

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0188-00

Planning Report Date: October 3, 2022

PROPOSAL:

- **Development Variance Permit**

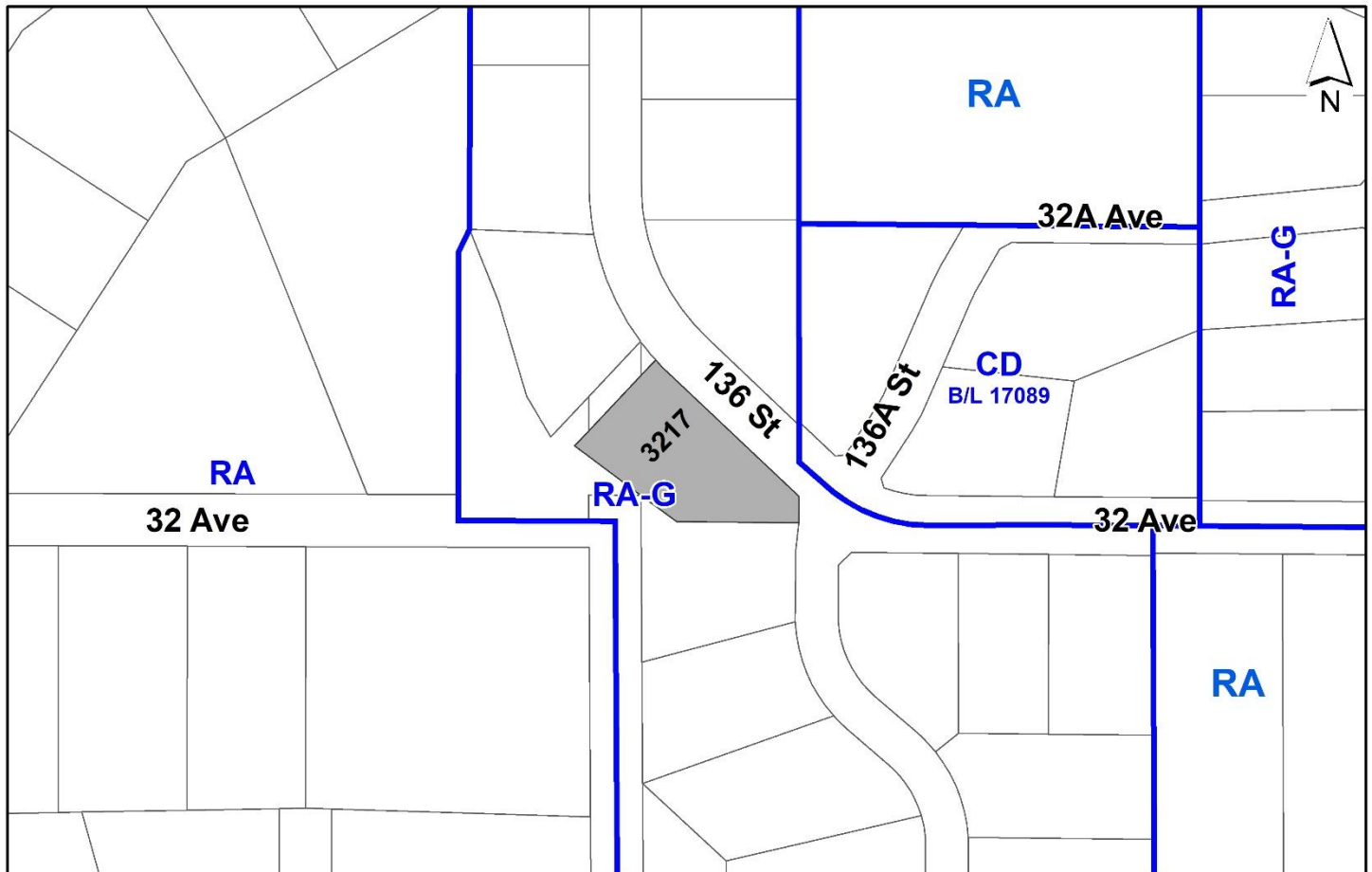
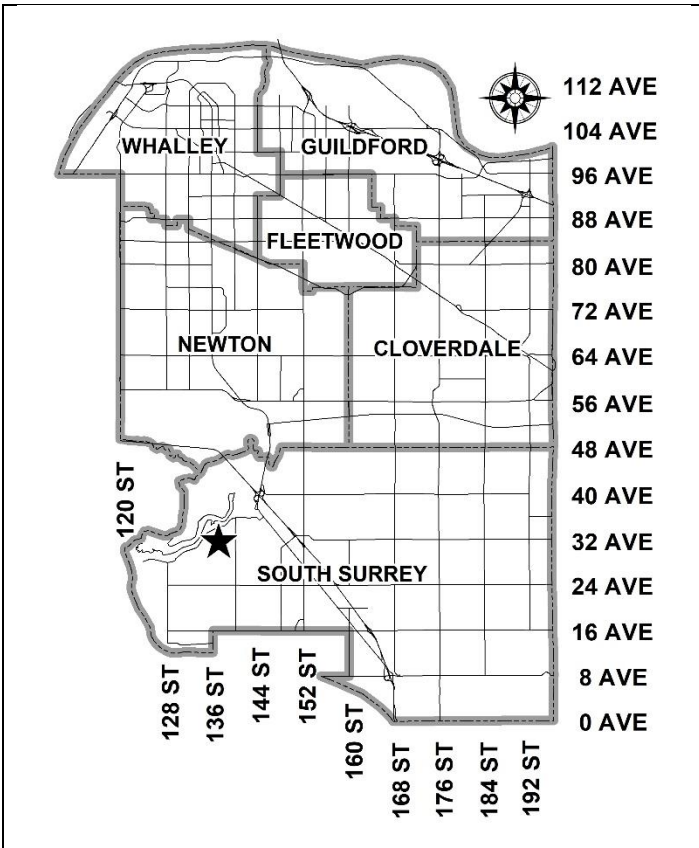
to reduce the minimum rear yard setback in order to construct covered outdoor space.

LOCATION: 3217 - 136 Street

ZONING: RA-G

OCP DESIGNATION: Suburban Density Exception Area (max 2 upa)

LAP DESIGNATION: One Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard setback requirements of the Acreage Residential Gross Density Zone (RA-G) Zone.

RATIONALE OF RECOMMENDATION

- The proposed covered outdoor space will be well screened from the neighbouring property to the south by existing mature trees along the shared property line.
- The proposed reduction in the rear yard setback from 7.5 metres to 5.4 metres is not anticipated to result in a visually noticeable difference.
- The rear yard setback reduction is proposed only for the covered outdoor space. The remainder of the principal building face will be setback at the required 7.5 metre rear yard setback under the RA-G Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0188-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the Acreage Residential Gross Density Zone (RA-G) Zone from 7.5 metres to 5.4 metres to the covered outdoor space.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban Density Exception Area / One Acre	RA-G
North (Across 136 Street):	Single family dwellings	Suburban Density Exception Area / One Acre	RA-G
East (Across 136 Street):	Single family dwellings	Suburban Density Exception Area / One Acre	RA-G
South:	Single family dwelling	Suburban Density Exception Area / One Acre	RA-G
West:	Greenbelt/natural area	Suburban Density Exception Area / One Acre	RA-G

Context & Background

- The subject property is approximately 2,832 square metres in size and is located at 3217 - 136 Street. The lot is designated "Suburban" and falls within the "Suburban Density Exception Area" in the Official Community Plan (OCP).
- The subject property is zoned Acreage Residential Gross Density Zone (RA-G). The RA-G zone does not include clauses to permit setback reductions for covered outdoor space.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the minimum rear yard setback for a proposed addition consisting of covered outdoor space under the Acreage Residential Gross Density Zone (RA-G).

Referrals

Engineering: The Engineering Department has no objection or requirements relative to the issuance of the proposed variance.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The proposal complies with the General Urban designation.

Official Community Plan

Land Use Designation

- The subject property is designated Suburban and falls within the Suburban Density Exception Area in the Official Community Plan (OCP). The proposal complies with the applicable OCP designation.

Secondary Plans

Land Use Designation

- The subject property is designated One Acre in the Central Semiahmoo Peninsula Land Use Plan (LAP). The proposal complies with the One Acre designation within the LAP.

Zoning By-law

- The subject property is zoned “Acreage Residential Gross Density Zone (RA-G)”.

Setback Variance

- The applicant is requesting the following variances:
 - to reduce the minimum rear yard setback of the RA-G Zone from 7.5 metres to 5.4 metres to the covered outdoor space.
- The RA-G Zone does not have language that permits setback encroachments for covered outdoor space. The reduced rear yard setback will only apply to the covered outdoor space, the remainder of the principal building will meet the required rear yard setback under the RA-G Zone.
- The proposed covered outdoor space will be well screened from the neighbouring property to the south by existing mature trees along the shared property line.
- The proposed outdoor covered patio space will be constructed as an addition to the existing building envelope. The reduced setback is not anticipated to be a visually noticeable difference from the standard RA-G rear yard setback requirement.

- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7918-0188-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

WS/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0188-00

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: 000-439-541

Lot 28 District Lot 157 Group 2 and of South East Quarter Section 29 Township 1 New Westminster District Plan 66229

3217 - 136 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 13 Section F. Yards and Setbacks of the "Acreage Residential Gross Density Zone (RA-G)" minimum rear yard setback is reduced from 7.5 metres to 5.4 metres to the covered outdoor space.
4. This development variance permit applies to only the portion of 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.
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.

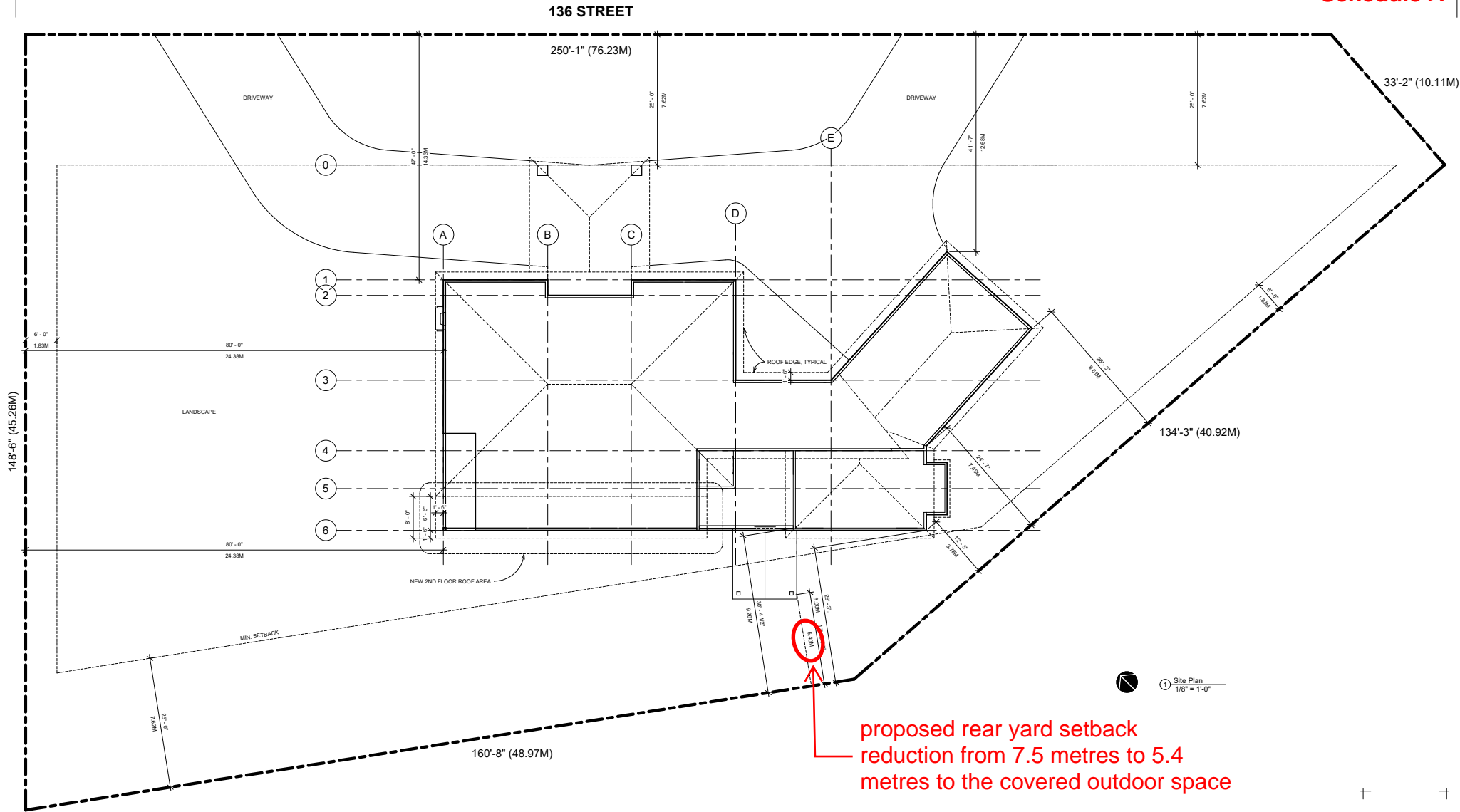
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

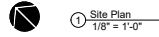
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



proposed rear yard setback
reduction from 7.5 metres to 5.4
metres to the covered outdoor space



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revisions	issued for
no. description	no. description
date	date
1. top site plan revision	1. building permit application
22.02.13	21.02.23

consultant ARCHITECT 57 INC. 3217 136 STREET RENOVATION

project title ARCHITECT 57 INC. 3217 136 STREET RENOVATION

drawing title SITE PLAN and ROOF PLAN

project no. 5717061
sheet no. A102
rev. -

203-2680 SHELL ROAD, RMD., B.C. V6X 4C9
PHONE: 604-264-3028
FAX/SKILL: 604-264-3028
WEBSITE: ARCHITECT57.COM

DATE: 22.02.16
SCALE: 1/8" = 1'-0"
DRAWN: Author
CHECKED: Checker

CLIENT: ADDRESS: 3217 136 STREET, SURREY, B.C.