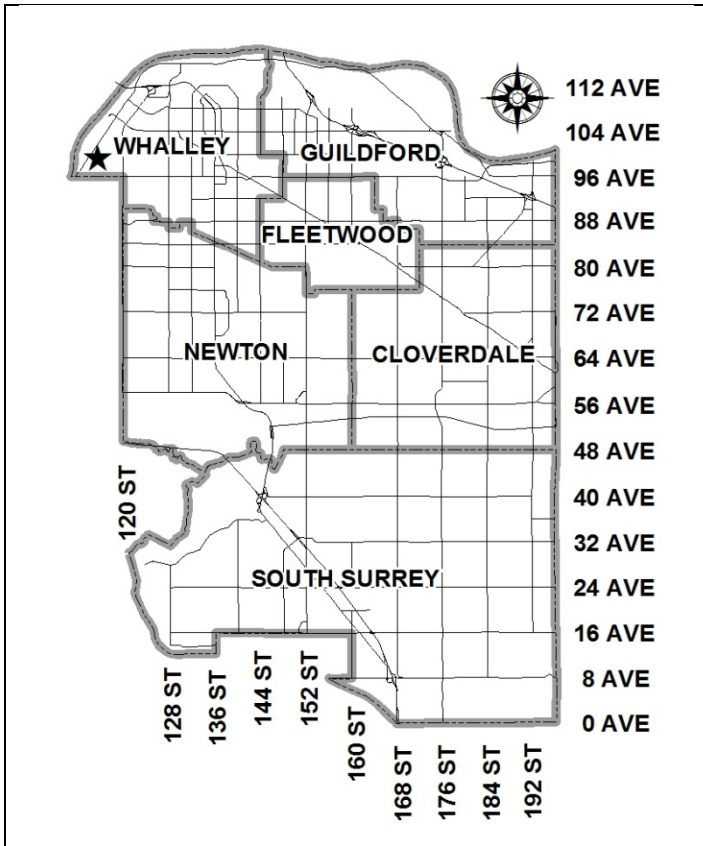


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0251-00

Planning Report Date: December 16, 2013



**PROPOSAL:**

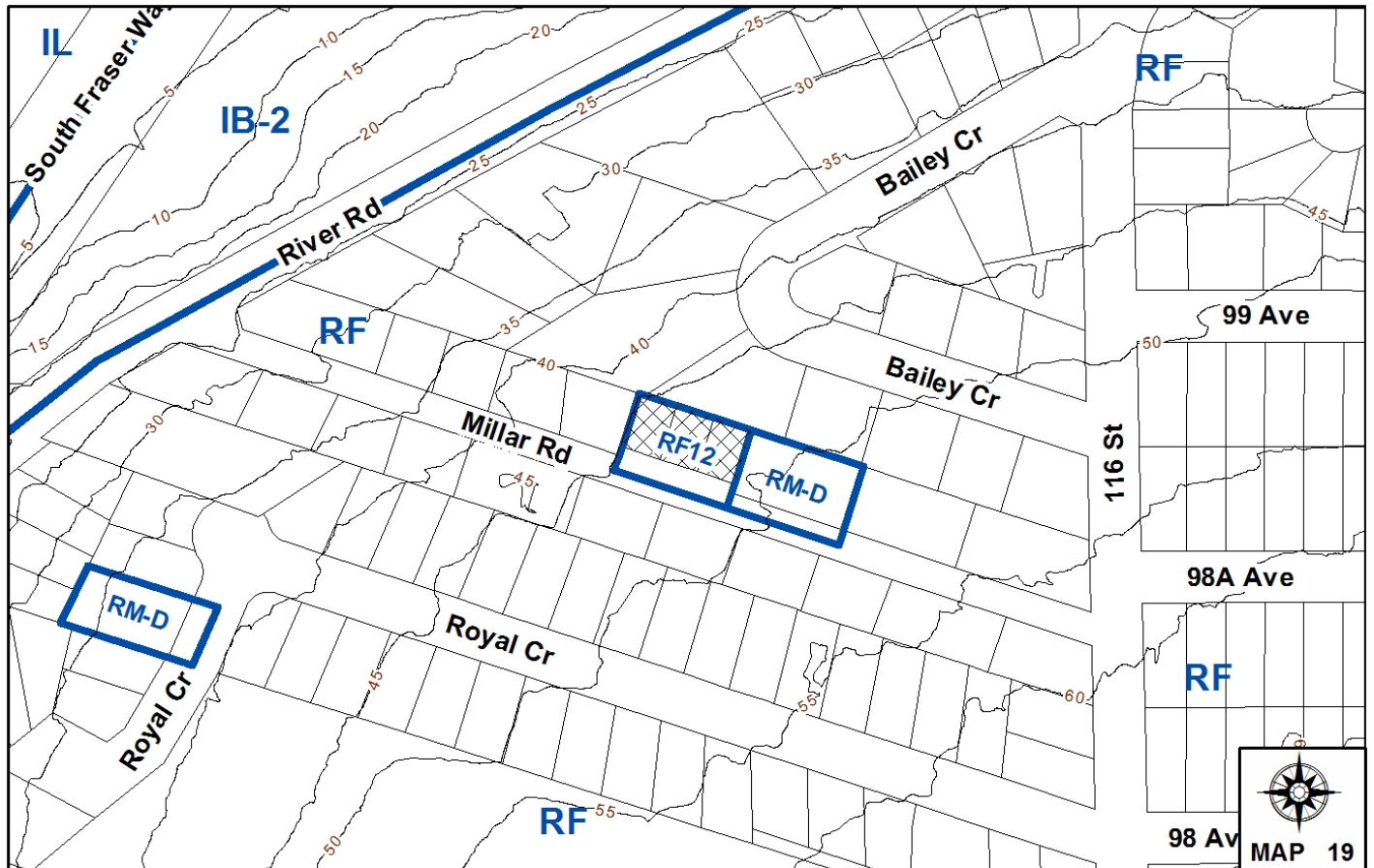
- **Development Variance Permit**  
 in order to permit the construction of three single family dwellings on three, recently created, small lots.

**LOCATION:** 11505, 11511 and 11529 - Millar Road

**OWNERS:** Harjit S Grewal  
 Gary Basi

**ZONING:** RF-12

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking additional variances to the front and rear yard setbacks of the RF-12 Zone for the principal buildings on Lots 1, 2 and 3.

### RATIONALE OF RECOMMENDATION

- Due to the lot depth, tree retention requirements, and garage location, the applicant is experiencing difficulty in developing functional floor plans for proposed houses on the 3 recently created residential lots.
- The applicant is proposing to reduce the variance already granted for Lot 2 (under Development Variance Permit No. 7907-0190-01) by increasing the front yard setback to the garage from 5.0 metres (16 ft.) to 5.5 metres (18 ft.).
- To address concerns about the massing of the house for Lots 2 and 3, the requested variance will apply to the main floor and basement only. The second floor of the dwelling will comply with the setback requirements of the RF-12 Zone.
- There is an existing Restrictive Covenant registered on Lot 1 which reduces the massing on the west side of the second floor, to minimize the impact on the existing downslope house to the west. No change is proposed to this Restrictive Covenant.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0251-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the attached garage of the principal building on Lots 1, 2, and 3 (Appendix II); and
- (b) to reduce the minimum rear yard setback of the RF-12 Zone for the principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the full width of the basement and main floor on Lots 2 and 3.

REFERRALS

Engineering: The Engineering Department has no objection to the requested variances.

SITE CHARACTERISTICS

Existing Land Use: Three vacant small single family lots.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Duplex.	Urban	RM-D
South (Across Millar Road):	Single family dwellings.	Urban	RF
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the north side of Millar Road, between 116 Street and River Road. It is designated Urban in the Official Community Plan (OCP) and is currently zoned "Single Family Residential (12) Zone (RF-12)".
- Development Application No. 7907-0190-00 was submitted in July, 2007 to rezone the subject site from RF to RF-12, and to subdivide the subject site into 3 single family lots, which will be referred to in this report as Lots 1, 2 and 3 (Appendix II). On April 22, 2013, Council granted

Final Adoption to Rezoning By-law No. 16932, rezoning the subject site from RF to RF-12. A companion Development Variance Permit (No. 7907-0190-01) to vary the road width, lot depth and setbacks, was also approved on April 22, 2013.

- Millar Road, which fronts the subject site, is classified as a collector road, but was developed many years ago and as a result, has a cross-section that is substantially narrower than current collector road cross-sections. Further, the entire length of Millar Road is completely developed with single family residences and the opportunity to achieve a current collector road cross-section of 22 metres (72 ft.) is not possible without acquisition and elimination of existing residences.
- To address this issue, a modified collector road standard was developed for Millar Road that would allow Millar Road to function as a collector while, at the same time, having minimal impact on the adjoining single family lots and the ability of these single family lots to redevelop to slightly higher densities.
- As a result of road dedication requirements along Millar Road, the depth of the 3 subject lots was decreased (by Development Variance Permit No. 7907-0190-01) from 22.0 metres (72 ft.) required under the RF-12 Zone, to a 21.6-metre (71 ft.) depth, which impacted the ability of the applicant to develop functional house plans for the 3 lots.
- At the same time, area residents raised concerns with respect to the retention of mature trees on the 3 proposed lots. In order to address these concerns, tree retention and tree protection areas were placed on all 3 proposed lots, which further impacted the areas of these lots on which houses could be built.
- As the buildable areas on the three proposed lots was so restricted as a result of addressing road and neighbourhood concerns, Council granted variances to the RF-12 Zone (Development Variance Permit No. 7907-0190-01). These variances reduced the rear yard setbacks for Lots 1 and 2 from 7.5 metres to 6.0 metres for the full width of the building face and reduced the front yard setback for the attached garage on Lot 2 from 6.0 metres (20 ft.) to 5.0 metres (16 ft.).
- Despite these variances granted by Council, the developer of the 3 lots is still experiencing difficulty in developing functional house plans for the three lots and is now requesting additional variances.

#### Current Proposal

- The applicant has been working with their design consultant to create functional house plans for the new lots. However, due to the lot depth, tree retention requirements, and garage location, the applicant is continuing to experience difficulty creating a functional floor plan for the main floor.
- The applicant is requesting further variances to those approved under Development Variance Permit No. 7907-0190-01, as described in the following table:

	<b>Setback requirements of the RF-12 Zone</b>	<b>Setback variances approved under Development Application No. 7907-0190-01</b>	<b>Requested setback variances</b>
<b>Lot 1</b>	<b>Front Yard:</b> 6.0m to the garage <b>Rear yard:</b> 6.0m for 50% of the rear building face, 7.5m for the remainder	<b>Front Yard:</b> No variance <b>Rear yard:</b> 6.0m for the full width of the building face	<b>Front Yard:</b> 5.5m to the garage <b>Rear yard:</b> No change
<b>Lot 2</b>	<b>Front Yard:</b> 6.0m to the garage <b>Rear yard:</b> 6.0m for 50% of the rear building face, 7.5m for the remainder	<b>Front Yard:</b> 5.0m to the garage <b>Rear yard:</b> 6.0m for the full width of the building face	<b>Front Yard:</b> 5.5m to the garage <b>Rear yard:</b> 6.0m for the full width of the building face for the main floor and basement only.
<b>Lot 3</b>	<b>Front Yard:</b> 6.0m to the garage <b>Rear yard:</b> 6.0m for 50% of the rear building face, 7.5m for the remainder	<b>Front yard:</b> No variance <b>Rear yard:</b> No variance	<b>Front yard:</b> 5.5m to the garage <b>Rear yard:</b> 6.0m for the full width of the building face for the main floor and basement only.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To relax the front yard setback of the RF-12 Zone for the attached garage of the principal building from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for Lots 1, 2 and 3.

Applicant's Reasons:

- Due to tree retention requirements and road dedication provided under Development Application No. 7907-0190-00, the resulting developable area on all 3 lots is less than typically achieved under the RF-12 (Type II) Zone.
- Due to the shallow depth of the existing lots (21.6 metres, 71 ft.), there is insufficient space for a functional room to be located behind the garage, which is located at the front of the house facing the street.
- The reduced front yard setback is requested in order to achieve functional main floor spaces for the proposed dwellings on these lots.

Staff Comments:

- As part of the arborist report for Development Application No. 7907-0190-00, mature trees were identified both on the subject site and on neighbouring properties. Staff and the applicant worked together to try to retain trees on the subject site.

- There was a large cedar tree located at the front of Lot 1, which affected the house footprints on Lots 1 and 2. Initially, it was believed that this cedar tree could be retained, but it was subsequently discovered that, due to road construction requirements, it would not be a viable tree to retain. As a condition of the tree cutting permit, the applicant will plant a large-growing tree in its place and a restrictive covenant was registered to ensure there be adequate space for the new large-growing tree. The restrictive covenant that was registered continues to affect the house footprints on Lots 1 and 2. The large cedar tree was donated to the Cwenengitel Aboriginal Society for cultural purposes.
- There is a deciduous tree located on the neighbouring property to the east, and its critical root zone extends into the subject site. This tree was retained as part of Development Application No. 7907-0190-00, and a restrictive covenant was registered to protect the critical root zone for this tree. This restrictive covenant affects the house footprint of Lot 3.
- The applicant is requesting a relaxation in the front yard setback from the front property line to the face of the attached, double garage from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for Lots 1, 2, and 3.
- In Part 5, Off-Street Parking and Unloading of the Zoning By-law, the minimum length of a parking stall is 5.5 metres (18 ft.). As the applicant is proposing a front yard setback relaxation to 5.5 metres (18 ft.) for the double garage, the resulting driveway length in front of each garage is sufficient to park a vehicle.
- The remainder of the proposed houses will conform to the front yard setback provisions of the RF-12 Zone.
- Development Variance Permit No.7907-0190-01 reduced the required front yard setback for the garage on Lot 2 from 6.0 metres (20 ft.) to 5.0 metres (16 ft.). As part of the request to reduce the front yard setbacks on Lots 1 and 3 from 6.0 metres (20 ft.) to 5.5 metres (18 ft.), the applicant has agreed to increase the front yard setback on Lot 2 from 5.0 metres (16 ft.) to 5.5 metres (18 ft.) so that the garages on all three lots are sited a consistent distance from the front property line.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the main floor and basement only on Lots 2 and 3.

Applicant's Reasons:

- Due to the retention of a neighbour's tree and the road dedication provided under Development Application No. 7907-0190-00, the resulting developable area on Lot 3 is less than typically achieved under the RF-12 (Type II) Zone.

- Due to the shallow depth of the existing lots (21.6 metres, or 71 ft.), there is insufficient space for a functional room to be located behind the garage, which is located at the front of the house facing the street.
- The setback variance is requested in order to achieve functional main floor space for the proposed dwelling on these lots.

Staff Comments:

- The RF-12 Zone permits a rear yard setback reduction to 6.0 metres (20 ft.) for 50% of the width of the rear of the building for Type II lots. The applicant is requesting a 6.0-metre (20 ft.) rear yard for the full width of the main floor and basement of the proposed dwelling on Lots 2 and 3.
- A Development Variance Permit (7907-0109-01) reduced the rear yard setback on Lots 1 and 2 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the entire width of the dwellings. This variance was supported as Lots 1 overlooks the rear yard of the adjoining single family lot to the north at 11540 Bailey Crescent.
- However, Lots 2 and 3 are more immediately adjacent to the existing single family dwelling on the adjoining single family lot to the north at 11540 Bailey Crescent and there is some concern that reducing the rear yard setback for a proposed dwellings on Lots 2 and 3 will have negative impacts on the adjoining property, particularly for portions of the building on Lot 3 that may extend above the ground floor.
- As a result, to address this concern, staff support the requested variance to reduce the rear yard setback on Lots 2 and 3 for the entire width of the dwelling, but for only the basement and main floor of the dwelling. The second floor of the proposed dwelling on Lots 2 and 3 will need to comply with the rear yard setback requirements of the RF-12 Zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II	Map of subject site
Appendix III.	Proposed Site Plan and Floor Plans
Appendix IV.	Development Variance Permit No. 7913-0251-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SAL/da

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DRV 12/12/13 9:59 AM

Information for City Clerk

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

1. (a) Agent: Name: Ran Chahal  
Apex Designs Group  
Address: 8120 - 128 Street, Unit 157  
Surrey, BC V3W 1R1  
Tel: 604-543-8281 - Work  
604-543-8281 - Cellular

2. Properties involved in the Application

(a) Civic Address: 11505 - Millar Road  
11511 - Millar Road  
11529 - Millar Road

(b) Civic Address: 11505 - Millar Road  
Owner: Gary Basi  
Harjit S Grewal  
PID: 029-075-777  
Lot 1 Section 35 Block 5 North Range 3 West New Westminster District Plan EPP24154

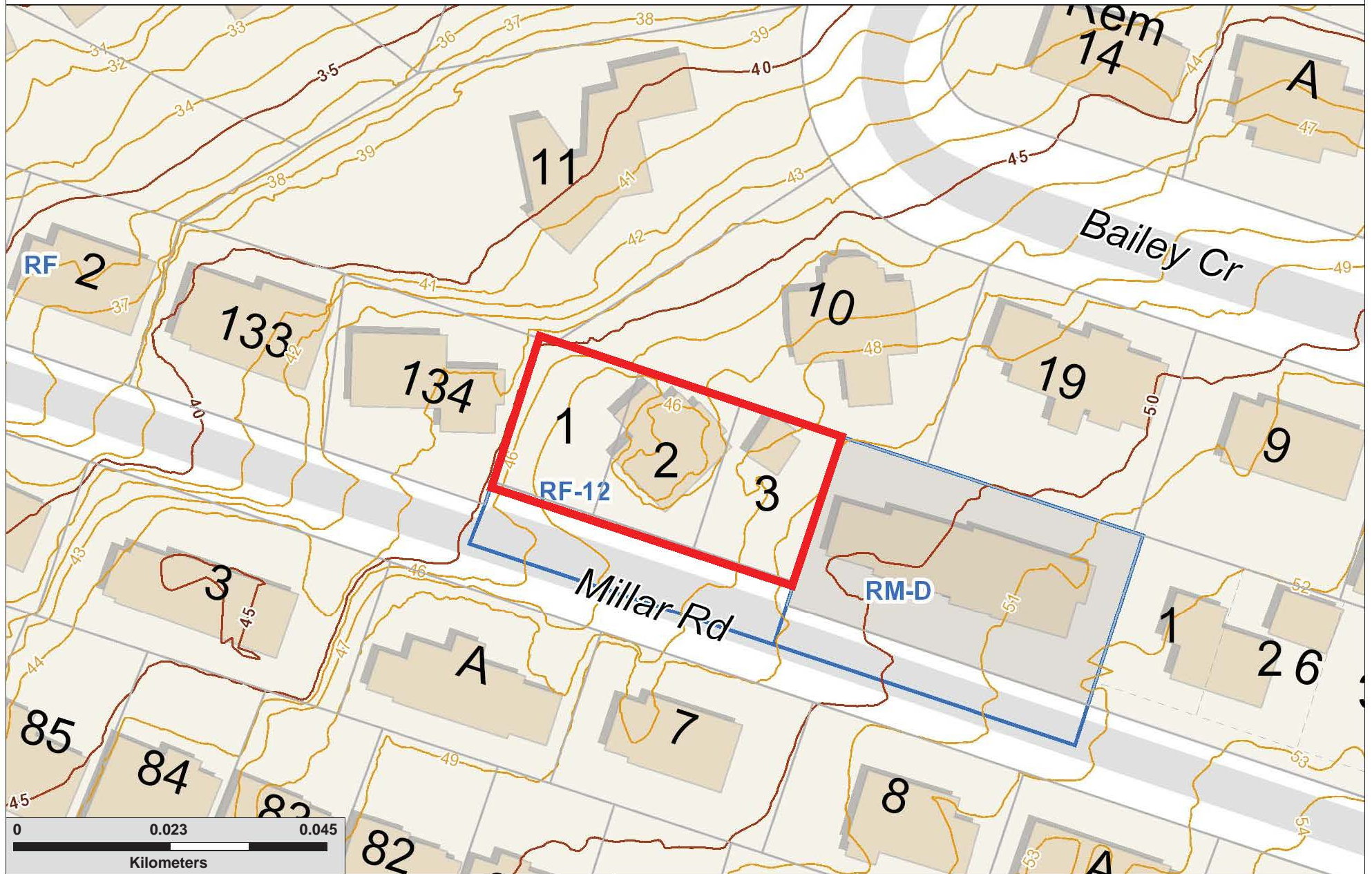
(c) Civic Address: 11511 - Millar Road  
Owner: Gary Basi  
Harjit S Grewal  
PID: 029-075-785  
Lot 2 Section 35 Block 5 North Range 3 West New Westminster District Plan EPP24154

(d) Civic Address: 11529 - Millar Road  
Owner: Gary Basi  
Harjit S Grewal  
PID: 029-075-793  
Lot 3 Section 35 Block 5 North Range 3 West New Westminster District Plan EPP24154

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7913-0251-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.





The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

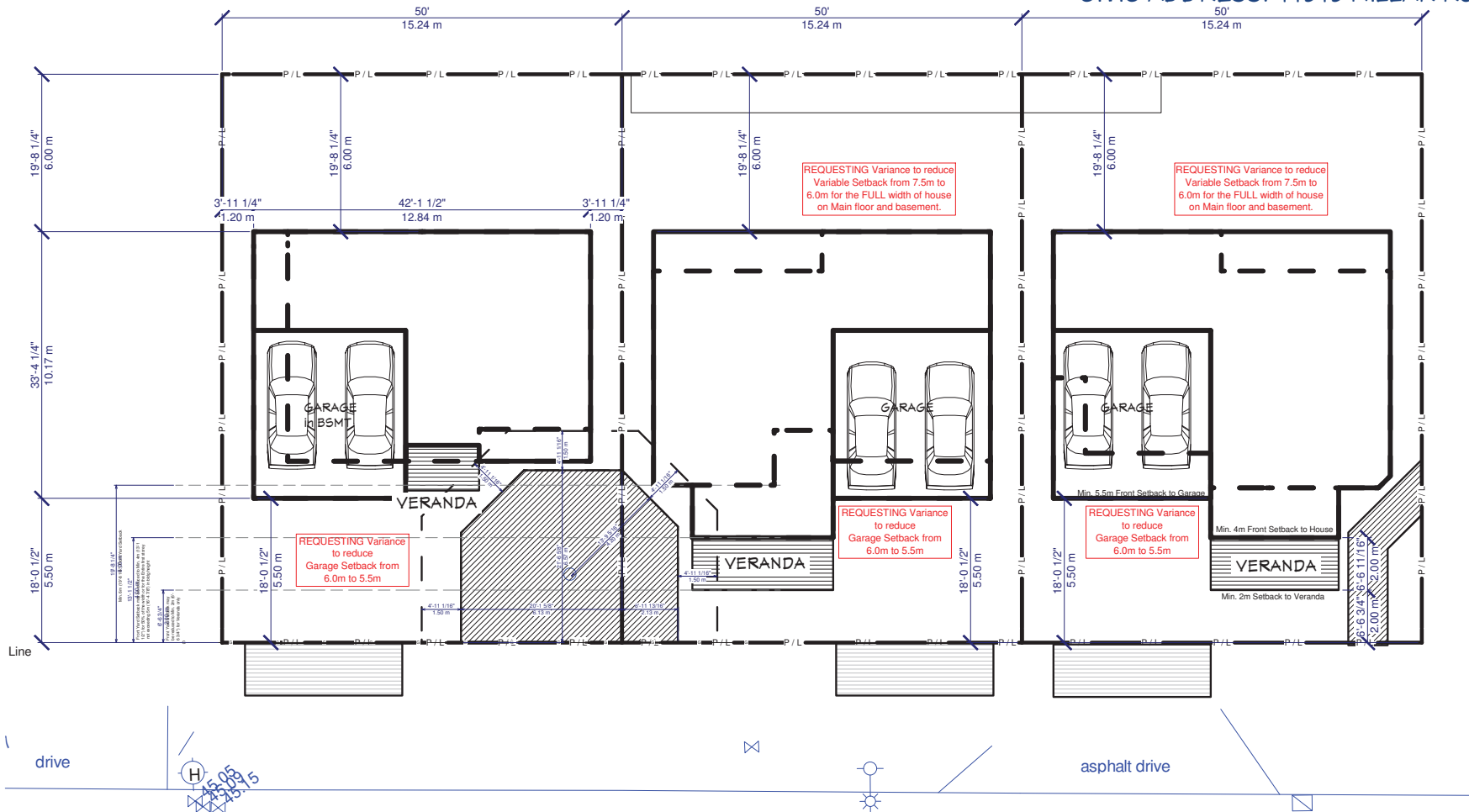
Enter Map Description



Scale: 1: 750

Map created on: December-09-13

RE: BUILDING ENVELOPE DESIGN  
 CITY PROJECT NO.: 07-0190  
 CIVIC ADDRESS: 11515 MILLAR ROAD, SRY



**LOT 1**

APPROX. FLOOR AREA	
Main Floor :	950.00
Upper Floor :	1122.00
NET Area:	2072.00
Garage :	420.00
GROSS Area ACHIEVED :	2492.00
ALLOWABLE:	2492.00

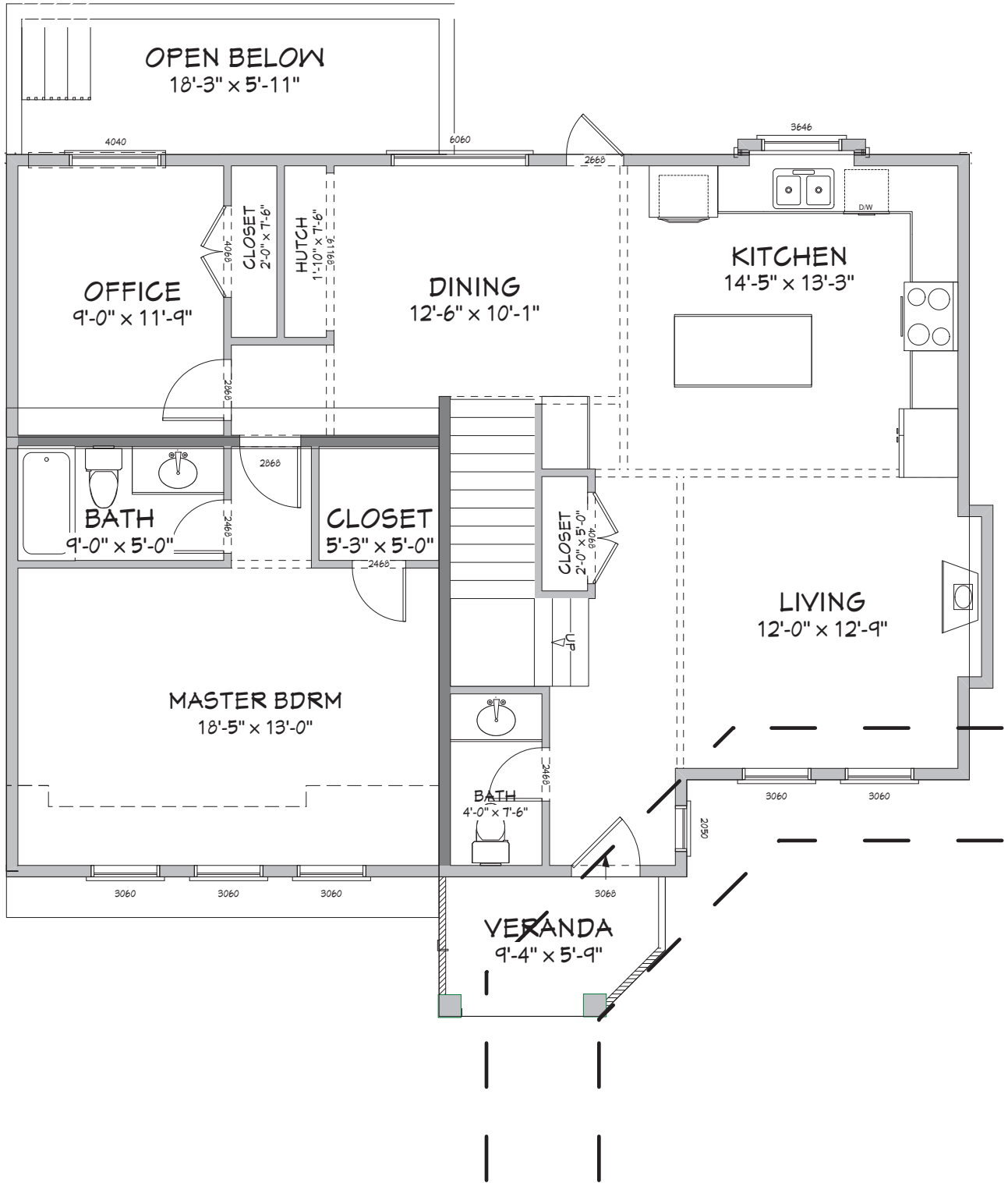
**LOT 2**

APPROX. FLOOR AREA	
Main Floor :	1000.00
Upper Floor :	1100.00
NET Area:	2100.00
Garage :	392.00
GROSS Area ACHIEVED :	2492.00
ALLOWABLE:	2492.00

**LOT 3**

APPROX. FLOOR AREA	
Main Floor :	1032.00
Upper Floor :	1070.00
NET Area:	2102.00
Garage :	390.00
GROSS Area ACHIEVED :	2492.00
ALLOWABLE:	2492.00

NO.	DESCRIPTION	BY	DATE
SHEET TITLE: <b>BUILDING ENVELOPE</b>			
PROJECT DESCRIPTION: Bobby Grewal-Millar Road- Bldg Envelope-X5- 2013.12.09 R1			
DRAWINGS PROVIDED BY: Apex Design Group Inc.			
DATE:		09/12/2013	
SCALE:			
SHEET: <b>A-1</b>			



THESE PLANS CONFORM TO THE 2012 B.C. BUILDING CODE.

# MAIN FLOOR PLAN - Lot 1

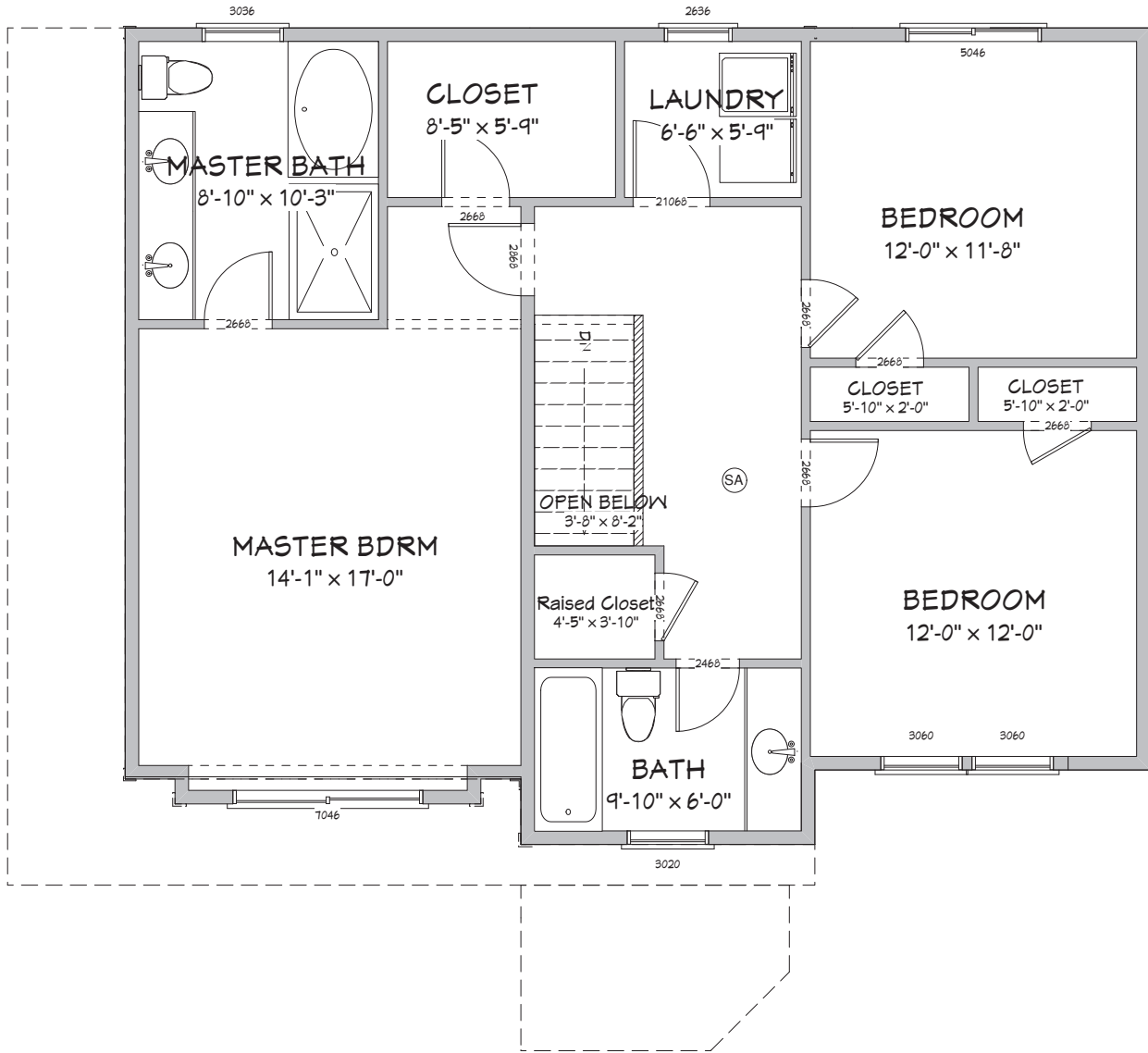
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Revision	0
Date	Dec. 4, 2015
Client	Bobby Grewal
City Project No.	7407-0190-00 (Millar Rd.)
Site Location	11515 Millar Road, Surrey, BC
Scale	1/4" = 1' (for all notes)
Drawn	Miller
Checked	RC
Design	RC, LY
Project Title	Miller Rd. X-2015 12 24 R1

Client:	Bobby Grewal
City Project No.:	7407-0190-00 (Millar Rd.)
Site Location:	11515 Millar Road, Surrey, BC
Scale:	1/4" = 1' (for all notes)
Drawn:	Miller
Checked:	RC
Design:	RC, LY
Project Title:	Miller Rd. X-2015 12 24 R1

STRUCTURAL ENGINEER'S STAMP:

**APPEX DESIGN GROUP INC**  
 1470 151st Street  
 Surrey, BC V4A 2E5  
 Tel: (604) 545-5458  
 Fax: (604) 545-5458  
 Website: [www.apexdesigngroup.com](http://www.apexdesigngroup.com)

**APPEX DESIGN GROUP INC**



THESE PLANS CONFORM TO THE 2012 B.C. BUILDING CODE.

# UPPER FLOOR PLAN - Lot 1

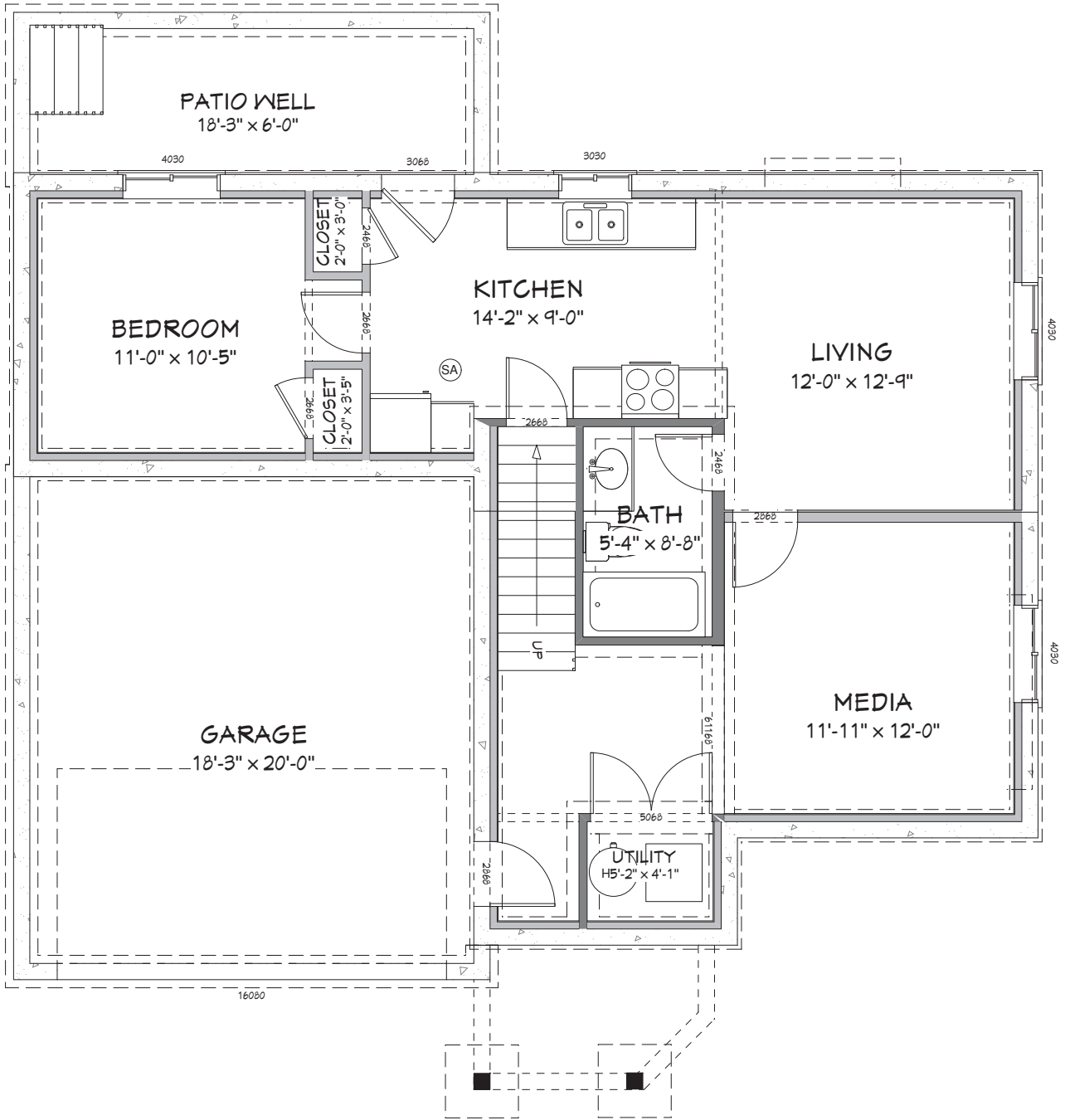
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Sheet Number	0
Revision	0
Project Name	11515 Millar Rd., Surrey, BC
Client	Bobby Grewal
City Project No.	1407-0190-00 (Millar Rd.)
Site Location	11515 Millar Road, Surrey, BC
Scale	1/4" = 1' (for all notes)
Drawn	RC
Checked	RC
Date	October 04, 2013
Version	1/4" = 1' (for all notes)
Project Title	Millar Rd. X-2013 12 24 R1

Client:	Bobby Grewal
City Project No.:	1407-0190-00 (Millar Rd.)
Site Location:	11515 Millar Road, Surrey, BC

STRUCTURAL ENGINEER'S STAMP:

**APPEX**  
 DESIGN GROUP INC  
 1470 151st Street  
 Surrey, BC V4A 1S5  
 Phone: (604) 545-5251 Fax: (604) 545-5458  
 Website: www.apexgroupinc.com

**REGISTERED PROFESSIONAL ENGINEER'S STAMP:**



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# BASEMENT PLAN - Lot 1

Plan Number	A-13.0
Revision	0
Date	Dec. 4, 2015
Scale	1/4" = 1' (for as noted)
Project Name	Miller Rd. X-2015 12 24 R1
Client	Bobby Grewal
City Project No.	7407-0190-00 (Miller Rd.)
Site Location	11515 Miller Road, Surrey, BC

Client	Bobby Grewal
City Project No.	7407-0190-00 (Miller Rd.)
Site Location	11515 Miller Road, Surrey, BC

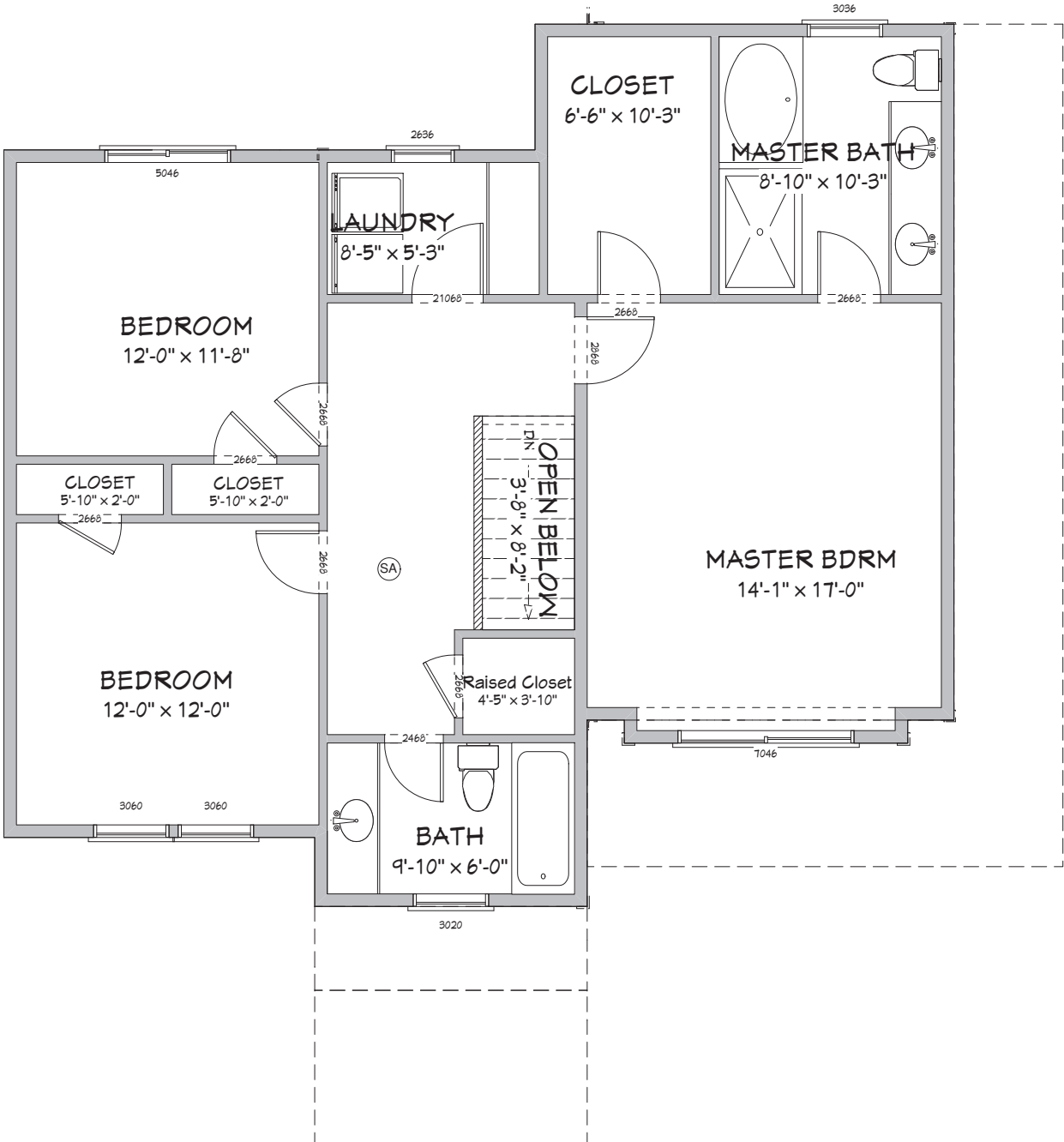
STRUCTURAL ENGINEER'S STAMP:

APPEX DESIGN GROUP INC  
 1470 151st Street  
 Surrey, BC V4A 2Y5  
 Phone: (604) 545-5251 Fax: (604) 545-5458  
 Website: www.appepxgroup.com



**REGISTERED PROFESSIONAL ENGINEER'S STAMP:**  
 I, the undersigned, being a duly qualified and licensed Professional Engineer under the provisions of the Engineering Act, R.S.B.C. 1996, Chapter 424, do hereby certify that I am a duly qualified and licensed Professional Engineer under the provisions of the Engineering Act, R.S.B.C. 1996, Chapter 424, and that I am duly qualified and licensed to practice as a Professional Engineer in the Province of British Columbia. I am duly qualified and licensed to practice as a Professional Engineer in the Province of British Columbia. I am duly qualified and licensed to practice as a Professional Engineer in the Province of British Columbia.

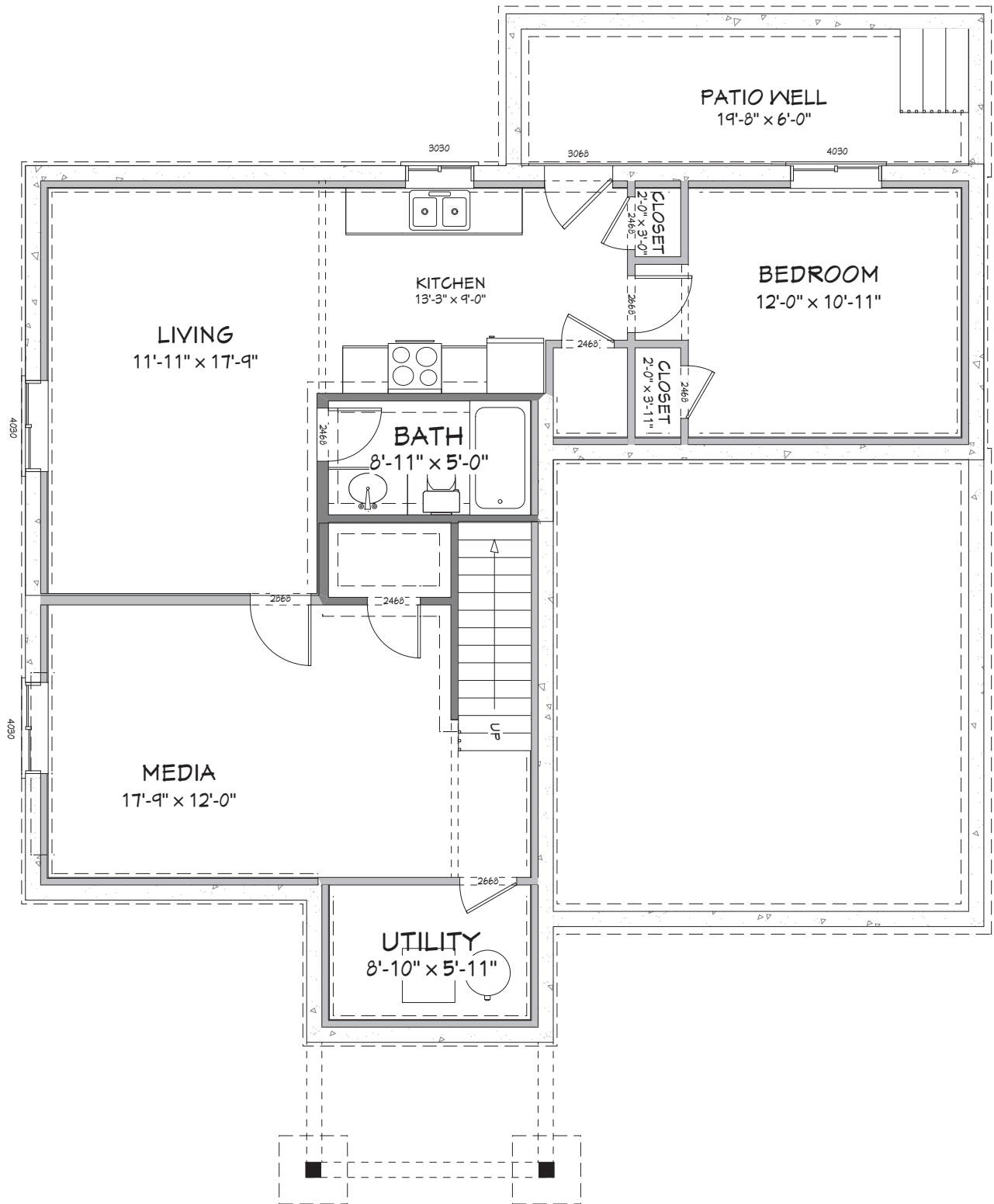




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# UPPER FLOOR PLAN - Lot 2

<p>Form Number: <b>A-12.0</b></p> <p>Revision: <b>0</b></p> <p>Date: <b>Dec. 4, 2015</b></p>	<p>Client: <b>Bobby Grewal</b></p> <p>City Project No: <b>1407-0190-00 (Miller Rd.)</b></p> <p>Site Location: <b>11515 Miller Road, Surrey, BC</b></p>	<p>Structural Engineer's Stamp:</p> <p>Professional Engineer's Stamp:</p>	<p>APPEX DESIGN GROUP INC</p> <p>1407-0190 - 123 Street        016 (604) 545-5251 Fax: (604) 545-5458        Website: <a href="http://www.apexgroupinc.com">www.apexgroupinc.com</a></p>	<p><b>NOTICE TO CLIENTS:</b> All rights reserved. Reproduction or modification of these drawings without the written consent of APPEX DESIGN GROUP INC is prohibited. The drawings are the property of APPEX DESIGN GROUP INC and shall remain the property of APPEX DESIGN GROUP INC. The drawings are for the use of the client and shall not be used for any other project or other purpose without the written permission of APPEX DESIGN GROUP INC. The Designer assumes no responsibility for the accuracy or completeness of the information provided by the client. The Designer shall not be held responsible for any errors or omissions in the drawings or for any consequences arising from the use of these drawings. The client shall be responsible for obtaining all necessary permits and approvals for the project. The client shall be responsible for providing all necessary information and data for the Designer to complete the drawings. The client shall be responsible for providing all necessary information and data for the Designer to complete the drawings. The client shall be responsible for providing all necessary information and data for the Designer to complete the drawings.</p>
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# BASEMENT PLAN - Lot 2

THESE PLANS CONFORM TO THE 2012 B.C. BUILDING CODE.

Plan Number	A-13.0	Revision	0
Sheet Number	0	0	0
Date	Dec. 4, 2015		

<b>Client:</b>	Bobby Grewal
<b>City Project No:</b>	7407-0190-00 (Miller Rd.)
<b>Site Location:</b>	11515 Miller Road, Surrey, BC

<b>Structural Engineer's Stamp:</b>	<p>APPEX DESIGN GROUP INC.</p> <p>1400-1170 - 128 Street          Oak (604) 545-5251 Fax (604) 545-5458          Website: apexdesigngroup.com</p>
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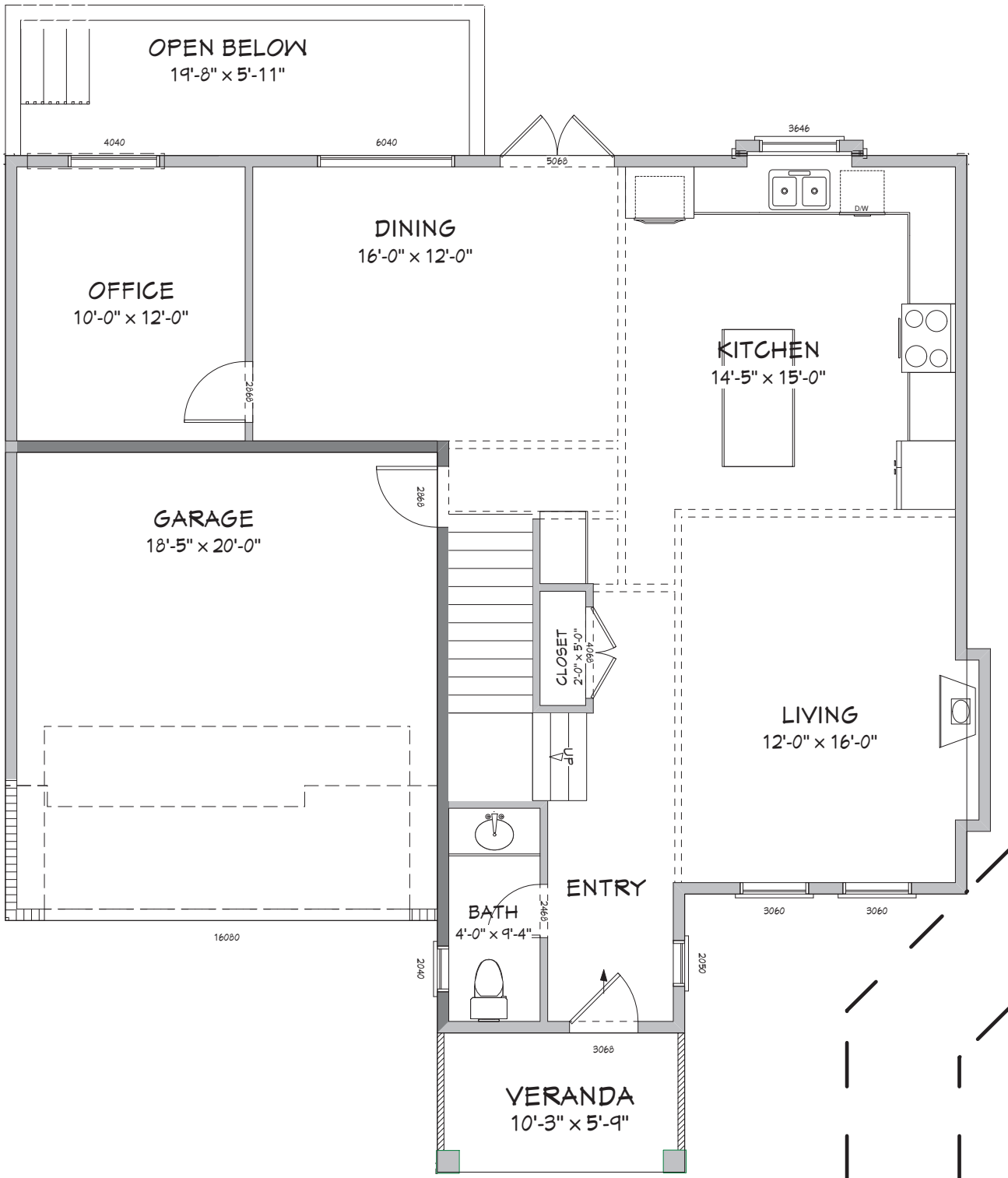
**APPEX DESIGN GROUP INC.**

1400-1170 - 128 Street  
 Oak (604) 545-5251 Fax (604) 545-5458  
 Website: apexdesigngroup.com

**REGISTERED PROFESSIONAL ENGINEER'S STAMP:**

*(Faint text describing professional liability and registration details)*





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# MAIN FLOOR PLAN - Lot 3

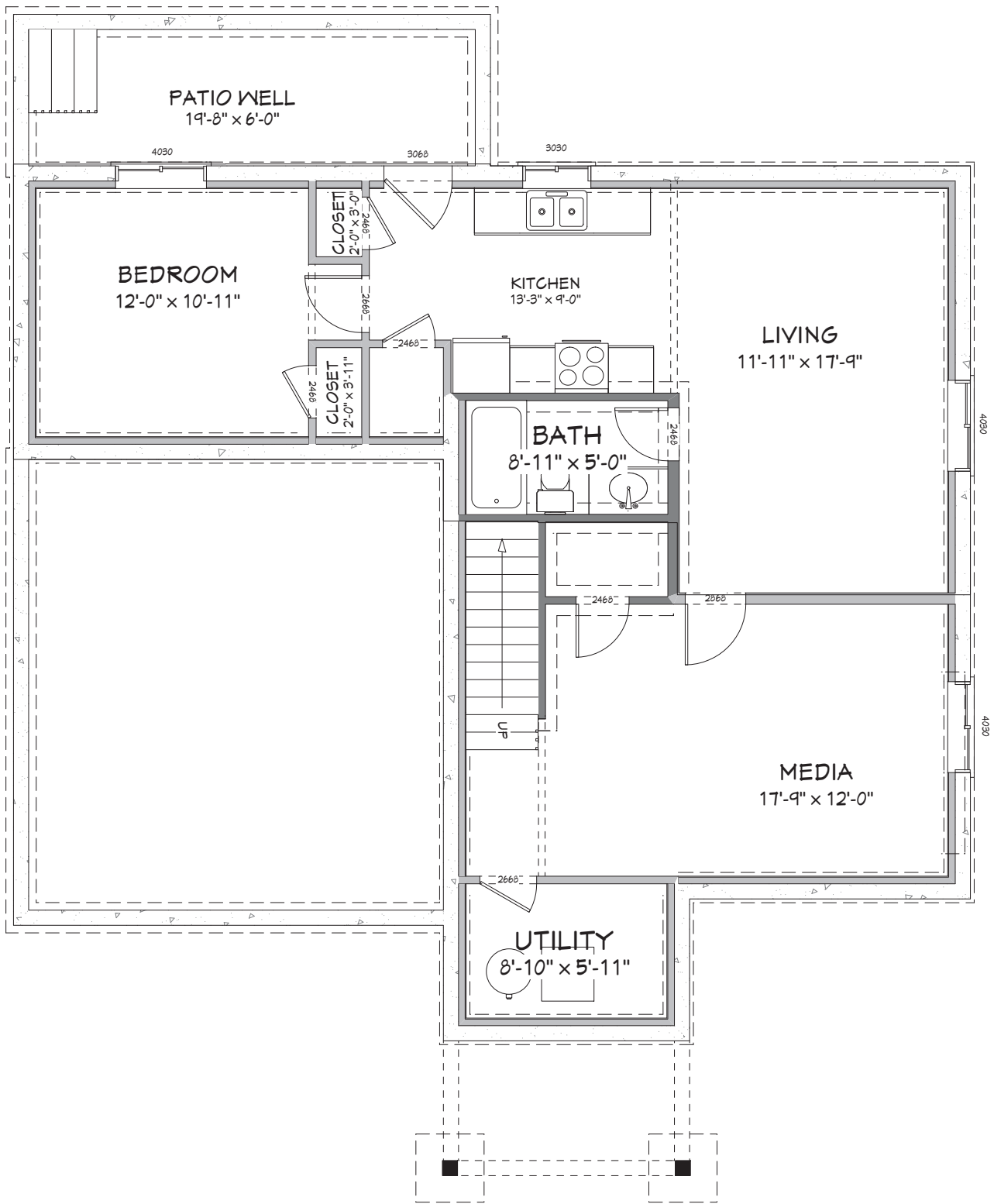
Plan Number	A-11.0
Revision	0
Date	Dec. 4, 2015
Client	Bobby Grewal
City Project No.	1407-0190-00 (Miller Rd.)
Site Location	11515 Miller Road, Surrey, BC
Scale	1/4" = 1' (for all notes)
Drawn	October 04, 2015
Checked	RC
Project Title	Miller Rd. X-2015 13 24 R1

**CLIENT'S/OWNER'S STAMP:**  
 I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the Building Act and the Building Code Act, and that the same has been prepared in accordance with the provisions of the Building Act and the Building Code Act, and that the same has been prepared in accordance with the provisions of the Building Act and the Building Code Act.

**STRUCTURAL ENGINEER'S STAMP:**  
 I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that the same has been prepared in accordance with the provisions of the Building Act and the Building Code Act, and that the same has been prepared in accordance with the provisions of the Building Act and the Building Code Act, and that the same has been prepared in accordance with the provisions of the Building Act and the Building Code Act.







THESE PLANS CONFORM TO THE 2012 B.C. BUILDING CODE.

# BASEMENT PLAN - Lot 3

<p><b>APPEX</b> DESIGN GROUP INC</p> <p>1401-1170 - 1170 Street        Okanagan Falls, BC V2S 2S1        Phone: (250) 545-5458        Website: www.appexdesign.com</p>		<p><b>APPEX</b> REGISTERED PROFESSIONAL ENGINEER</p> <p>1401-1170 - 1170 Street        Okanagan Falls, BC V2S 2S1        Phone: (250) 545-5458        Website: www.appexdesign.com</p>	
<p><b>CLIENT:</b> Bobby Grewal</p>		<p><b>CITY PROJECT NO.:</b> 1407-0190-00 (Millar Rd.)</p>	
<p><b>SITE LOCATION:</b> 11515 Millar Road, Surrey, BC</p>		<p><b>DATE:</b> October 04, 2013</p>	
<p><b>SCALE:</b> 1/4" = 1' (for all notes)</p>		<p><b>PROJECT TITLE:</b> Millar Rd. X-2013 13 24 R1</p>	
<p><b>FORM NUMBER:</b> A-13.0</p>		<p><b>REVISION:</b> 0</p>	
<p><b>DATE:</b> Dec. 4, 2013</p>		<p><b>PROJECT NO.:</b> 1407-0190-00</p>	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0251-00

Issued To: HARJIT S GREWAL

("the Owner")

Address of Owner: 16368 - 91A Avenue  
Surrey, BC V4N 5S5

Issued To: GARY BASI

("the Owner")

Address of Owner: 11515 - Millar Road  
Surrey, BC V3V 2V1

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: 029-075-777

Lot 1 Section 35 Block 5 North Range 3 West New Westminster District Plan EPP24154

11505 - Millar Road

Parcel Identifier: 029-075-785

Lot 2 Section 35 Block 5 North Range 3 West New Westminster District Plan EPP24154

11511 Millar Road

Parcel Identifier: 029-075-793

Lot 3 Section 35 Block 5 North Range 3 West New Westminster District Plan EPP24154

11529 - Millar Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the attached garage of the principal building on Lots 1, 2 and 3; and
  - (b) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum rear yard setback of the RF-12 Zone for the principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the full width of the basement and main floor on Lots 2 and 3.
4. The siting of buildings and structures shall be in accordance with Schedule A which is attached hereto and form part of this development variance permit.
5. This development variance permit amends Development Variance Permit No 7907-0190-01.
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   .

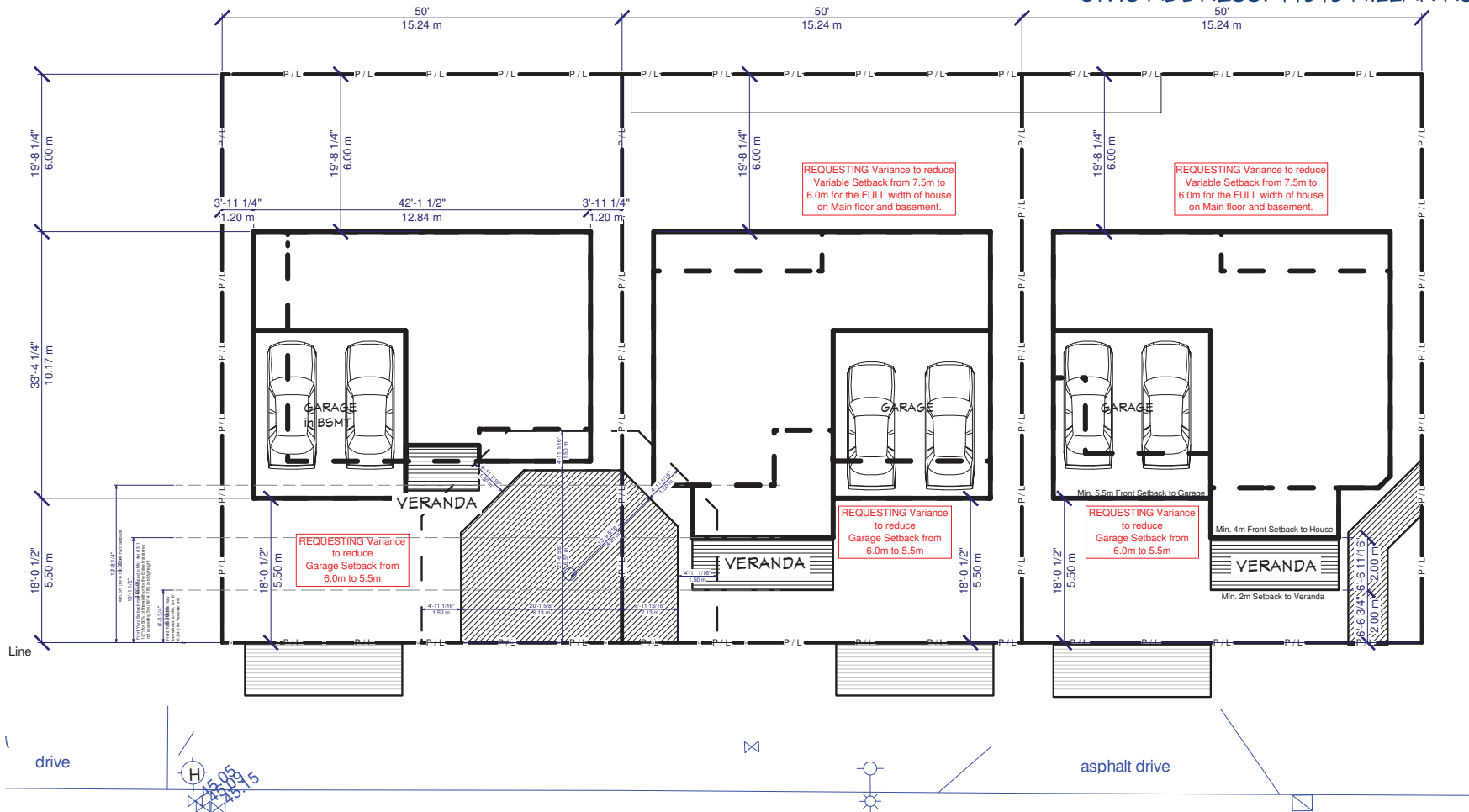
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

RE: BUILDING ENVELOPE DESIGN  
 CITY PROJECT NO.: 07-0190  
 CIVIC ADDRESS: 11515 MILLAR ROAD, SRY



**LOT 1**

APPROX. FLOOR AREA	
Main Floor :	950.00
Upper Floor :	1122.00
NET Area:	2072.00
Garage :	420.00
GROSS Area ACHIEVED :	2492.00
ALLOWABLE:	2492.00

**LOT 2**

APPROX. FLOOR AREA	
Main Floor :	1000.00
Upper Floor :	1100.00
NET Area:	2100.00
Garage :	392.00
GROSS Area ACHIEVED :	2492.00
ALLOWABLE:	2492.00

**LOT 3**

APPROX. FLOOR AREA	
Main Floor :	1032.00
Upper Floor :	1070.00
NET Area:	2102.00
Garage :	390.00
GROSS Area ACHIEVED :	2492.00
ALLOWABLE:	2492.00

NO.	DESCRIPTION	BY	DATE


SHEET TITLE:  
**BUILDING ENVELOPE**

PROJECT DESCRIPTION:  
 Bobby Grewal-Millar Road-  
 Bldg Envelope-X5-  
 2013.12.09.R1

DRAWINGS PROVIDED BY:  
 Apex Design Group Inc.

DATE:  
 09/12/2013

SCALE:

SHEET:  
**A-1**