

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0009-00

Planning Report Date: December 13, 2010

**PROPOSAL:**

- **Development Variance Permit**

in order to retain an existing single family dwelling as part of a 3-lot subdivision.

**LOCATION:**

5445 - 144A Street

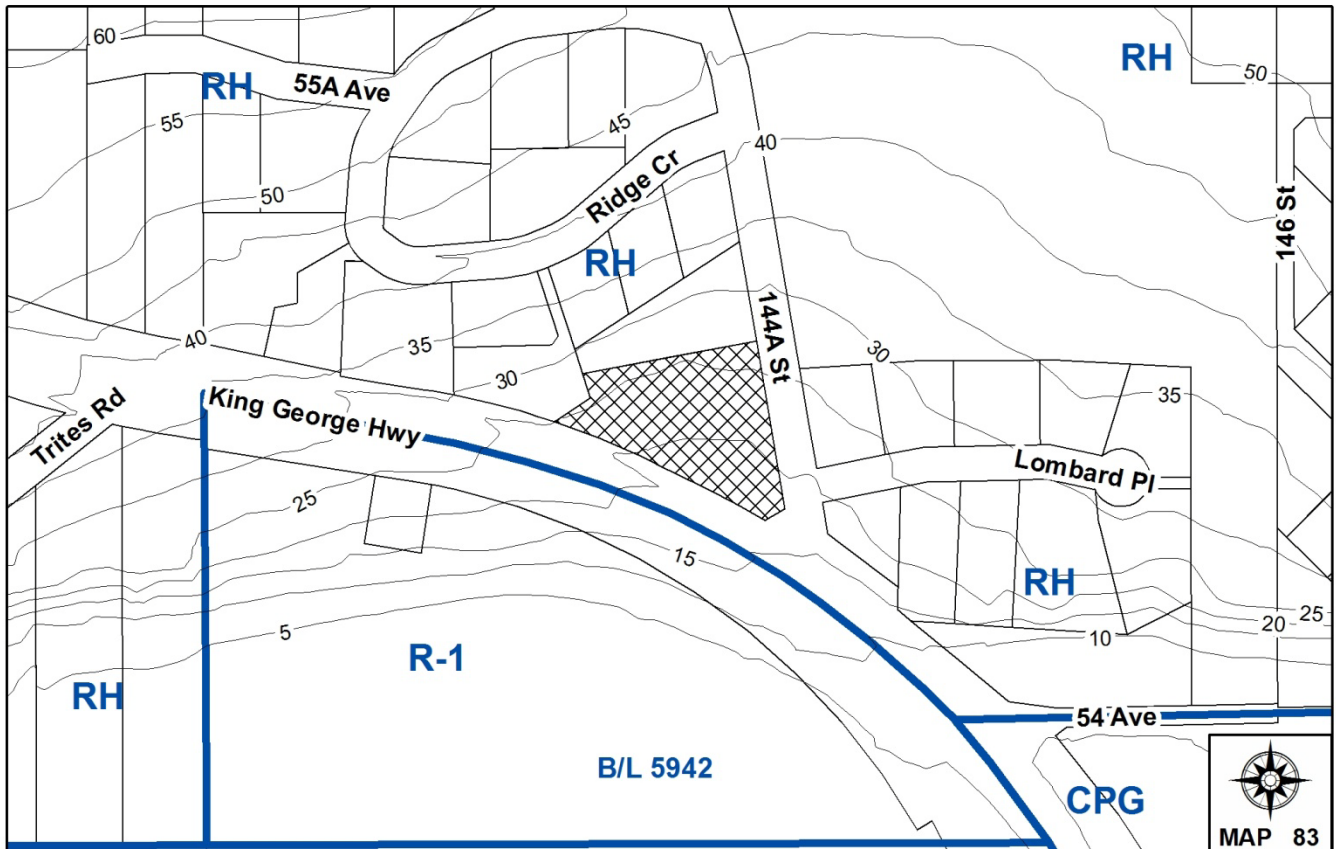
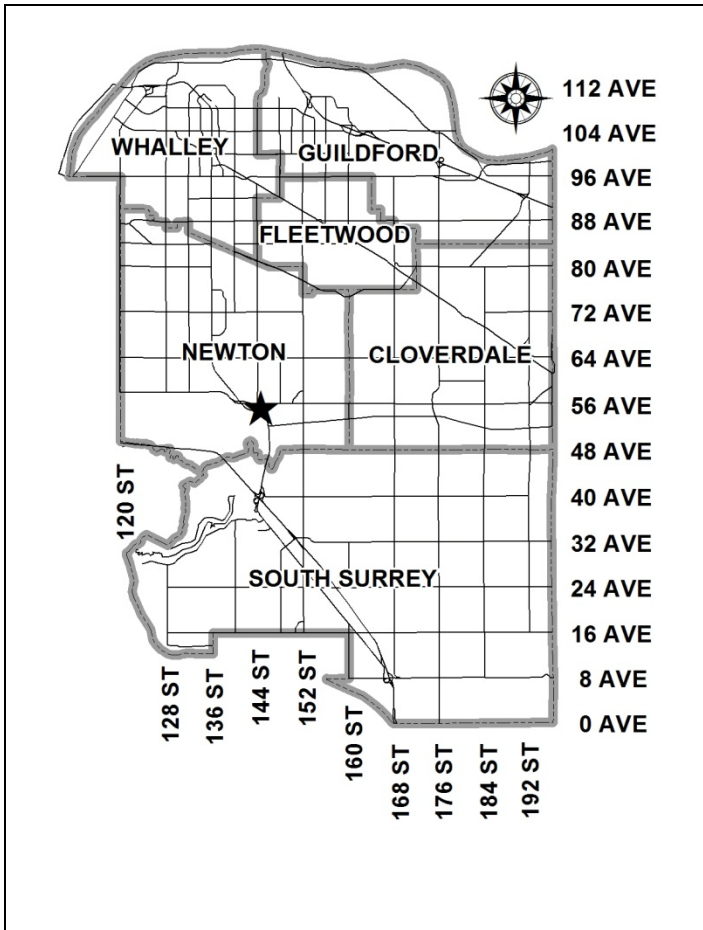
**OWNERS:**

Dilbir Singh Banipal and Surinder Singh Banipal

**ZONING:**

**OCp DESIGNATION:** Suburban

**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

- The applicant is requesting a Development Variance Permit for minimum rear yard setback relaxation in order to retain the existing single family dwelling.

### RATIONALE OF RECOMMENDATION

- The proposed subdivision of the subject site will result in the rear yard of proposed lot 1 to appear as the side yard to proposed lot 3. Approving the Development Variance Permit will result in conditions similar to a standard side yard setback between proposed Lots 1 and 3.
- The variance only applies to the existing building. Any future new buildings will have to comply with the minimum setbacks of the RH Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0009-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear side yard setback of the RH Zone from 7.5 metres (25 ft.) to 4.6 metres (15.1 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwelling.	Suburban/ Suburban Residential (Half Acre)	RH
East (Across 144A Street):	Single family dwelling.	Suburban Suburban (Half Acre)	RH
South (Across King George Boulevard):	Colebrook Park	Agricultural	RH
West:	Single family dwelling.	Suburban/ Suburban Residential (Half Acre)	RH

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is currently zoned "Half-Acre Residential Zone" (RH)" and is designated Suburban in the OCP.

Proposal

- The applicant proposes to subdivide the land into 3 single family lots. The applicant is requesting a Development Variance Permit to vary the minimum rear yard setback of the RH Zone from 7.5 metres (25 feet) to 4.6 metres (15.1 feet), in order to retain the existing dwelling.
- The proposed lots range in size from 1,858 square metres (20,000 square feet) to 2,239 square metres (24,100 square feet). The proposed lots range in width from 30 metres (98.4 feet) to

79 metres (259.2 feet). The proposed lot areas and widths comply with the minimum requirements of the RH Zone and are consistent with the existing lots in the area.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RH Zone from 7.5 meters (35 feet) to 4.6 metres (15.1 feet).

Applicant's Reasons:

- Proposed Lot 1 contains an existing dwelling that is proposed to be retained.

Staff Comments:

- The proposed subdivision of the subject site into 3 lots will result in the rear yard of proposed lot 1 to appear as the side yard to proposed lot 3. Approving the Development Variance Permit will result in conditions similar to a standard side yard setback between proposed Lots 1 and 3.
- The variance only applies to the existing building. Any new building on the site will have to comply with the minimum setbacks of the RH Zone.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7910-0009-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/kms

Information for City Clerk

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

1. (a) Agent:      Name:              Coastland Engineering & Surveying Ltd.  
                         Address:              #101, 19292 - 60 Avenue  
                                              Surrey, B.C.  
                                              V3S 3M2  
                         Tel:                      604-532-9700
  
2.      Properties involved in the Application
  - (a)      Civic Address:              5445 - 144A Street
  
  - (b)      Civic Address:              5445 - 144A Street  
                 Owners:                      Dilbir Singh Banipal and Surinder Singh Sidhu  
                 PID:                              009-270-485  
                 Lot 4 Except: Firstly: Part Subdivided by Plan 36726 Secondly: Part on Highway  
                 Plan 49472; District Lot 232 Group 2 New Westminster District Plan 22551
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7910-0009-00.

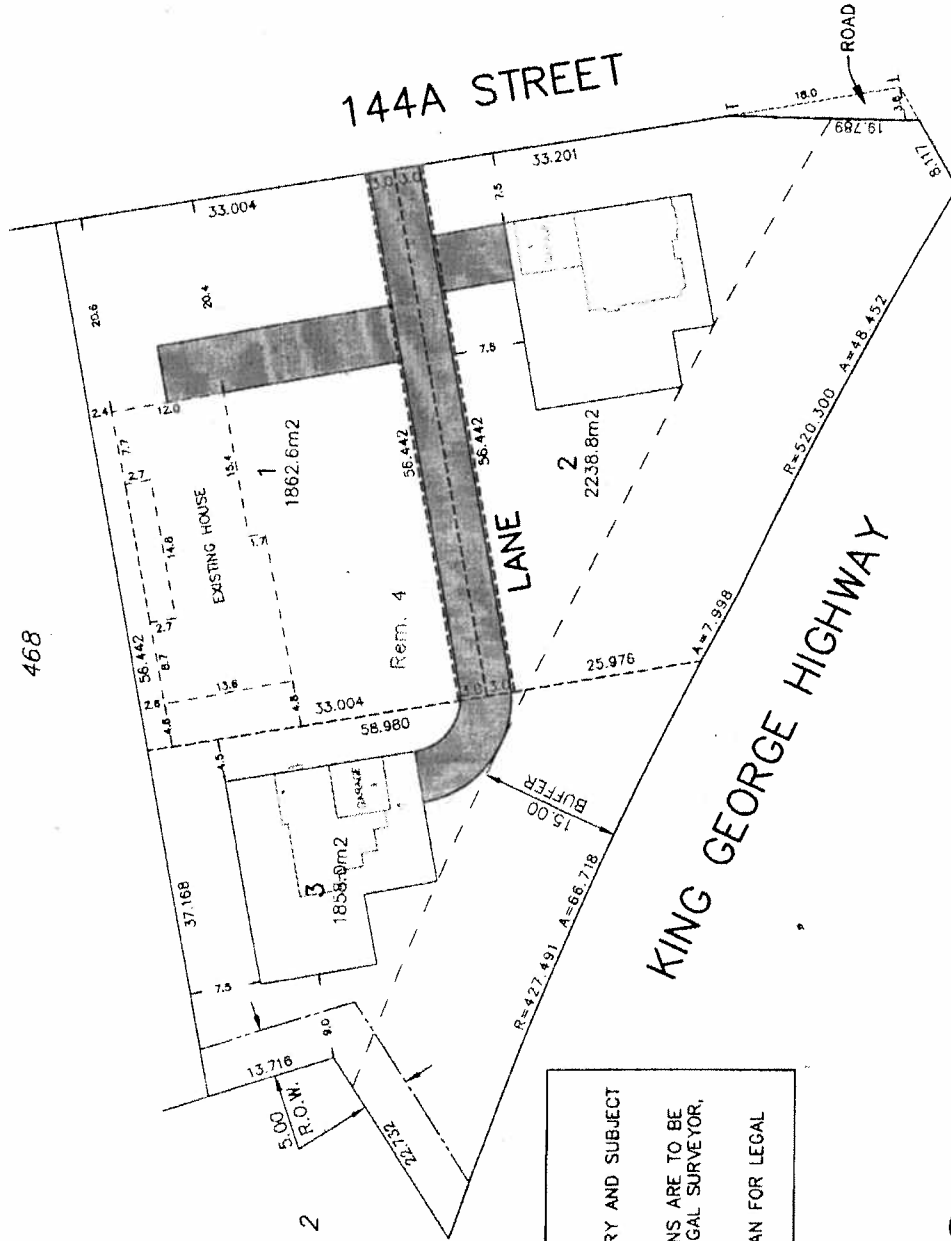
## SUBDIVISION DATA SHEET

Proposed Zoning: RH\_

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.57
Hectares	0.64
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	30.0 m – 79.0 m
Range of lot areas (square metres)	1,858 m – 2,290 m
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.7 upha/1.9 upa
Lots/Hectare & Lots/Acre (Net)	4.7 upha/1.9 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25.0%
Estimated Road, Lane & Driveway Coverage	13.3%
Total Site Coverage	38.3%
<b>PARKLAND</b>	n/a
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	NO

REM. LOT 4, DL 232, GP 2,  
 PLAN 22551,  
 NEW WESTMINSTER DISTRICT

CIVIC ADDRESS  
 5445-144A STREET,  
 SURREY, B.C.



**NOTES**

- 1) LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE THIS PLAN FOR LEGAL TRANSACTIONS.



#101, 19292 - 60 Avenue  
 Surrey, B.C. V3S 3M2  
 Phone: (604) 532-9700  
 Fax: (604) 532-9701

PROJECT No: #2156.10  
 LAYOUT-A  
 SCALE: 1:500  
 DATE: JUNE 11, 2010

## INTER-OFFICE MEMO

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TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **December 9, 2010** PROJECT FILE: **7810-0009-00**

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RE: **Engineering Requirements  
Location: 5445 144A St**

**SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 3.6 metre x 18.0 metre corner cut along 144A Street and King George Boulevard

***Works and Services***

- Construct 144A Street to Through Local standard;
- Construct private lane to 144A Street;
- Provide statutory right-of-way; and
- Provide access and services easement for private lane.

A Servicing Agreement is required prior to Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit/  
Development Variance Permit.



Bob Ambardar, P.Eng.  
Development Project Engineer

HB



# TREE PRESERVATION SUMMARY

**Surrey Project No:**

**Project Location:** 5445 144A Street, Surrey BC

**Project Arborist:** Glenn Murray for Froggers Creek Tree Consultants Ltd.  
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

## 1. General assessment of the site and tree resource:

The site is a large slightly sloped heavily treed lot. The trees are located to the south and west of the house. All the trees but one are native and most of them are cedars and maples. Some of the trees have grown very large. Many of the trees have been poorly pruned in the past, they now have poor structure and have a high potential for failure. Most of the trees appear to be in fair to good health.

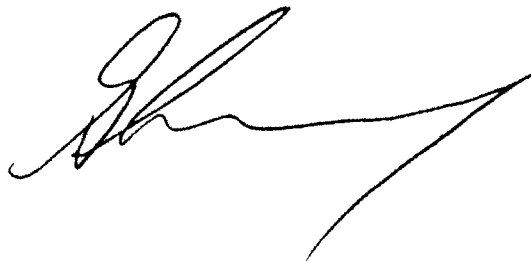
## 2. Summary of Proposed Tree Removal and Replacement:

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	64
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	31
D	Number of Protected Trees to be Retained	33
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	38
F	Number of Replacement Trees Proposed	38
G	Number of Replacement Trees in Deficit (E-F)	0
H	Number of Retained and Replacement Trees on Site (D+F+3)	71
I	Number of Lots Proposed in the Project	3
J	Average Number of Trees per Lot (H/I)	24

## 3. Tree Protection and Tree Replacement Plans

- The Tree Protection Plan is attached.



Dated: October 28, 2010

Glenn Murray – Board Certified Master Arborist  
I.S.A. Certification # PN-0795B  
Certified Tree Risk Assessor #0049  
Froggers Creek Tree Consultants Ltd.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0009-00

Issued To: DILBIR SINGH BANIPAL  
SURINDER SINGH SIDHU

(the "Owner")

Address of Owner: 5445 - 144A Street  
Surrey, BC  
V3X 3J9

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: 009-270-485

Lot 5 Except: Firstly: Part Subdivided by Plan 36726 Secondly: Part on Highway Plan 49472; District Lot 232 Group 2 New Westminster District Plan 22551

5445 - 144A Street

(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:

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- (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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 14 Half-Acre Residential Zone (RH) the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 4.6 metres (15.1 ft.).
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
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   .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan



PROJECT No: #2156.10  
 LAYOUT-A  
 SCALE: 1:500  
 DATE: JUNE 11, 2010

Varied from 7.5 metres to 4.6 metres

REM. LOT 4, DL 232, GP 2,  
 PLAN 22551,  
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