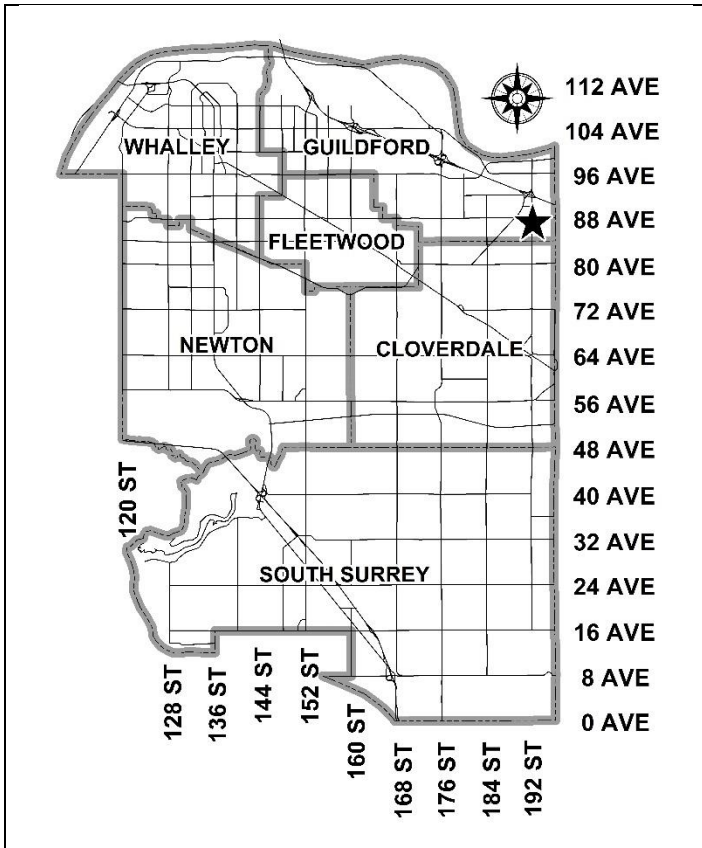


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7920-0109-00
 Planning Report Date: November 9, 2020



PROPOSAL:

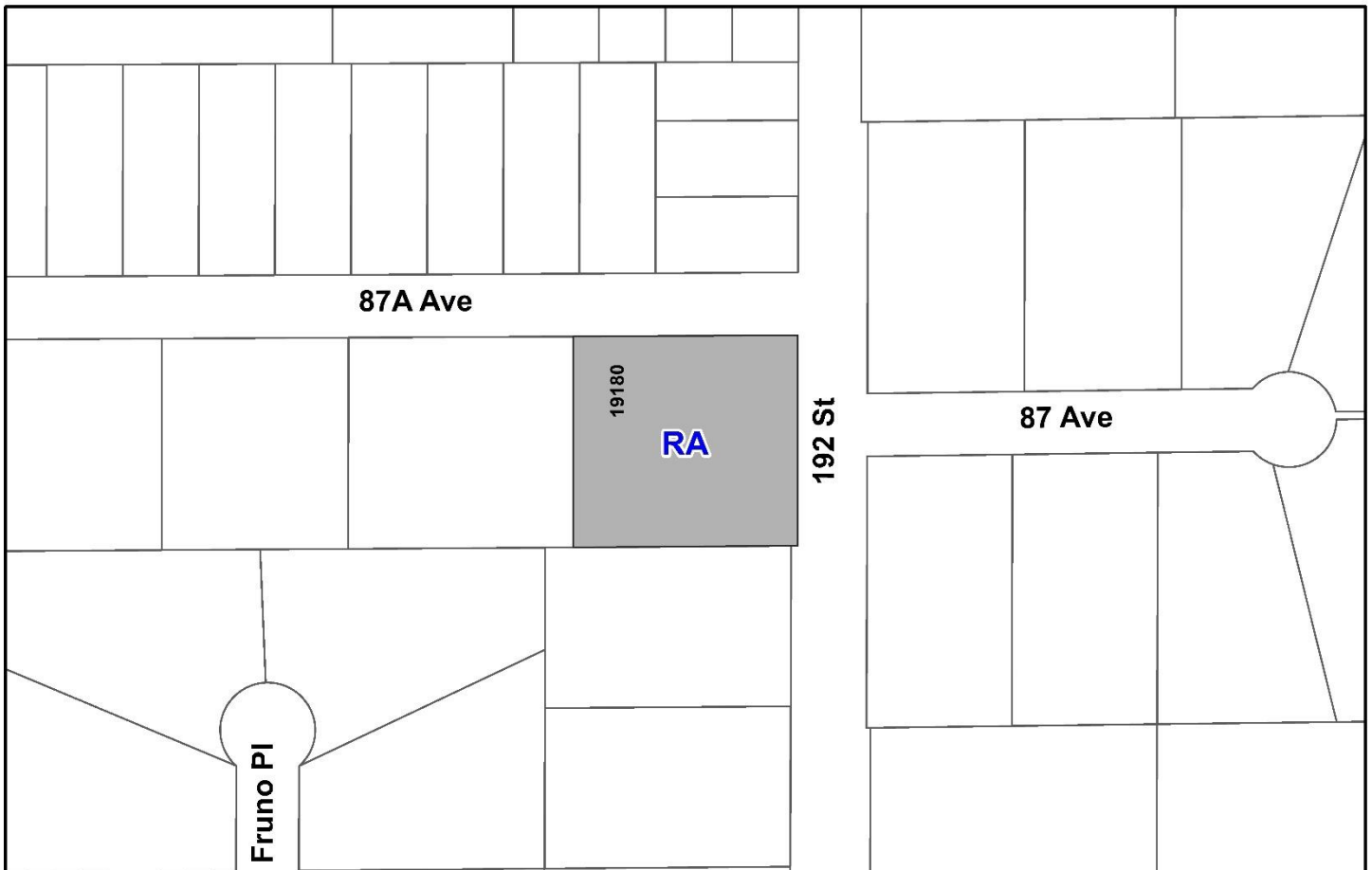
- **Development Variance Permit**

to reduce the minimum required front yard setback from 18 metres to 2.8 metres for a proposed accessory storage building on a lot located along an arterial road (192 Street).

LOCATION: 19180 - 87A Avenue

ZONING: RA

OCP DESIGNATION: Suburban - Urban Reserve



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 front yard setback requirement of the "One-Acre Residential Zone" (RA) from 18 metres to 2.8 metres for a proposed accessory building on the lot, which is located along an arterial road. (Appendix I)

RATIONALE OF RECOMMENDATION

- The subject property is a 4,861 square metre corner lot with an existing 259 square metre, single-storey single family dwelling. The owners would like to use the garage within the existing house to park their two personal vehicles and to build an accessory storage building for their lawn tractor, utility trailer and motorhome.
- A grove of mature cedars and a large septic field are located at the rear of the principal residence which do not allow for the accessory building to be sited at that location. (Appendix I)
- The subject property fronts 192 Street, classified as an arterial road in Schedule K - Surrey Major Road Allowance Map of the Subdivision & Development By-law, 1986, No. 8830. With an ultimate road allowance of 30 metres, a road dedication of 4.942 metres will be required along the frontage of the property for future road widening.
- The reduced setback will allow the owners to construct the accessory storage building close to the existing driveway on their RA-zoned lot.
- The property is located in a neighbourhood consisting of large, suburban-sized lots. The proposed accessory storage building is not anticipated to negatively impact the quality of the streetscape.
- The proposed accessory storage building is architecturally designed to match the existing house on the lot and the residential character of the neighbourhood.
- Staff support the requested variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0109-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the required minimum front yard setback of the RA Zone from 18 metres to 2.8 metres for a proposed accessory storage building.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban-Urban Reserve	RA
North (Across 87A Avenue):	Single Family Dwelling	Suburban-Urban Reserve	RA
East (Across 192 Street):	Single Family Dwelling	Suburban-Urban Reserve	RA
South:	Single Family Dwelling	Suburban-Urban Reserve	RA
West:	Single Family Dwelling	Suburban-Urban Reserve	RA

Context & Background

- The 4,861 square metre subject property is a corner lot located at 19180 87A Avenue and is approximately 67.52 metres in width and 72.01 metres in depth. (Appendix I)
- The lot is designated "Suburban-Urban Reserve" in the Official Community Plan and is currently zoned "One-Acre Residential Zone (RA)" under the Surrey Zoning Bylaw 12000.
- A 259 square metre, single-storey single family dwelling is currently located on the property. The neighbouring properties in this South Port Kells neighbourhood consists of large, suburban-sized lots.
- The owners would like to park their two personal vehicles in the garage of the existing house and build an accessory storage building for their tractor lawn mower, utility trailer and motorhome.
- A grove of mature cedars and a large septic field are located at the rear of the principal residence which do not allow for the accessory building to be sited at that location.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the front yard setback requirements of the "One-Acre Residential Zone" (RA) from 18 metres to 2.8 metres for the proposed accessory building on the lot, which is located along an arterial road.
- According to Part 1, Definitions of Zoning By-law 12000, the front lot line of a property is the shortest of the lot lines abutting a highway. The property is at the corner of 192 Street and 87A Avenue, with the lot line along 192 Street being the shortest lot line. 192 Street is therefore the frontage of the property.
- Schedule K - Surrey Major Road Allowance Map of the Subdivision & Development By-law, 1986, No. 8830 classifies 192 Street as an arterial road with an ultimate road allowance of 30 metres.
- In accordance with Part 7 Special Building Setbacks of the Zoning By-law No. 12000, the setback of lots flanking or fronting an arterial or collector road is measured from the centreline of the ultimate road allowance. The existing road allowance for 192 Street measured from the centreline requires 4.942 metres of road dedication to achieve the 30 metre ultimate road allowance for future road widening. As such, the proposed accessory storage building will be located 7.7 metres (2.8 metres plus 4.942 metres) from the existing front property line along 192 Street.
- The total lot coverage of both the existing principal residence and the proposed accessory storage building will meet the 20% maximum lot coverage for RA-zoned lots.

Referrals

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

Transportation Considerations

- 4.942 metres of road dedication is required along 192 Street to achieve the ultimate road allowance of 30 metres.

Natural Area Considerations

- The subject property has an existing green-coded, Class C ditch which flows along the north and east property lines.
- A Watercourse Assessment Report, prepared by Mark Gollner, *R.P.Bio.*, of Marlim Ecological Consulting Ltd. and dated June 9, 2020 was reviewed by staff. In the report, the north ditch was classified as a yellow-coded, Class B ditch, due to the presence of groundwater. According to Marlim Ecological Consulting Ltd., the ditch fit the criteria to be considered as a stream as defined under the Water Sustainability Act (WSA).

- The report was forwarded to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. It was determined by the Ministry that both north and east ditches are not considered streams under the WSA. According to the Ministry, groundwater at the north ditch location only reaches the surface due to the construction of the ditch, therefore, it is not a natural source of water supply. The Ministry added that it is not the intent of the WSA to include groundwater accessed and exposed by mechanical means as streams.
- A Sensitive Ecosystem Development Permit is not required as the Province has determined that the watercourse is a green coded Class C ditch.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant is requesting the following variance:
 - to reduce the required minimum front yard setback of the RA Zone from 18 metres to 2.8 metres for a proposed accessory storage building.
- The property is a 4,861 square metre lot with a 259 square metre, single-storey single family dwelling. The owners would like to use the existing garage in the house to park their two personal vehicles and build an accessory storage building for their tractor lawn mower, utility trailer and motorhome.
- A grove of mature cedars and large septic field are located at the rear of the principal building which do not allow for the proposed accessory building to be sited at that location. (Appendix I)
- The proposed location of the accessory storage building is close to the existing driveway.
- The reduced setback will allow the owners to construct an accessory building on their RA-zoned lot.
- The property is in a neighbourhood in South Port Kells that consists of large, suburban-sized lots. The proposed accessory storage building is not anticipated to impact the quality of the streetscape.
- The proposed accessory storage building is architecturally designed to match the existing house on the lot and the residential character of the neighbourhood.
- Staff support the requested variances to proceed to Public Notification.

TREES

- The applicant advises that no trees will be removed to allow the construction of the proposed accessory building.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan and Building Elevations
- Appendix II. Development Variance Permit No. 7920-0109-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DQ/cm

Appendix I

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE

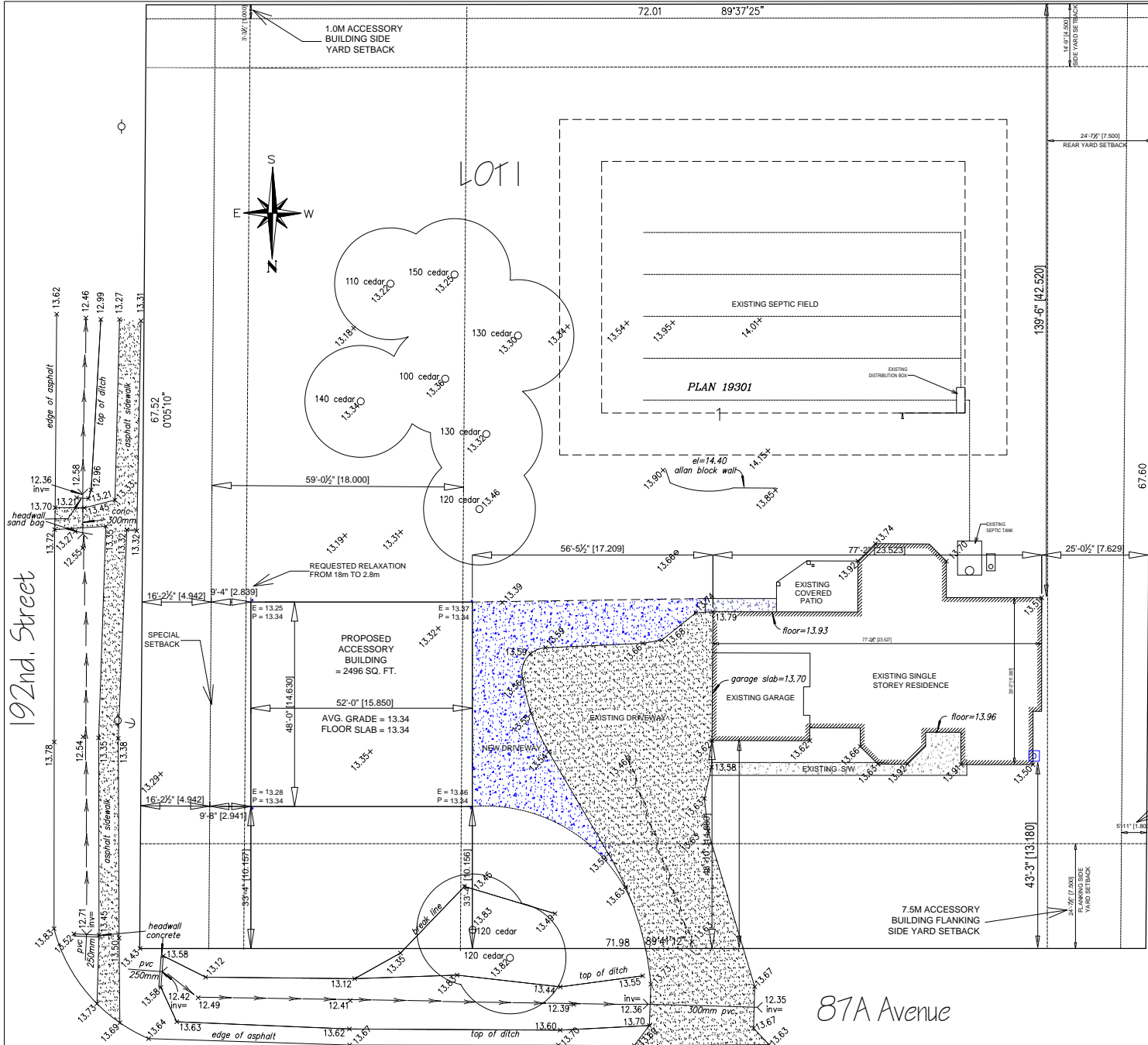
LEGAL DESCRIPTION

LOT 1 SECTION 28 TOWNSHIP 8 N.W.D. PLAN 19301

SITE AREA :
52,329 SQ. FT.
(4861 SQ.M)
[1.201 ACRES]

ZONING : RA

LOT COVERAGE: (MAX. ALLOWABLE - 20%)	
LOT SIZE =	4,861 sq. m, 52,329 SQ. FT.
LOT COVERAGE ALLOWED: 20% OF 52,329 SQ. FT.=	10,465 SQ. FT.
EXISTING MAIN FLOOR	= 2338 SQ. FT.
EXISTING GARAGE	= 450 SQ. FT.
EXISTING COVERED PATIO	= 144 SQ. FT.
PROPOSED ACCESSORY BUILDING	= 2496 SQ. FT.
TOTAL BUILDING AREA	= (5428 +/- 52,329) = 10,373%



1.8M ACCESSORY BUILDING REAR YARD SETBACK

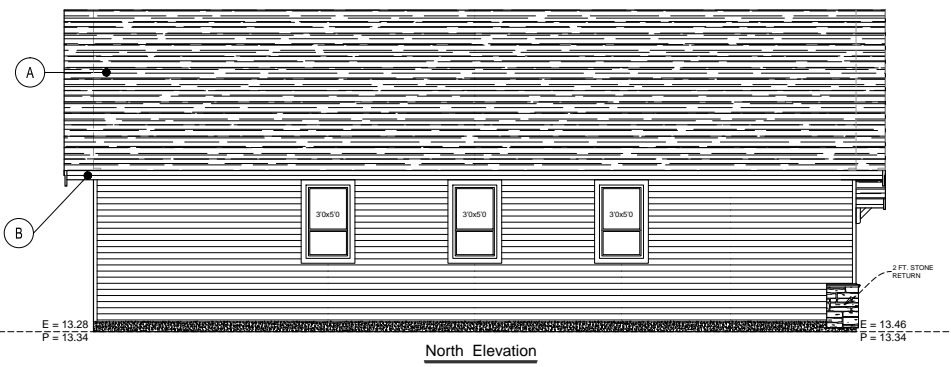
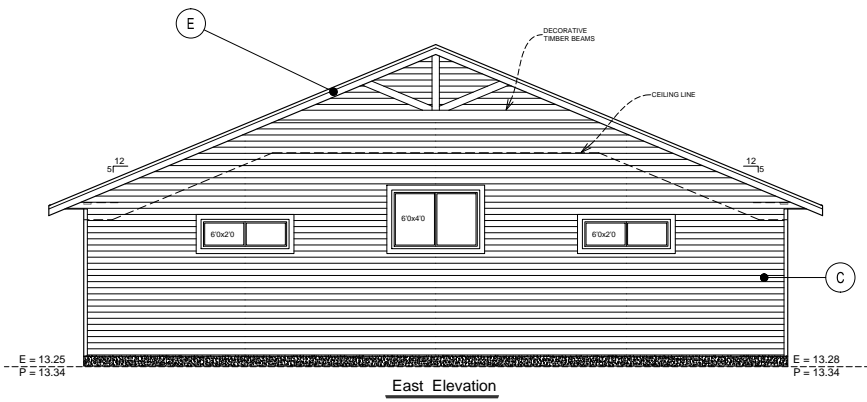
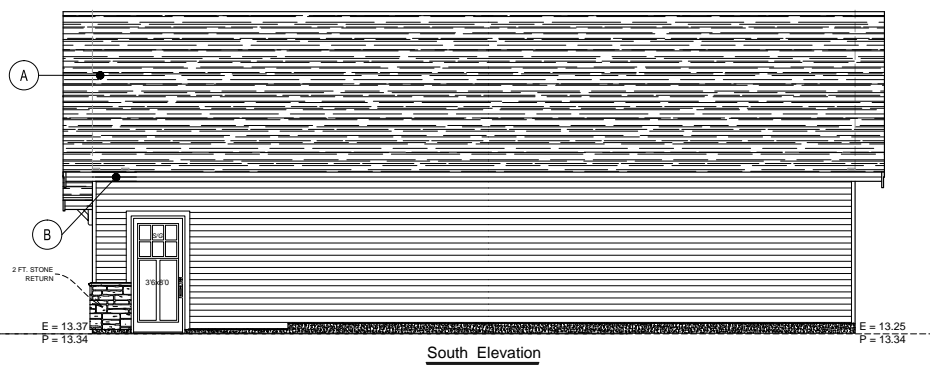
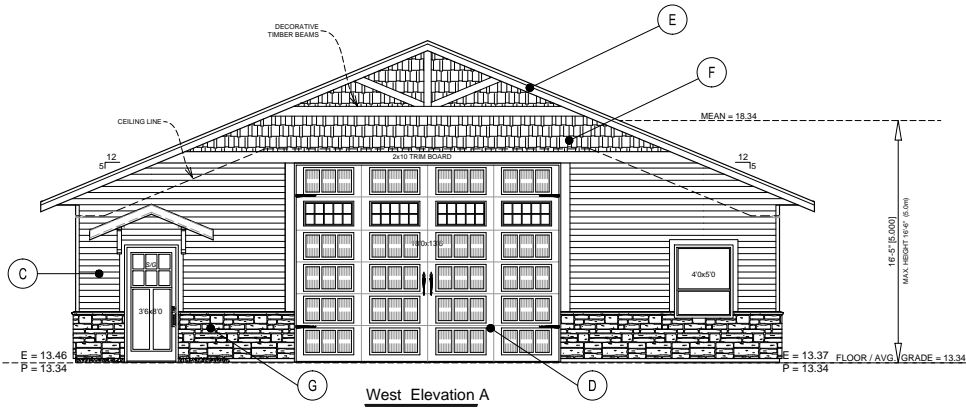
7.5M ACCESSORY BUILDING FLANKING SIDE YARD SETBACK

87A Avenue

192nd. Street

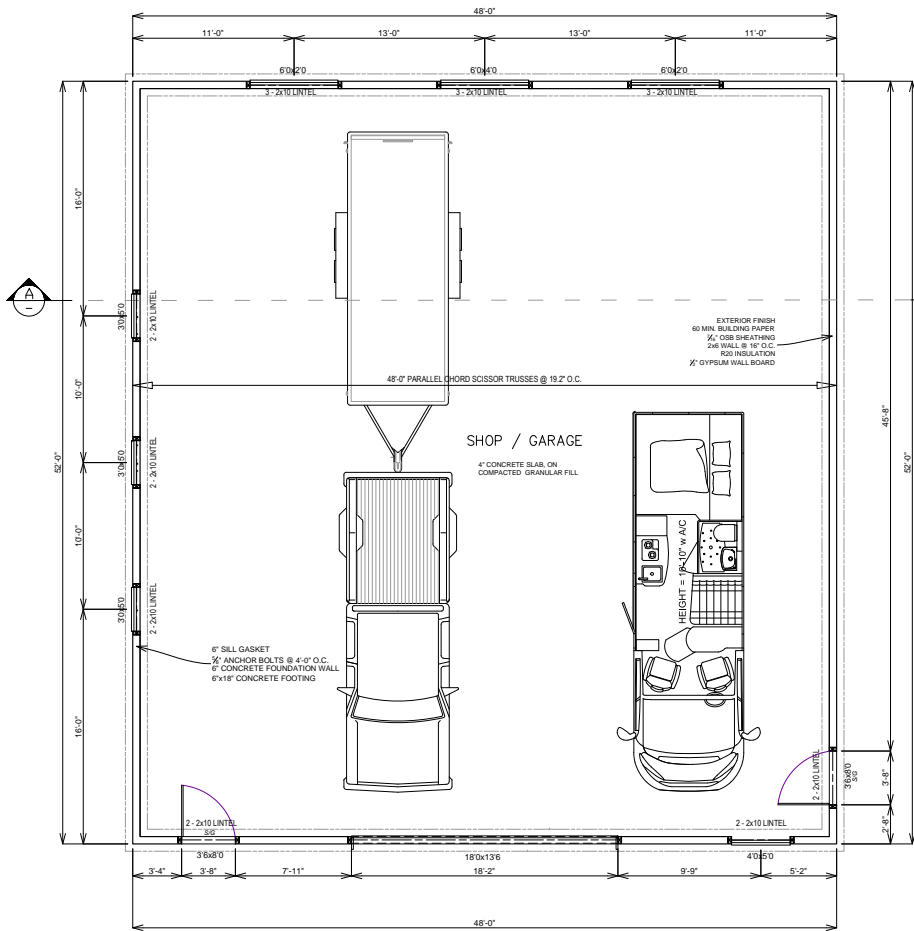
	Accessory Building 19180 - 87 A AVENUE SURREY, B.C. V4N 3G5	Future Home Designs email: futurehomedesigns@shaw.ca
	SCALE: 1/2" = 1'-0" DATE: Sept. 14, 2020 FILE: Site Plan	DRAWN BY: F.H.D. PRINTED: Sept. 14, 2020 PAGE: PAGE 1 of 3
CLIENT: Henry & Ann Jansen ADDRESS: 19180 - 87 A Avenue, Surrey, B.C. V4N 3G5		Phone 604 835 - 5151 SHEET NO 1 of 3

- EXTERIOR FINISH**
- ASPHALT SHINGLES (MATCH EXISTING HOUSE)
 - FASCIA BOARD & GUTTERS (MATCH EXISTING HOUSE)
 - VINYL SIDING (MATCH EXISTING HOUSE)
 - OVERHEAD DOORS (MATCH EXISTING HOUSE)
 - 2x8 BARGE BOARD (MATCH EXISTING HOUSE)
 - SHAKES (MATCH EXISTING HOUSE)
 - STONE (MATCH EXISTING HOUSE)

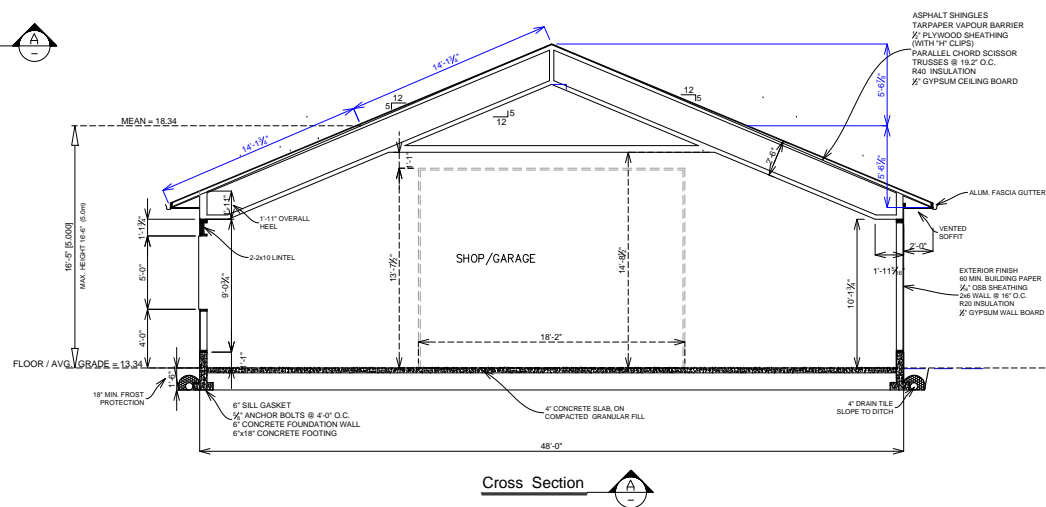


THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE

	Accessory Building 19180 - 87 A AVENUE SURREY, B.C. V4N 3G5	Future Home Designs email: futurehomedesigns@shaw.ca 24188 - 53 Avenue Langley B.C. V2Z 2N4 Phone # (604) 510-1983 Cell # (604) 763-9655
	SCALE: 1/4" = 1'-0" DATE: May 8, 2020 FILE: Elevations	DRAWN BY: F.H.D. PRINTED: May 8, 2020 PAGE: PAGE 2 of 3
CLIENT: Henry & Ann Jansen ADDRESS: 19180 - 87 A Avenue, Surrey, B.C. V4N 3G5		



ACCESSORY BUILDING = 2496 SQ. FT.



Cross Section

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE

	Accessory Building 19180 - 87 A AVENUE SURREY, B.C. V4N 3G5		Future Home Designs email: futurehomedesigns@shaw.ca	
	SCALE: 1/4" = 1'-0"	DRAWN BY: F.H.D.		24188 - 53 Avenue Langley B.C. V2Z 2N4
DATE: May 8, 2020	PRINTED: May 8, 2020		Phone # (604) 510-1983 Cell # (604) 753-9655	
FILE: Floor Plan & Cross Section	PAGE: PAGE 3 of 3		CLIENT: Henry & Ann Jansen Phone: 604 835 - 5151	
ADDRESS: 19180 - 87 A Avenue, Surrey, B.C. V4N 3G5			SHEET NO: 3 of 3	

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0109-00

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: 007-425-163
Lot 1 Section 28 Township 2 New Westminster District Plan 19301
19180 - 87A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 12 "One-Acre Residential Zone (RA)", the minimum front yard setback is reduced from 18 metres to 2.8 metres to an accessory storage building.
4. 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.
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

Schedule A

THESE PLANS ARE IN COMPLIANCE WITH THE 2018 B.C. BUILDING CODE

LEGAL DESCRIPTION
 LOT 1 SECTION 28 TOWNSHIP 8
 N.W.D. PLAN 19301

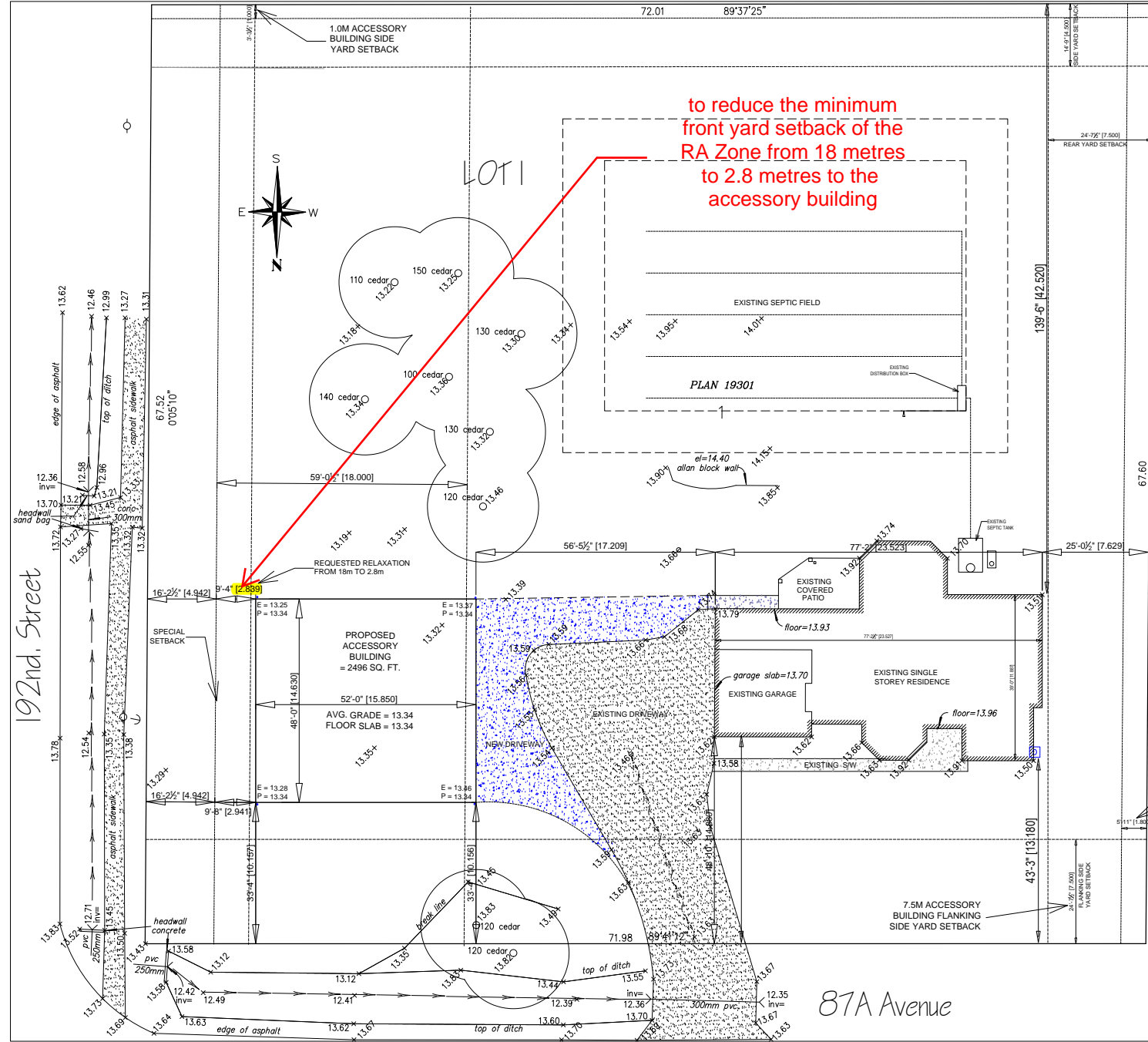
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TOTAL BUILDING AREA	= (5428 +/- 52,329)	= 10,373%

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192nd. Street

87A Avenue

	Accessory Building 19180 - 87 A AVENUE SURREY, B.C. V4N 3G5	Future Home Designs email: futurehomedesigns@shaw.ca 24188 - 53 Avenue Langley B.C. V2Z 2N4 Phone # (604) 510-1983 Cell # (604) 763-9655
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