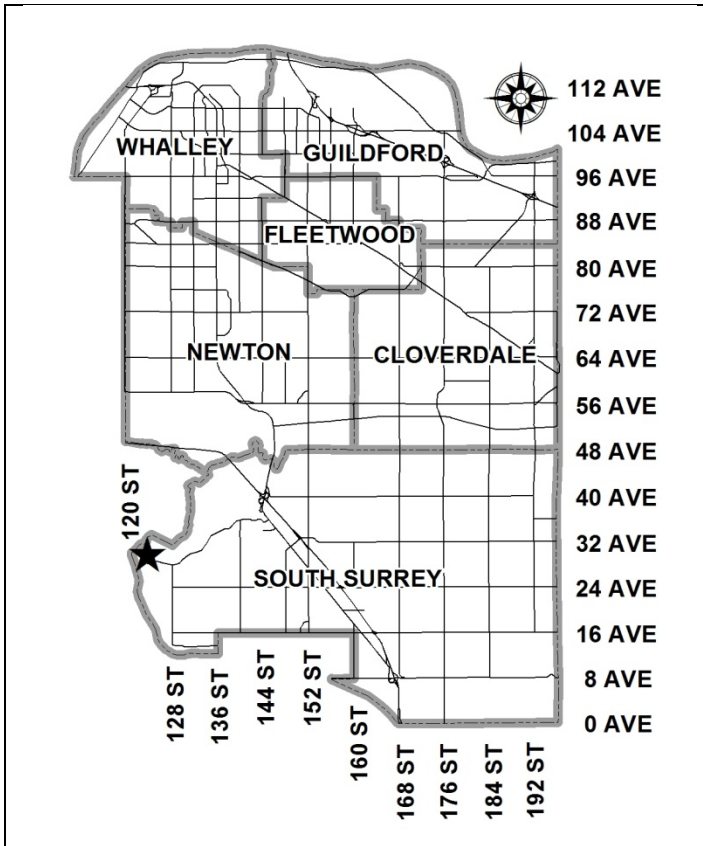


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0087-00

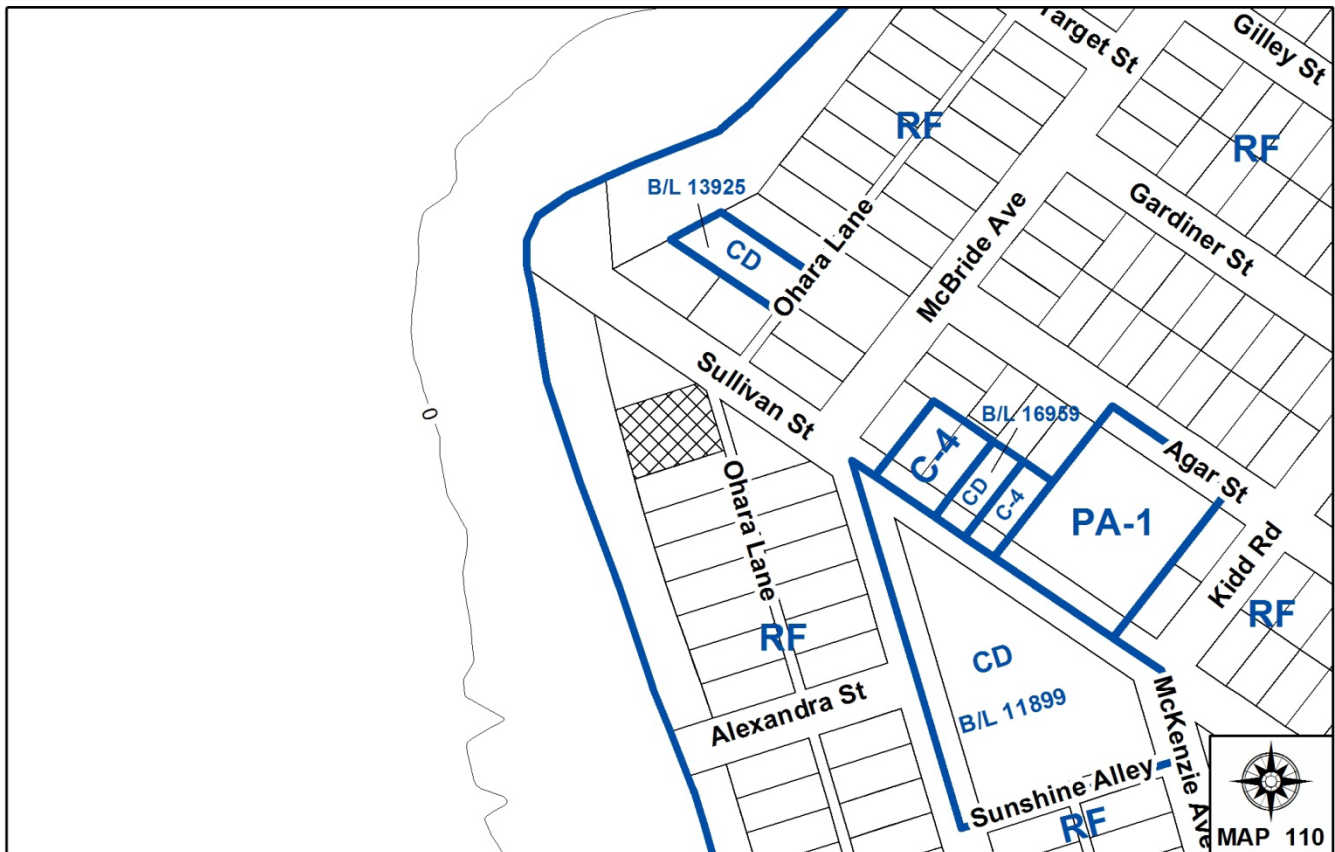
Planning Report Date: April 23, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to retain an existing single family dwelling as part of a 2-lot subdivision.

LOCATION: 2954 O'Hara Lane
OWNER: Luisa G Krusel, Executor of the Will of Gerald Danny Wayne Krusel, Deceased
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

- The applicant is requesting a Development Variance Permit to vary the minimum side yard setback on proposed Lot 2 in order to retain an existing single family dwelling.

RATIONALE OF RECOMMENDATION

- The variance is proposed along the north boundary of proposed Lot 2, adjacent to proposed Lot 1. The separation between the existing dwelling on the subject property and the dwelling located to the south at 2946 O'Hara Lane remains unchanged.
- The variance is minor and only applies to the existing building. Any new building on the site will have to comply with the minimum setbacks of the RF Zone.
- The subject site was historically two (2) separate lots. A Lot Line Cancellation was filed with the Land Titles Office in 2001. The applicant proposes to restore the original two (2) lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0087-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RF Zone from 1.8 m (6 ft.) to 1.3 m (4.2 ft.) for proposed Lot 2.

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:	Single family dwelling.	Urban	RF
East:	Single family dwelling.	Urban	RF
South (Across Ohara Lane):	Single family dwelling.	Urban	RF
West:	Crescent Beach.	N/A	N/A

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 side yard setback of the RF Zone from 1.8 m (6 ft.) to 1.3 m (4.2 ft.) in order to retain an existing single family dwelling.
- The proposed lots range in size from 585 square m (6,297 square ft.) to 605 square m (6,512 square ft.). The proposed lots are just over 15 m (50 ft.) wide. The proposed lot areas

and widths comply with the minimum requirements of the RF Zone and are consistent with the size of other existing lots in the area.

- A Building Scheme will be registered against the title of the new lots as a Section 219 Restrictive Covenant.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback of the RF Zone from 1.8 m (6 ft.) to 1.3 m (4.2 ft.) for proposed Lot 2.

Applicant's Reasons:

- Proposed Lot 2 contains a dwelling that is proposed to be retained.

Staff Comments:

- The variance is proposed along the north boundary of proposed Lot 2, adjacent to proposed Lot 1. The separation between the existing dwelling on the subject property and the dwelling located to the south at 2946 Ohara Lane remains unchanged.
- The variance is minor and only applies to the existing building. Any new building on the site will have to comply with the minimum setbacks of the RF Zone.
- Staff support the requested variances to 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 and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Development Variance Permit No. 7911-0087-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

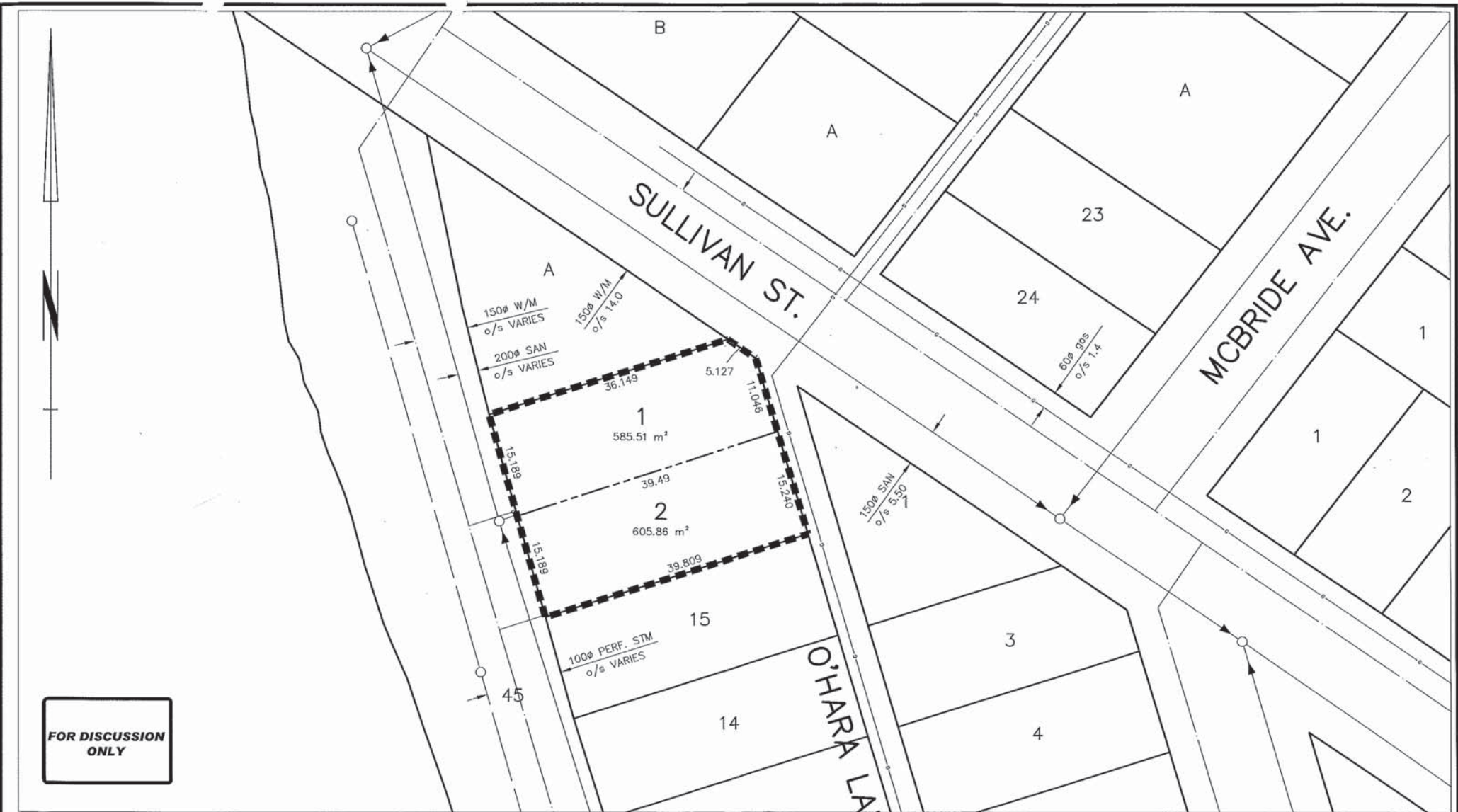
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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.295
Hectares	0.1197
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	15 m
Range of lot areas (square metres)	585 m ² – 605 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.7 uph / 6.77 upa
Lots/Hectare & Lots/Acre (Net)	16.7 uph / 6.77 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	45%
PARKLAND	
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	NO



Preliminary Subdivision Sketch

#2954 - O'Hara Lane, Surrey, BC

SCALE: 1:500



NOTE: ALL DIMENSIONS AND AREAS TO BE CONFIRMED BY LEGAL SURVEYOR



HunterLai
ENGINEERING L
May 2011
#6512

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0087-00

Issued To: LUISA G KRUSEL

("the Owner")

Address of Owner: 6467 Summit Crescent
Delta BC
V4E 2C3

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: 025-072-404

Lot B (BR157519) Block 6 District Lot 52 Group 2 New Westminster District Plan 2200
2954 O'Hara Lane

(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 has been issued, as follows:

Parcel Identifier:

3. (b) If the civic address changes, the City Clerk is directed to insert the new civic address 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 side yard setback is reduced from 1.8 metres (6 ft.) to 1.3 metres (4.2 ft.) for Lot 2.
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.

6. 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.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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

TOPOGRAPHIC PLAN OF LOT 1 AND 2 BLOCK 6 DISTRICT LOT 52, GROUP 2, N.W.D., PLAN BCP _____

0 5 10

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

The intended plot size of this plan is 432mm in width by 279mm in height (B Size) when plotted at a scale of 1:250



This document shows the relative location of the structures and features with respect to the boundaries of the parcel described above. It shall not be used to define property lines or property corners, and should be used in conjunction with a current title search to determine any charges which may affect land use.

LOT DIMENSIONS ARE FROM PLAN GROUND SURVEY

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY. 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 PLAN DOES NOT CONSTITUTE A RESURVEY OF THE LEGAL BOUNDARIES OF THE TITLED LOT OR LOTS, IT IS COMPILED FROM FIELD TIES AND LAND TITLE OFFICE RECORDS.

LEGEND

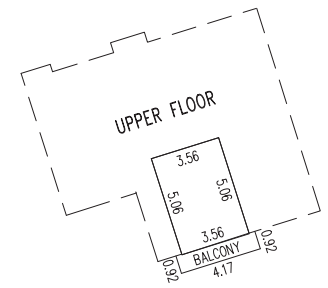
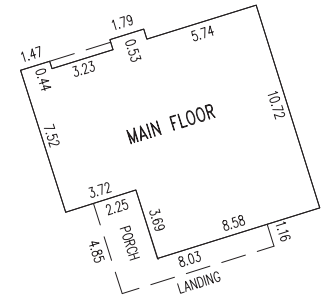
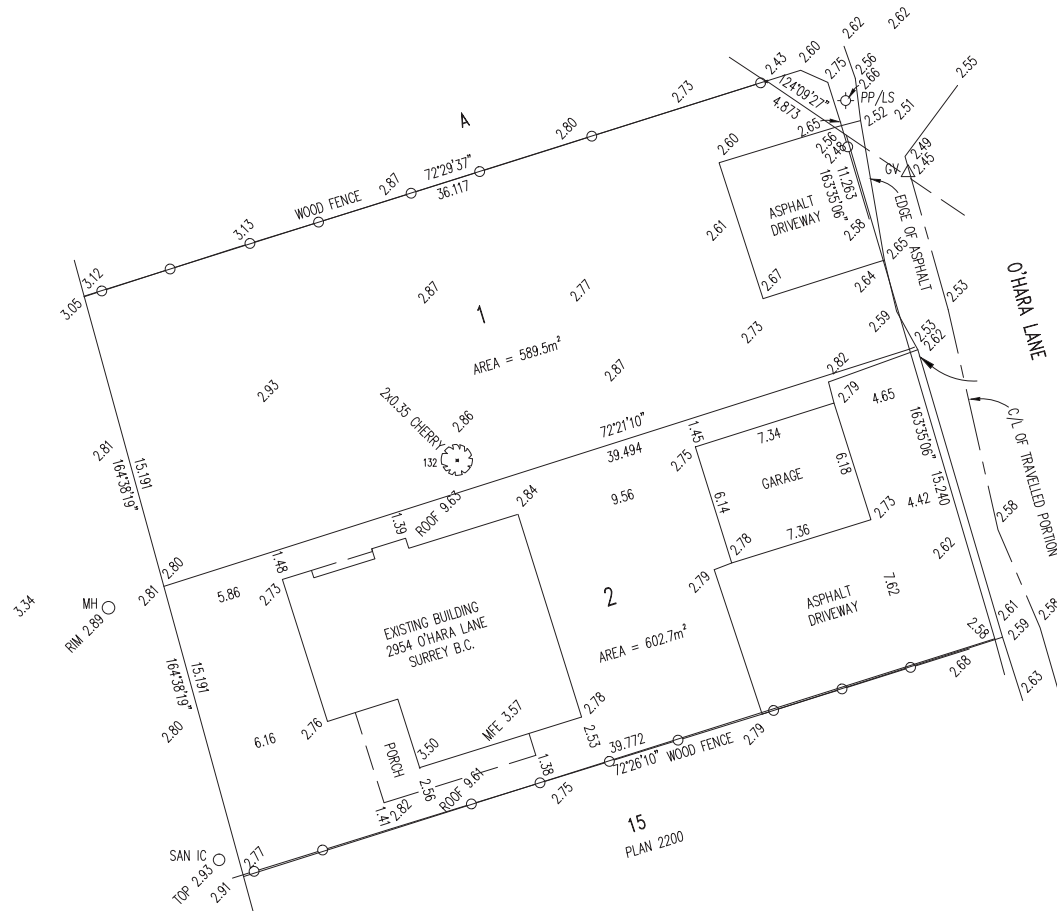
- ⊗ WV - WATER VALVE
- ⊙ T - TREE
- ⊠ CB - CATCH BASIN
- ⊙ WM - WATER METER
- ⊙ STM MH - STORM MANHOLE
- ⊙ SAN MH - SANITARY MANHOLE
- ⊙ UP - UTILITY POLE
- ⊙ HYD - HYDRANT
- ⊙ PP - POWER POLE
- ⊙ GV - GAS VALVE
- ⊙ LB - LAWN BASIN

NOTE GROUND ELEVATIONS ON THIS PLAN ARE NOT TO BE USED FOR CONSTRUCTION BENCHMARK PURPOSES. A BENCHMARK MAY BE OBTAINED FROM THIS OFFICE.

• 2.82 INDICATES LOCATION AND ELEVATION OF GROUND SHOT.

ELEVATIONS ARE DERIVED FROM CITY OF SURREY MONUMENT 5494 LOCATED AT MCBRIDE & WICKSON, ELEVATION = 2.173

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE NOT TO SCALE AND DO NOT REPRESENT CANOPY DIAMETER. THEY INDICATE LOCATION ONLY.



FLOOR AREA RATIO (F.A.R.) CALCULATIONS	
GROUND FLOOR AREA	120m ²
UPPER FLOOR AREA	18m ²
TOTAL	138m ²
F.A.R. =	$\frac{138m^2}{603m^2} = 0.23$

CERTIFIED CORRECT BCLS
 Dated this _____ day of _____, 2012
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED. ©