

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0142-00

Planning Report Date: September 27, 2021

**PROPOSAL:**

- **Development Variance Permit**

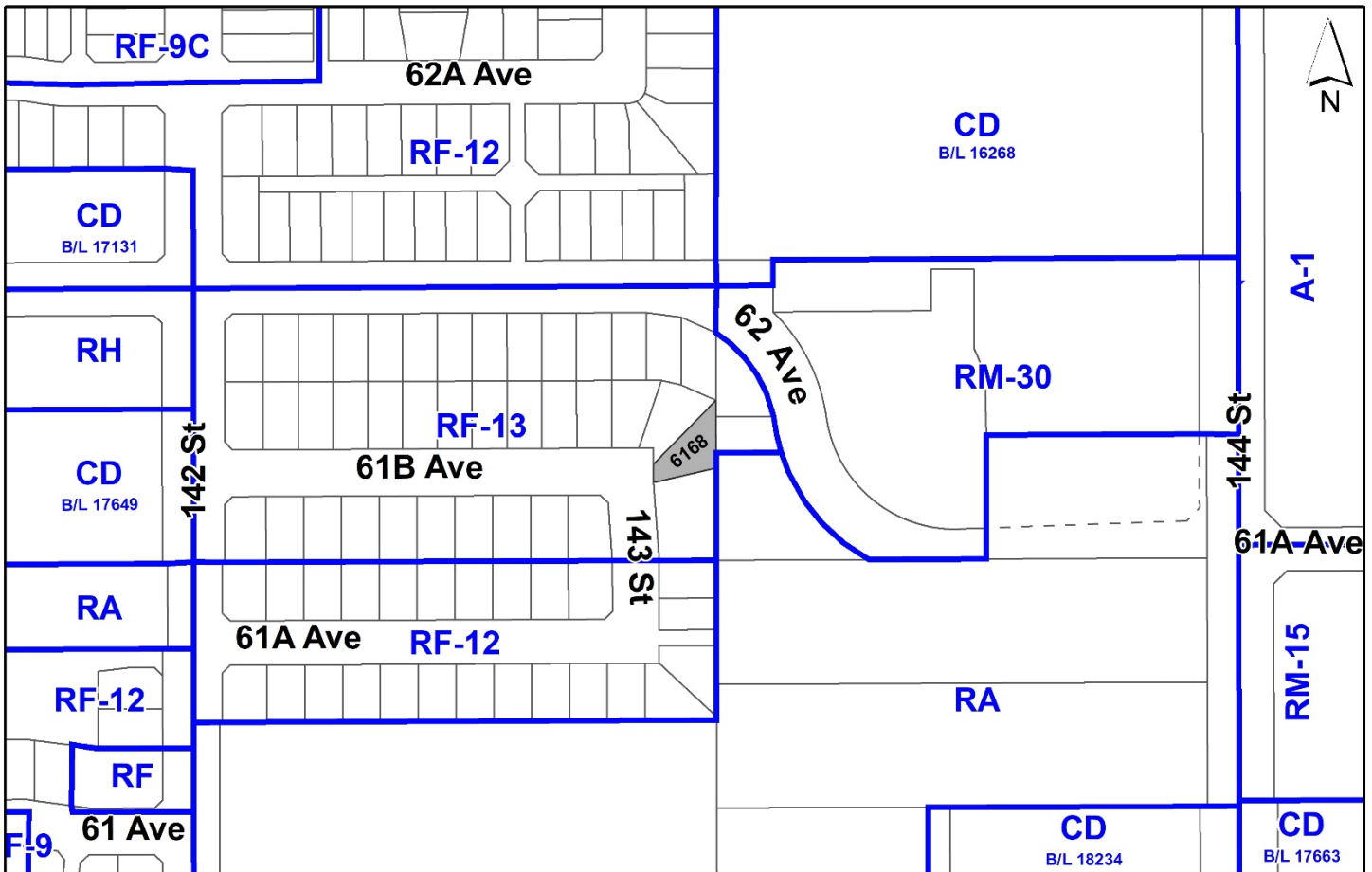
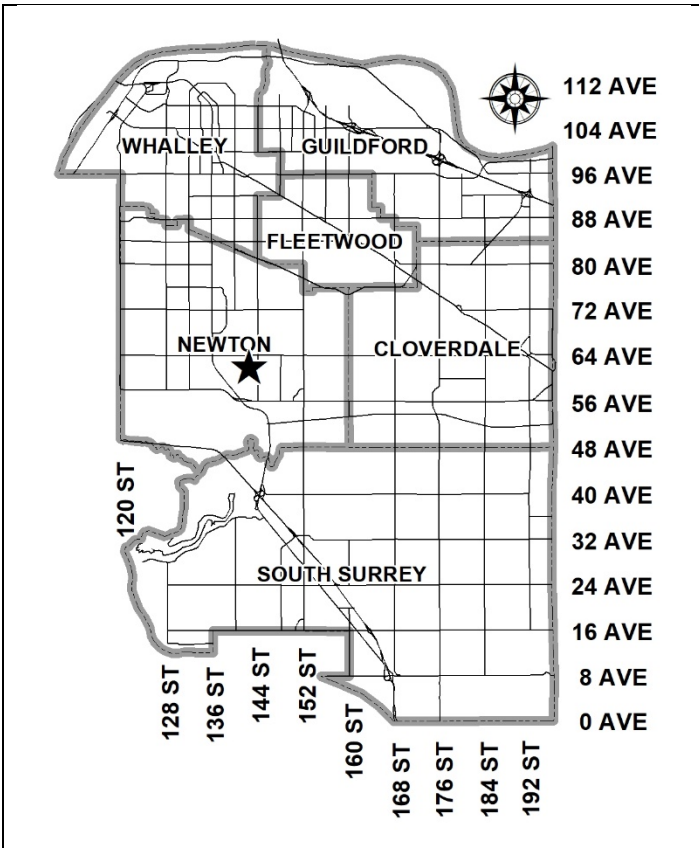
to reduce the minimum rear yard setback to permit a single-family dwelling.

**LOCATION:** 6168 - 143 Street

**ZONING:** RF-13

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Small Lots



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is seeking a Development Variance Permit to reduce the minimum rear yard setback requirements of the "Single Family Residential (13) Zone (RF-13)".

**RATIONALE OF RECOMMENDATION**

- The buildable area on the subject property is limited under the existing RF-13 Zone setback requirements due to the lot's irregular shape.
- The requested setback variance would allow additional main floor space in the house, and therefore a more functional floor plan.
- The proposed single-family dwelling meets all other building requirements of the RF-13 Zone, including the maximum lot coverage and floor area ratio.
- The proposed setbacks will have minimal visual impact on neighbouring properties as the proposed reduced setback abuts a rear yard and parkland to the east while still allowing for functional rear yard space on the subject property.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0142-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the "Single Family Residential (13) Zone (RF-13)" from 7.5 metres to 6.0 metres to the principal building face.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family dwellings	Urban	RF-13
North:	Single family dwellings	Urban	RF-13
East:	Single family dwellings Park – City purchased	Urban Urban	RF-13 RA
South:	Park – City dedicated	Urban	RF-13
West (Across 143 St):	Single family dwellings	Urban	RF-13

### Context & Background

- The subject property is located at 6168 – 143 Street in Newton, is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential (13) Zone (RF-13)".
- The subject property was created under Development Application No. 7916-0326-00. The application included:
  - a rezoning from "One-Acre Residential (RA)" to "Single Family Residential (13) Zone (RF-13)";
  - a Development Variance Permit (DVP) to reduce the minimum lot width under the RF-13 Zone for two lots;
  - an NCP Amendment for changes to the road network and to incorporate a park lot within the proposed subdivision; and
  - a subdivision into 38 single family small lots and 1 park lot.
- The subject property is approximately 397 square metres in size with no trees currently on site. Replacement trees are proposed to be planted on the subject property under Development Application No. 7916-0326-00.



**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.        Development Variance Permit No. 7921-0142-00

*approved by Shawn Low*

Rémi Dubé  
Acting General Manager  
Planning and Development

HD/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0142-00

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: 030-476-941  
Lot 11 Section 9 Township 2 New Westminster District Plan EPP79147

6168 - 143 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum rear yard principal building setback is reduced from 7.5 metres to 6.0 metres to the principal building face.
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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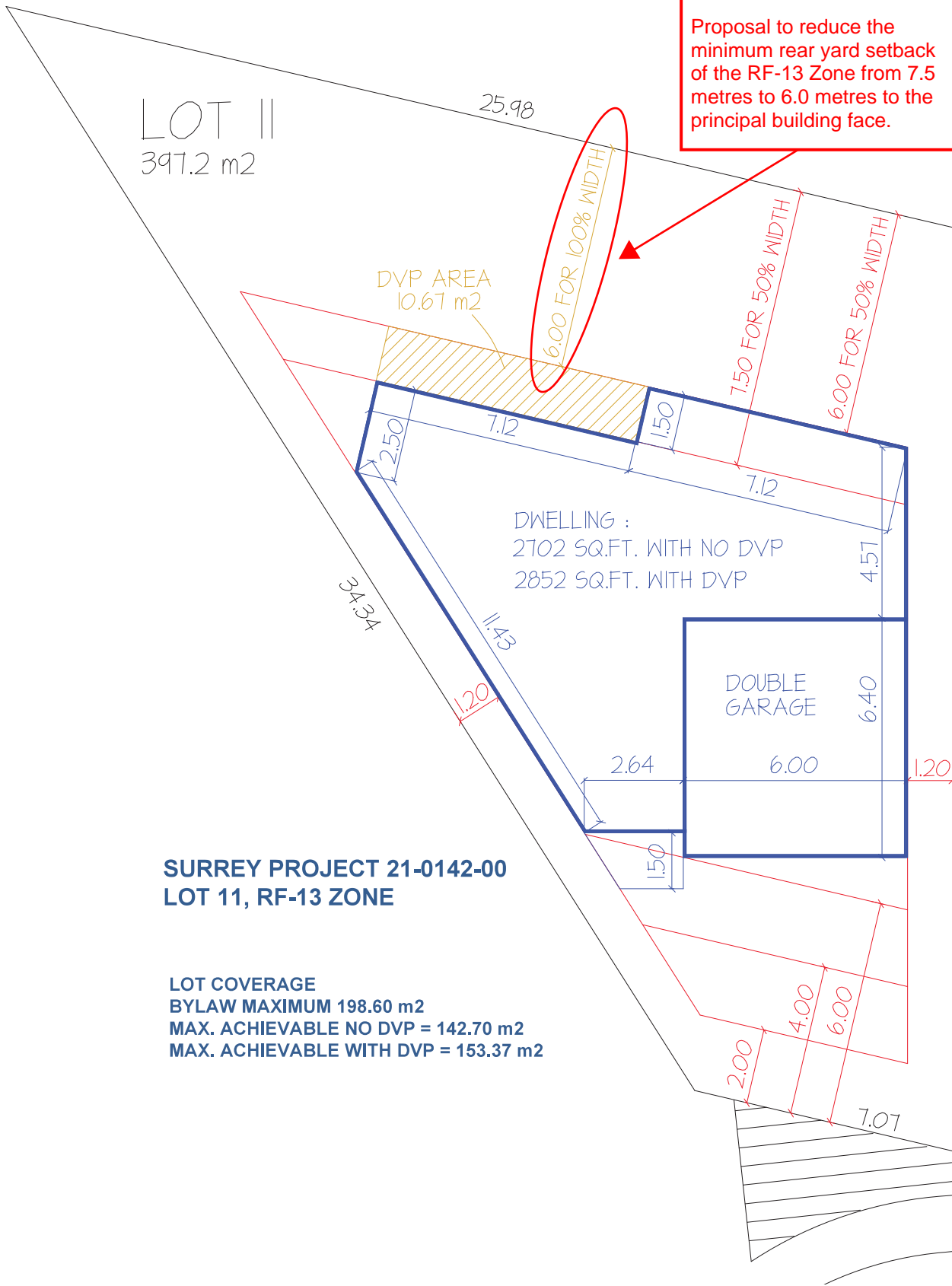
Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

**Development Variance  
Permit No. 7921-0142-00:**

Proposal to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 6.0 metres to the principal building face.



**SURREY PROJECT 21-0142-00  
LOT 11, RF-13 ZONE**

**LOT COVERAGE**  
BYLAW MAXIMUM 198.60 m<sup>2</sup>  
MAX. ACHIEVABLE NO DVP = 142.70 m<sup>2</sup>  
MAX. ACHIEVABLE WITH DVP = 153.37 m<sup>2</sup>