site. However, as a result of discussions with representatives of the West Panorama Ridge Ratepayers' Association a meeting was held between residents and staff. Residents' concerns are as follows:

- Neighbours are concerned that allowing a variance to create panhandle lots on this site will set a precedent for further panhandles elsewhere in West Panorama Ridge.

(The proposal complies with the City Panhandle Policy and can be supported on the basis of tree retention. The subject site and three neighbouring properties on the north side of 53 Avenue are all the same size and face similar circumstances related to their subdivision potential. Staff acknowledge and anticipate that a panhandle subdivision on the subject site will set the pattern for future development of these three neighbouring properties, however, conditions elsewhere in West Panorama Ridge will be judged independently from conditions at this location.)

- Residents think that the creation of half-acre lots on 53 Avenue, particularly using a panhandle format, will change the character of the street and, by extension, the neighbourhood.

(The subject site and the majority of surrounding properties are currently zoned RH. If the cul-de-sac to the north was constructed as per the City's concept maps, subdivision of this lot could be achieved with no variance or rezoning required. Because City staff, with input from neighbours and the Ratepayers' Association, determined that the road should not be constructed, it is appropriate and supportable to allow property owners in this location to subdivide their land in a manner similar to what would have been achievable with construction of the road.)

- Neighbours would like to see tree preservation maximized in this area.

(The primary reason for abandoning the original cul-de-sac concept was the loss of trees that would have been necessary to construct it. The current panhandle subdivision layout will result in retention of the majority of the healthy, high-quality trees on the subject site. Staff thinks that a panhandle subdivision of the subject site and neighbouring properties has the highest likelihood of successful tree retention when compared to other development concepts.

- Opponents of the panhandle layout would like to see these lands adjacent to Joe Brown Park consolidated and subdivided using a more conventional cul-de-sac layout, with access from 53 Avenue.

(The panhandle layout as proposed by the applicant is a supportable alternative to the original road concept (Appendix VI), which has been abandoned. Further, a panhandle subdivision is considered to have the best chance of retaining a high number of trees on the subject site and the three neighbouring properties.)

- Neighbours are concerned that the creation of panhandle lots will increase the already-high demand for street parking on 125A Street and 53 Avenue.

(The applicant will be required to meet the off-street parking requirements as outlined in the RH zone.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot frontage requirement of the General Provisions of the Zoning Bylaw from 4.5 m (14.8 ft) to 4.4 m (14.4 ft).

Applicant's Reasons:

- The subject site is 4,040 square metres (1 acre), which is sufficient area to allow for subdivision into two RH-sized lots, though it is slightly too narrow to accommodate the minimum frontage for the Lot 2 panhandle driveway.
- City staff did not pursue dedication of a road on the north of the subject site in the past and will not be required to dedicate as part of the subject application. Without access to this road, the applicant is seeking subdivision using a panhandle lot configuration and thus proposes a frontage relaxation in order to accommodate the driveway for Lot 2.

Staff Comments:

- The proposed subdivision pattern conforms to the City Panhandle Policy.
- With input from Parks and the West Panorama Ridge Ratepayers' Association, staff concluded that the proposed cul-de-sac road would have negative impacts on the adjacent Joe Brown Park and on tree retention. Consequently, the proposed panhandle subdivision configuration is supportable as a means of allowing access to Lot 2 while retaining a significant number of trees.
- Subdivision of the subject lot will set a precedent for similar subdivision of three neighbouring lots of the same size (12467, 12485 and 12517 – 53 Avenue). While relaxation of the lot frontage to 4.4m will create a narrower panhandle than is typical, consideration has been given to pairing panhandle driveways when neighbouring lots subdivide in the future. The applicant will be required to register one half of a 6.0m-wide access easement over the panhandle driveway on the subject site as a condition of subdivision in order to accommodate a future shared driveway with a possible panhandle lot to the east. This shared driveway will ultimately not require the use of a full 4.5 m width on each lot, and thus the proposed frontage reduction is supportable.

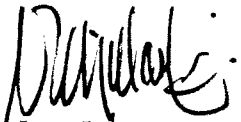
OUTSTANDING SUBDIVISION REQUIREMENTS

- Should Council approve the DVP, the applicant will be required to fulfill the following requirements prior to subdivision approval:
 - submission of an acceptable subdivision layout;
 - address tree replacement short-fall;
 - registration of a Restrictive Covenant for tree preservation; and
 - registration of a 6 metre (20 ft.) wide access easement to allow shared use of the panhandle access to the adjacent property should that property subdivide in the future.

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. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7908-0146-00
- Appendix VI. Development Concept Map
- Appendix VII. Panhandle Policy


for Jean Lamontagne
General Manager
Planning and Development

MJ/kms

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KMS 1/6/09 2:53 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Mike Helle, Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 - 60 Avenue
 Surrey, BC
 V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 12501 - 53 Avenue

(b) Civic Address: 12501 - 53 Avenue
 Owners: Avtar Singh Sendher and Amarjit Kaur Sendher
 PID: 011-040-556
 West Half Lot 2 District Lot 51A Group 2 New Westminster District Plan 6696

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7908-0146-00.

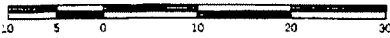
SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.00 ac
Hectares	0.4 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	30.0 - 34.4 m
Range of lot areas (square metres)	1,861 - 1,904 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.0/5.0
Lots/Hectare & Lots/Acre (Net)	2.0/5.0
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	17.8%
Estimated Road, Lane & Driveway Coverage	11.8%
Total Site Coverage	29.6%
PARKLAND	
Area (square metres)	n/a
% 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	NO
Works and Services	NO
Building Retention	YES
Others	YES

PROPOSED SUBDIVISION PLAN OF
WEST HALF LOT 2 DISTRICT LOT 51A
GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS:

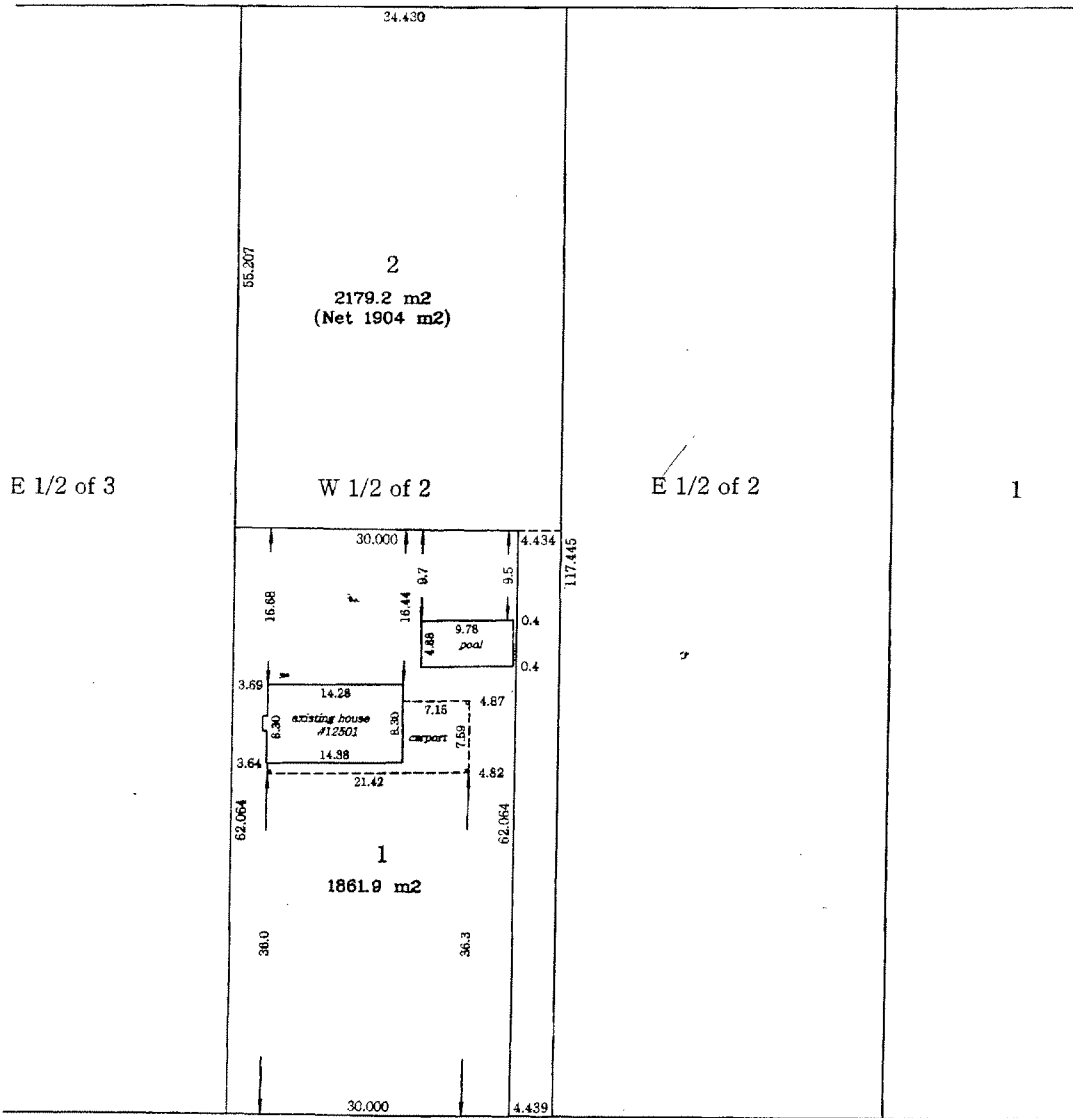
12501 53rd AVENUE

SURREY B.C.

P.L.D. 011-040-556



A



E 1/2 of 3

W 1/2 of 2

E 1/2 of 2

1

53rd AVENUE

1

27

28

29



LAND DEVELOPMENT ENGINEERING REVIEW

File: 7808-0146-00

Location: 12501 - 53 Ave

Applicant: Coastland Engineering & Surveying Ltd.
Address: 19292 60 Avenue Unit 101
Phone: 604-532-9700
Fax: 604-532-9701
Email: genmail@coastland.bc.ca
Owner: Avtar S Sendher

- | | | |
|--|---|---|
| <input type="checkbox"/> OCP Amendment | <input type="checkbox"/> NCP Amendment | <input type="checkbox"/> ALR Exclusion |
| <input type="checkbox"/> Rezone
Existing Land Use: RH
Proposed Land Use: | <input type="checkbox"/> LUC Amendment | <input checked="" type="checkbox"/> Subdivision
Existing Lots: 1
Proposed Lots: 2 |
| <input type="checkbox"/> DP | <input checked="" type="checkbox"/> DVP | |

Land Development Engineering Contacts:

Harvinder Bains, Project Manager
 604-591-4755, HBains@surrey.ca
 Sam Lau, P.Eng. - Development Services Manager
 604-591-4356, SLau@surrey.ca

Attachments:

Project Layout

Distribution:

Applicant
 Transportation Manager
 Sewer Engineer
 Water Engineer
 Drainage Planning Manager
 Project Manager, Development Services

1	September 15, 2008	Original
No.	Date	Revision

LAND DEVELOPMENT ENGINEERING REVIEW

File 7808-0146-00, Map #080

Background

The applicant proposes to subdivide one (1) RH lot into two (2) RH lots with a panhandle configuration, and with the existing house to be retained. Please refer to attached layout submitted by the applicant.

The applicant is advised that the City has also received an application for a 3-lot subdivision to the east side at 5329 – 125A Street, Surrey project number 7806-0438-00.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

Property and Right-of-Way Requirements

There are no additional road dedications required, nor are there any existing road dedication issues or requirements at this location.

Servicing Requirements

These Works are to be constructed as a condition of this Subdivision.

Transportation/Traffic Management

The following road works must be constructed on existing roads fronting the site:

- reinstate the north gravel shoulder to 2.0-metre width, as per West Panorama Ridge Standard SSD-U.2.2.

The following access and site requirements are to be addressed:

- register west half of 6.0-metre wide reciprocal access easement for future shared access with panhandle subdivision of 12517 – 53 Avenue;
- construct 4.0 metre wide access at east property line. The ultimate driveway is to be a 6.0-metre wide shared driveway (pending future subdivision of 12517 – 53 Avenue) and working easement with neighbour is required; and
- driveway spacing for existing remaining home and new lot to be 9.0 metres apart.

Drainage / Environmental

The following City storm drainage facilities are located in the vicinity to the site:

- 300 mm storm sewer exists near the southeast corner of the site on the south side of 53 Avenue.

The following storm drainage facilities must be constructed:

- storm sewer main extension to service the development; and
- a service connection, complete with inspection chamber, must be provided to each lot.

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the five year post development flows (minor system) and 100 year post development flows (major system) within the catchment.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site**. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during site servicing and building construction.

Water

The following City water facilities are located in the vicinity to the site:

- 150mm water main fronts the site on the north side of 53 Avenue.

This existing water system has adequate capacity to meet the domestic and fire flow requirements of the proposed development.

This site is within an area where the corrosion protection and seismic design standards are to be applied. The applicant may submit a geotechnical report for further review by the City's consultant, at the applicant's expense, to confirm if seismic design standards are necessary. The review and recommendation by the City's consultant is final.

The following water facilities must also be constructed:

- a metered service connection must be provided to each lot.

Sanitary Sewer

The following City sanitary sewer facilities are located in the vicinity to the site:

- 200mm sanitary sewer exists near the southeast corner of the site on the south side of 53 Avenue.

This existing sanitary sewer system has adequate capacity to service the proposed development.

The following sanitary sewer facilities must also be constructed:

- a service connection, complete with inspection chamber, must be provided to each lot. The applicant is required to install a P-trap and register an operations and maintenance restrictive covenant on title to each of the lots.

Note: The existing house to be retained must be disconnected from the septic system and connected to the new sanitary main.

Parks Division

- 1.2 metre black vinyl chainlink fence (or approved equal) on private property along north property line adjacent to Joe Brown Park; and
- parks to review grading plan to ensure no grading impacts to adjacent parkland.

Commercial Utilities

The development must be serviced with hydro, gas, telecommunication and cablevision in accordance with utility company requirements and City standards.

Project Management

A Servicing Agreement must be executed before the proposed Subdivision can be completed.

The following legal documents are known at this time to be required for this project:

- reciprocal access easement with the adjacent property to the east; and
- restrictive covenant for operation and maintenance of P-trap.

All Engineering legal documents required for this project must be executed prior to issuance of the servicing agreement.

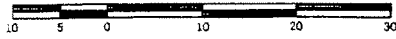
Financial

A processing fee of \$4,588.50 (GST included) is required for the Servicing Agreement.

An application fee of \$420.00 (GST included) is required for administration of the ESC Permit process.

PROPOSED SUBDIVISION PLAN OF
 WEST HALF LOT 2 DISTRICT LOT 51A
 GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500

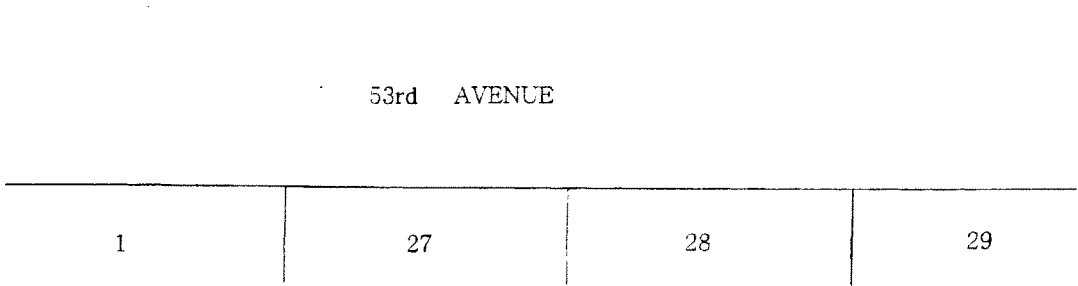
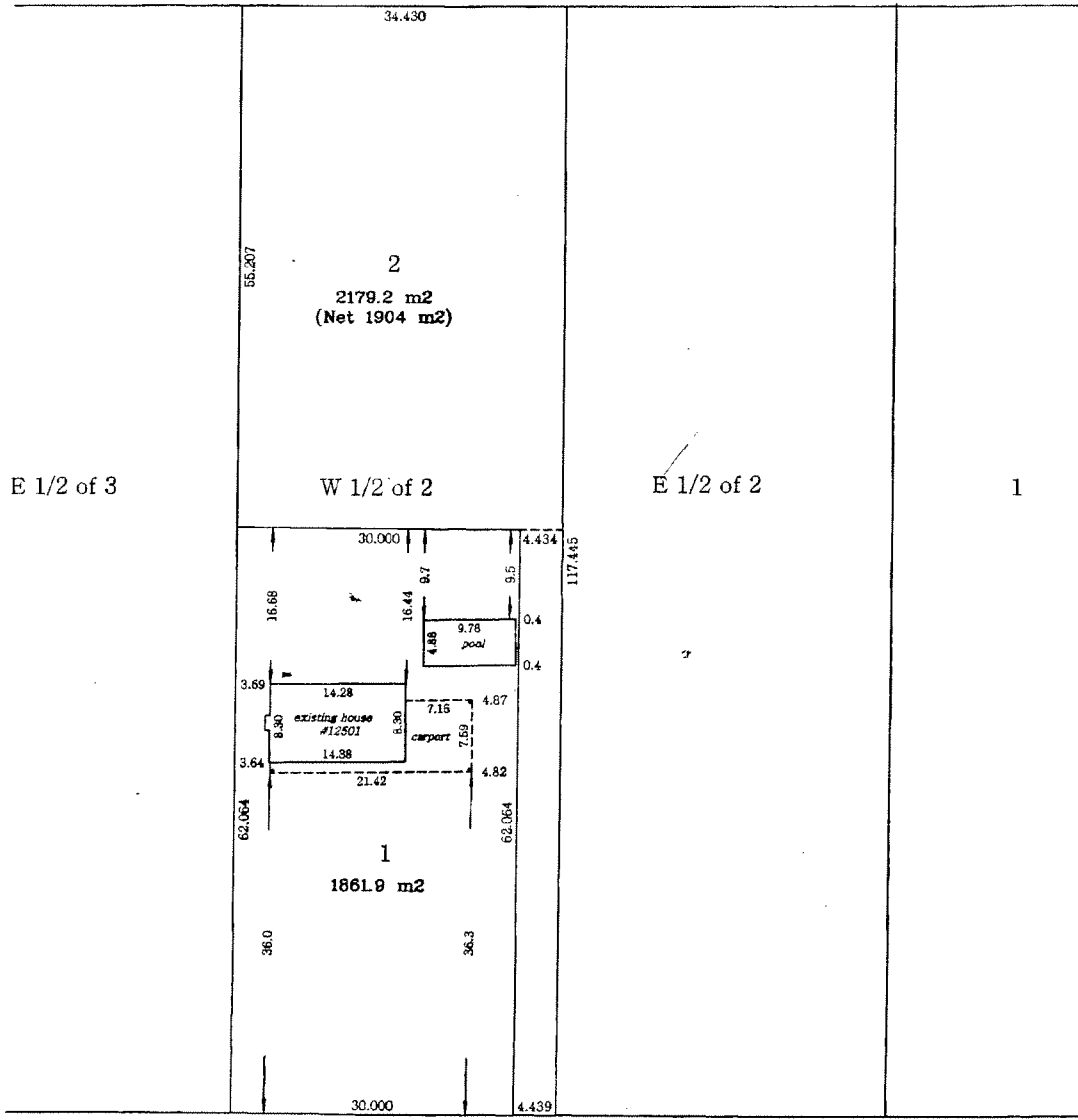


All Distances are in Metres.

CIVIC ADDRESS:
 12501 53rd AVENUE
 SURREY B.C.
 P.I.D. 011-040-556



A





TREE PRESERVATION SUMMARY

Surrey Project No.: 7908-0146-00
 Project Location: 12501 53rd Avenue

Registered Arborist: Trevor Cox, MCIP, ISA Certified Arborist PN#1920-A
 Tree Risk Assessor 0043, Parks and Rec Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site:

2. Summary of Proposed Tree Removal and Placement:

- The summary will be available before final adoption.

Number of Protected Trees Identified	67	(A)
Number of Protected Trees declared hazardous due to natural causes	0	(B)
Number of Protected Trees to be removed	29	(C)
Number of Protected Trees to be Retained <i>(A-B-C)</i>	38	(D)
Number of Replacement Trees Required <i>(C-B) x 2</i>	55	(E)
Number of Replacement Trees Proposed	5	(F)
Number of Replacement Trees in Deficit <i>(E-F)</i>	50	(G)
Total Number of Protected and Replacement Trees on Site <i>(D+F)</i>	43	(H)
Number of Lots Proposed in the Project	2	(I)
Average Number of Trees per Lot <i>(H / I)</i>	21.50	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached _____
- This plan will be available before final adoption _____

Summary prepared and submitted by:

Arborist

Dec. 22, 2008

Date

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7908-0146-00

Issued To: AVTAR SINGH SENDHER
AMARJIT KAUR SENDHER

(the "Owner")

Address of Owner: 13168 - 61 Avenue
Surrey, BC
V3X 2H5

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: 011-040-556
West Half of Lot 2 District Lot 51A Group 2 New Westminster District Plan 6696

12501 - 53 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 Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section 21(c) of Part 4 General Provisions, the minimum lot frontage is reduced from 4.5 metres (14.8 ft.) to 4.4 metres (14.4 ft.).
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 .

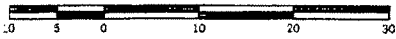
Mayor - Dianne L. Watts

City Clerk - Jane Sowik

PROPOSED SUBDIVISION PLAN OF
 WEST HALF LOT 2 DISTRICT LOT 51A
 GROUP 2 N.W.D. PLAN 6696.

SCHEDULE A

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS:

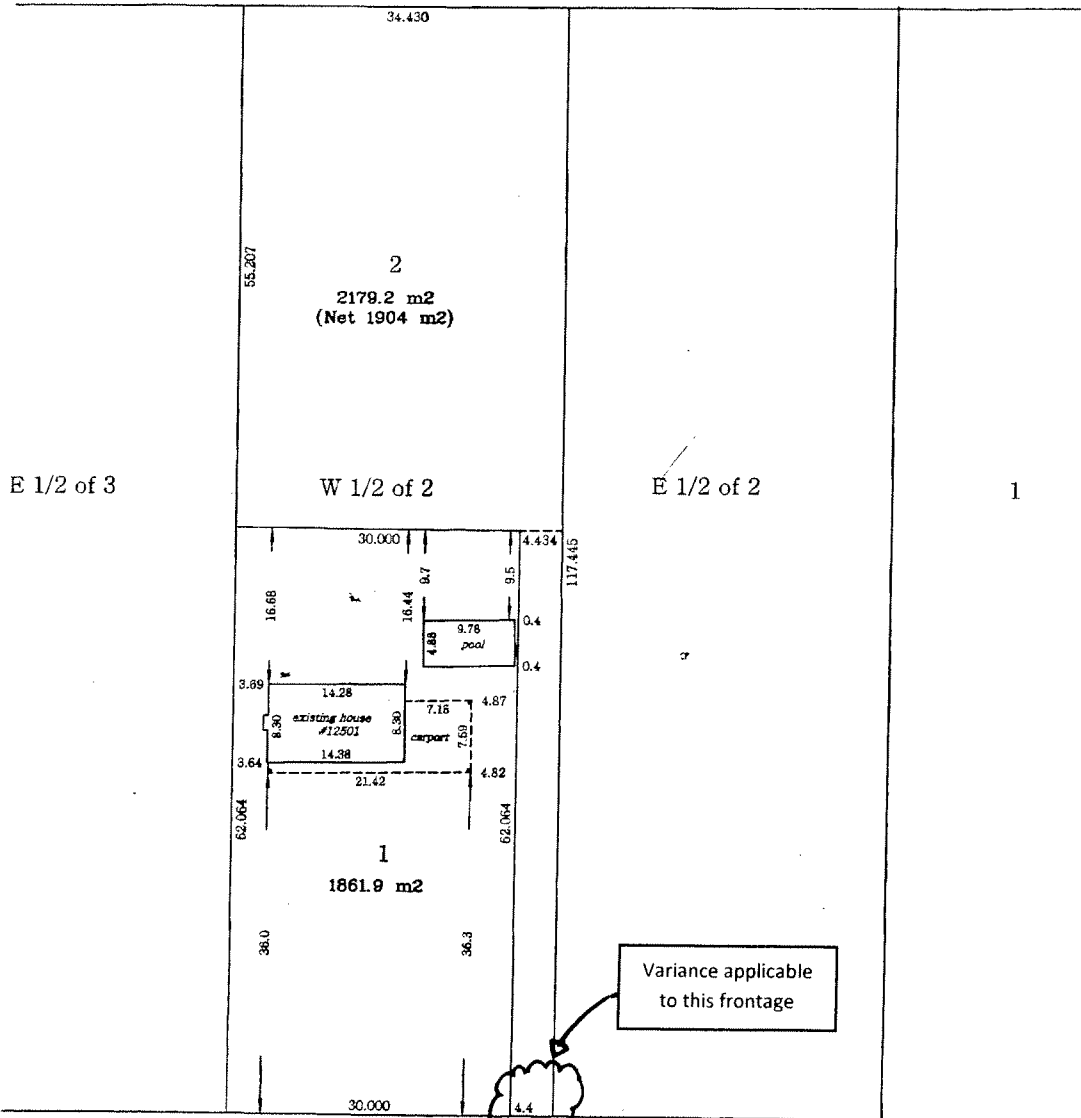
12301 53rd AVENUE

SURREY B.C.

P.I.D. 011-040-556



A



Variance applicable to this frontage

53rd AVENUE

1

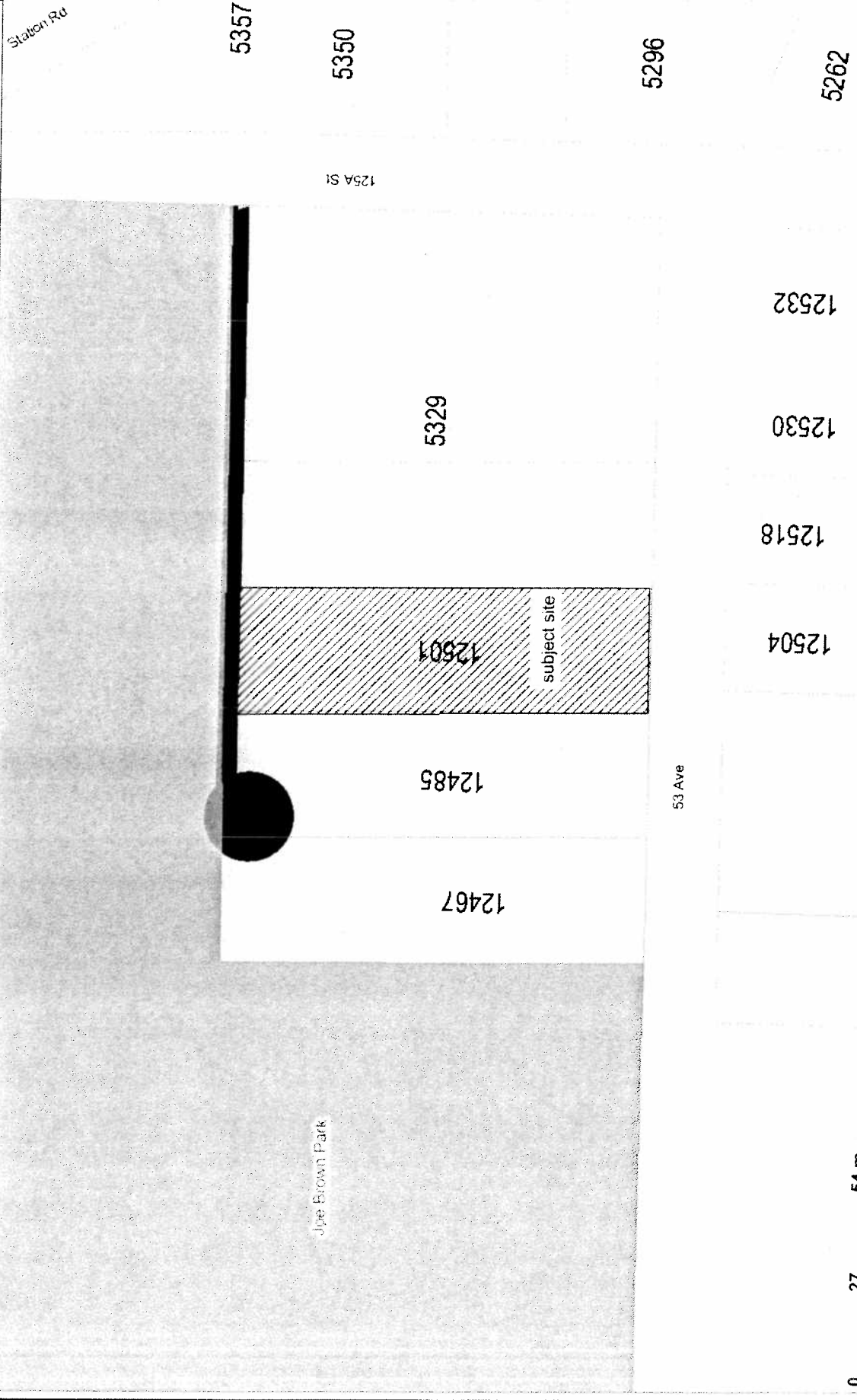
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City concept map showing historically proposed cul-de-sac



The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions, and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Map center: 509008, 5438511



Scale: 1:1,522



MUNICIPAL POLICY

NO. O-15

REFERENCE:

REGULAR COUNCIL MINUTES
6 MAY 1991
PAGE 9

APPROVED BY: MUNICIPAL COUNCIL**DATE:** 6 MAY 1991**HISTORY:**

TITLE: PANHANDLE LOTS

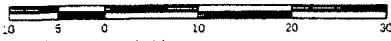
1. The Approving Officer should consider panhandle lots only in the following circumstances:
 - a. The proposed lot is in a suburban or agricultural zone.
 - b. The physical constraints of the site are such that a panhandle lot is the best solution to providing both physical access and legal frontage.
 - c. The physical configuration of the site is such that to refuse a panhandle lot would impose an unreasonable reduction in lot yield.
 - d. Exceptional circumstances prevail which warrant such consideration.
2. In rare instances, where panhandle lots are created in urban residential subdivisions, the buildable area of the lot should be substantially in excess of the required minimum so as to alleviate discount the area taken up by the panhandle and to impact on adjacent lots.

* This policy is subject to any specific provisions of the Municipal Act, or other relevant legislation or Union agreement.

SCHEDULE A

PROPOSED SUBDIVISION PLAN OF
WEST HALF LOT 2 DISTRICT LOT 51A
GROUP 2 N.W.D. PLAN 6696.

SCALE 1:500

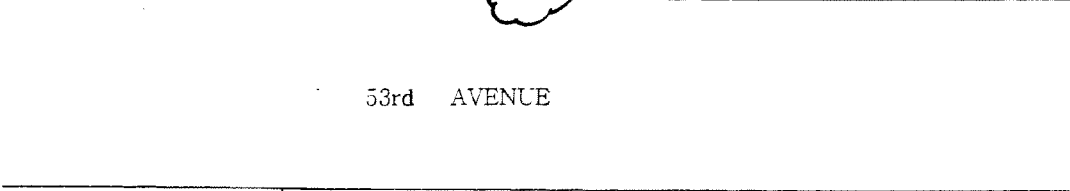
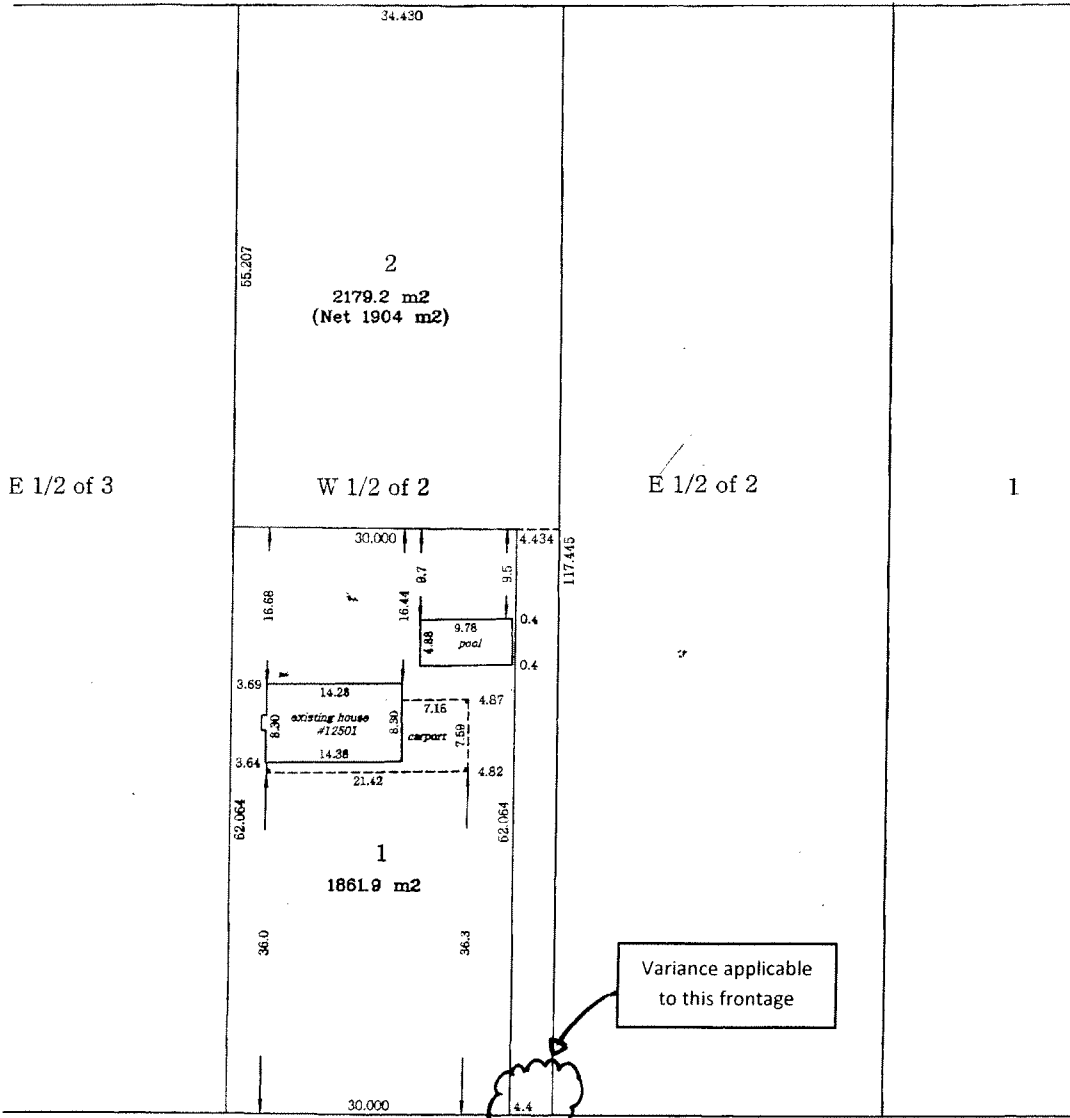


All Distances are in Metres.

CIVIC ADDRESS:
12501 53rd AVENUE
SURREY B.C.
P.I.D. 011-040-556



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