

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0171-00

Planning Report Date: September 9, 2013

**PROPOSAL:**

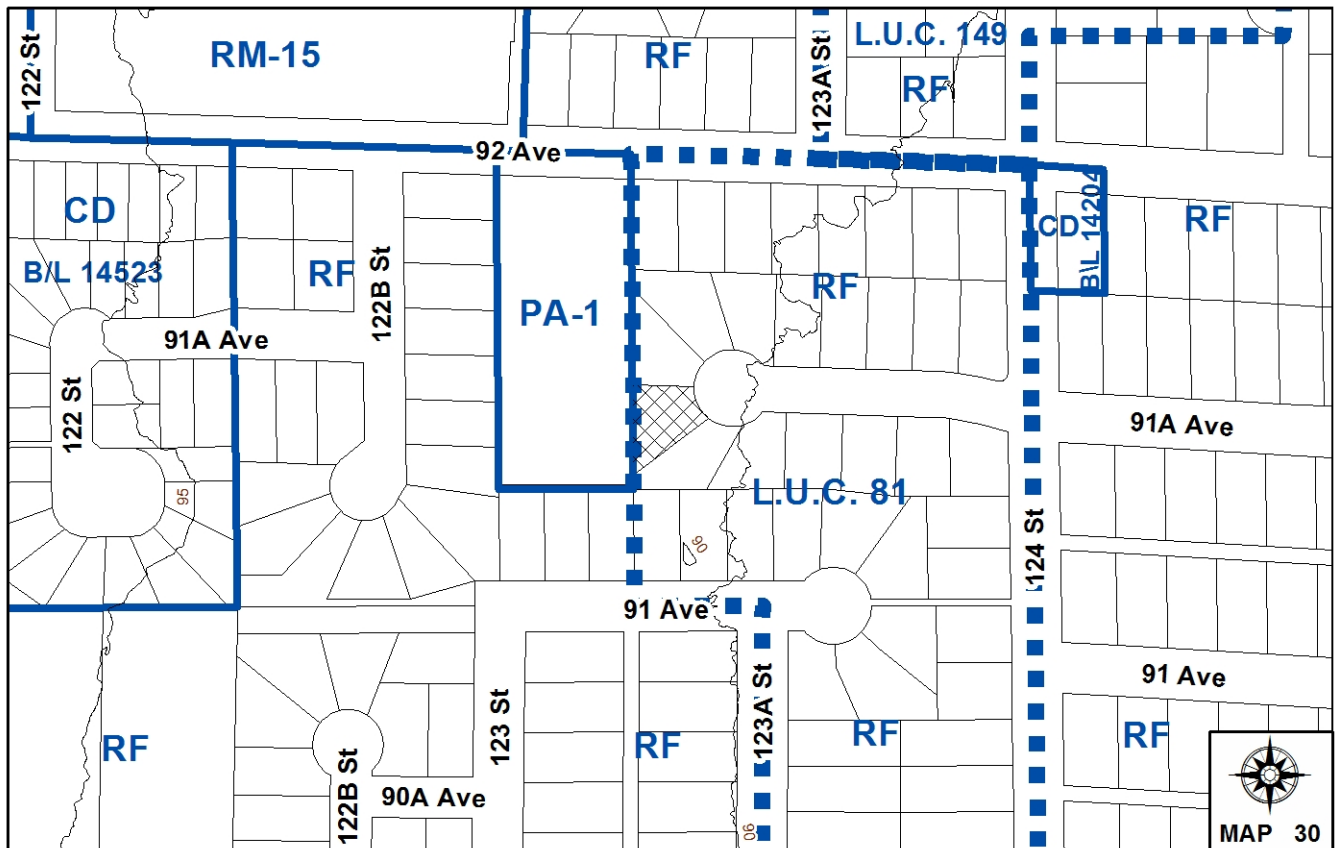
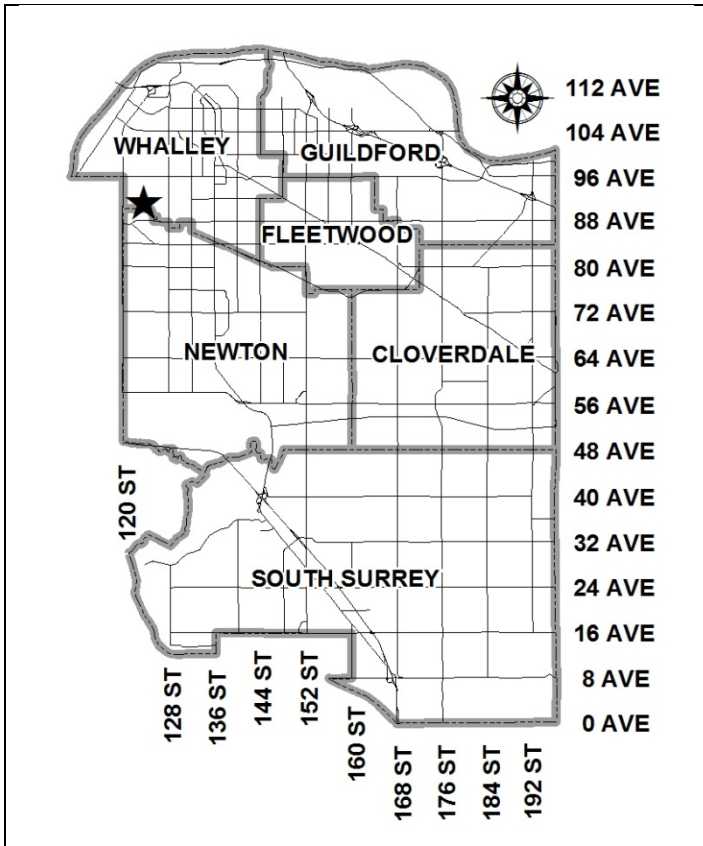
- **Development Variance Permit**  
 to vary setbacks in order to permit the construction of a detached single-car garage on a single family lot.

**LOCATION:** 12324 - 91A Avenue

**OWNER:** Surinder S Hundal

**ZONING:** LUC No. 81 (underlying RF)

**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced front yard setback of proposed detached garage.

RATIONALE OF RECOMMENDATION

- The requested variance to reduce the setback of the garage from the front property line will allow for the construction of a detached single-car garage.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0171-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) Schedule B of Land Use Contract No. 81 is varied to reduce the minimum front yard setback of the detached garage from 18 metres (60 ft.) to 15.8 metres (52 ft.).

REFERRALS

Engineering: The Engineering Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family house, to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Urban	LUC No. 81 (underlying RF Zone)
East (Across 91A Avenue cul-de-sac):	Single family dwellings	Urban	LUC No. 81 (underlying RF Zone)
South:	Single family dwelling	Urban	LUC No. 81 (underlying RF Zone)
West:	Maranatha Canadian Reform Church	Urban	PA-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is 671 square metres (7,223 sq ft.) in area and is located on a cul-de-sac on 91A Avenue, west of 124 Street in Whalley
- The property is designated "Urban" in the Official Community Plan (OCP), is regulated by Land Use Contract (LUC) No. 81 and has "Single Family Residential Zone (RF)" as the underlying zone.
- Land Use Contract (LUC) No. 81 created 53 single family lots in 1974.
- The subject property contains one single family dwelling, which will be retained.

Proposal

- The subject site currently has an attached carport along the north elevation of the house, as well as a small tool shed in the northwest corner of the rear yard.
- The carport is no longer meeting the needs of the applicant, and they wish to park their vehicle and store tools in a secured, detached garage. The applicant is proposing to demolish the carport and tool shed prior to construction of the proposed detached garage.
- The applicant has applied for a Building Permit in order to construct a 4.3-metre (14-ft.) by 6.7-metre (22-ft.) detached garage at the rear of the property, with a front yard setback of 15.8 metres (52 ft.).
- However, LUC No. 81, which references Part IX, R-3 Residential Zone Number Three (3) of Zoning By-law No. 2265, limits the front yard setback of accessory buildings and garages to a minimum of 18 metres (60 ft.).
- Consequently, the applicant has submitted a Development Variance Permit application to reduce the minimum front yard setback of the proposed detached garage from 18 metres (60 ft.) to 15.8 metres (52 ft.).

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To vary Schedule B of Land Use Contract No. 81 in order to reduce the front yard setback of a detached garage from 18 metres (60 ft.) to 15.8 metres (52 ft.).

## Applicant's Reasons:

- The relaxation is requested in order to construct a detached single-car garage in the rear yard.
- Without the relaxation, the applicant cannot construct a garage which is large enough to fit a standard vehicle.

## Staff Comments:

- The subject site is regulated by LUC No. 81, which references Part IX, R-3 Residential Zone Number Three (3) of Zoning By-law, 1964, No. 2265 for regulating building setbacks.
- Under the R-3 Zone, a garage or accessory building must be set back 18 metres (60 ft.) from the front property line.
- The R-3 Zone also requires that every single family dwelling that does not have a lane or secondary access must provide sufficient space for, or incorporate therein, an attached garage or carport, or a detached garage, of not less than 3 metres (10 ft.) by 6 metres (20 ft.).

- The subject site is a pie-shaped lot with a shallow depth of 26 metres (85 ft.). Given the location of the existing house at the centre of the subject site, the northwest corner of the site is the only feasible location for a detached garage.
- Without the requested variance, the applicant can achieve a garage with a depth of only 4.3 metres (14 ft.), which is not large enough to accommodate a standard vehicle, and which does not meet the minimum 6-metre (20-ft.) depth requirement of the R-3 Zone for a detached garage.
- With the requested variance, the applicant can achieve a single-car garage with a depth of 6.7 metres (22 ft.), which will provide enough room to park a standard vehicle in addition to providing storage space.
- The requested variance should not impact the existing church parking lot to the west and should not impact the privacy of the adjoining single family lot to the north.
- Staff support the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7913-0171-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/da

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DRV 9/5/13 11:06 AM

Information for City Clerk

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

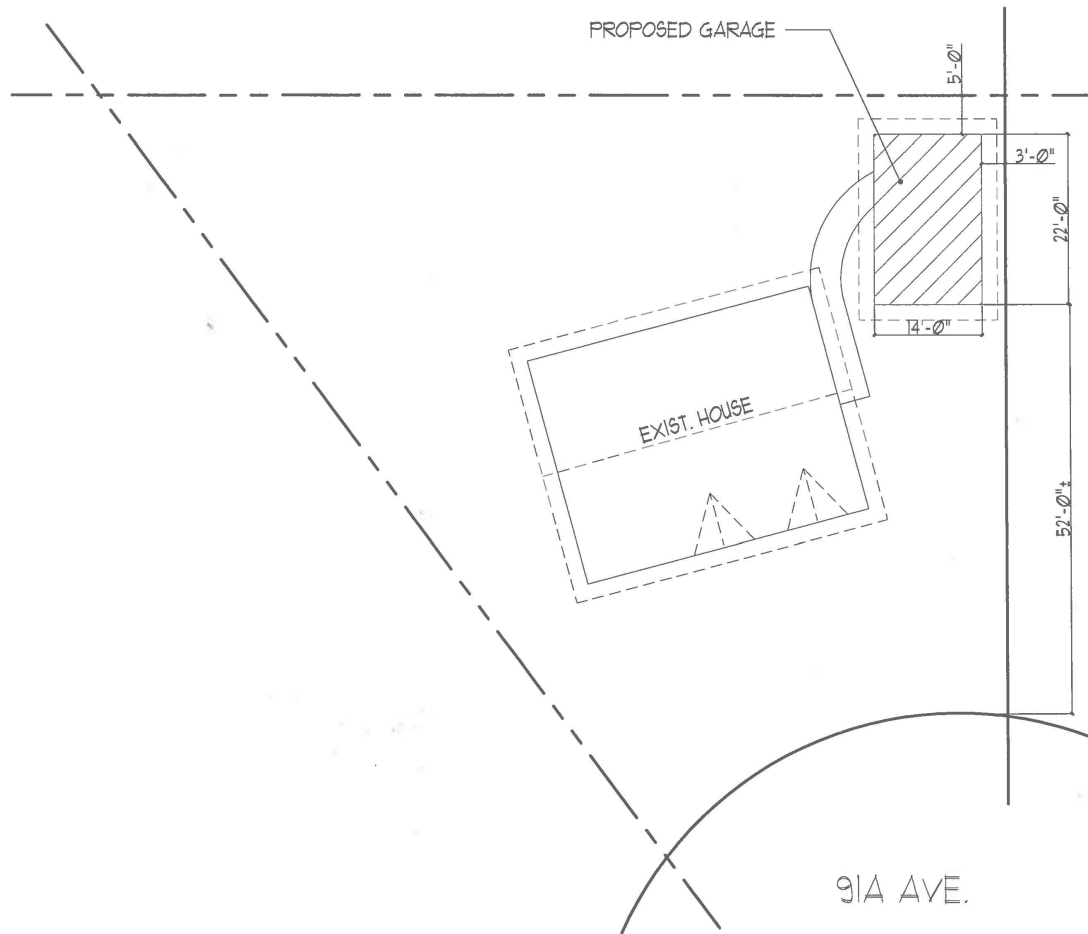
1. (a) Agent:      Name:                      Surinder S Hundal  
  
   Address:                      12324 – 91A Avenue  
   Surrey, BC V3V 6K1  
  
   Tel:                              778-882-1438 - Cellular  
   778-882-1438 - Fax

2.      Properties involved in the Application

- (a)      Civic Address:                      12324 - 91A Avenue
  
- (b)      Civic Address:                      12324 - 91A Avenue  
   Owner:                              Surinder S Hundal  
   PID:                                      006-118-577  
   Lot 57 Section 31 Township 2 New Westminster District Plan 46698

3.      Summary of Actions for City Clerk's Office

- (a)      Proceed with Public Notification for Development Variance Permit No. 7913-0171-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



CIVIL ADDRESS:  
12324 91a AVE., SURREY, BC

LEGAL DESCRIPTION:  
LT 51 SEC 31 TWP 2 PL 46698 NWD

ZONING : RF

LOT SIZE 1219 ft<sup>2</sup>  
EXIST. BUILDING 1125.15 ft<sup>2</sup>  
PROPOSED GARAGE 308 ft<sup>2</sup>

SITE PLAN  
SCALE: 1/16"=1'-0"

**COPYRIGHT INFORMATION:**

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF TONG NGO ENGINEERING LTD.  
THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION OF DISCREPANCIES AND NOTIFY THE DESIGNER OF ANY ERRORS AND DISCREPANCIES AND NOTIFY THE DESIGNER OF ANY ERRORS AND DISCREPANCIES ON THE CONTRACT DOCUMENTS. FAILURE TO OBTAIN CLARIFICATION BEFORE THE CONTRACTOR RESPONSIBLE FOR ANY RESULTING IMPROPER WORK AND COST OF RECTIFICATION, VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THIS DRAWING SHALL NOT BE CARRIED OUT WITHOUT PERMISSION FROM THE DESIGNER. THIS DRAWING CANNOT BE REPRODUCED WITHOUT THE CONSENT OF THE DESIGNER.

NO.	REVISIONS	DATE
2	REVISED SETBACK	AUG 22/13
1	ISSUED FOR BUILDING PERMIT	MAR/25/13



DESIGN: TNT	CLIENT: SURINDER (SAM) HUNDAL
DRAWN: RL	
CHECKED: TNT	
PROJ. NO.: 13-SFH3	PROJECT: ADDITION GARAGE TO HUNDAL RESIDENCE
SCALE: AS SHOWN	12324 - 91A AVE., SURREY, BC
DATE: JAN./30/2013	

TITLE: SITE PLAN
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TONG NGO ENGINEERING LTD.	11-15168 68A AVE SURREY, B.C V3S-1X2
PH: (804)543-2914/F: (804)502-0936/EMAIL: tntang@shaw.ca	
LAST MODIFIED:	DRAWING: A1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0171-00

Issued To: SURINDER S HUNDAL

("the Owner")

Address of Owner: 12324 - 91A Avenue  
Surrey, BC V3V 6K1

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: 006-118-577

Lot 57 Section 31 Township 2 New Westminster District Plan 46698

12324 - 91A Avenue

(the "Land")

3. Surrey Land Use Contract No. 81 Authorization By-law No. 2265 is varied as follows:
  - (a) Schedule B is varied such that in Section A. Uses of Part IX Residential Zone Number Three (3) (R-3), the minimum front yard setback for a detached garage is reduced from 18 metres (60 ft.) to 15.8 metres (52 ft.).
4. This development variance permit applies to only the detached garage shown on Schedule A which is attached hereto and forms part of this development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A.
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.

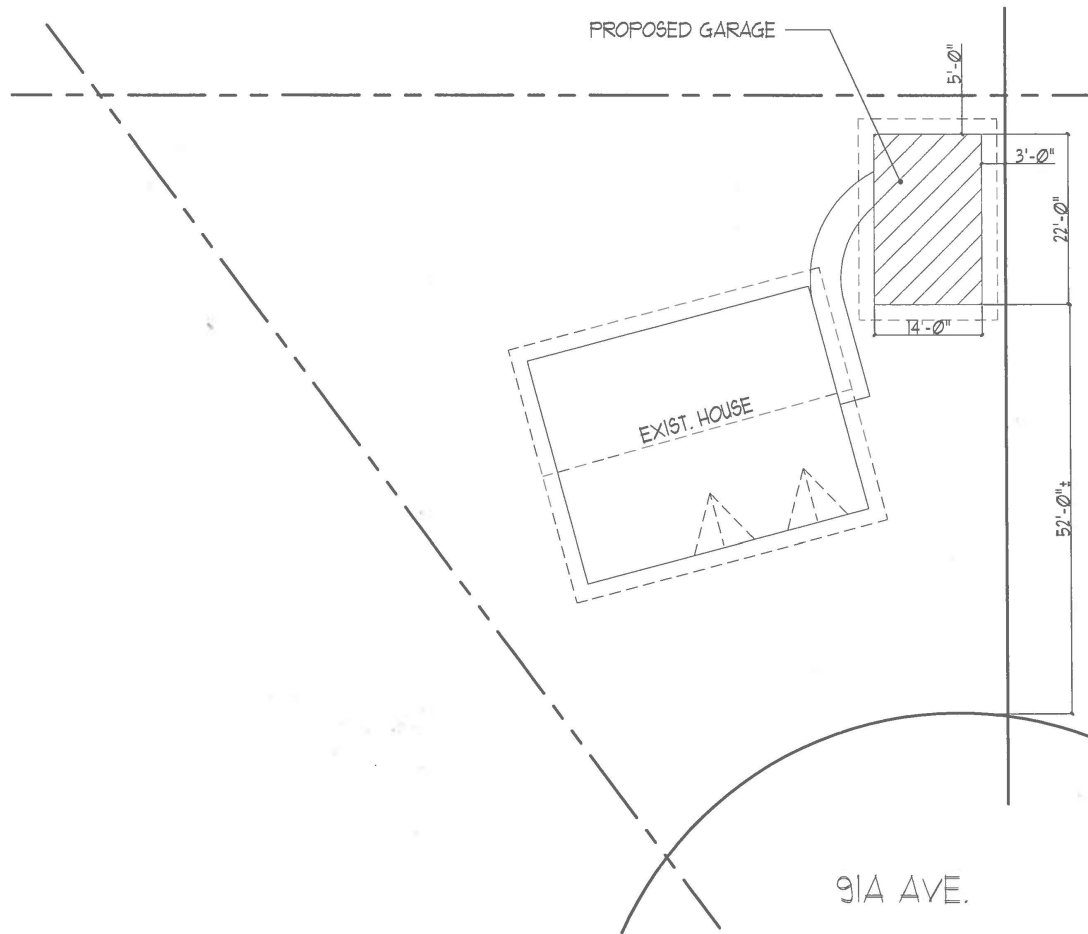
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan



CIVIL ADDRESS:  
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LT 51 SEC 31 TWP 2 PL 46698 NWD

ZONING : RF

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