

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7915-0276-00

Planning Report Date: April 26, 2021

PROPOSAL:

- **Development Variance Permit**

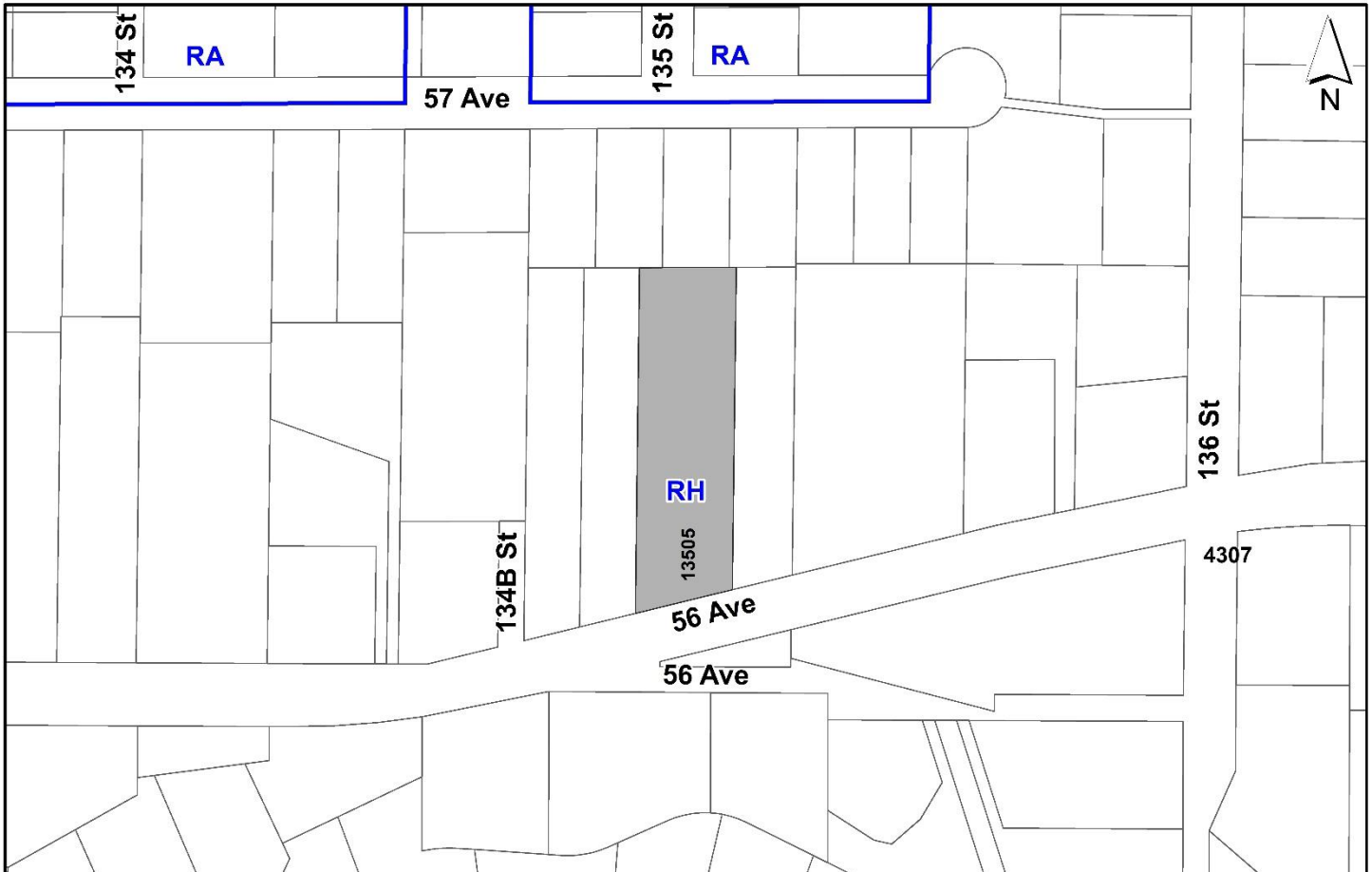
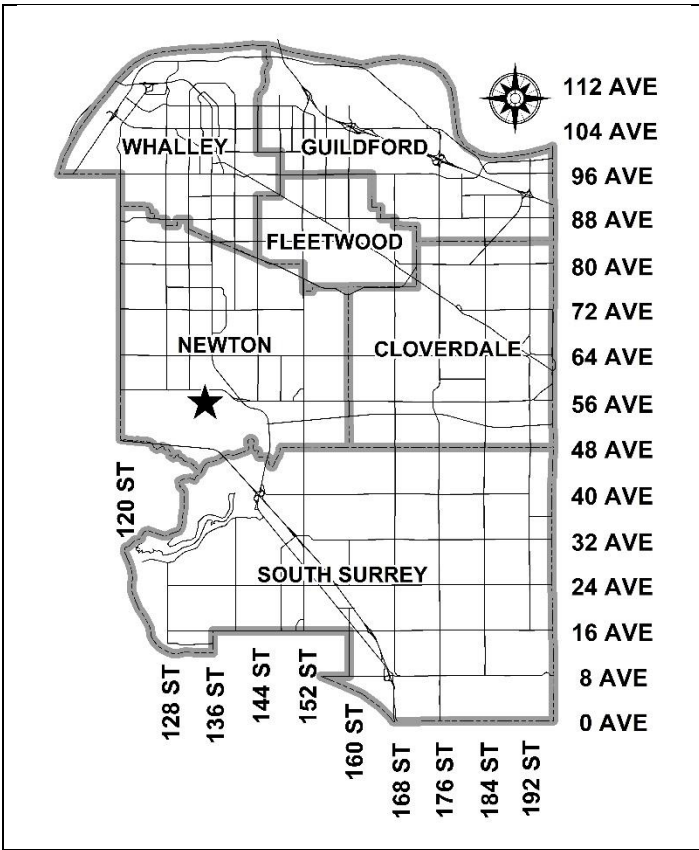
to permit the retention of an existing dwelling as part of a subdivision.

LOCATION: 13505 - 56 Avenue

ZONING: RH

OCF DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (1/2 Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum side yard (west) setback requirements of the "Half Acre Residential (RH) Zone" from 4.5 metres to 3.5 metres to facilitate retention of the existing dwelling on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the West Panorama Ridge Local Area Plan designation.
- The proposed variance is required to facilitate the retention of the existing dwelling on proposed Lot 2 and will have minimal impacts on adjacent properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0276-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the "Half Acre Residential (RH) Zone" from 4.5 metres to 3.5 metres to facilitate the retention of the existing dwelling on proposed Lot 2.
2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
 - (a) Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once the conditions of approval associated with the subdivision have been completed.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban	RH
North:	Single Family Dwelling	Suburban	RH
East:	Single Family Dwelling	Suburban	RH
South:	Single Family Dwelling	Suburban	RH
West:	Single Family Dwelling	Suburban	RH

Context & Background

- The subject property, located at 13505 – 56 Ave, is designated "Suburban" in the Official Community Plan, "Suburban Residential (½ Acre) in the West Panorama Ridge Local Area Plan, and is zoned "Half-Acre Residential (RH) Zone".
- The applicant is proposing to subdivide the existing property from one to two lots under the existing RH Zone. Proposed Lots 1 and 2 are proposed to be 1990.6 square metres and 2759.5 square metres in area, respectively. Both proposed lots meet the minimum lot area required to subdivide in the RH Zone.
- Proposed Lot 1 is a panhandle lot with driveway access along the western side of proposed Lot 2 from 56 Avenue.
- The applicant is proposing to retain the existing dwelling, which will be located on proposed Lot 2. In order to retain the dwelling, a setback variance is required along the future west property line.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7915-0276-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

DZ/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0276-00

Issued To:

(the "Owner")

Address of 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: 007-062-206
 Lot 19 Section 8 Township 2 New Westminster District Plan 15899
 13505 – 56 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(s) has/have been issued, as follows:

Parcel Identifier:

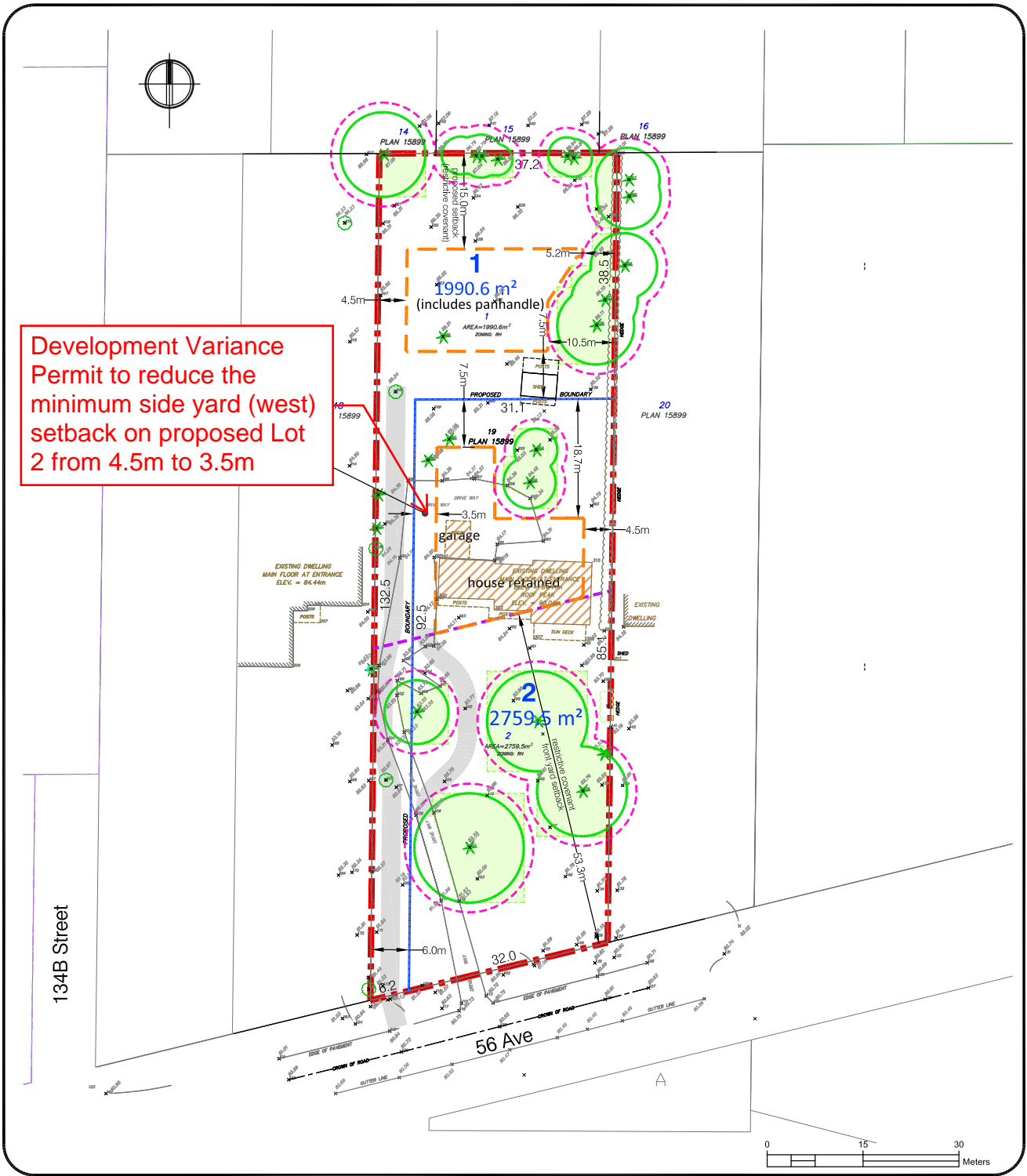
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 14 "Half-Acre Residential Zone (RH)", the minimum side yard (west) setback for the retained dwelling on proposed Lot 2 is reduced from 4.5 metres to 3.5 metres.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli



Development Variance Permit to reduce the minimum side yard (west) setback on proposed Lot 2 from 4.5m to 3.5m

- Building envelope (boundary where house can be constructed anywhere within)
- Proposed driveway
- Tree protection zone
- No-excavation zone- 1.5m wide
- Site Boundary

Balwinder Third Residential Subdivision
13505 56th Ave, Surrey

SUBDIVISION CONCEPT

LEGAL DESCRIPTION
PID: 007-062-206
LOT 19 SECTION 8
TOWNSHIP 2 PLAN 15899 NWD

GROSS SITE AREA
0.48 hectares / 1.17 acres

EXISTING DESIGNATIONS
Zoning: RH
OCP: Suburban

LOT YIELD
Existing: 1
Proposed: 2

PROPOSED DESIGNATIONS
Zoning: RH
OCP: Suburban

**APLIN
MARTIN**
Project 11-115
17 February 2021

Drawing
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