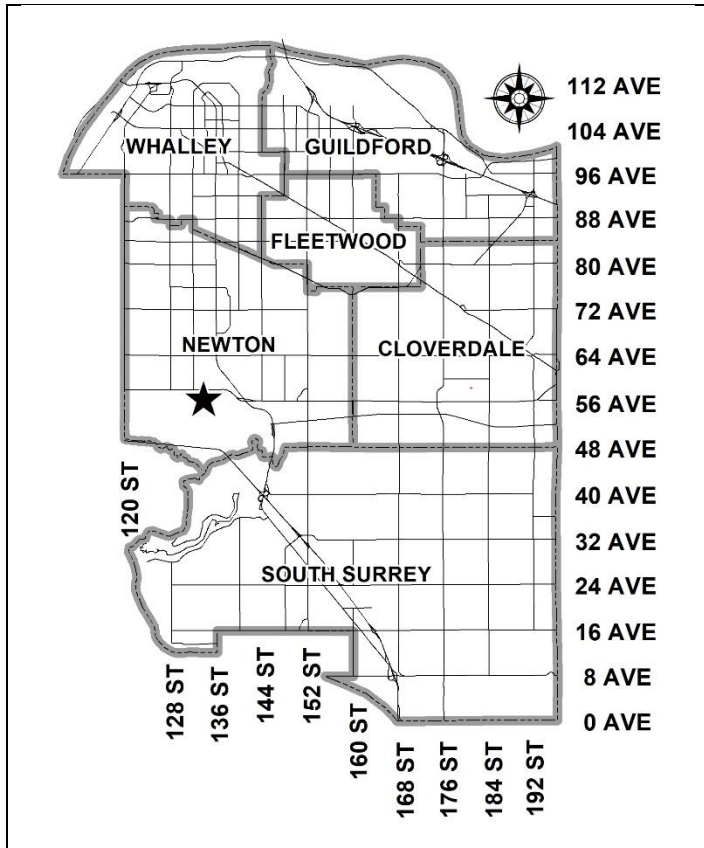


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7909-0253-00

Planning Report Date: November 14, 2022



PROPOSAL:

- **Development Variance Permit**

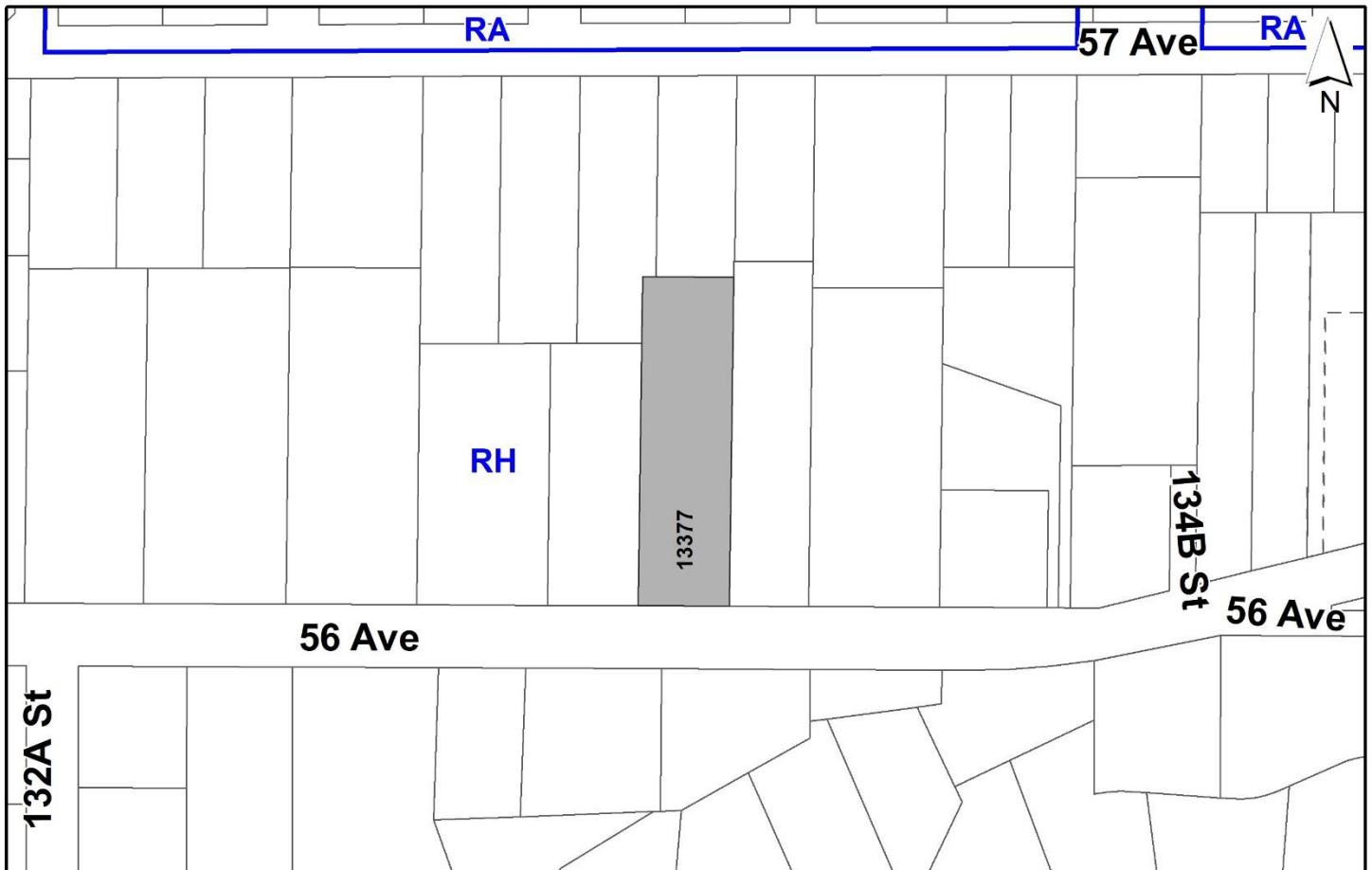
to vary the Subdivision and Development By-law to allow on-site sewage disposal systems on lots smaller than 0.81 ha (2 acres) in order to allow subdivision of the site.

LOCATION: 13377 - 56 Avenue

ZONING: RH

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

LAP DESIGNATION: Suburban Residential (1/2 Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to amend the Subdivision and Development Bylaw No. 8830, Section 24(a), to reduce the minimum lot size requirements for lots serviced by septic fields from 0.81 hectares to 0.21 hectares.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban Residential (1/2 Acre) designation in the West Panorama Ridge Local Area Plan (LAP).
- The proposal complies with the "Half-Acre Residential (RH)" zoning of the site.
- The proposed density and building form are appropriate for this part of West Panorama Ridge.
- A Preliminary Layout Approval (PLA) letter for the proposed subdivision was provided for Development Application No. 7909-0253-00 on December 10, 2010. After the PLA was provided, it was determined that a Development Variance Permit for the proposed site sanitary management system was required before the subdivision could be approved.
- Subject to meeting detailed design requirements that minimizes the impacts of on-site sewage disposal, the City's Engineering Department is prepared to support a variance to reduce the 0.81 ha (2 acre) lot size requirement in the Subdivision and Development By-law No. 8830, to permit a 2-lot subdivision.
- An Environmental study was conducted by consultant Active Earth Engineering Ltd. to confirm that any adverse impacts of an on-site sewerage dispersal field would be mitigated. The report confirmed that the septic field would not negatively impact surrounding ditches and aquifers should a breach of the septic field occur. This report was received by City staff, and the applicant will be required to seek Provincial approval(s) for the installation of the septic fields as part of the subsequent Building Permit process.
- An extension of existing sanitary pipe systems from the intersection of 56 Avenue and 132 Street was deemed cost prohibitive due to the required extension length. Several properties to the west have recently redeveloped with new septic disposal systems and would be unlikely to connect to the sanitary main, making it infeasible to include those properties in a cost sharing or latecomer agreement.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0253-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Subdivision and Development Bylaw 8830, Section 24(a) to reduce the minimum lot size requirements for septic tank servicing from 0.81 hectares to 0.21 hectares.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban Residential (1/2 acre)	RH
North:	Single Family Residential	Suburban Residential (1/2 acre)	RH
East:	Single Family Residential	Suburban Residential (1/2 acre)	RH
South (Across 56 Avenue):	Single Family Residential	Suburban Residential (1/2 acre)	RH
West:	Single Family Residential	Suburban Residential (1/2 acre)	RH

Context & Background

- The subject site is an 4,435 square metres (1.10 acres) parcel located mid-block on the north side of 56 Avenue, within the West Panorama Ridge LAP. It is currently zoned "Half-Acre Residential Zone" (RH) and designated as "Suburban" in the Official Community Plan, within the "Suburban Density Exception Area".
- There are no City sanitary services fronting to the subject site. The closest sanitary services are at the intersection of 56 Avenue and 132 Street, approximately 330 metres away. The immediate suburban area has been serviced by septic since its initial development, and the size of the lots has allowed septic for sanitary servicing, with several properties to the west having recently redeveloped within the last 10 years with new septic disposal systems.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to subdivide into two (2) RH lots ranging in size from 2,138 square metres (0.53 acres) to 2,297 square metres (0.57 acres). The proposed subdivision received Preliminary Layout Approval on December 10, 2010. The proposed parcels all meet the minimum width, depth and area requirements of the RH zone. As the proposed subdivision results in lots larger than 1,858 square metres (0.46 acres) as specified in the RH zone, no rezoning is required.

	Proposed
Lot Area	
Gross Site Area:	4,435 square metres (1.10 acres)
Number of Lots:	2
Unit Density:	2.43 uph/0.5 upa
Range of Lot Sizes	2,138-2,297 square metres (0.53-0.57 acres)
Range of Lot Widths	30.55-35.05 metres
Range of Lot Depths	56.57-70 metres

Referrals

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

Transportation Considerations

- Proposed (northern) Lot 2 will be accessed from a panhandle driveway from 56 Avenue.

POLICY & BY-LAW CONSIDERATIONS

Proposed Variance

- The applicant is requesting the following variance:
 - to vary Subdivision and Development Bylaw 8830, Section 24(a) to reduce the minimum lot size requirements for septic field servicing from 0.81 hectares to 0.21 hectares.
- An Environmental study was conducted by consultant Active Earth Engineering Ltd. to confirm that any adverse impacts of an on-site sewerage dispersal field would be mitigated. The report confirmed that the septic field would not negatively impact surrounding ditches and aquifers should a breach of the septic field occur. This report was received by City staff, and the applicant will be required to seek Provincial approval(s) for the installation of the septic fields as part of the subsequent Building Permit process.
- An extension of existing sanitary pipe systems from the intersection of 56 Avenue and 132 Street was deemed cost prohibitive due to the required extension length. Several properties to the west have recently redeveloped with new septic disposal systems and would

be unlikely to connect to the sanitary main, making it infeasible to include those properties in a cost sharing or latecomer agreement.

- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan
Appendix II. Development Variance Permit No. 7909-0253-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SDC/cm

**SUBDIVISION PLAN OF PARCEL "G" (REFERENCE PLAN 13345)
OF PARCEL "H" (REFERENCE PLAN 4977)
SOUTH EAST QUARTER SECTION 8,
NEW WESTMINSTER DISTRICT**

B.C.G.S. 92G.016



SCALE - 1 : 500
All distances are in metres

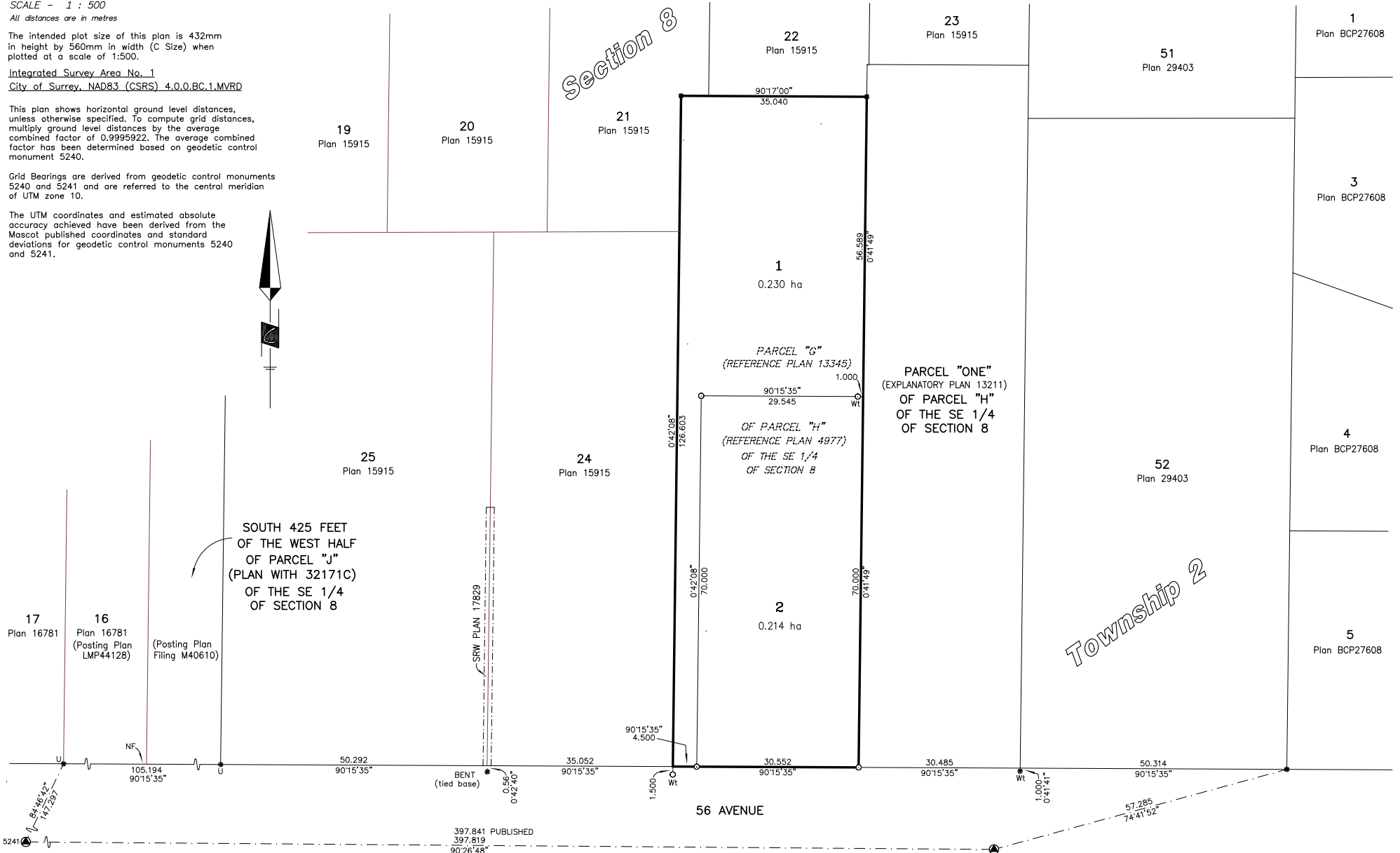
The intended plot size of this plan is 432mm in height by 560mm in width (C Size) when plotted at a scale of 1:500.

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.MVRD

This plan shows horizontal ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of 0.9995922. The average combined factor has been determined based on geodetic control monument 5240.

Grid Bearings are derived from geodetic control monuments 5240 and 5241 and are referred to the central meridian of UTM zone 10.

The UTM coordinates and estimated absolute accuracy achieved have been derived from the Mascot published coordinates and standard deviations for geodetic control monuments 5240 and 5241.



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234, 18525 - 53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 7617-SUB1

POINT	UTM Northing	UTM Easting	POINT Combined Factor
GCM 5240	5,439,087.221	510,851.168	0.9995922
GCM 5241	5,439,090.321	510,453.501	0.9995942

ESTIMATED ABSOLUTE ACCURACY IS 0.02 METRES.

This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was completed on the 30th day of November, 2020.
Kenneth W. Schuurman, B.C.L.S. (800)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7909-0253-00

Issued To:

(the "Owner")

Address of Owner:

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

Parcel Identifier: 013-211-064

Parcel "G" (Reference Plan 13345) of Parcel "H" (Reference Plan 4977) South East Quarter
Section 8 Township 2 New Westminster District

13377 - 56 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Subdivision and Development Bylaw 8830, Section 24(a) is varied to reduce the minimum lot size requirements for septic tank servicing from 0.81 hectares to 0.21 hectares.
4. 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. 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.

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

7. 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 – Brenda Locke

City Clerk – Jennifer Ficocelli

**SUBDIVISION PLAN OF PARCEL "G" (REFERENCE PLAN 13345)
OF PARCEL "H" (REFERENCE PLAN 4977)
SOUTH EAST QUARTER SECTION 8, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT**

B.C.G.S. 92G.016



SCALE - 1 : 500
All distances are in metres

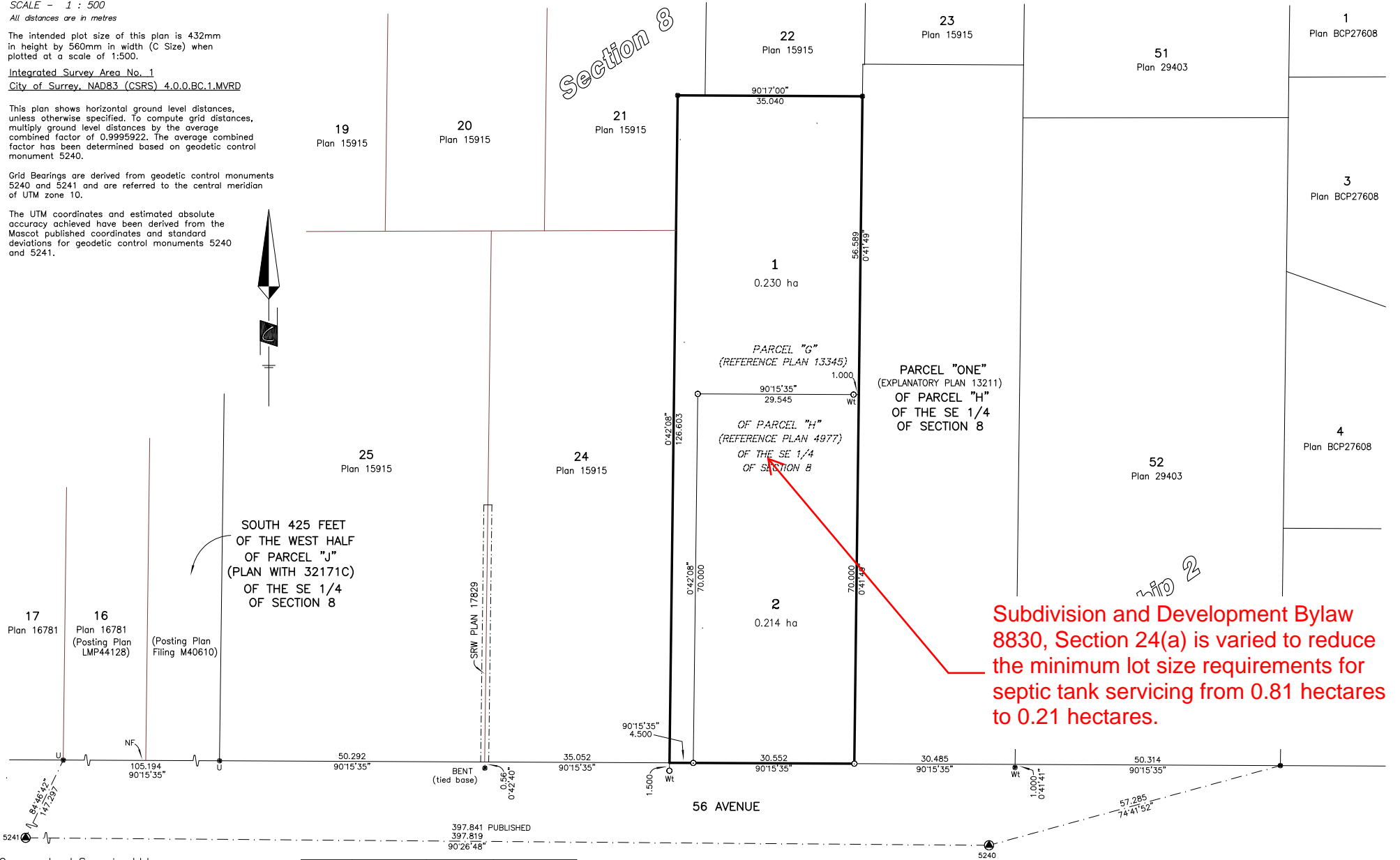
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Subdivision and Development Bylaw 8830, Section 24(a) is varied to reduce the minimum lot size requirements for septic tank servicing from 0.81 hectares to 0.21 hectares.

17 Plan 16781
16 Plan 16781 (Posting Plan LMP44128)
(Posting Plan Filing M40610)

SOUTH 425 FEET OF THE WEST HALF OF PARCEL "J" (PLAN WITH 32171C) OF THE SE 1/4 OF SECTION 8

397,841 PUBLISHED
397,819
90°26'48"

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234, 18525 - 53rd Avenue
Surrey, B.C. V3S 7A4
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