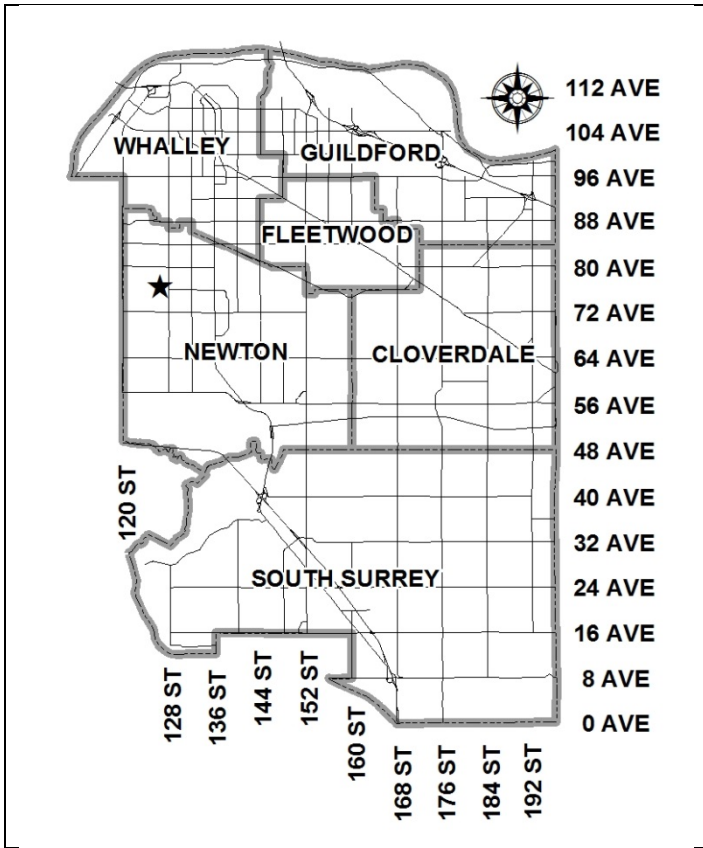


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0248-00

Planning Report Date: January 12, 2015



PROPOSAL:

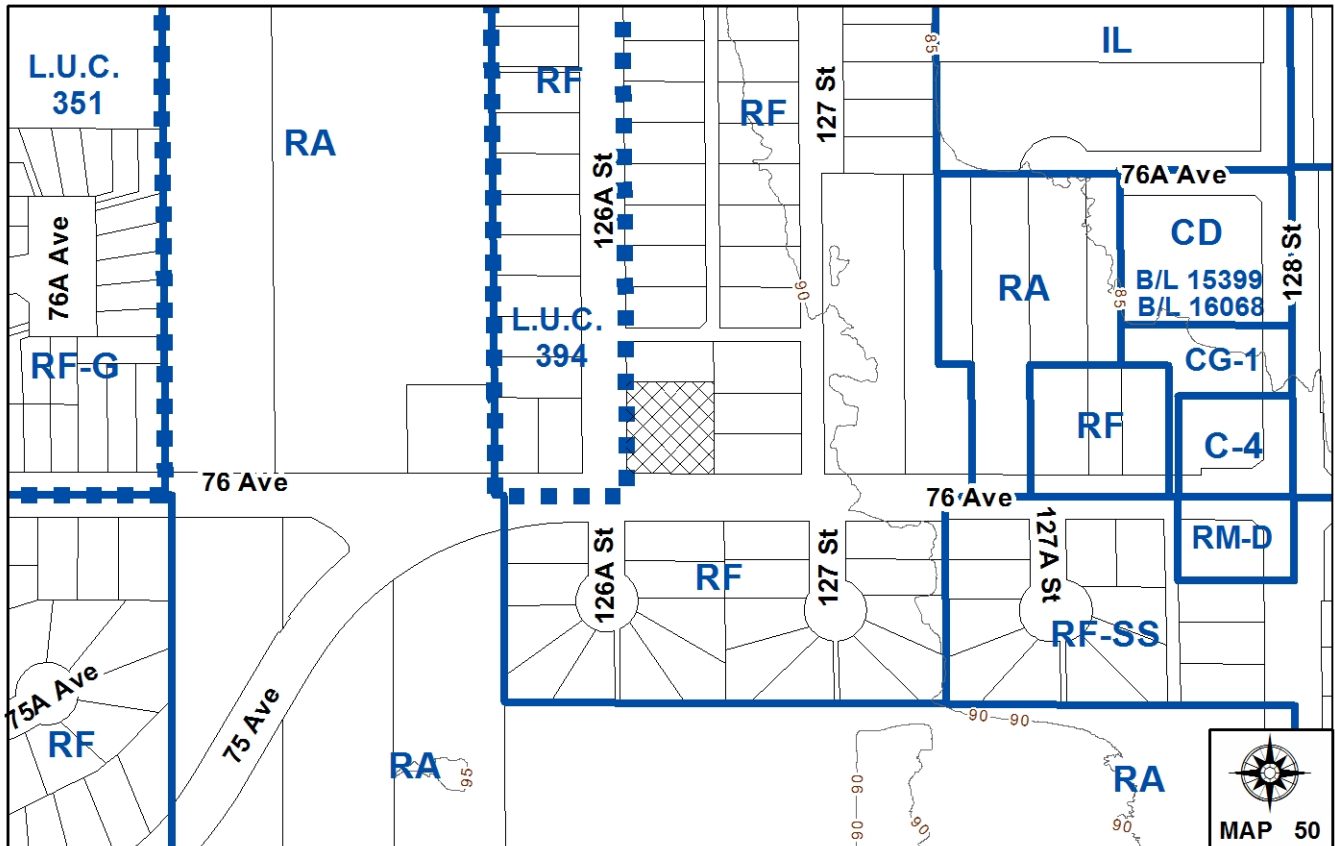
- **Development Variance Permit**
 in order to allow subdivision into two (2) single family residential lots.

LOCATION: 12675 - 76 Avenue

OWNER: Kultar S. Sidhu
 Surjit K. Sidhu

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the front yard setback of proposed Lot 1 to permit retention of the existing dwelling.

RATIONALE OF RECOMMENDATION

- The proposal complies with OCP Designation.
- The proposed variance will accommodate the existing dwelling to be retained for the proposed 2 lot subdivision and will pose minimal impact on adjacent neighbours.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0248-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback for the principal building of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 4.93 metres (16 ft.);

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling (to be partially retained)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North and East:	Single Family Residential	Urban	RF
South (Across 76 Avenue):	Single Family Residential	Urban	RF
West (Across 126A Street):	Single Family Residential	Urban	L.U.C. 394

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located at the northeast corner of 76 Avenue and 126A Street in the vicinity of the Newton Athletic Park and Serpentine Dog Off-Leash Park. The property is designated "Urban" in the Official Community Plan (OCP).
- The subject property is currently zoned "Single Family Residential Zone (RF)". The subject property was originally created in a subdivision in 1991 and has an area of 1,617 square metres (17,400 square feet), 39.3 metres (129 feet) in width, and 41.1 metres (135 feet) in depth.

Current Proposal

- The applicant is requesting a variance to reduce the future front yard setback on proposed Lot 1 in order to retain the existing dwelling.

- The front yard and vehicle access of the subject property is currently from 76th Avenue. As a result of the proposed subdivision, Lots 1 and 2 will be required to orient the front yards and vehicle accesses to 126A Street. The current side yard flanking 126A Street of the existing dwelling will become the future front yard.
- The south portion of the existing dwelling will be removed in order to accommodate the proposed 2 lot subdivision and constructed to comply with the minimum 1.8 metre (6 feet) side yard setback required under the RF Zone.
- Modification of the existing house will result in an existing driveway to 76 Avenue to be removed and a secondary driveway to 126A Avenue to remain and provide access to the existing garage. A new entry to the dwelling will be constructed

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the front yard setback from 7.5 metres (25 feet) to 4.93 metres (16 feet) on proposed Lot 1 in order to retain the existing dwelling.

Applicant's Reasons:

- The applicant wishes to retain the existing dwelling (with partial demolition) on proposed Lot 1. As a result of the proposed subdivision, the current side yard flanking 126A Street of the existing dwelling will become the future front yard.
- The south portion of the existing dwelling will be removed to accommodate the proposed subdivision and to comply with the minimum 1.8 metre (6 feet) side yard setback under the RF Zone. Modification to the existing house will also result in an existing driveway to 76 Avenue to be removed and a secondary driveway to 126A Street remain and provide access to the existing garage.

Staff Comments:

- The variance will allow the owner to retain the existing dwelling with minimal impact on adjacent properties.
- The proposed variance is only valid for the existing dwelling on Lot 1. If the current dwelling is removed at a future date, the owner is not entitled to rebuild a dwelling at the reduced setback.

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
- Appendix III. Development Variance Permit No. 7914-0248-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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Information for City Clerk

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

1. (a) Agent: Name: Kultar S. Sidhu
Address: 12675 - 76 Avenue
Surrey, BC V3W 2T9
Tel: 604- 597-8040

2. Properties involved in the Application

(a) Civic Address: 12675 - 76 Avenue

(b) Civic Address: 12675 - 76 Avenue
Owner: Surjit K. Sidhu
Kultar S. Sidhu

PID: 017-509-858
Lot B Section 19 Township 2 New Westminster District Plan LMP1952

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7914-0248-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.40
Hectares	0.16
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.56m
Range of lot areas (square metres)	808m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.5 lots/ha & 5 lots/ac
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES (front yard setback)
Others	NO

**BC LAND SURVEYORS PROPOSED SUBDIVISION
AND TOPOGRAPHICAL SURVEY
PLAN OF LOT B
SECTION 19 TOWNSHIP 2
NWD PLAN LMP1952**

PID : 017-509-858

CIVIC ADDRESS :

12675 - 76th AVENUE
SURREY, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM
CITY OF SURREY CONTROL MONUMENT
No. 8777 ELEVATION=92.835m
DATUM CVD28GVRD 2005

NOTE :

Preliminary Layout, subject to approval.
Areas and Dimensions are subject to detailed
Legal Survey and calculations, and may vary.

Lot dimensions and clearances according to
Plan LMP1952.

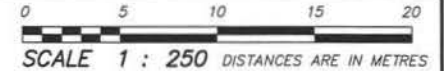
This plan does not show non-plan
charges, liens or interests.

This plan was prepared for inspection purposes and is
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any decisions made or actions taken based on this
document. This documents shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. This
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whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN
ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND
IS CERTIFIED CORRECT THIS 13th DAY OF AUGUST, 2014.

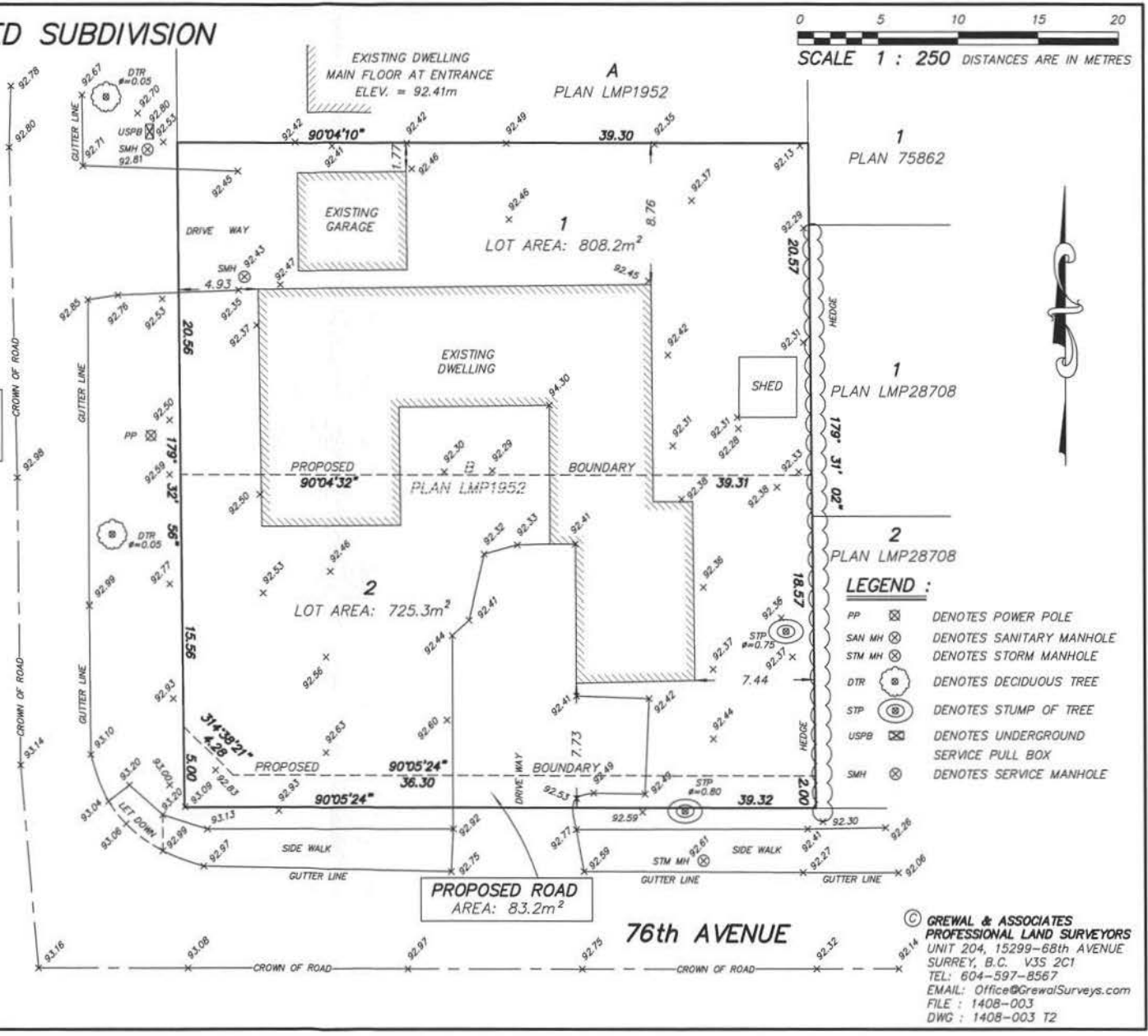
Lakhjot S. Grewal
LAKHJOT S. GREWAL

B.C.L.S.



SANITARY MANHOLE
RIM ELEV= 92.83m
N INV. ELEV= 90.82m

STORM MANHOLE
RIM ELEV= 92.85m
N INV. ELEV= 90.88m
BOTTOM ELEV= 90.78m



- LEGEND :**
- PP ☒ DENOTES POWER POLE
 - SAN MH ☒ DENOTES SANITARY MANHOLE
 - STM MH ☒ DENOTES STORM MANHOLE
 - DTR ☉ DENOTES DECIDUOUS TREE
 - STP ☉ DENOTES STUMP OF TREE
 - USPB ☒ DENOTES UNDERGROUND SERVICE PULL BOX
 - SMH ☒ DENOTES SERVICE MANHOLE

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PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 140B-003
DWG : 140B-003 T2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0248-00

Issued To: Kultar S. Sidhu
Surjit K. Sidhu

("the Owner")

Address of Owner: 12675 - 76 Avenue
Surrey, BC V3W 2T9

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: 017-509-858
Lot B Section 19 Township 2 New Westminster District Plan LMP1952
12675 - 76 Avenue

(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 has been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic address 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 the principal building is varied from 7.5 metres (25 feet) to 4.93 metres (16 feet) 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 – Linda Hepner

City Clerk – Jane Sullivan

**BC LAND SURVEYORS PROPOSED SUBDIVISION
AND TOPOGRAPHICAL SURVEY
PLAN OF LOT B
SECTION 19 TOWNSHIP 2
NWD PLAN LMP1952**

PID : 017-509-858

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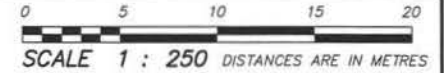
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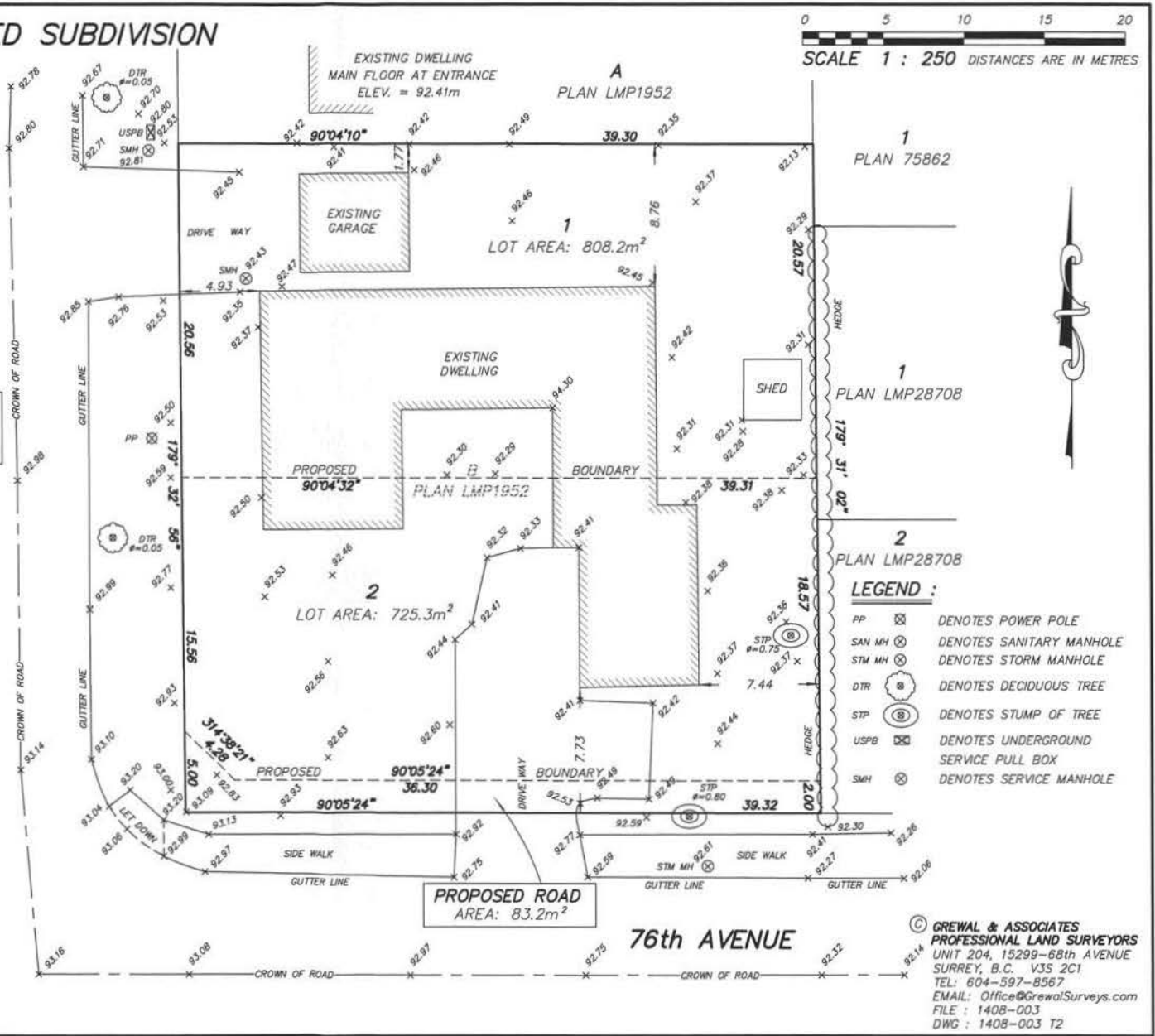
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