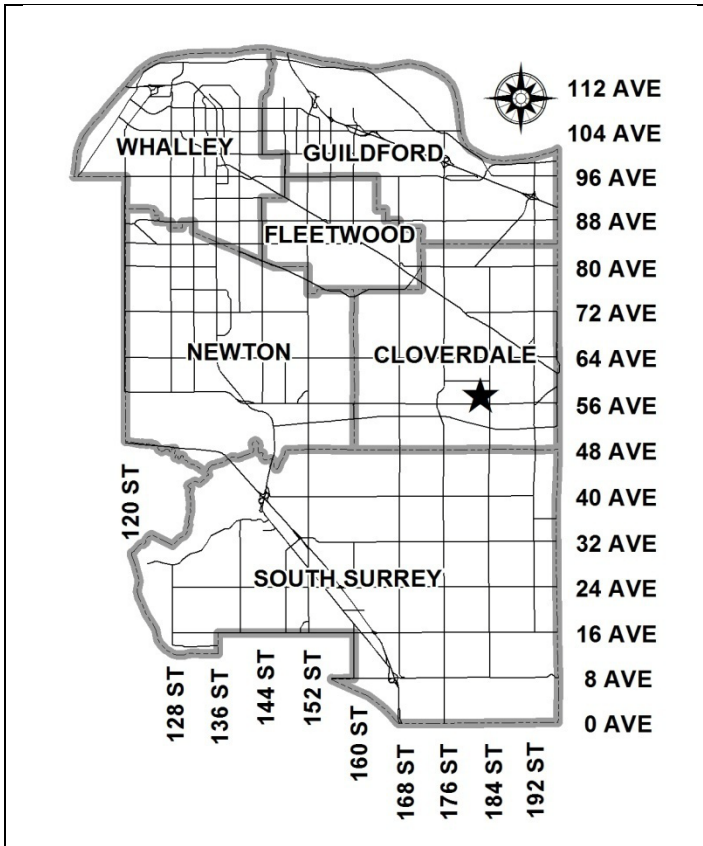


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0099-00

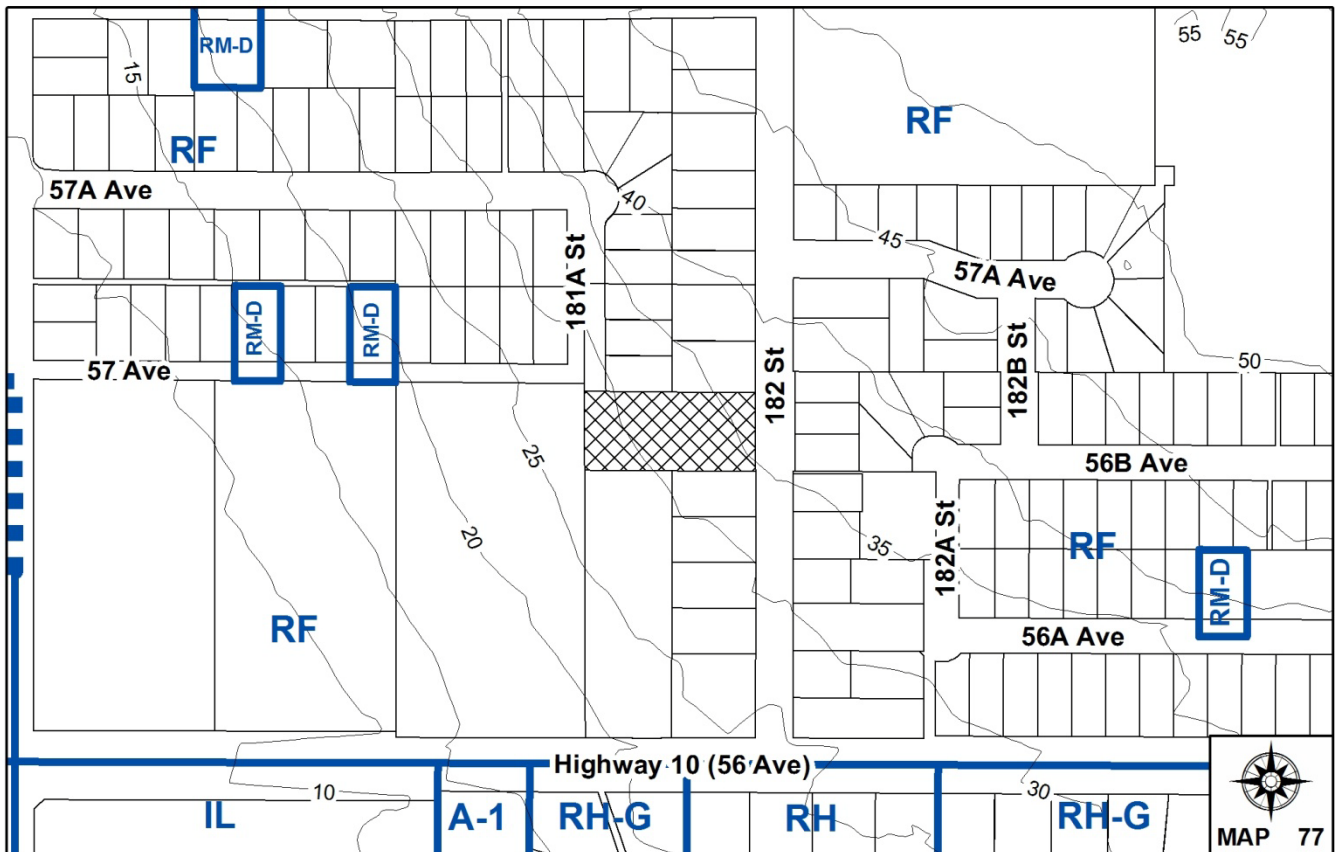
Planning Report Date: July 11, 2011



PROPOSAL:

- **Development Variance Permit** to reduce the minimum front yard setback for a proposed accessory building.

LOCATION: 5687 - 182 Street
OWNER: Bradley C Little and Kim E Little
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a reduction in the front yard setback for a proposed accessory building (garage), from 18 metres (60 ft) to 7.5 metres (25 ft).

RATIONALE OF RECOMMENDATION

- The subject site is under application to subdivide the property into three (3) RF-zoned lots. The current owner will retain one of the proposed lots (proposed Lot 1).
- The proposed Lot 1 is to be an over-sized, double fronting lot (fronting both 182 Street and the future 181A Street). The proposed accessory building is to be a garage that will be located at the rear of the proposed new house on proposed Lot 1: the home will front 182 Street and the proposed garage will front the extension of 181A Street.
- The proposed accessory building will comply with the front yard setbacks of any adjacent properties, and will therefore provide for a consistent street frontage.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0099-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the Single Family Residential (RF) Zone from 18 metres (60 ft.) to 7.5 metres (25 ft.).

REFERRALS

Engineering: Engineering servicing requirements will be addressed as part of the associated subdivision application.

SITE CHARACTERISTICS

Existing Land Use: Existing acreage lot, with home that will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Recently approved single family subdivision (Application No. 7910-0060-00)	Urban	RF
East (Across 182 Street):	Single family homes, including heritage designated properties.	Urban	RF
South:	Single family homes.	Urban	RF
West:	Site under Application No. 7904-0123-00 for an 85-lot small lot subdivision (pre-Council yet inactive).	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 0.93-acre (3,770 sq.m.) subject site is under application to subdivide into three (3) RF-zoned lots. The applicants live on the subject site.
- The applicants intend to retain one of the proposed lots (proposed Lot 1) in order to construct a new home fronting 182 Street. The applicants wish to construct an accessory building (garage) that is proposed to be located to the rear of the proposed new house for their private use.

- Proposed Lot 1 is to be an over-sized, double fronting lot. This lot will front both 182 Street and the future 181A Street (see Appendix II).
- The Surrey Zoning By-law defines both yards along the streets of a double-fronting lot as front yards. As a result, any structures on the property must meet the front yard setback requirements from both streets.
- The RF Zone requires that accessory buildings and structures be set back 18 metres (60 ft.) from the front yard.
- As the applicants intend to use this area in the rear of their proposed new house as a back yard, they wish to have some separation between the house and the garage.
- The applicants are seeking approval for the proposed variance prior to completing the proposed subdivision.
- The proposed accessory building will comply with the front yard setbacks of any adjacent properties which front the existing or proposed 181A Street, and will therefore provide for a consistent street frontage.
- The applicants have not submitted an Arborist Report but it will be required as a condition of the proposed subdivision application. The applicants have provided photographs to document the presence of 2 trees within the western portion of the site and have advised that no trees are proposed to be removed to accommodate the proposed accessory building.
- Proposed Lot 1 will be over-sized and will have subdivision potential. As a garage cannot be a principal use on an RF-zoned lot, the garage will be required to be removed as a condition of any future subdivision.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the Single Family Residential (RF) Zone from 18 metres (60 ft.) to 7.5 metres (25 ft.) to allow for an accessory building within the front yard of a double-fronting lot (proposed Lot 1).

Applicant's Reasons:

- The proposed accessory building (garage) will be within the area used by the home owners as the rear yard.
- The proposed accessory building will comply with the front yard setbacks of any adjacent properties, and will therefore provide for a consistent street frontage.

Staff Comments:

- The proposed accessory building setback will comply with the front yard setbacks of the adjacent properties.
- As a garage cannot be a principal use on an RF-zoned lot, the garage will be required to be removed as a condition of any future subdivision.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout and Building Location
Appendix III.	Development Variance Permit No. 7911-0099-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/kms

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. 7/7/11 9:16 AM

Information for City Clerk

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

1. (a) Agent: Name: Bradley C Little
 Address: 5687 - 182 Street
 Surrey, BC
 Tel: 604-576-0205

2. Properties involved in the Application

- (a) Civic Address: 5687 - 182 Street
- (b) Civic Address: 5687 - 182 Street
 Owners: Bradley Christopher Little
 Kim Elizabeth Little
 PID: 009-100-695
 Lot "E" Section 8 Township 8 New Westminster District Plan 17840

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7911-0099-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

SUBDIVISION DATA SHEET

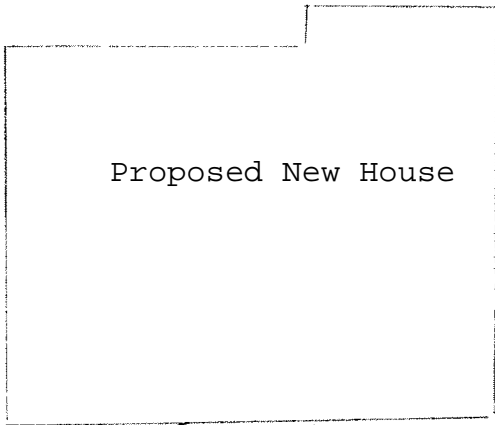
Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.93
Hectares	0.38
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	17.6 – 24.2
Range of lot areas (square metres)	609 – 1,909
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.9 uph / 3.2 upa
Lots/Hectare & Lots/Acre (Net)	9.1 uph / 3.7 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	15%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	20%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
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	NO
Others (front yard setback)	YES

← 182 Street →

24.4 metres

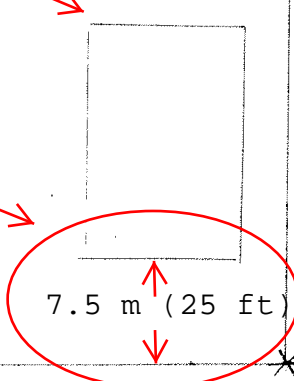
17.4 metres



← NORTH

Proposed Accessory Building

Proposed Variance

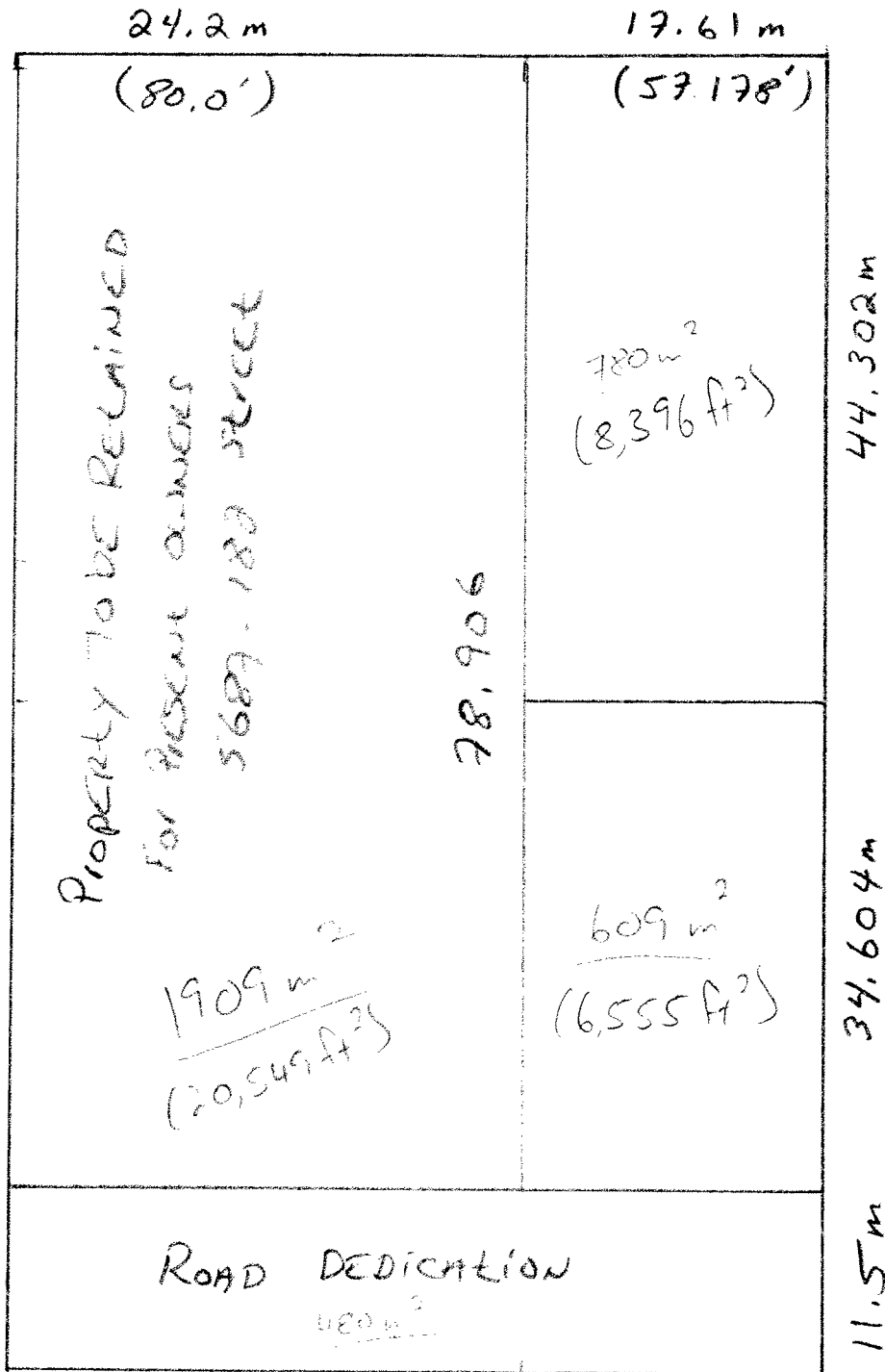


Future 181A Street



5687-182 STREET LOT E

41.81



41.78

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0099-00

Issued To: BRADLEY CHRISTOPHER LITTLE
KIM ELIZABETH LITTLE

("the Owner")

Address of Owner: 5687 - 182 Street
Surrey BC
V3S 4M5

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: 009-100-695
Lot "E" Section 8 Township 8 New Westminster District Plan 17840

5687 - 182 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 for an accessory building is reduced from 18 metres (60 ft.) to 7.5 metres (25 ft.).
5. The siting of buildings and structures shall be in accordance with the drawing numbered 7911-0099-00 (A) (the "Drawings") which are attached hereto and form 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 .

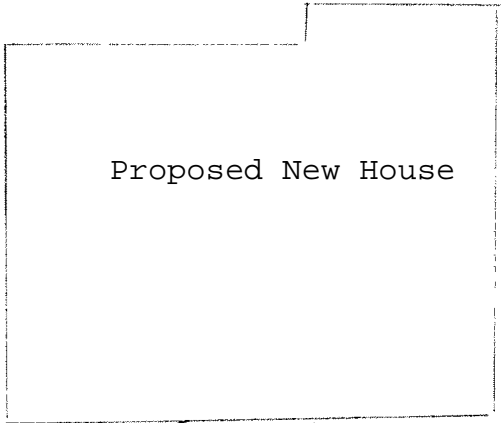
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

← 182 Street →

24.4 metres

17.4 metres



← NORTH

Proposed Accessory Building

Proposed Variance

7.5 m (25 ft)

Future 181A Street

