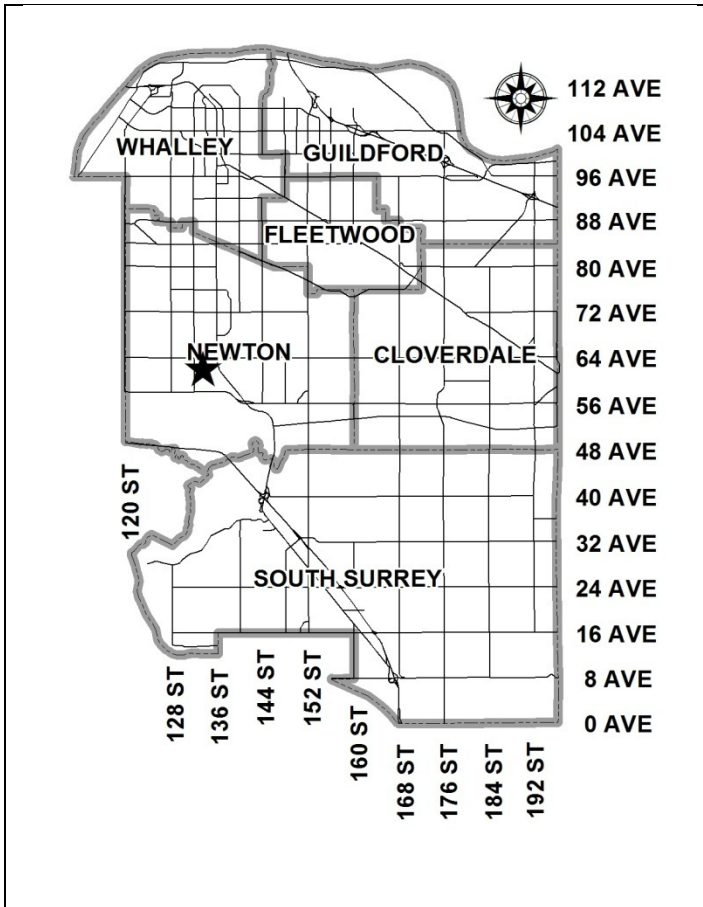


Planning Report Date: July 25, 2011



PROPOSAL:

- **Development Variance Permit**

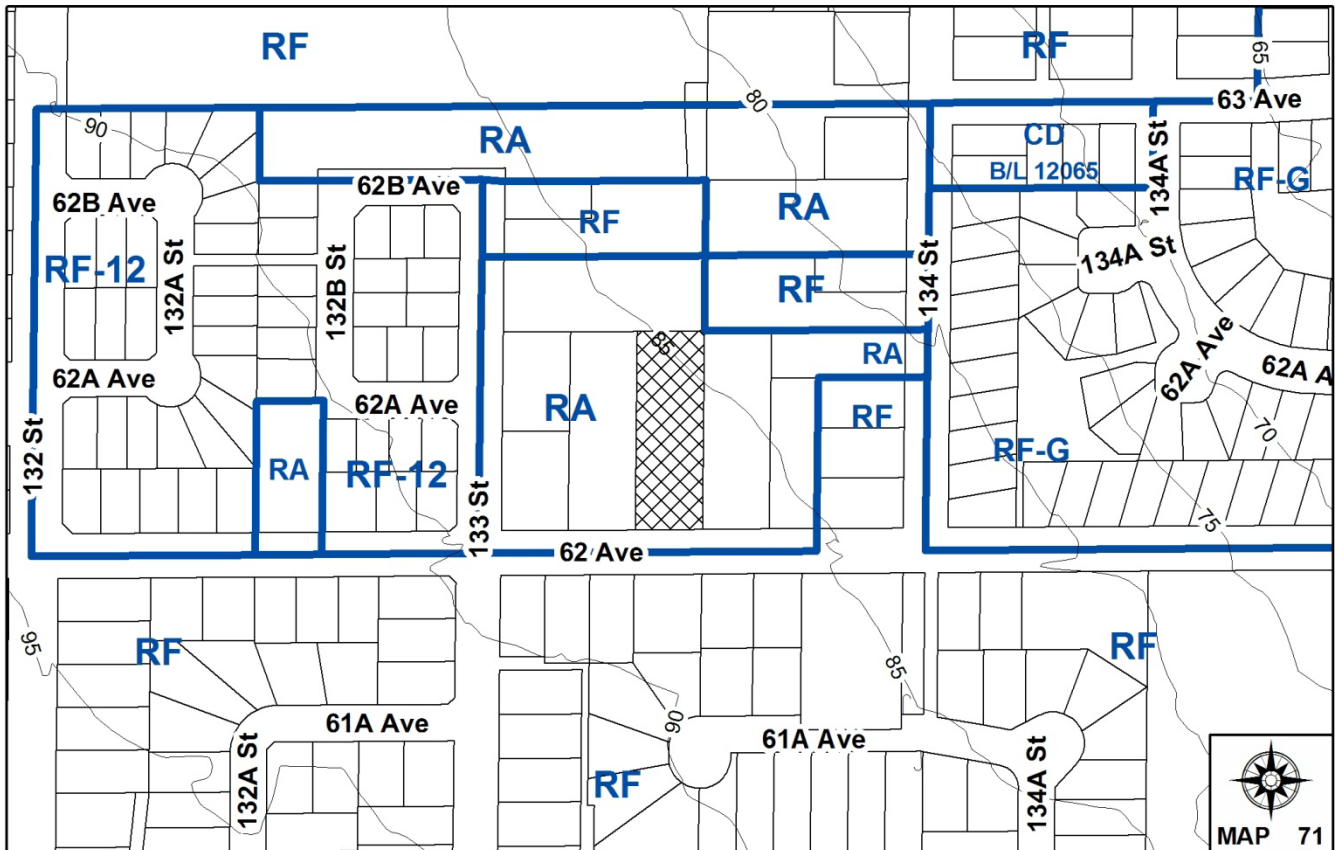
in order to permit construction of a new single family dwelling under the RA Zone in anticipation of a future RF Zoning and subdivision pattern.

LOCATION: 13337 - 62 Avenue

OWNER: Harinderpal Kaur Brar
 Gagandeep Singh Brar

ZONING: RA

OCP DESIGNATION: Urban



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 side yard setback relaxation in order to construct a new single family dwelling in a location that would conform to and permit subdivision under the ultimate RF Zone in the future.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed setback will ensure that the ultimate layout under future RF Zoning is achieved.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0149-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RA Zone from 4.5 metres (15 ft.) to 1.8 metres (6 ft.).
2. Council instruct staff to resolve the following issues prior to approval of the Development Variance Permit:
 - (a) registration of a Section 219 Restrictive Covenant for building design and house size in accordance with the RF Zone;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) registration of a Section 219 Restrictive Covenant for tree preservation.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Two (2) single family dwellings (legally non-conforming use).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RA
East:	Single family dwelling.	Urban	RA
South:	Single family dwelling.	Urban	RA
West:	Single family dwelling.	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned RA, but is situated in an area where future RF single family rezoning and subdivision is anticipated.
- Under applications 7905-0304-00 and 7995-0267-00, lots to the north and east of the subject site were rezoned to RF and subdivided. These subdivision applications showed a concept for the ultimate layout of the area under the RF Zone (Appendix V).
- Although the subject property is not proposed to be rezoned at this time, it is expected that through future land consolidation and rezoning, subdivision will occur under the RF Zone.
- The requested variance will ensure that the new dwelling constructed on the subject site will be positioned in such a way as to permit subdivision under the RF Zone in the future.
- Both of the existing single family dwellings on the subject site will be demolished as part of this application.
- The construction of the new single family dwelling will require the removal of 3 trees: 2 Douglas Firs and 1 Western Red Cedar. 15 on-site trees will be preserved. The applicant is proposing to provide 6 replacement trees (Appendix III).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback of the RA Zone from 4.5 metres (15 ft.) to 1.8 metres (6 ft.).

Applicant's Reasons:

- The proposed minimum side yard setback relaxation will enable the applicant to construct a new single family dwelling on the lot while preserving the ability to subdivide the land in the future under the ultimate zoning (RF).

Staff Comments:

- The proposed minimum setback relaxation will yield an ultimate layout for the area that is efficient and represents the highest and best use of the land.
- The single family dwelling on the adjacent lot to the east (13369 62 Avenue) is set back approximately 13 metres (43 ft.) from the subject site. The proposed minimum side yard setback relaxation will not impact the existing adjacent dwelling. Future development of 13369 62 Avenue will likely include rezoning to the RF Zone and subdivision.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Site Plan
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Development Variance Permit No. 7911-0149-00
- Appendix V. Ultimate Area Layout Under RF Zone

original signed by Nicholas Lai

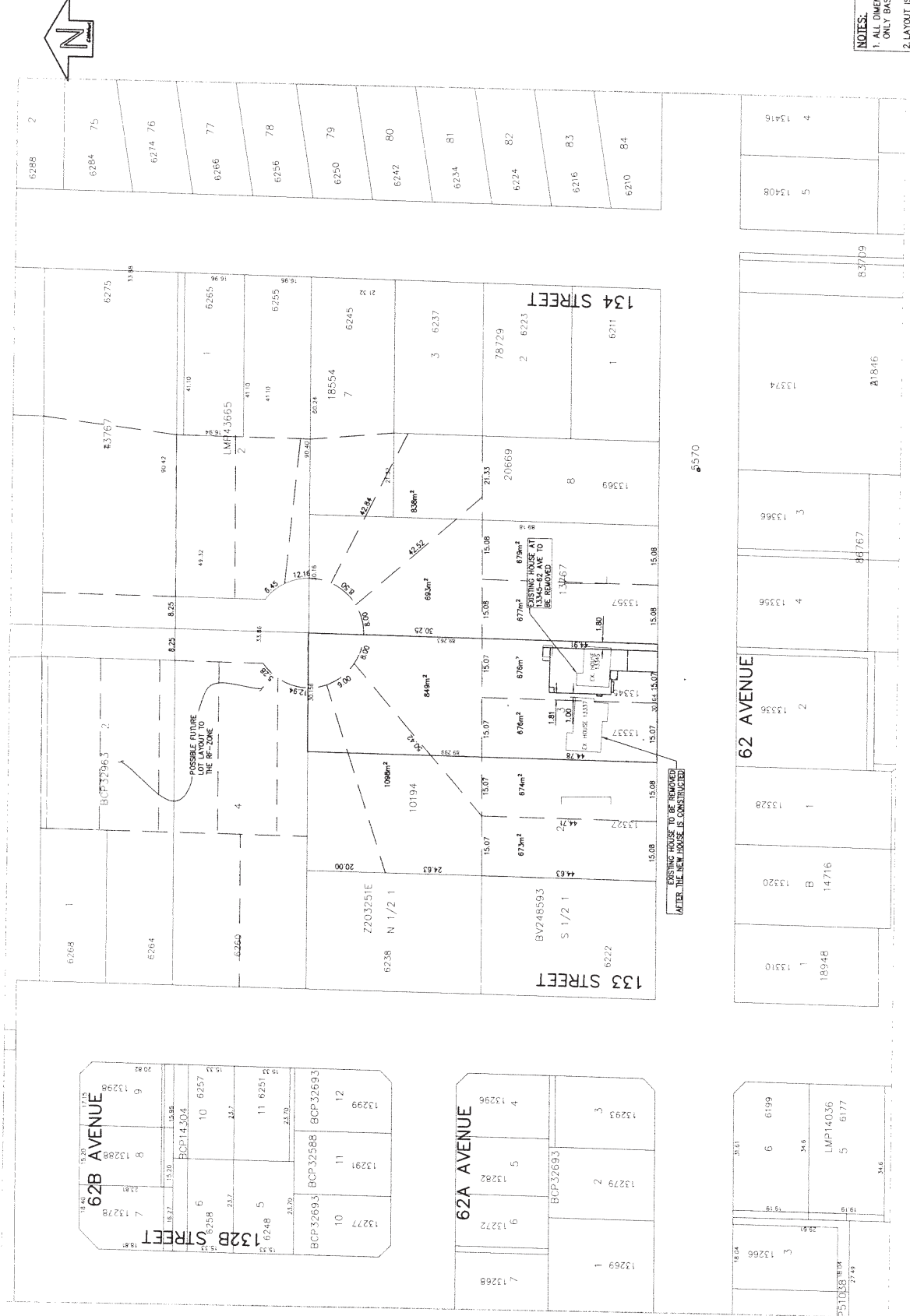
Jean Lamontagne
General Manager
Planning and Development

TH/kms

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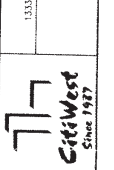
NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSES TO BE REMOVE
 4. DEVELOPMENT VARIANCE PERMIT REQUIRED FOR EAST SIDE YARD SETBACK FROM 4.50m TO 1.80m.

Scale:	1:1000
Drawn:	LC
Designer:	RU
P.W.	
E.U.	
Job No.	11-2835
Date:	MAY/2011
Dwg. No.	A



Min. Prof. No.	
Min. Dwg. No.	
Job No.	11-2835
Date:	MAY/2011

GAGANDEEP SINGH BRAR
 13337 - 82 AVENUE, SURREY, BC, V3V 2H9, CELL: 604-783-9217 PH: 604-502-8803
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 13337 - 82 AVENUE, SURREY, BC



CITIWEST CONSULTING LTD.
 No. 101 - 9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citwest.com

No.	Date	Revision	Dr.	Ch.

H:\Projects\2835\Drawings\Layout.dwg 5/31/2011 3:54:41 PM

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-0149-00
Project Location: 13337 / 45 - 62 Avenue
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Ground cover for the developable portion of the site consist primarily of turf grasses.
The dominant tree resource consists of three hedgerows (2 onsite and 1 offsite) of Douglas-fir (*Pseudotsuga menziesii*) of moderate to good health.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 18
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 3
Number of Protected Trees to be retained (A-C)	(D) 15
Number of Replacement Trees required (0 alder and cottonwood X 1 and 3 others X 2)	(E) 6
Number of Replacement Trees proposed	(F) 6
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 21
Number of lots proposed in the project	(I) 2
Average number of Trees per Lot (H/I)	(J) 10.5

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: July 14, 2011



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0149-00

Issued To: HARINDERPAL KAUR BRAR
GAGANDEEP SINGH BRAR

("the Owner")

Address of Owner: 13337 - 62 Avenue
Surrey BC
V3X 2H9

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: 009-262-997
Lot 3 Section 8 Township 2 New Westminster District Plan 10194

13337 - 62 Avenue

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 12 One-Acre Residential Zone (RA) the minimum side yard setback is reduced from 4.5 metres (15 ft.) to 1.8 metres (6 ft.).
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. 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



132B STREET	1327	15.29	15.85	1329	12
62B AVENUE	7	1327.8	1328	8	9
	6	1328	1328	10	11
	5	1328	1328	11	12
	4	1328	1328	12	

62A AVENUE	1	1326	1327	2	3
	2	1327	1328	4	
	3	1328	1329	5	
	4	1329	1330	6	
	5	1330	1331	7	

62 AVENUE	1	1330	1331	2
	2	1331	1332	
	3	1332	1333	
	4	1333	1334	
	5	1334	1335	

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Checked:	RJ
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Man. Proj. No.:	
Man. Draw. No.:	
Job No.:	11-2835
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Since 1987	



Ultimate Area Layout under RF Zone

