

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0023-00

Planning Report Date: April 6, 2020

PROPOSAL:

- **Development Variance Permit**

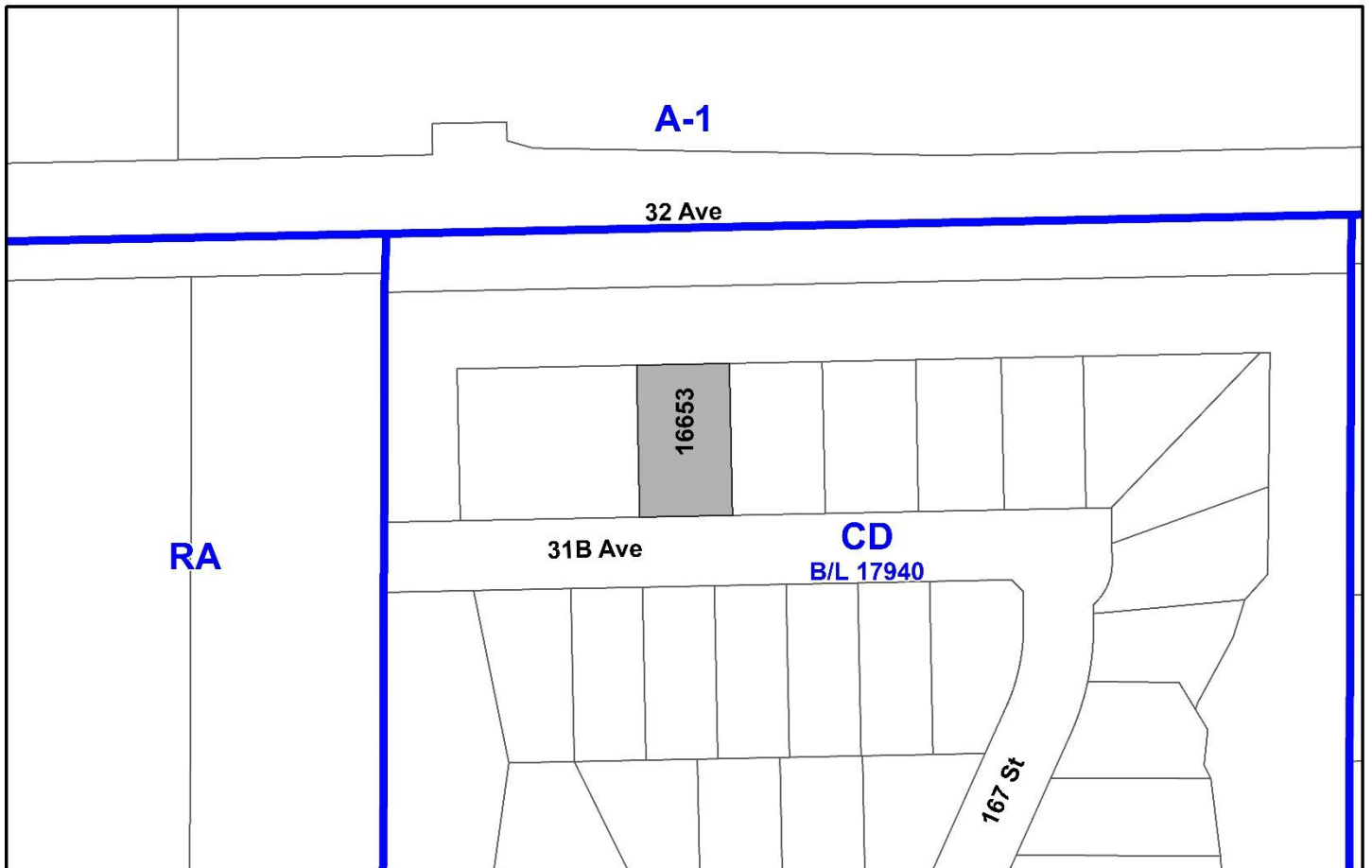
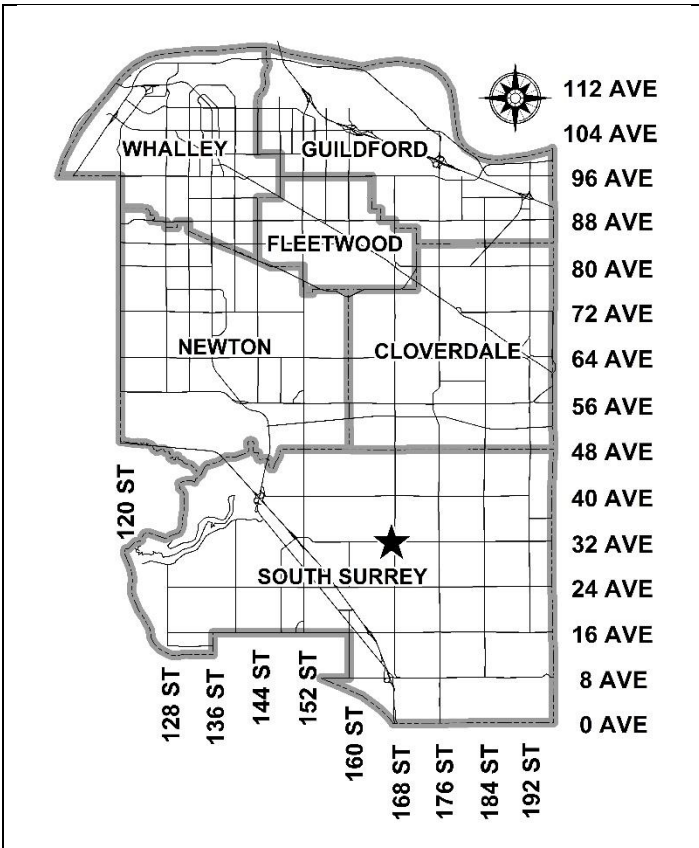
to reduce the minimum streamside setback.

LOCATION: 16653 – 31B Avenue

ZONING: CD (By-law No. 17940)

OCP DESIGNATION: Suburban

NCP DESIGNATION: Single Detached (2 u.p.a.)



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposed variance to reduce the minimum distance (setback) from top of bank for a Class A watercourse in Part 7A of the Zoning By-law.

**RATIONALE OF RECOMMENDATION**

- The subject lot is part of a subdivision which was approved under Development Application No. 7911-0223-00 in 2013, prior to the adoption of Part 7A Streamside Protection in the Zoning By-law.
- Upon subdivision, approximately 15% of the gross site area was conveyed to the City as Open Space in the form of a 20 metre wide buffer along the south side of 32 Avenue. The buffer ensured the protection and enhancement of two Class A watercourse riparian areas, and the dedication of a neighbourhood passive park.
- Under the development application, the applicant provided a Riparian Area Regulation (RAR) assessment report which demonstrated that all of the lots in the proposed subdivision, including the subject site, were compliant with RAR.
- Prior to issuing the Building Permit for a new single family dwelling, a variance to the streamside regulation is required.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0023-00 (Appendix I) to reduce the minimum setback distance from the top of bank for a Class A ditch from 15 metres to 4.15 metres at its narrowest point, measured from the top of bank to the north lot line, to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant Single Family Lot	Single Family Detached (2 u.p.a.)	CD (By-law No. 17940)
North:	Greenbelt (Parkland)	Proposed Open Space / Linear Open Space	A-1
East:	Single Family Dwelling	Single Family Detached (2 u.p.a.)	CD (By-law No. 17940)
South (Across 31B Avenue):	Single Family Dwelling	Single Family Detached (2 u.p.a.)	CD (By-law No. 17940)
West:	Passive Park	Single Family Detached (2 u.p.a.)	CD (By-law No. 17940)

### Context & Background

- The subject site, located at 16653 – 31B Avenue, is 930 square metres in area, and located in a newly created suburban subdivision near 32 Avenue and 168 Street. The site is designated "Suburban" in the Official Community Plan, "Single Family Detached (2 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan, and zoned Comprehensive Development (By-law No. 17940).
- The subject lot was created as part of Development Application No. 7911-0223-00, which was approved in 2013 for an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) and rezoning to CD (By-law No. 17940) to allow subdivision into 38 suburban single family lots.
- In July 2014, Council endorsed the Biodiversity Conservation Strategy and implementation measures to protect Surrey's streamside areas, natural habitats, and sensitive ecosystems. This document identifies the use of a Development Permit Area (DPA) as an effective means to protecting Surrey's natural environmental assets.
- On September 12, 2016, Council approved changes to the Official Community Plan (OCP) and the Zoning By-law to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016.



## POLICY & BYLAW CONSIDERATIONS

### Streamside Variance

- The applicant is requesting the following streamside variance:
  - Reduce the minimum setback distance from the top of bank for a Class A ditch from 15 metres to 4.15 metres at its narrowest point, measured from the top of bank to the north lot line, to proceed to Public Notification
- The lot was created under Development Application No. 7911-0223-00, which conveyed approximately 15% of the site to the City for open space purposes.
- Development Application No. 7911-0223-00 received Final Adoption on July 27, 2015, prior to the implementation of the Sensitive Ecosystems Development Permit Area regulations and Streamside Protection Measures, which was approved by Council on July 25, 2016.
- If the Development Permit option was chosen, the usable rear yard space would be severely limited. The variance option allows for a fully functional rear yard.
- Staff support the requested variance to proceed for consideration.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.          Development Variance Permit No. 7920-0023-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

DZ/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0023-00

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: 029-929-156  
Lot 19 Section 24 Township 1 New Westminster District Plan EPP55433  
16653 – 31B Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In the table in Section B.2 of Part 7A "Streamside Protection", the minimum distance from top of bank for "Ditches" is reduced from 15 metres to 4.15 metres measured to the northern lots of the Land.
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.
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 – Doug McCallum

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City Clerk – Jennifer Ficocelli

## SURVEY PLAN SHOWING TOP OF BANK AND PROPOSED BUILDING OUTLINE OF LOT 19 SECTION 24 TOWNSHIP 1 NWD PLAN EPP55433

PID: 029-929-156

### Civic Address:

#16653 - 31B Avenue  
Surrey, B.C.

### Elevation Derivation

Elevations are geodetic derived from the City of Surrey Control Monument No. 5809 Datum CVD28GVRD 2005 Elevation=60.361m

### Legend :

+0.00 Denotes spot elevation

Lot dimensions according to field survey and Land Title and Survey Authority records.

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

This plan was prepared for inspection purposes and is for the exclusive use of our client. This documents shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

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**COMPASS LAND SURVEYING LTD.**  
**Professional Land Surveyors**

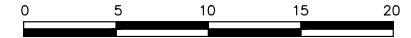
#202-8381 128th Street  
Surrey, B.C. V3W 4G1

Tel: 604-503-6898

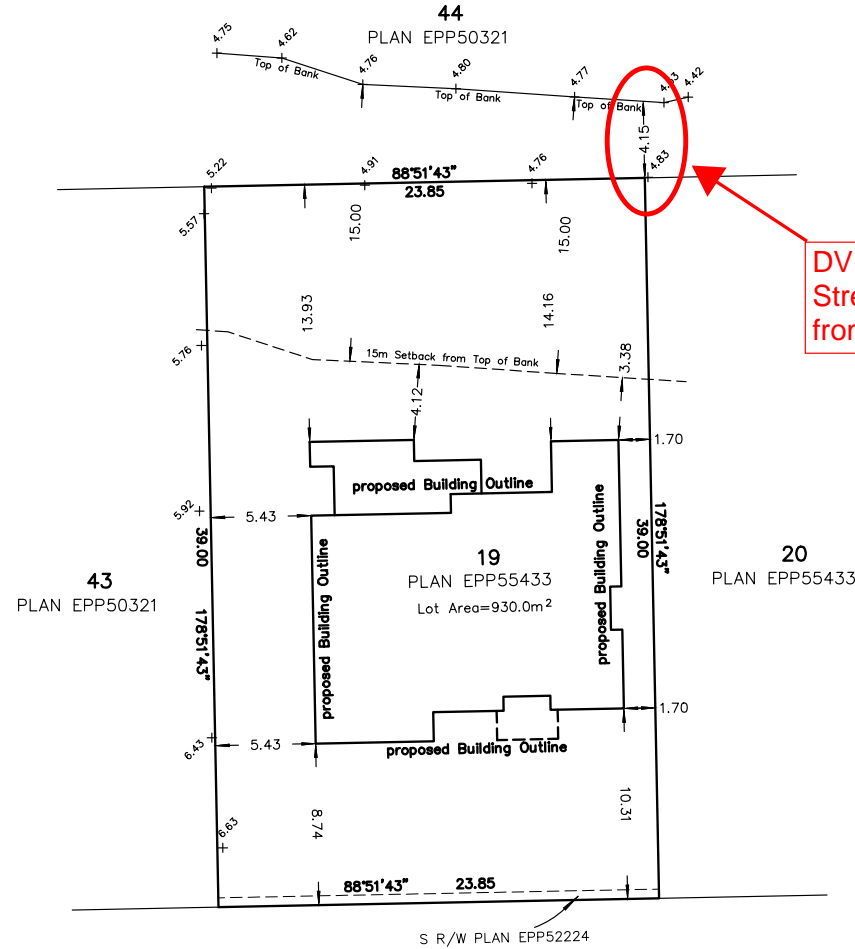
Email: Office@CompassSurveys.com

File No.: 2001016 T2

SCALE 1: 250



All distances are in metres and decimal Thereof unless otherwise indicated



DVP to reduce the Streamside Setback from 15m to 4.15 m

This survey plan completed and certified correct this 30th day of January, 2020

31B Avenue

SHOUPENG LIU

B.C.L.S.