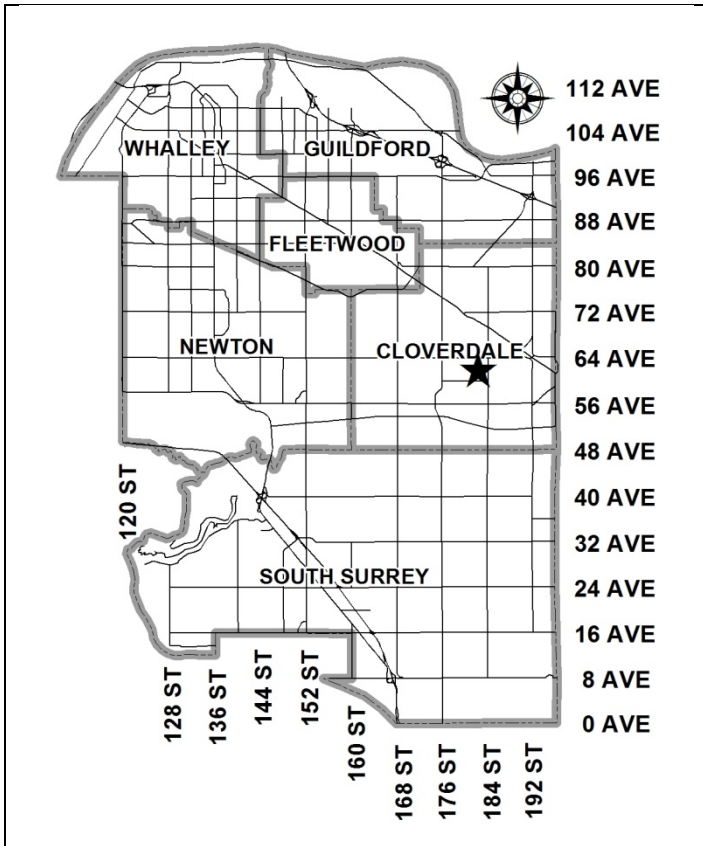


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0276-00

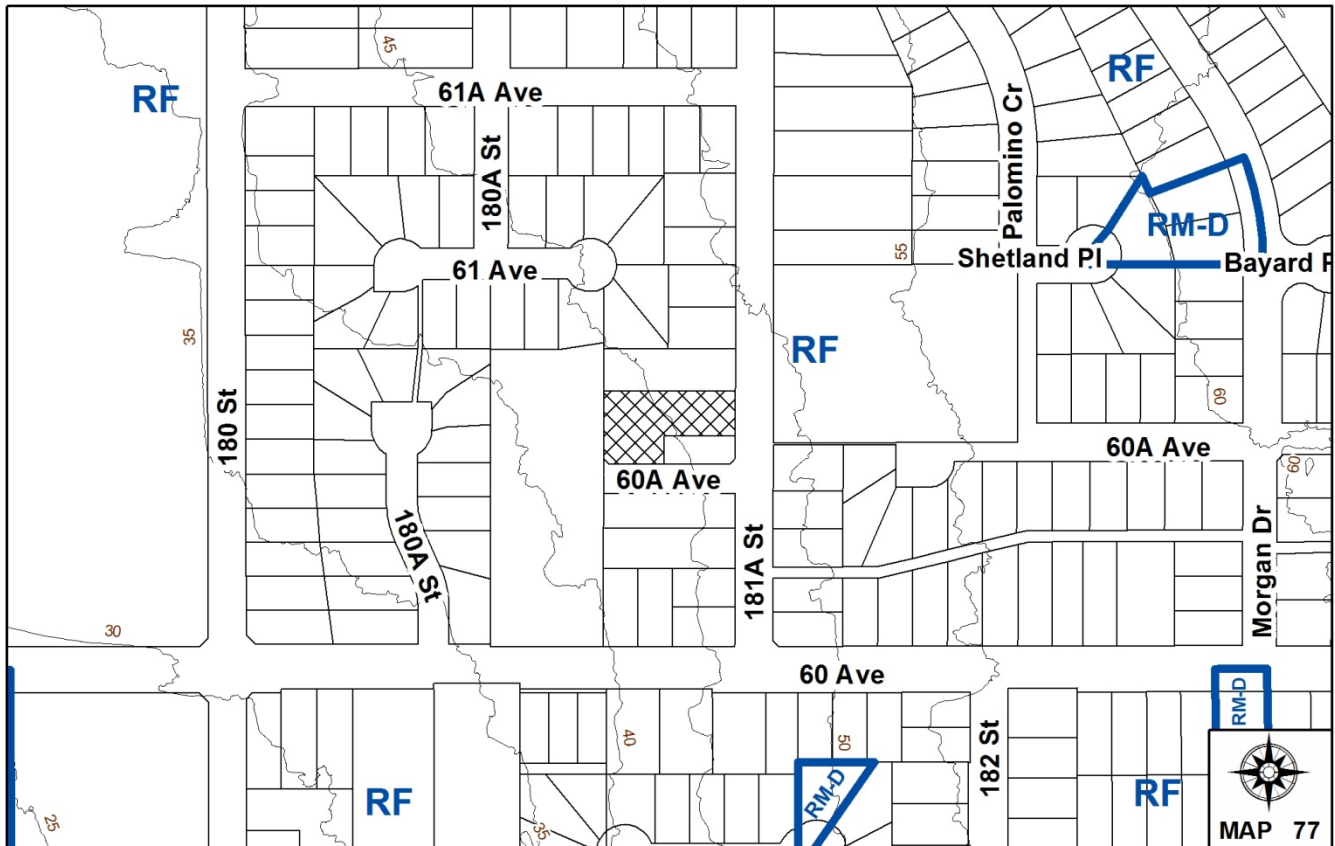
Planning Report Date: March 11, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to allow an existing house to be retained on proposed Lot 1 as part of a subdivision into three single family lots.

LOCATION: 6061 - 181A Street
OWNER: Avtar S Senghera
 Parmdeep K Senghera
 Hartej S Sandhu
 Simren Sandhu
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced rear yard setback requested in order to retain an existing house on proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposed variance will allow retention of the existing house on proposed Lot 1.
- The proposed reduced rear yard space is for approximately half of the rear building face. The remainder of the rear building face will be set back approximately 9 metres (30 ft.), resulting in adequate rear yard space for the proposed lot.
- The proposed variance will only apply to the existing house; any new construction will be subject to the minimum requirements of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0276-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the existing house on proposed Lot 1.

REFERRALS

Engineering: The Engineering Department has no requirements relative to the issuance of the Development Variance Permit, as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling that is intended to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on 1/3-acre lot.	Urban	RF
East (Across 181A Street):	Single family dwelling on 3-acre lot.	Urban	RF
South (Across unopened 60A Avenue):	Single family dwelling on 1/3-acre lot.	Urban	RF
West:	Single family dwelling on a 2.3-acre lot (under Development Application No. 7912-0104-00).	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 2,130-square metre (0.5 acre) subject property is located in Cloverdale, just to the east of the Cloverdale Town Centre Plan area. The site is designated "Urban" in the Official Community Plan and is zoned Single Family Residential Zone (RF). A single family house currently exists on the site and will be retained.
- The subject lot was created under Development Application No. 7908-0072-00, which was an application to subdivide the original parent parcel into two single family lots. A Development Variance Permit was also issued to allow a reduced road width for 60A Avenue, and to allow a reduced south side yard setback of 0.6m (2 ft.) for the existing house on the subject site.

- The current proposal is to re-subdivide the subject property in order to create three (3) single family lots under the existing RF Zone. In order to retain the same house as was retained under Development Application No. 7908-0072-00, the applicant is requesting a subsequent Development Variance Permit in order to permit a reduced rear yard setback (see By-law Variance Section below).
- Each of the proposed three lots conforms to the minimum width, depth and area requirements of the RF Zone.
- The existing house is proposed to be retained on proposed Lot 1. Proposed Lot 1 is 884 square metres (9,515 sq.ft.) in area, and therefore exceeds the 560-square metre (6,028 sq. ft.) area requirement of the RF Zone.
- The existing house will have a floor area ratio (FAR) of 0.45 on the proposed new lot, which is less than the maximum permitted FAR of 0.48 for the RF Zone.

PRE-NOTIFICATION

Pre-notification letters and development proposal signs are not required for Development Variance Permit applications. However, a development proposal sign was installed as part of the associated subdivision application, and staff received 2 telephone calls in response to the sign, with the following comments (*staff comments in italics*):

- Both callers inquired about the development potential of their respective properties.

(Staff provided the callers with the requested information and described the land development process.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback requirement of the RF Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the existing house on proposed Lot 1.

Applicant's Reasons:

- The minimum rear yard setback must be reduced to retain the existing house for the proposed three-lot subdivision.

Staff Comments:

- Although the existing house to be retained is over 30 years old, it is in good condition.
- The proposed rear setback of the existing house on proposed Lot 1 ranges from a minimum of 4.0 metres (13 ft.) up to approximately 9.0 metres (30 ft.). Approximately

- 50% of the rear building face of the existing house is at a 4.0-metre (13 ft.) rear yard setback. The remainder of the rear setback is at approximately 9.0 metres (30 ft.).
- Furthermore the house has a front yard setback of approximately 16 metres (52 ft.), and a north side yard setback of 5.4 metres (17 ft.), which provides for ample yard space on the proposed Lot 1.
 - As a condition of subdivision, the applicant has submitted a signed location certificate that shows the retained house complies with the remaining setback, lot coverage and density requirements of RF Zone.
 - The proposed variance will only apply to the existing house; any new construction will be subject to the minimum requirements of the RF Zone.
 - Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7912-0276-00

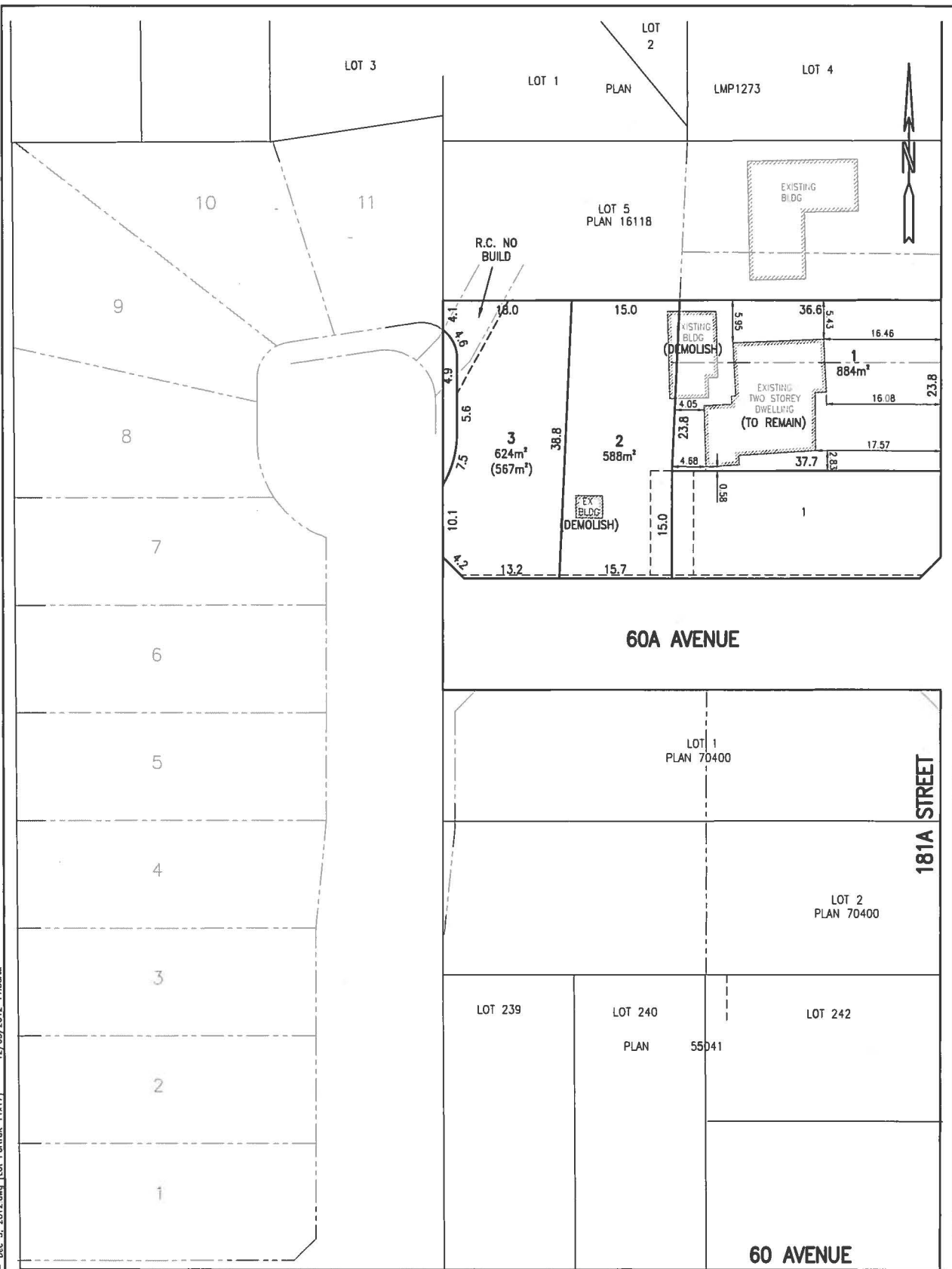
original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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Hub Engineering Inc.

Engineering and Development Consultants



101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT: SANDHU		PROJECT: 6061-181A STREET, SURREY, B.C.			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 12070	DATE: DEC 2012	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department

FROM: Development Project Engineer, Engineering Department

DATE: January 3, 2013 **PROJECT FILE:** 7812-0276-00

RE: Engineering Requirements
Location: 6061 181A St

SUBDIVISION

Property and Right-of-Way Requirements

- dedicate portion of the cul-de-sac bulb.

Works and Services

- construct 60A Avenue to an 11.5-metre half road standard;
- construct water, sewer and drainage works along 60A Avenue;
- construct fire hydrant at the 181A Street and 60A Avenue intersection;
- provide cash-in-lieu for frontage road, water, sewer and drainage works along 181 Street.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager
ssa

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0276-00

Issued To: AVTAR S SENGHERA
PARMDEEP K SENGHERA

Address: 6061 - 181A Street
Surrey, BC
V3S 4M1

Issued To: HARTEJ S SANDHU
SIMREN SANDHU

Address: 6051 - 181A Street
Surrey, BC
V3S 4M1

(collectively referred to as the "Owner")

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: 010-176-829
Lot 6 Section 8 Township 8 New Westminster District Plan 16118 Except Plan BCP45616

6061 - 181A 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. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback of the principal building is reduced from 7.5 metres (25 ft.) to 4.0 metres (12 ft.) on proposed Lot 1.

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.

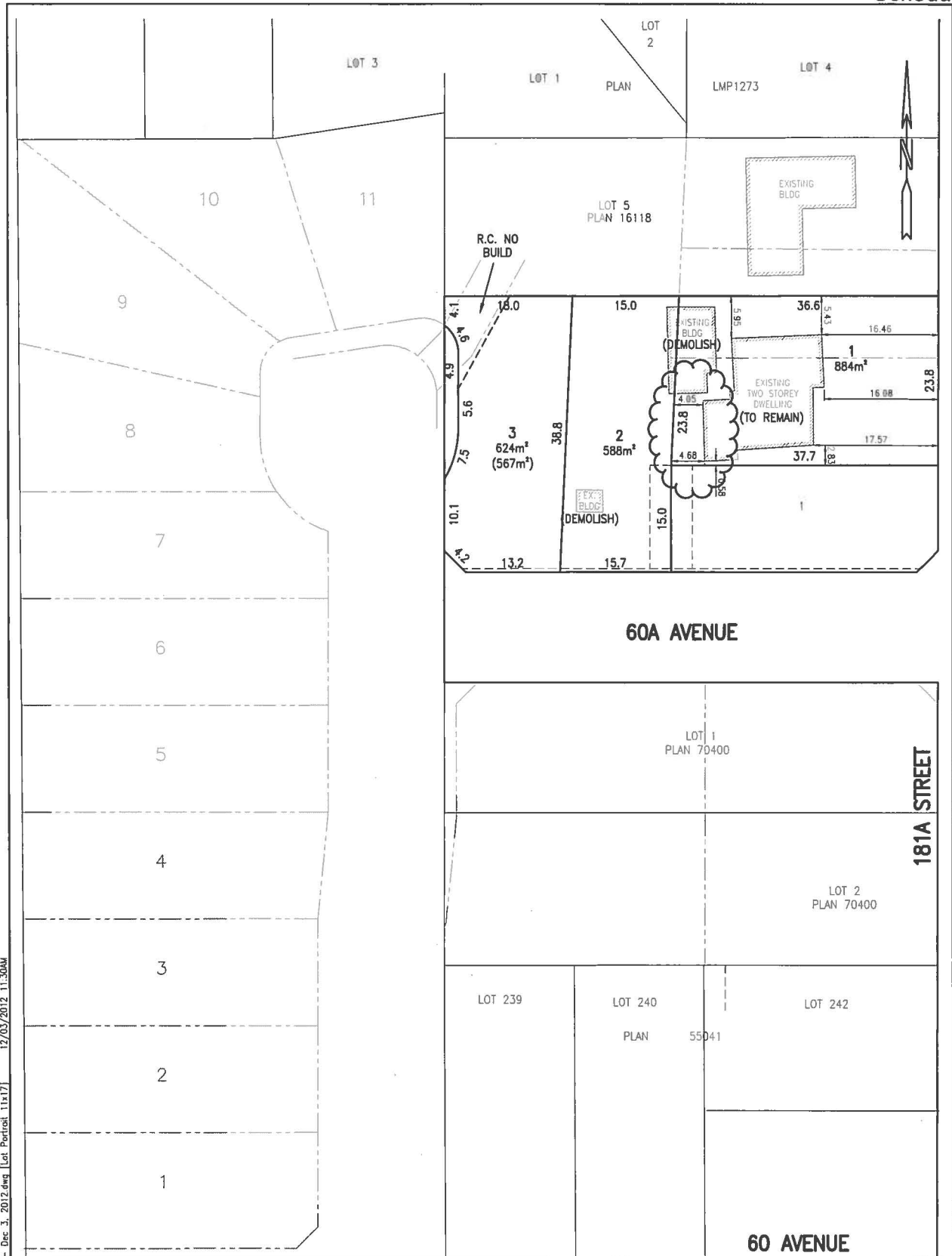
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



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Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP
 Land Use, Development & Environmental Services

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT: SANDHU		PROJECT: 6061-181A STREET, SURREY, B.C.			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 12070	DATE: DEC 2012	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:	

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES