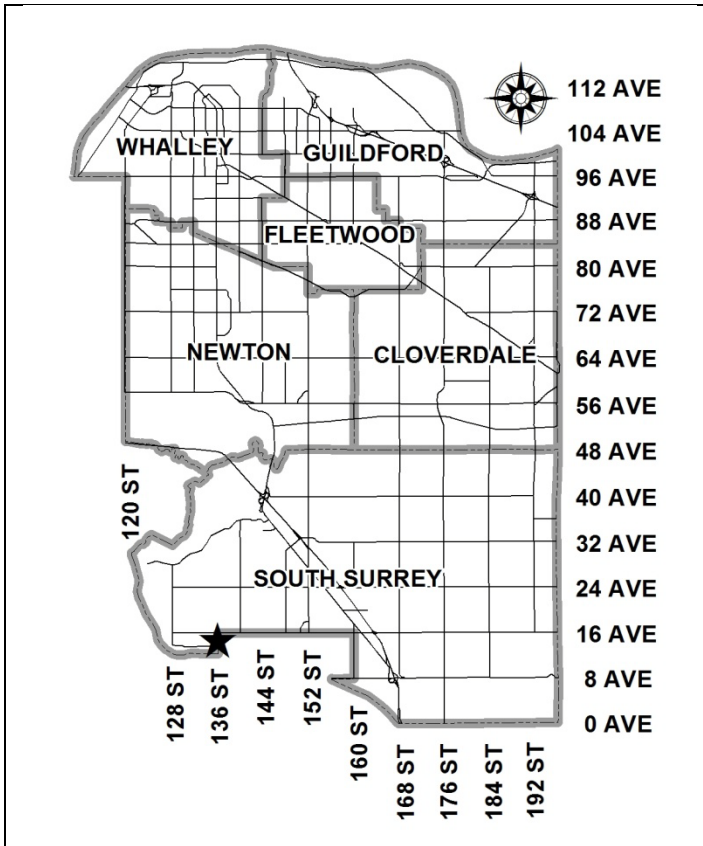


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0325-00

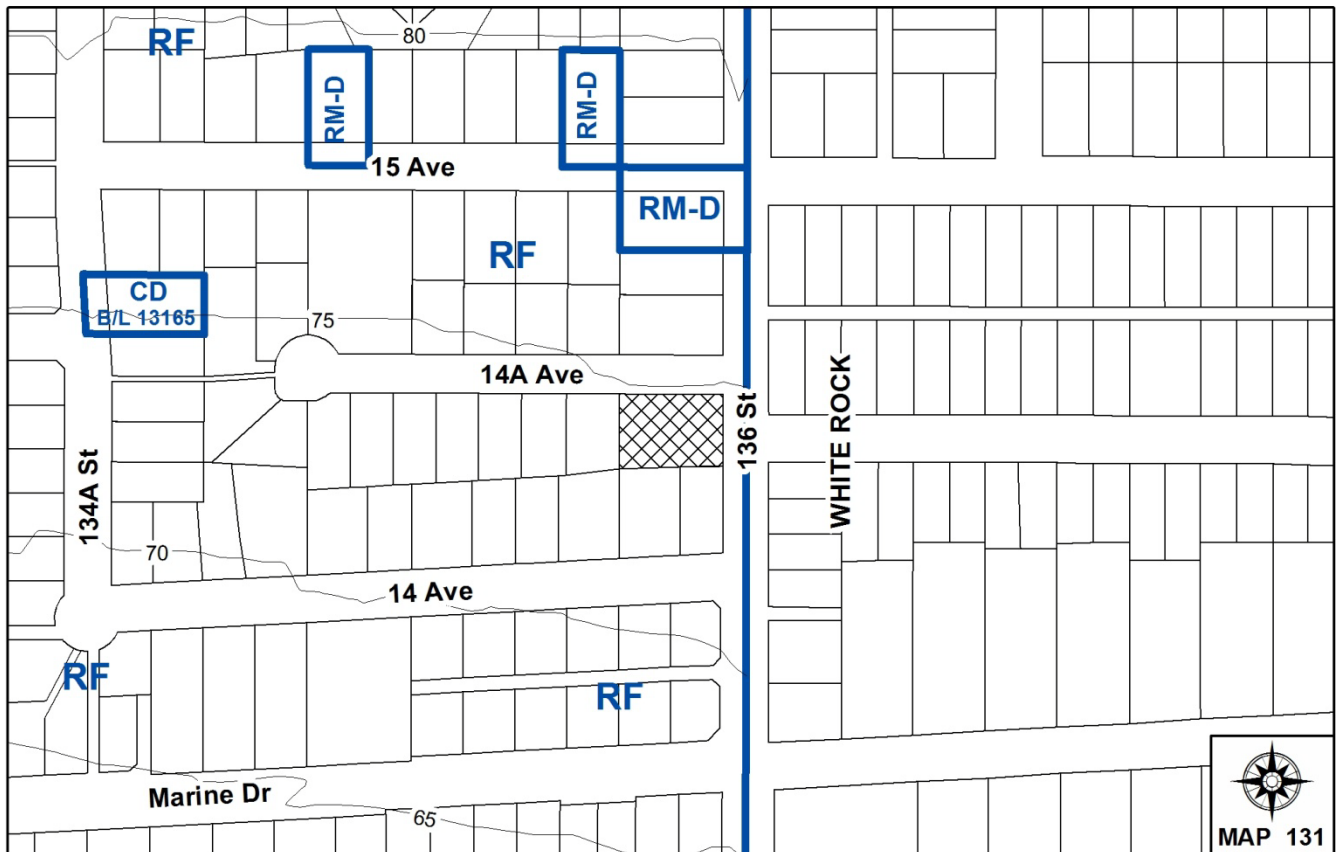
Planning Report Date: November 28, 2011



PROPOSAL:

- **Development Variance Permit**
 in order to retain the existing dwelling and attached carport.

LOCATION: 1435 - 136 Street
OWNER: Peter M. Banicevic
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- In conjunction with an application to subdivide the subject property, the applicant is requesting a Development Variance Permit for minimum rear yard and minimum front yard setback in order to retain the existing dwelling and attached carport.

RATIONALE OF RECOMMENDATION

- Approving the Development Variance Permit will not impact the existing separation between the carport and the dwelling on the adjacent property at 1417 14 Avenue.
- The variance only applies to the existing building. Any future new buildings will have to comply with the minimum setbacks of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-3025-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.5 metres (8.2 ft.); and
 - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 7.28 metres (23.9 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 14A Avenue):	Single family dwelling.	Urban	RF
West:	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
East (Across 136 Street):	City of White Rock		

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is currently zoned "Single Family Residential Zone (RF)" and is designated Urban in the OCP.

Proposal

- The applicant proposes to subdivide the land into 2 single family lots. The applicant is requesting a Development Variance Permit to vary the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.5 metres (8.2 ft.) and the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 7.28 metres (23.9 ft.) in order to retain the existing dwelling and attached carport.

- The proposed lots range in size from 637.5 square metres (6,862.0 square feet) to 655.2 square metres (7,052.5 square feet). The proposed lots are 20.98 metres (68.8 feet) in width, comply with the minimum requirements of the RF Zone and are consistent with the existing lots in the area.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear side yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.5 metres (8.2 ft.).

Applicant's Reasons:

- Proposed Lot 2 contains an existing dwelling with an attached carport that is proposed to be retained. The carport encroaches into the rear yard setback of the RF Zone, however its location and existing proximity to the dwelling on the neighbouring property is not affected by the subdivision of the subject property.

Staff Comments:

- The existing dwelling currently complies with all setbacks under the RF Zone, however subdivision results in changes to the front and rear lot lines.
- The proposed subdivision of the subject site into 2 lots will not impact the existing separation between the carport and the dwelling on the adjacent property at 1417 14 Avenue.
- The variance only applies to the existing building. Any new building on the site will have to comply with the minimum setbacks of the RF 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
Appendix III.	Development Variance Permit No. 7910-0325-00

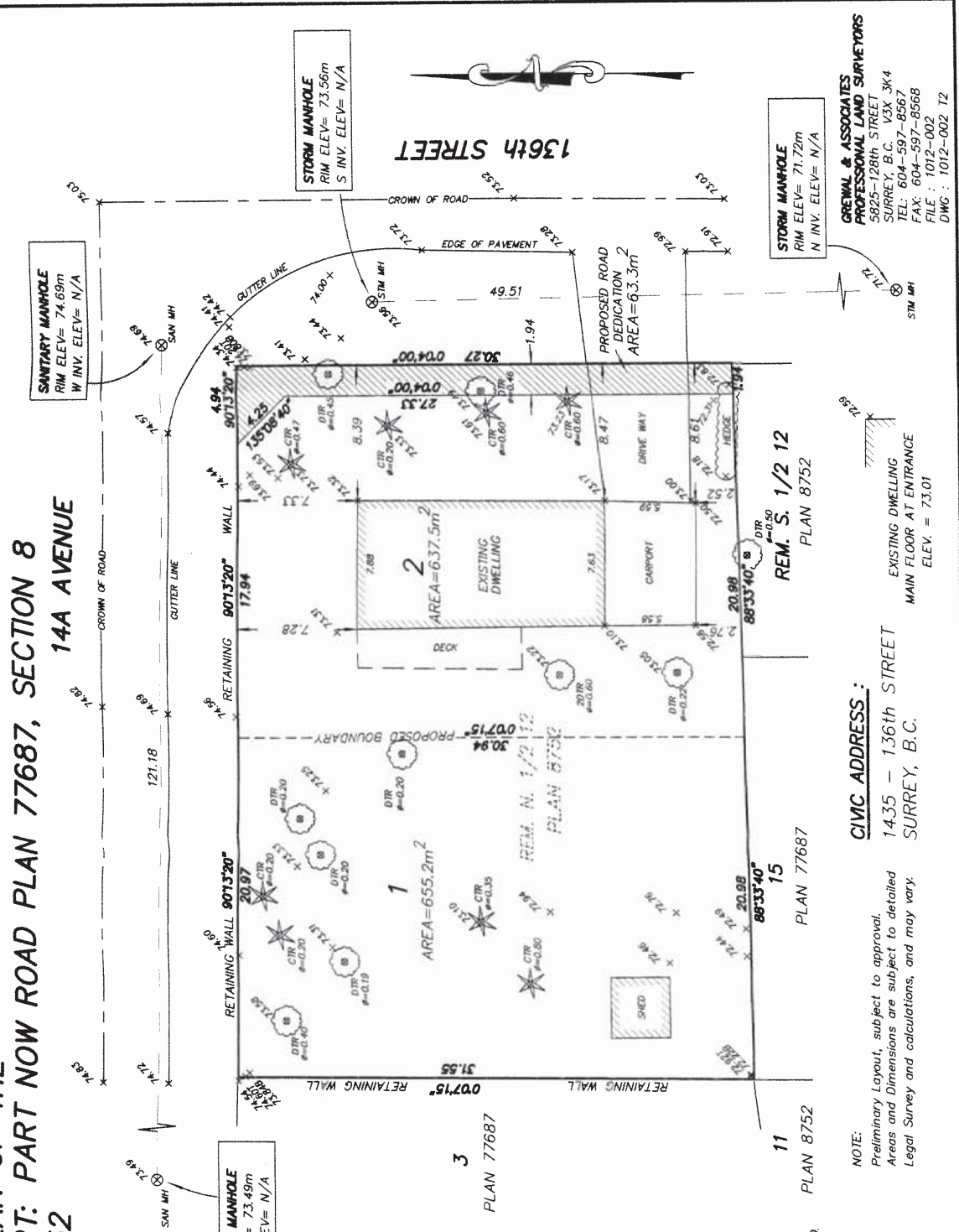
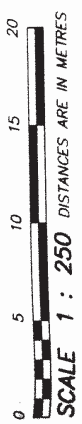
original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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BC LAND SURVEYORS PROPOSED SUBDIVISION AND TOPOGRAPHICAL SURVEY PLAN OF THE NORTH HALF LOT 12 EXCEPT: PART NOW ROAD PLAN 77687, SECTION 8 TOWNSHIP 1 NWD PLAN 8752
 PID : 000-841-480



STORM MANHOLE
 RIM ELEV= 73.56m
 S INV. ELEV= N/A

SANITARY MANHOLE
 RIM ELEV= 74.69m
 W INV. ELEV= N/A

STORM MANHOLE
 RIM ELEV= 71.72m
 N INV. ELEV= N/A

**GREWAL & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS**
 5825-128th STREET
 SURREY, B.C. V3V 3K4
 TEL: 604-597-8567
 FAX: 604-597-8568
 FILE : 1012-002
 DWG : 1012-002 T2

LEGEND :
 SAN MH ⊗ DENOTES SANITARY MANHOLE
 STM MH ⊗ DENOTES STORM MANHOLE
 CTR * DENOTES CONIFEROUS TREE
 DTR ○ DENOTES DECIDUOUS TREE

ELEVATION DERIVATION
 ELEVATIONS ARE DERIVED FROM CITY OF SURREY CONTROL MONUMENT No. 5474 ELEVATION=87.669m DATUM NAD83 (CSRS) 2005

Lot dimensions and clearances according to Field Survey.

This plan does not show non-plan charges, liens or interests.
 This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or after this document in whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 3rd DAY OF DECEMBER, 2010.

(Signature)
 LAKHJOT S. GREWAL
 B.C.L.S.

NOTE:
 Preliminary Layout, subject to approval.
 Areas and Dimensions are subject to detailed Legal Survey and calculations, and may vary.

CIVIC ADDRESS :
 1435 - 136th STREET
 SURREY, B.C.
 ELEV. = 73.01

REM. S. 1/2 12
 PLAN 8752

REM. N. 1/2 12
 PLAN 8752

3
 PLAN 77687

11
 PLAN 8752

136th STREET



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0325-00

Issued To: PETER M. BANICEVIC

("the Owner")

Address of Owner: 7064 Sierra Drive
Burnaby, BC
V5A 1A5

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: 000-841-480
 North Half Lot 12 Except: Part Now on Road Plan 77687, Section 8 Township 1 New
 Westminster District Plan 8752

1435 - 136 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:

- (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:

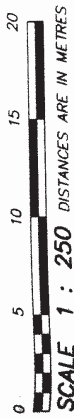
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 Single Family Residential Zone (RF) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 2.5 metres (8.2 ft.); and
 - (b) In Section F of Part 16 Single Family Residential Zone (RF) the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 7.28 metres (23.9 ft.).
5. The siting of buildings and structures shall be in accordance with the drawing numbered 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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

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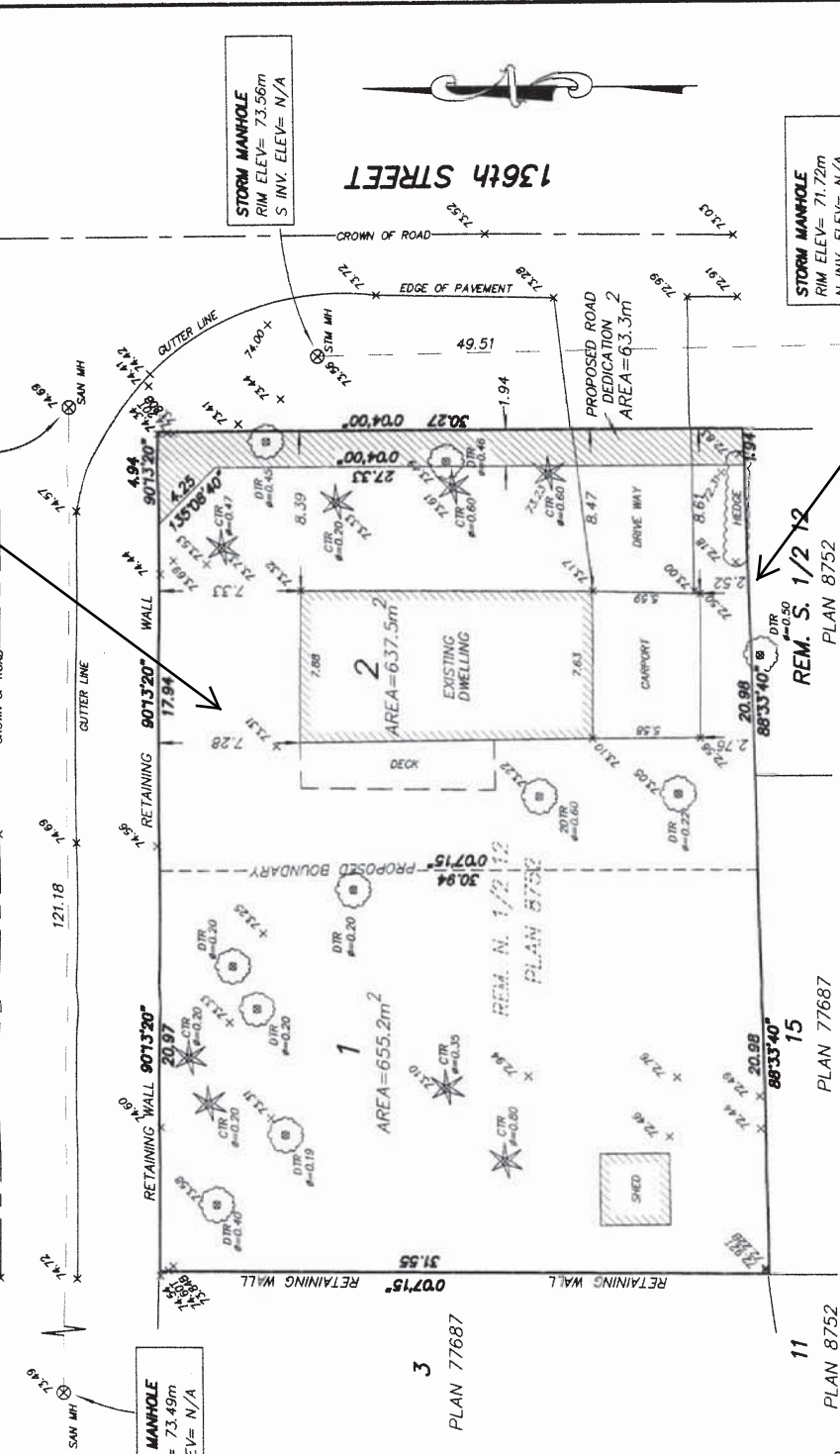
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DVP for minimum front yard setback

DVP for minimum rear yard setback



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 - CTR * DENOTES CONIFEROUS TREE
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REM. S. 1/2 12
 PLAN 8752

11
 PLAN 8752

15
 PLAN 77687

3
 PLAN 77687

136th STREET

CROWN OF ROAD

EDGE OF PAVEMENT

PROPOSED ROAD DEDICATION 2 AREA=63.37m

EXISTING DWELLING AREA=637.5m²

AREA=655.2m²

AREA=637.5m²

AREA=637.5m²

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