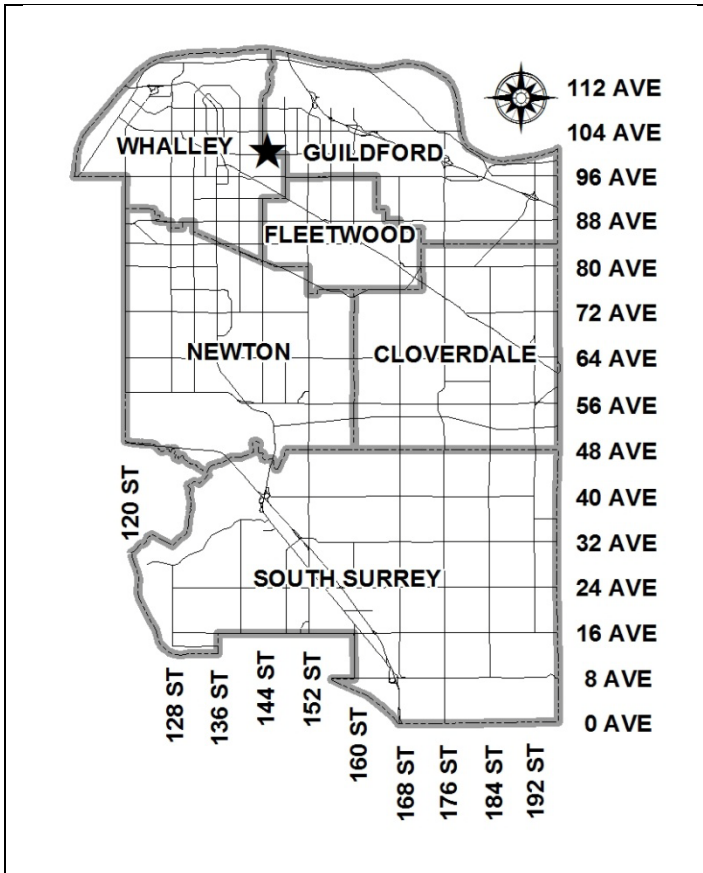


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0248-00

Planning Report Date: February 6, 2012



**PROPOSAL:**

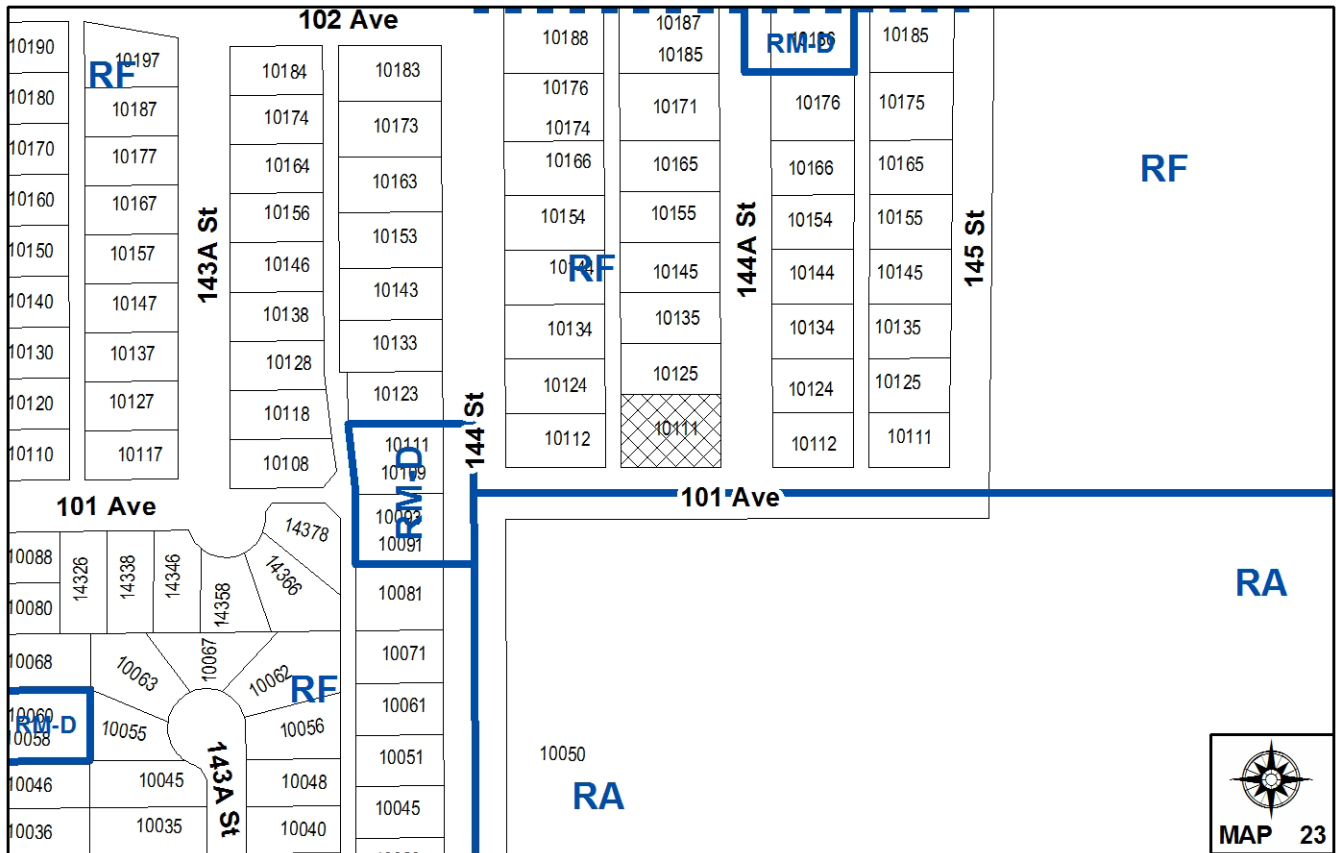
- **Development Variance Permit**  
 to reduce the minimum front yard setback for a proposed single-family dwelling.

**LOCATION:** 10111 - 144A Street

**OWNER:** Parm S Dhaliwal  
 Rajwinder K Dhaliwal

**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 from 7.5 metres (25 ft.) to 3.6 metres (12 ft.), to allow a house to be constructed prior to a two-lot subdivision of the property.

RATIONALE OF RECOMMENDATION

- The subject site is under application to subdivide the property into two (2) RF-zoned lots.
- Once the proposed subdivision is complete, the front yard for the proposed house will become the side yard on a flanking street; therefore, the proposed setback relaxation of 3.6 metres (12 ft.) will comply with what will ultimately be the flanking side yard setback under the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0248-00 (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 for a principal building from 7.5 metres (25 ft.) to 3.6 metres (12 ft.).

REFERRALS

**Engineering:** There are no Engineering servicing requirements for the proposed DVP. Engineering requirements will be addressed as part of the associated subdivision application.

SITE CHARACTERISTICS

**Existing Land Use:** Existing residential lot, with a home that was demolished shortly after the current development application was submitted.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Urban	RF
East (Across 144A Street):	Single family dwellings	Urban	RF
South (Across 101 Avenue):	Park (Green Timbers Urban Forest Park)	Conservation Area	RA
West (Across existing lane):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is 1,115 square metres in area and is under application to subdivide into two (2) RF-zoned lots.
- An older single family dwelling located on the south-east corner of the subject property, with the front door facing 144A Street, was recently demolished.
- The applicant would like to construct a new home on the subject property, with the front of the house facing 101 Avenue, prior to completing the proposed subdivision.
- The RF Zone requires that the principal building be set back 7.5 metres (25 ft.) from the front lot line.

- The proposed new home will comply with the front yard setback of the RF Zone once the subdivision is complete.
- However, the applicant requires a variance to the setback requirement from the 144A frontage of the subject property in order to construct the new home prior to the completion of the subdivision.
- The subdivision application is currently under review with the applicant having submitted an arborist report, lot grading plan and design guidelines for staff approval.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the Single Family Residential (RF) Zone for a principal building, from 7.5 metres (25 ft.) to 3.6 metres (12 ft.).

Applicant's Reasons:

- The applicant would like to construct a house on proposed Lot 2 and is therefore seeking approval on the proposed variance to facilitate this prior to finalizing the subdivision.

Staff Comments:

- The property is on the northeast corner of 101 Avenue and 144A Street. According to the Zoning By-law, the front lot line of a corner lot is defined as "*the shortest of the lot lines abutting a highway*". Based on this definition, the subject site fronts 144A Street and would therefore require a front yard setback of 7.5 metres (25 ft.). After subdivision, the proposed two lots would front 101 Avenue.
- The applicant has demonstrated progress and commitment with the subdivision of the property.
- Once the subdivision is complete, the proposed setback of the proposed house on the new lot will be in compliance with the RF Zone.
- 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, Site Plan and Building Location
- Appendix III. Development Variance Permit No. 7911-0248-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CAL/kms

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## SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.276ac
Hectares	0.111ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	19.3 – 19.7m
Range of lot areas (square metres)	553 – 560m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	18.0 uph / 7.2 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	48%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others (Front yard setback)	YES



**NOTES:**  
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.  
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.  
 3. EXISTING HOUSE TO BE REMOVED.

Scale:	1:1000
Drawn:	JC
Designed:	GRJ
P.W.:	
Date:	OCT/11
Revision:	1
Drawn by:	as per master plan number

**PARM SINGH DHALIWAL**  
 1502 - 278 AVENUE, SURREY, BC, V3S 9S5 PH: 604-897-5780  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 10111 - 144A STREET, SURREY

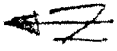


**CITIWEST CONSULTING LTD.**  
 NO. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citivest.com

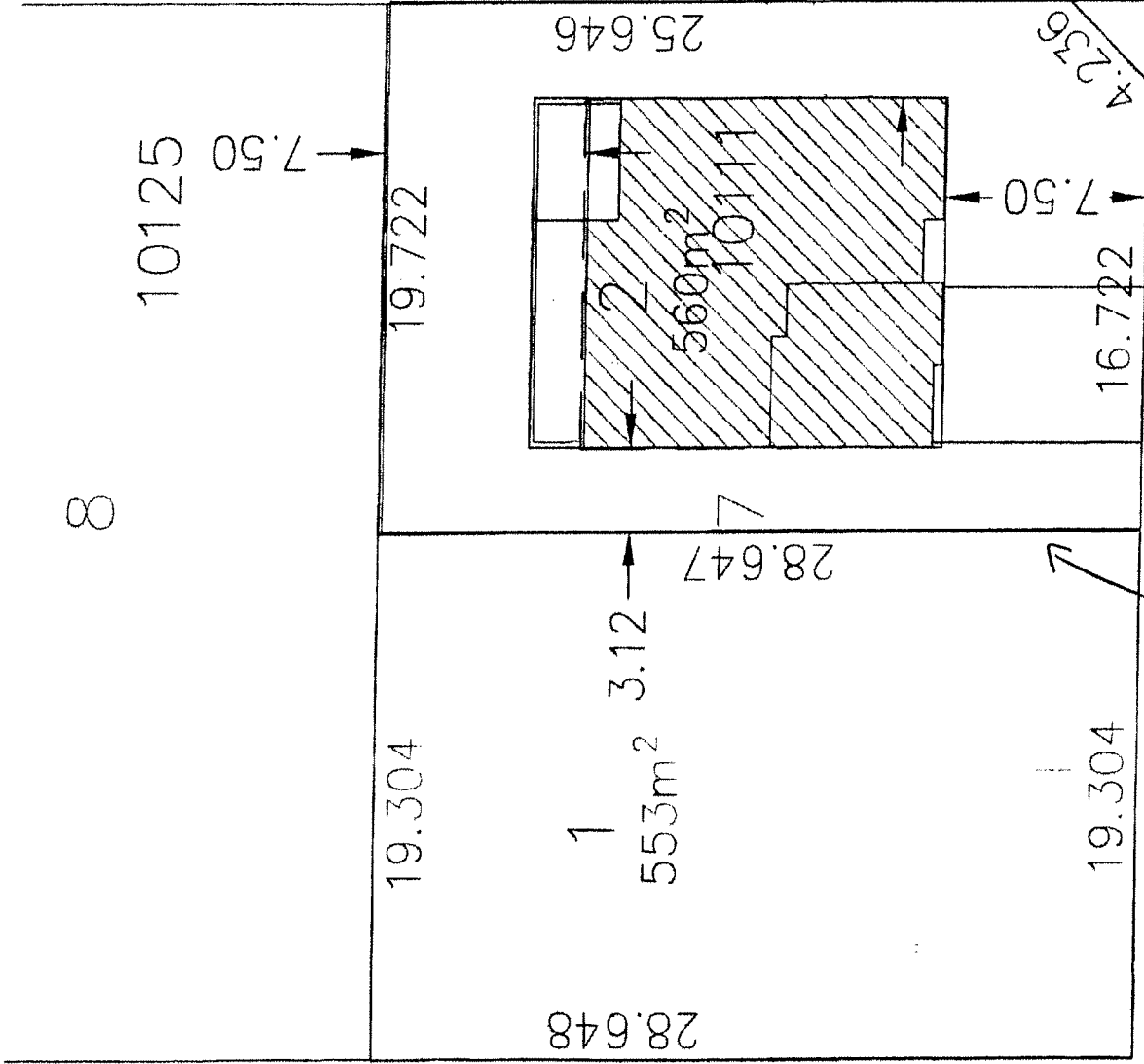
No.	Date	Description
1	11/17/09	PROPOSED LOT 2 HOUSE PLAN INCLUDED
		LC/DC
		DR/DC

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194A STREET



PROPOSED VARIANCE REQUESTED

PROPOSED SUBDIVISION LINE 101 AVE

City West 11-2872

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0248-00

Issued To: Parm S Dhaliwal  
("the Owner")

Address of Owner: 15002 87B AVE  
SURREY BC V3S 5G5

Issued To: Rajwinder K Dhaliwal  
("the Owner")

Address of Owner: 15002 87B AVE  
SURREY BC V3S 5G5

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: 010-297-235  
LT 7 SEC 30 B5N R1W PL 17698  
10111 144A St

(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 a principal building is reduced from 7.5 metres (25 ft.) to 3.6 metres (12 ft.).
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. This development variance permit does not apply to additions to any of the buildings shown on attached Schedule A.
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   .

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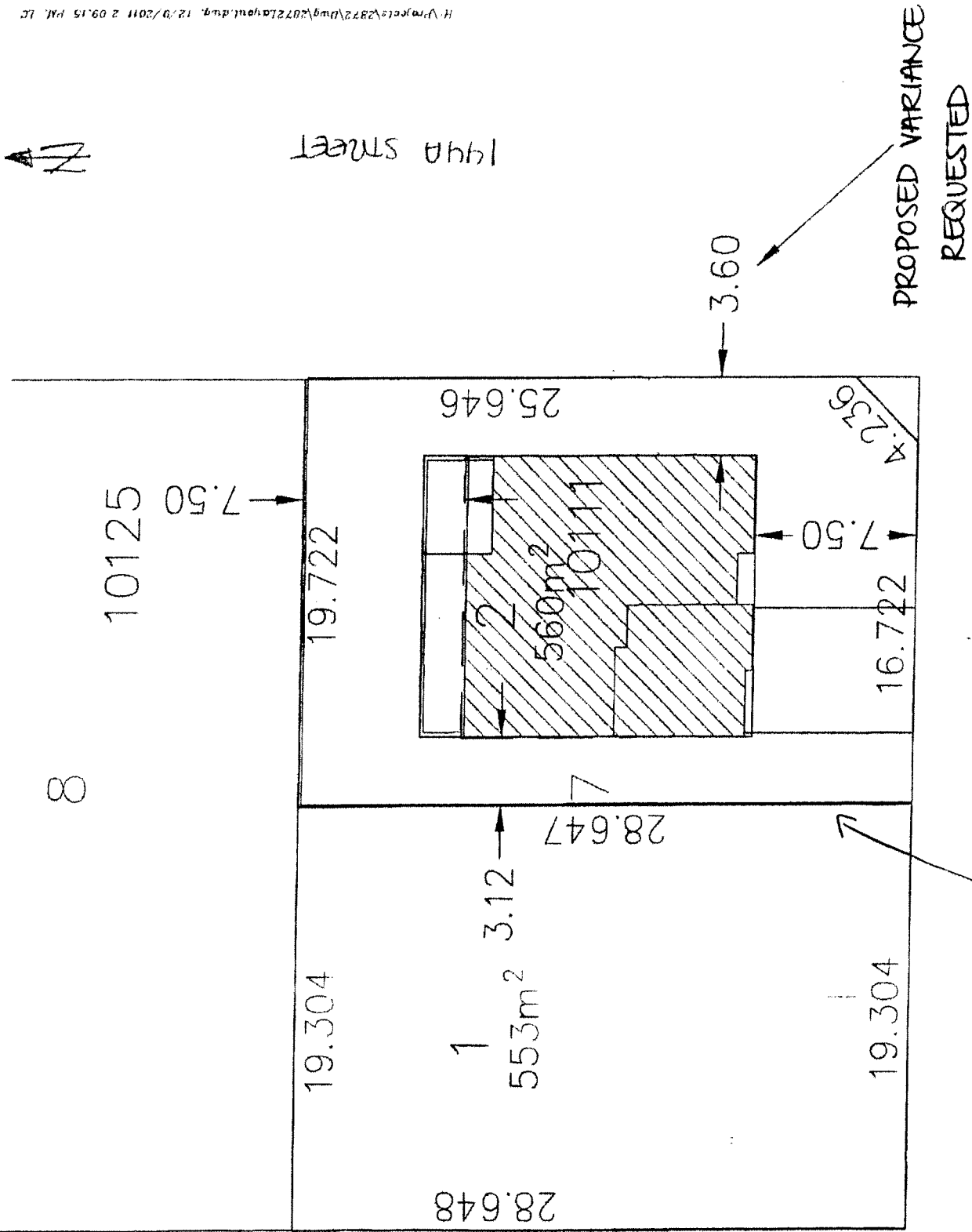
Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

City West 11-2872

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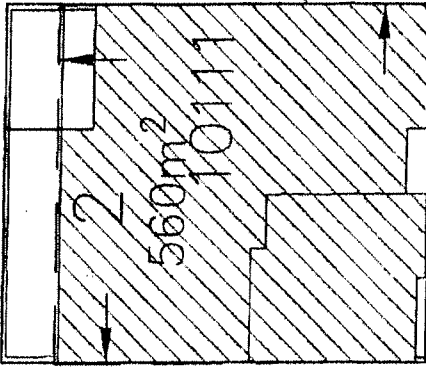
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10125

7.50

19.722

25.646



3.60

4.236

7.50

16.722

PROPOSED SUBDIVISION LINE 101 AVE

194A STREET

PROPOSED VARIANCE REQUESTED