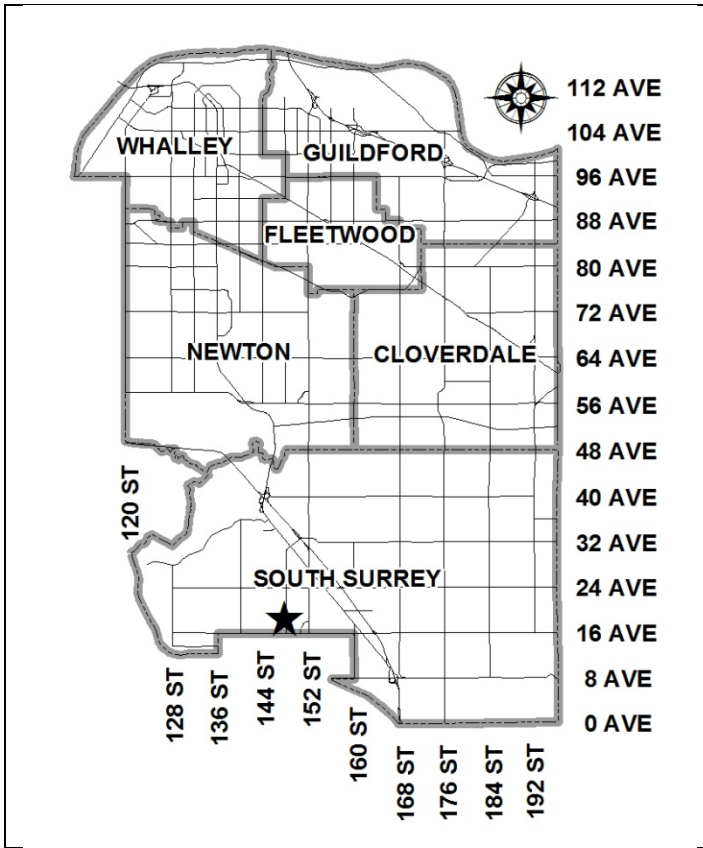


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0023-00

Planning Report Date: July 9, 2012



PROPOSAL:

- **Development Variance Permit**

in order to vary the minimum rear yard setback to allow retention of the existing single family dwelling as a result of a 2-lot subdivision.

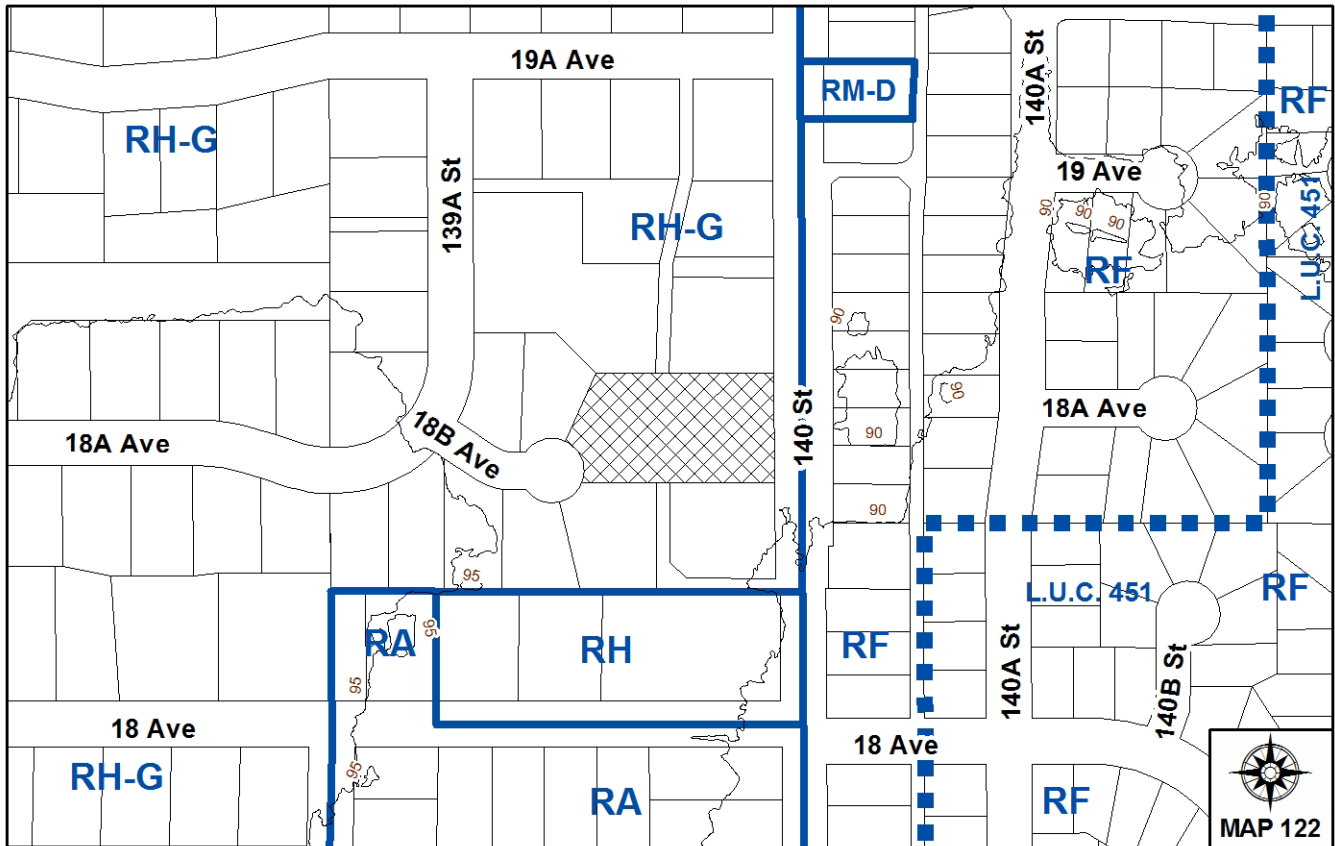
LOCATION: 1875 - 140 Street

OWNER: Yueh J Chang

ZONING: RH-G

OCF DESIGNATION: Suburban

LAP DESIGNATION: Surburban Residential (Half-Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the minimum rear yard setback of the RH-G Zone from 7.5 metres (25 ft.) to 5.4 metres (17.7 ft.) for a dwelling to be retained on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Local Area Plan 1986.
- The proposed rear yard setback variance is to accommodate the existing single family dwelling and to facilitate the dedication and completion of the existing lane north and south of the subject property.
- The variance applies to the existing single-family dwelling. Any new structure will have to be in compliance with the minimum setbacks of the RH-G Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0023-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RH-G Zone from 7.5 metres (25 ft.) to 5.4 metres (17.7 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling and detention pond/Bell Estates Park.	Suburban	RH-G
East (Across 140 Street):	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Suburban	RH-G
West:	Single family dwelling and 18B Avenue.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONS

- The subject property is located on the west side of 140 Street at 1875 - 140 Street. The rear of the property abuts 18B Avenue. The subject property is approximately 4,043 square metres (1 acre) in size. It is designated Suburban in the Official Community Plan (OCP) and Suburban Residential (Half-Acre) in the 1986 Local Area Plan (LAP). It is currently zoned Half-Acre Residential Gross Density Zone (RH-G).
- A combined subdivision and development variance permit application has been submitted in order to allow the subject property to be subdivided into 2 lots, while retaining the existing single family dwelling on proposed Lot 2.

Subdivision Layout

- The applicant proposes a 2-lot subdivision. Proposed lot 1 will front 18B Avenue and proposed lot 2 will front 140 Street. The proposed lots will be separated by a 6.0 metre wide lane, dedicated to the City, that will complete the connection of the existing lanes north and south of the subject property.
- The 2-lot subdivision meets the density requirements of the Suburban Residential (Half Acre) designation in the Local Area Plan (Semiahmoo Peninsula). The subject property was intended for future subdivision when the lot was created.
- Proposed Lot 2 requires a Development Variance Permit for relaxation to the rear yard setback (see By-law Variance section).
- Proposed Lots 1 and 2 meet the minimum lot depth, width and area requirements of the RH-G Zone.
- The existing single family dwelling on proposed Lot 2 will remain. The existing driveway to the property from 140 Street will be removed with access from the proposed lane. The existing shed on proposed Lot 2 will be removed in order to accommodate the proposed driveway.

PRE-NOTIFICATION

Development signs were installed on the subject property on April 19, 2012. Staff have received 2 e-mails and one phone call from property owners near the subject property. The concerns are as follows:

- Two residents had concerns about the removal of 2 city-owned Douglas Fir trees within the 18B Avenue right-of-way.

(The applicant has revised their plan and the 2 city-owned Douglas Fir Trees are proposed to be retained.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the rear yard setback of the RH-G Zone from 7.5 metres to 5.4 metres for proposed Lot 2.

Applicant's Reasons:

- The dedication of the lane between proposed Lots 1 and 2 has resulted in a reduction of the rear yard setback to the existing single family dwelling of Lot 2.

Staff Comments:

- Due to the required dedication of the lane, the rear yard setback to the existing single family dwelling on proposed Lot 2 is reduced to 5.4 metres (17.7 feet), which is less than the required 7.5 metres (25 feet).
- The variance will apply to the existing single family dwelling on Lot 2 only. Should the dwelling be demolished in the future, a replacement dwelling on Lot 2 shall meet the requirements of the RH-G 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. 7912-0023-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MAJ/kms

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. 7/5/12 11:17 AM

Information for City Clerk

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

1. (a) Agent: Name: Steven Grelish
 Trademark Investments Inc.
 Address: 6245 - 136 Street, Unit 200
 Surrey, BC V3X 1H3

 Tel: 604-590-1155 (Ext. 35)

2. Properties involved in the Application
 - (a) Civic Address: 1875 - 140 Street

 - (b) Civic Address: 1875 - 140 St
 Owner: Yueh J Chang
 PID: 003-978-249
 Lot 22 Section 16 Township 1 New Westminster District Plan 71619

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0023-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk.

SUBDIVISION DATA SHEET

Existing Zoning: RH-G

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0
Hectares	0.4043
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	21.3 to 47.8 metres
Range of lot areas (square metres)	1,567 to 2,044 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.95 Lots/Hectare & 2 Lots/Acre
Lots/Hectare & Lots/Acre (Net)	5.54 Lots/Hectare & 2.24 Lots/Acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
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	NO
Rear Yard Setback (Lot 2)	YES



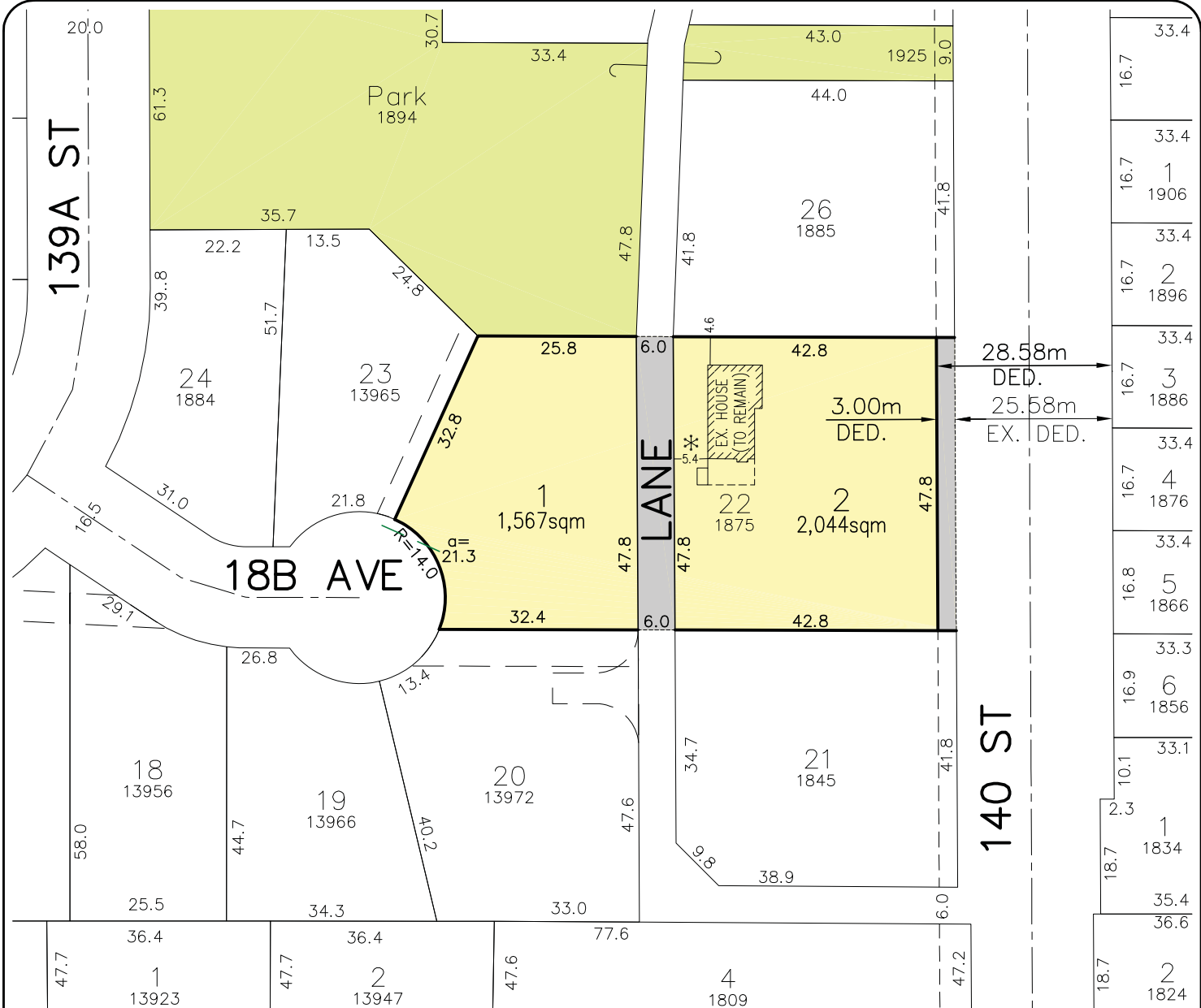
PROPOSED SUBDIVISION LAYOUT

Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7912-0023-00
 MAP #: 122
 EXIST. ZONE: RH-G
 PROP. ZONE: RH-G



CIVIC ADDRESS: 1875 - 140 ST., SURREY, BC
LEGAL: LOT 22, SECTION 16, TOWNSHIP 1, N.W.D., PLAN 71619



GROSS SITE AREA: 4,041sqm (1.00ac)

*NOTE: D.V.P. MAY BE REQUIRED ON LOT 2 TO REDUCE REAR YARD SETBACK FROM 7.5m TO 5.4m

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#: 113335A **ALTERNATIVE#01A** **DATE: 26 JUN/12** **SCALE: 1:1000**

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\113335A\PLANNING\ALT01A.DWG

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0023-00

Issued To: Yueh J Chang
("the Owner")

Address of Owner: 1875 - 140 ST
SURREY BC V4A 4H2

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: 003-978-249
LT 22 SW SC 16 T1 PL71619 PART: SW1/4 PID 003978249
1875 - 140 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 15 Half-Acre Residential Gross Density Zone (RH-G), the minimum rear yard setback for the existing principal building is reduced from 7.5 metres (25 ft.) to 5.4 metres (17.7 ft.) for proposed 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. 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.
 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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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

**SUBDIVISION PLAN OF LOT 22
SECTION 16 TOWNSHIP 1
NEW WESTMINSTER DISTRICT
PLAN 71619**

PURSUANT TO SECTION 67, LAND TITLE ACT
BCGS 92G.006.

LEGEND

SCALE 1:250



THE INTENDED PLOT SIZE OF THIS PLAN IS 340mm IN HEIGHT BY 840mm IN WIDTH (D SIZE) WHEN PLOTTED AT A SCALE OF 1:250.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5468 AND 5467 INTERCOMPARISON SURVEY AREA NO. 1 CITY OF SURREY, BRAS COOPER, 2005

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY CORRECTION FACTOR 0.99999507

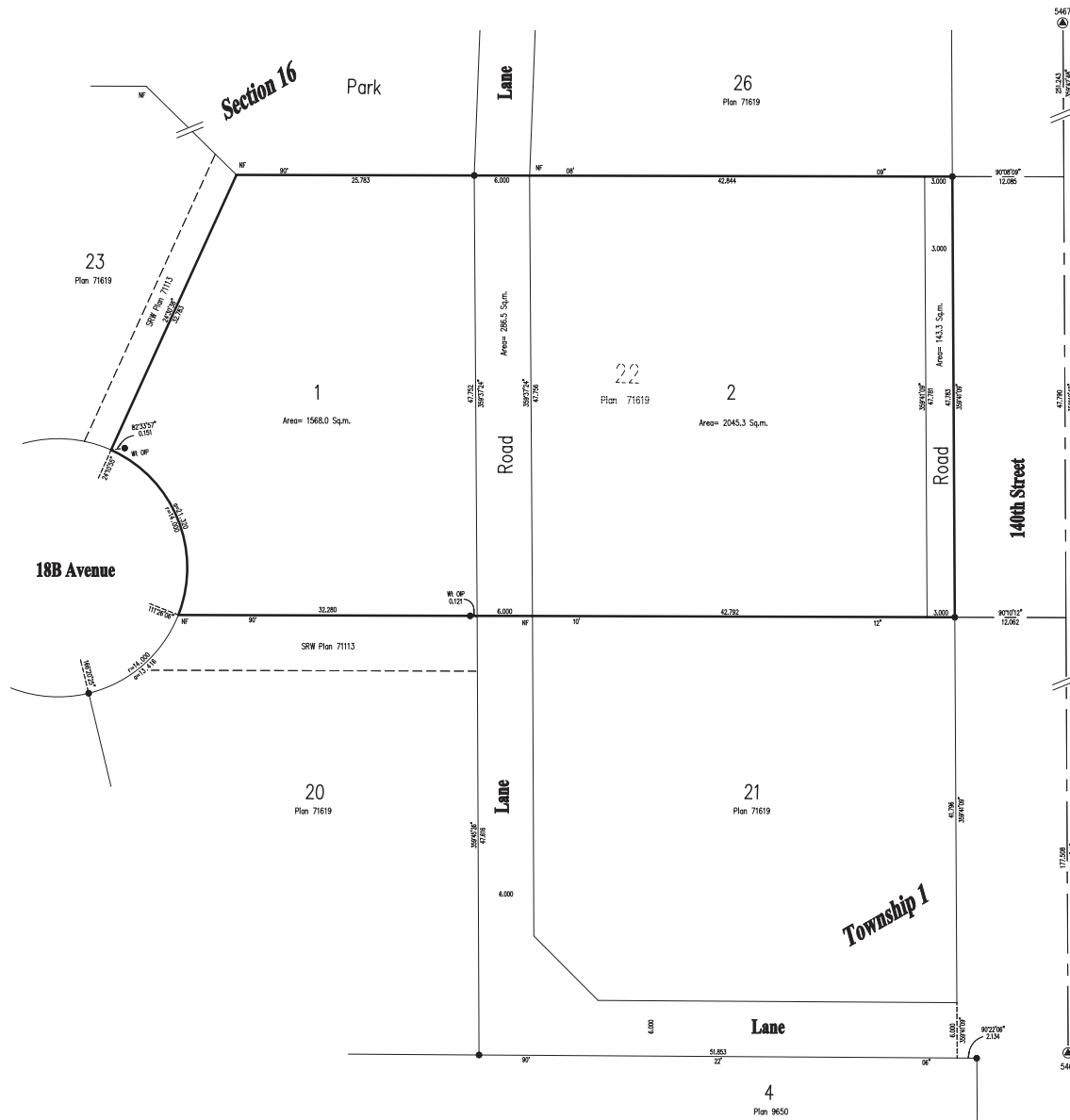


APPROVED UNDER THE LAND TITLE ACT

THIS ___ DAY OF _____ 2012

APPROVING OFFICER
CITY OF SURREY

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
200, 9728 - 152nd Street
Surrey, B.C.
V3R 4E7
(604) 583-1808
(416) 583-1727
fax: 1133358.5
File: 113335_SB.DWG



PLAN BCP

REF No. _____

DEPOSITED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS ___ DAY OF _____ 2012

REGISTRAR

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT
CITY OF SURREY

I, EDDIE O. WONG, A BRITISH COLUMBIA LAND SURVEYOR,
CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERVISED THE
SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY
AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON
THE 18 DAY OF FEBRUARY, 2012. THE PLAN WAS COMPLETED AND
CHECKED, AND THE CHECKLIST FILED UNDER # _____, ON THE
18 DAY OF FEBRUARY 2012.

SCHEDULE A

BCL

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF BUILDING LOCATION AND F.A.R. CALCULATION ON PROPOSED LOT 2 SECTION 16 TOWNSHIP 1 NWD PLAN BCP_ _ _ _ _

SCALE 1:500



ALL DISTANCES ARE IN METRES

Current Civic Address:

1875 140th Street
Surrey, BC



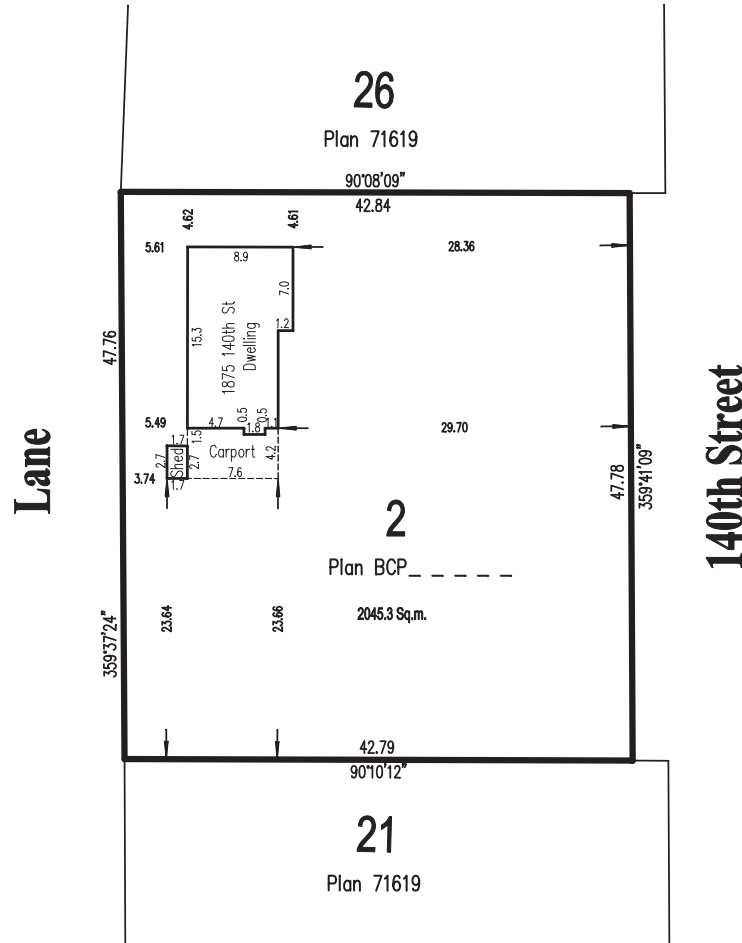
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All dimensions correspond to outside face of exterior walls.

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.

This document was prepared for municipal purpose and is for the exclusive use of our client.

This 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.



F.A.R. calculation

House floor area (level 1) = 125.9 Sq.m.
House floor area (level 2) = 62.3 Sq.m.

Total floor area = 188.2 Sq.m.

Proposed lot 2 = 2045.3 Sq.m.

F.A.R. = 0.09

Lot coverage:

Lot coverage = 162.0 Sq.m.

Proposed lot 2 = 2045.3 Sq.m.

Lot coverage = 0.08

**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**

200, 9128 - 152nd Street
Surrey, B.C.
V3R 4E7
(ph) 583-1616
(fx) 583-1737
Job: 113335LS
File: 113335_FAR.DWG

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This certificate of location has been prepared in accordance with the Manual of Standard Practice and is certified correct.

DATE OF SURVEY:

16th DAY OF March, 2012.

Eugene O. Wong BCLS#718
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0023-00

Issued To: YUEH J CHANG

("the Owner")

Address of Owner: 1875 - 140 Street
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V4A 4H2

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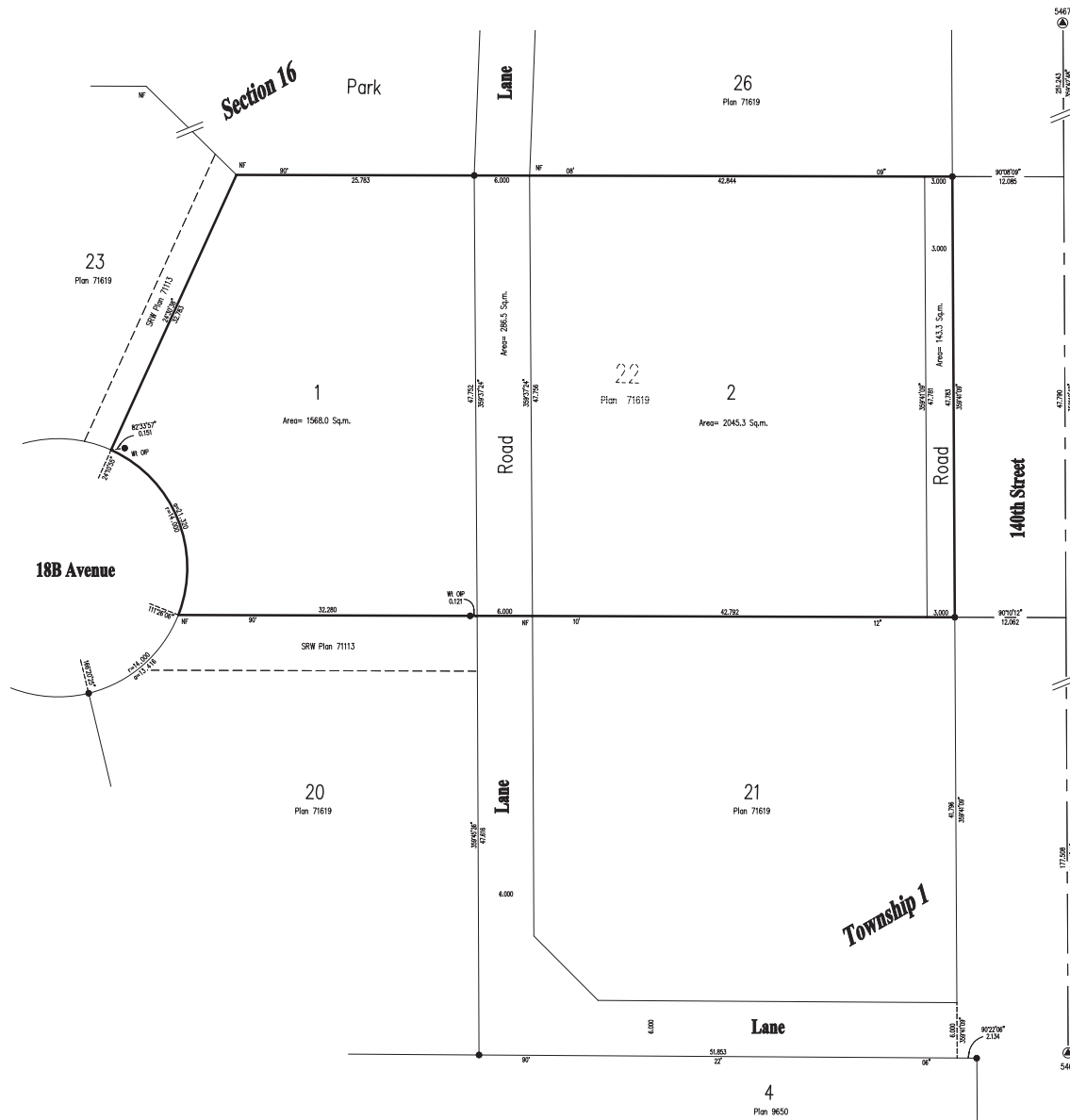


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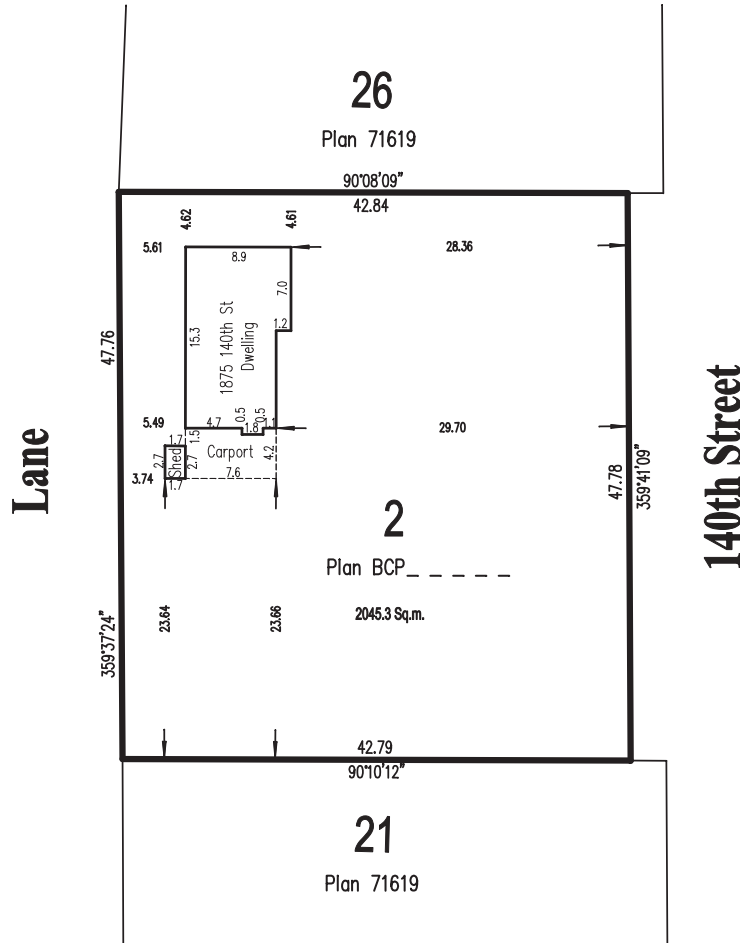
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