

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0217-00

Planning Report Date: January 10, 2011

**PROPOSAL:**

- **Development Variance Permit**

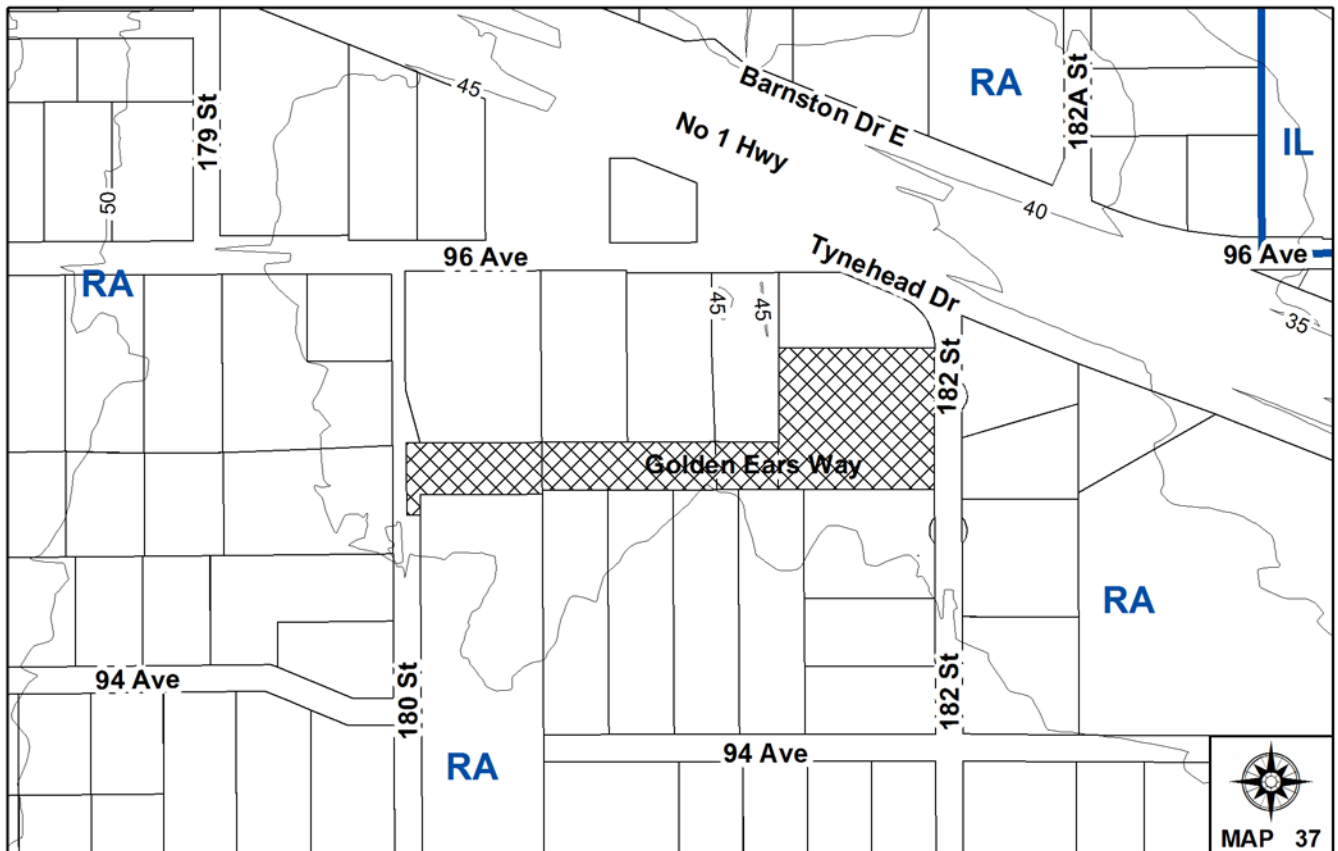
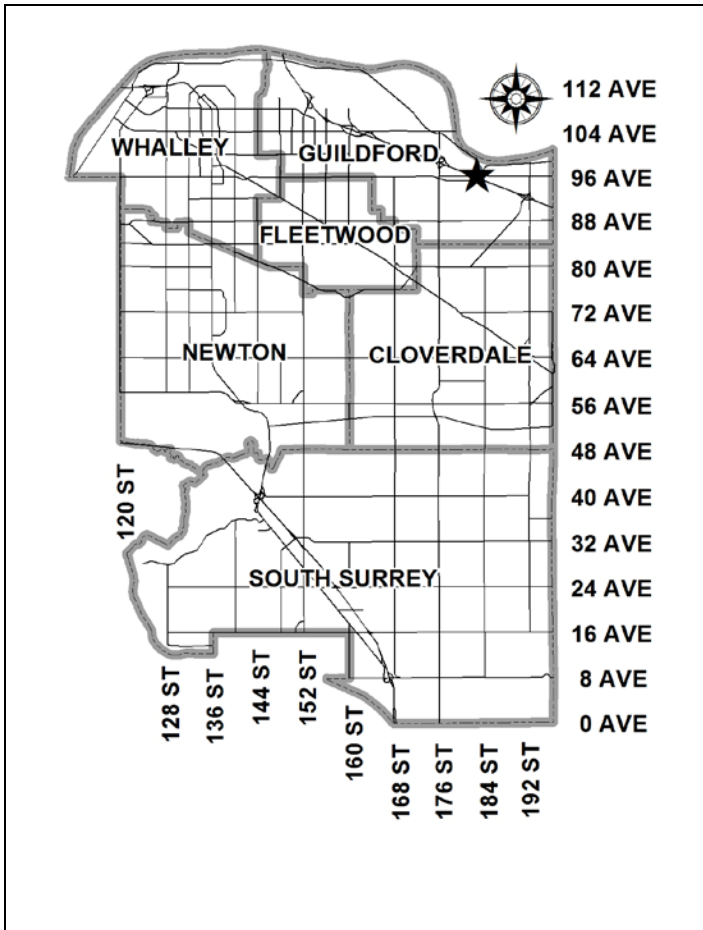
in order to vary the works and services requirement of the Subdivision and Development By-law, to facilitate a 2-lot subdivision including 1 lot for Golden Ears Way.

**LOCATION:** 9480 – 180 Street; 9515 – 182 Street and 18104/18134/ – 96 Avenue

**OWNER:** South Coast British Columbia Transportation Authority & Greater Vancouver Transportation Authority

**ZONING:** RA

**OCP DESIGNATION:** Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To waive for proposed Lot 1 and to defer for proposed Lot 2, the works and services requirements of the Subdivision & Development By-law.

RATIONALE OF RECOMMENDATION

- Proposed Lot 1 is entirely encumbered by the Golden Ears Way.
- At the time proposed Lot 2 develops, the works and services requirements can be achieved.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0217-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the Subdivision & Development By-law, by waiving works and services along 180 Street and service connections to proposed Lot 1; and
  - (b) to vary the Subdivision & Development By-law by deferring until building permit stage, the works and services along 182 Street and service connections to proposed Lot 2.

REFERRALS

**Engineering:** The Engineering Department can support the issuance of the Development Variance Permit subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

**Existing Land Use:** Golden Ears Way and vacant rural residential land.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, East, South and West:	Rural residential.	Suburban	RA

DEVELOPMENT CONSIDERATIONS

- The subject site comprises four (4) lots located between 180 Street and 182 Street along Golden Ears Way in the Anniedale-Tynehead NCP area. The site is designated Suburban in the Official Community Plan and is zoned One-Acre Residential Zone (RA).
- The subject site is owned by South Coast British Columbia Transportation Authority, and there is an associated subdivision application to consolidate and subdivide the subject properties from 4 lots into 2, as shown in Appendix II.
- Proposed Lot 1 is 1.44 hectares (3.56 acres) in size and is currently a constructed portion of Golden Ears Way, which links Highway No. 15 to the Golden Ears Bridge. Proposed Lot 2 is 0.78 hectares (1.95 acres) in size and is intended to be retained by the owner for a future TransLink facility.
- The applicant is requesting a Development Variance Permit to vary requirements of the Subdivision and Development By-law, which are triggered due to the proposed subdivision.
- As a condition of subdivision, a no-build Restrictive Covenant can be required on proposed Lot 2 until adequate services are provided.

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variance:

- To vary the Subdivision and Development By-law, No. 8830, by:
  - Waiving works and services for 180 Street and service connections for proposed Lot 1; and
  - Deferring until building permit stage for proposed Lot 2 the works and services for 182 Street and provision of service connections.

## Applicant's Rationale:

- The proposed subdivision is to sever the portion of land used for Golden Ears Way and to retain the surplus land for a future TransLink facility.
- No development is planned for proposed Lot 2 at this time.

## Staff Comments:

- Golden Ears Way is a fully constructed roadway on a fee simple lot and, therefore, Subdivision and Development By-law works and services are not necessary.
- When proposed Lot 2 is developed, the road works and services and site servicing connections will be required and this can be achieved by a no-build Restrictive Covenant as a condition of subdivision.
- Staff support this Development Variance Permit application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Comments
Appendix IV.	Development Variance Permit No. 7910-0217-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SAL/kms

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. 1/7/11 9:41 AM

Information for City Clerk

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

1. (a) Agent:     Name:                 Steve Howard, Howard Consulting Ltd.  
                  Address:             #1600 – 4720 Kingsway  
  Burnaby, BC  
                  Tel:                     604-453-4559

2.     Properties involved in the Application

- (a)     Civic Addresses:             18104, 18134 – 96 Avenue, 9515 – 182 Street and 9480 – 180 Street
- (b)     Civic Address:                18104 – 96 Avenue  
          Owner:                       Greater Vancouver Transportation Authority  
          PID:                         026-933-306  
          Parcel A (Plan BCP27281) of Lot 1 Section 32 Township 8 New Westminster District Plan LMP15332
- (b)     Civic Address:                18134 – 96 Avenue  
          Owner:                       Greater Vancouver Transportation Authority  
          PID:                         026-889-536  
          Parcel A (Plan BCP26862) of Lot 2 Section 32 Township 8 New Westminster District Plan LMP15332
- (c)     Civic Address:                9515 – 182 Street  
          Owner:                       Greater Vancouver Transportation Authority  
          PID:                         006-369-189  
          Lot 30 Section 32 Township 8 New Westminster District Plan 49653
- (d)     Civic Address:                9480 – 180 Street  
          Owner:                       South Coast British Columbia Transportation Authority  
          PID:                         026-933-365  
          Parcel A (Statutory Right of Way Plan BCP27280) North West 15 Acres More or Less North East Quarter Section 32 Township 8 New Westminster District Except Plan BCP42010

3.     Summary of Actions for City Clerk's Office

- (a)     Proceed with Public Notification for Development Variance Permit No. 7910-0217-00.

**PLAN BCP**

DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER B.C. THIS DAY OF \_\_\_\_\_ 2010






DEPUTY REGISTRAR

REF. No. \_\_\_\_\_

**SUBDIVISION PLAN OF PARCEL A (PLAN BCP26862) OF LOT 2 PLAN LMP15332, PARCEL A (SRW PLAN BCP27281) OF LOT 1 PLAN LMP15332, PARCEL A (SRW PLAN BCP27280) OF NORTH WEST 15 ACRES MORE OF LESS NORTH EAST QUARTER SEC 32 TP 8 EXCEPT PLAN BCP42010, AND LOT 30 PLAN 49653, ALL OF SEC 32 TP 8 NWD**

B.C.C.S. 92G-017

**LEGEND**

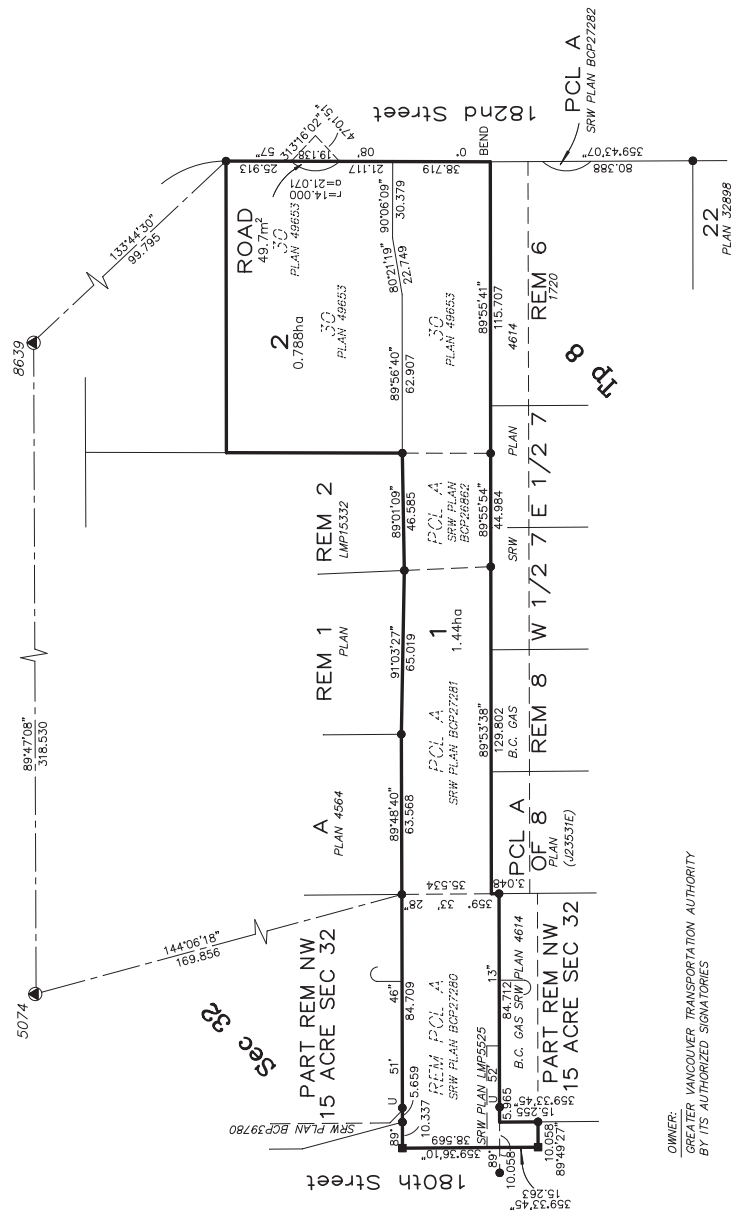
-  DENOTES CONTROL MONUMENT FOUND
-  DENOTES LEAD PLUG FOUND
-  DENOTES STANDARD IRON POST FOUND
-  DENOTES WITNESS
-  DENOTES HECTARES

**SCALE 1 : 1500**



**INTEGRATED SURVEY AREA No. 1, SURREY**

Grid bearings are derived from observations between geodetic control monuments 5074 and 8639 except where otherwise noted. To compute grid distances, multiply ground-level distances by a combined factor of 0.9998013.



OWNER: GREATER VANCOUVER TRANSPORTATION AUTHORITY BY ITS AUTHORIZED SIGNATORIES

Name: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 AS TO BOTH SIGNATURES  
 Name: \_\_\_\_\_  
 ADDRESS OF WITNESS  
 OCCUPATION OF WITNESS

APPROVED UNDER THE LAND TITLE ACT THIS DAY OF \_\_\_\_\_ 2010

APPROVING OFFICER FOR THE CITY OF SURREY

I, Shannon Aldridge, a British Columbia Land Surveyor, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the \_\_\_\_\_ day of \_\_\_\_\_, 2010. The plan was completed and checked, and the checklist filed under # \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

**PRELIMINARY**

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

The intended plot size of this plan is 360mm in width and 432mm in height (C size) when plotted at a scale of 1:1500.



## INTER-OFFICE MEMO

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

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

DATE: **January 5, 2011** PROJECT FILE: **7810-0217-00**

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RE: **Engineering Requirements  
Location: 9480 180 St., 18104-96 Ave., 18134-96 Ave. & 9515-182 St.**

**SUBDIVISION**

There are no engineering requirements relative to the proposed Subdivision. A Servicing Agreement is not required prior to the Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit to vary the works and servicing requirements for the proposed lots, provided that the following Restrictive Covenant (RC) is registered on title:

- No Build RC (except for road/Golden Ears Way) on Lot 1; and
- No Build/No Disturbance RC on Lot 2.

Bob Ambardar, P.Eng.  
Development Project Engineer

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0217-00

Issued To: SOUTH COAST BRITISH COLUMBIA TRANSPORTATION  
AUTHORITY  
GREATER VANCOUVER TRANSPORTATION AUTHORITY

Address of Owner: 1600 - 4720 Kingsway  
Burnaby, BC  
V5H 4N2

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: 026-933-306

Parcel A (Statutory Right of Way Plan BCP27281) Lot 1 Section 32 Township 8 New Westminister District Plan LMP15332

18104 - 96 Avenue

Parcel Identifier: 026-889-536

Parcel A (Plan BCP26862) of Lot 2 Section 32 Township 8 New Westminister District Plan LMP15332

18134 - 96 Avenue

Parcel Identifier: 006-369-189

Lot 30 Section 22 Township 8 New Westminister District Plan 49653

9515 - 182 Street

Parcel Identifier: 026-933-365

Parcel A (Statutory Right of Way Plan BCP27280) North West 15 Acres More or Less North East Quarter Section 32 Township 8 New Westminister District Except Plan BCP42010

9480 - 180 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:
  - (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
  - (a) In Part V - Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide vehicular highway systems, pedestrian highway systems, water supply, sanitary sewer, drainage works, underground wiring, and street lighting systems is:
    - i. waived for proposed Lot 1; and
    - ii. is deferred for proposed Lot 2 until building permit stage.
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 .

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Mayor - Dianne L. Watts

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City Clerk - Jane Sullivan

**PLAN BCP**

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AT NEW WESTMINSTER B.C.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010

DEPUTY REGISTRAR

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PARCEL A (SRW PLAN BCP27281) OF LOT 1 PLAN LMP15332,  
PARCEL A (SRW PLAN BCP27280) OF NORTH WEST 15 ACRES  
MORE OF LESS NORTH EAST QUARTER SEC 32 TP 8 EXCEPT  
PLAN BCP42010, AND LOT 30 PLAN 49653, ALL OF SEC 32 TP 8 NWD**

B.C.C.S. 92G.017

**LEGEND**

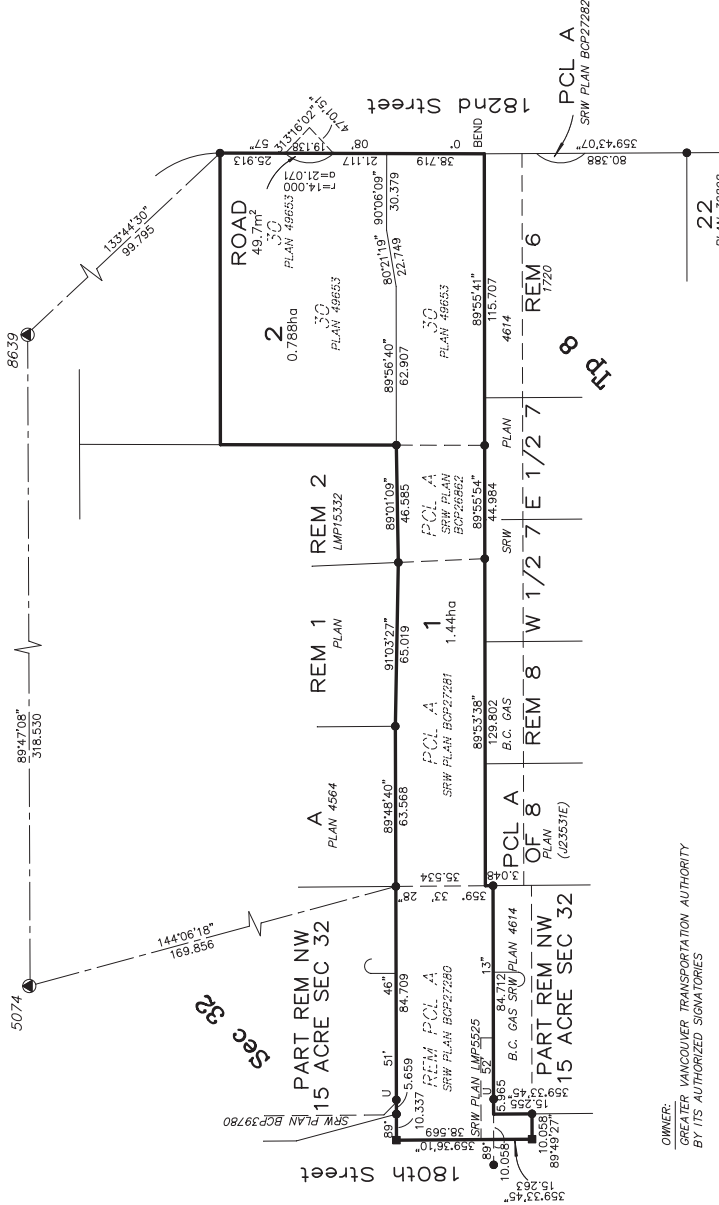
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- W DENOTES WITNESS
- HA DENOTES HECTARES

**SCALE 1 : 1500**

ALL DISTANCES ARE IN METRES

**INTEGRATED SURVEY AREA No. 1, SURREY**

WAD 83 (CSRS 2005)  
Grid bearings are derived from observations between  
geodetic control monuments 5074 and 8639  
This plan shows horizontal ground level measured distances,  
except where otherwise noted. To compute grid distances,  
multiply ground-level distances by a combined factor of 0.9998013.



OWNER:  
GREATER VANCOUVER TRANSPORTATION AUTHORITY  
BY ITS AUTHORIZED SIGNATORIES

Name: \_\_\_\_\_

Name: \_\_\_\_\_

WITNESS:  
AS TO BOTH SIGNATURES

Name: \_\_\_\_\_

ADDRESS OF WITNESS

OCCUPATION OF WITNESS

APPROVED UNDER THE LAND TITLE ACT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010

APPROVING OFFICER FOR THE  
CITY OF SURREY

I, Shannon Aldridge, a British Columbia Land Surveyor,  
certify that I was present at and personally supervised  
the survey represented by this plan, and that the survey  
and plan are correct. The field survey was completed  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2010. The plan was completed  
and checked, and the checklist filed under # \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

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