

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0144-00

Planning Report Date: July 25, 2022

PROPOSAL:

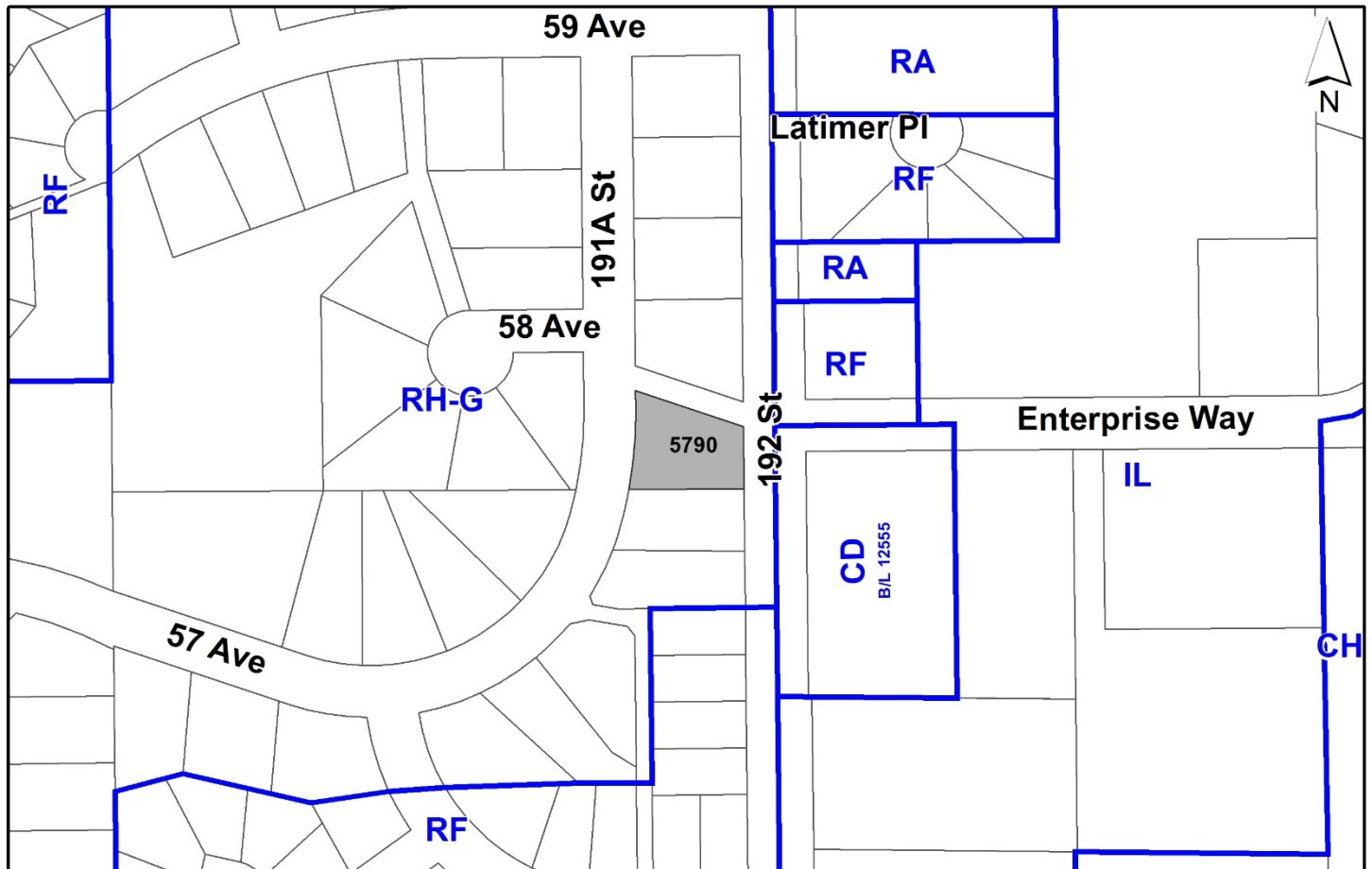
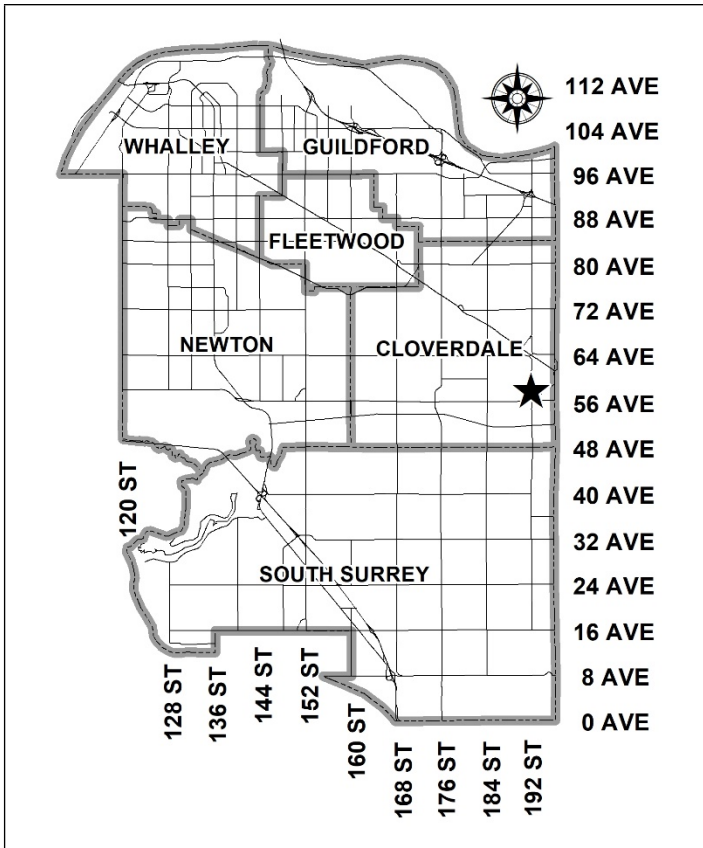
- **Development Variance Permit**

to reduce the east front yard setback to allow for the construction of a detached accessory building on the lot.

LOCATION: 5790 - 191A Street

ZONING: RH-G

OCP DESIGNATION: Urban



**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 east front yard setback requirement of the RH-G Zone in order to permit the construction of a detached accessory building that is greater than 10 square metres in size.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The subject lot is considered a “through” lot under the Surrey Zoning Bylaw No. 12000, wherein the lot lines abutting both 191A Street and 192 Street are considered the front lot lines. The proposed variance will allow the property owner to construct an accessory building in the east front yard of the lot, which functions as the backyard on the lot (as the existing principal dwelling faces west towards 191A Street)
- The proposed accessory building, which is greater than 10 square metres, is located at the rear of the principal dwelling and will not affect the established residential streetscape as seen from 191A Street. The dwelling will retain a full driveway to allow for the provision of vehicle parking, and the setback relaxation will not affect the existing outdoor yard space located at the rear of the lot.
- The proposed setback of 1.8 metres is consistent with the rear yard condition in the RH-G Zone.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0144-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east front yard setback of the Half-Acre Residential Gross Density (RH-G) Zone from 18.0 metres to 1.8 metres for an accessory building greater than 10 square metres in size.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Residential	Urban	RH-G
North (Across Lane):	Residential	Urban	RH-G
East (Across 192 Street):	Industrial Business Park	Industrial	CD
South:	Residential	Urban	RH-G
West (Across 191A Street):	Residential	Urban	RH-G

### Context & Background

- The subject lot is 1,324 square metres in size and is located at 5790 - 191A Street.
- The subject lot is considered a “through” lot under the Zoning Bylaw No. 12000 wherein the lot lines abutting both 191A Street and 192 Street are considered the front lot lines. The proposed variance will allow the property owner to construct an accessory building in the east front yard of the lot, which functions as the backyard on the lot (as the existing principal dwelling faces west towards 191A Street).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to reduce the minimum east front yard setback to a proposed accessory building in the Half-Acre Residential Gross Density (RH-G) Zone. The accessory building proposed is a 47 square metre detached garage.
- Section F of Part 15 Half-Acre Residential Gross Density (RH-G) Zone of the Zoning By-law No. 12000 states that the setback of an accessory building from a front property line shall be 18.0 metres. The applicant is proposing a 1.8 metre setback for an accessory building from the 192 Street front property line.



- The proposed development will require a special setback of 3 metres as per part 7 of by-law 12000. No variance is granted for the special setback, and a special setback assessment referral will be required prior to Building Permit issuance. The applicant has achieved the 3 metre special setback, as per Part 7, in addition to the 1.8 metre variance currently being considered under Part 15.
- The subject lot is considered a “through” lot under the Surrey Zoning Bylaw wherein the lot lines abutting both 191A Street and 192 Street are considered the front lot lines. The proposed variance will allow the property owner to construct an accessory building in the east front yard of the lot, which functions as the backyard on the lot (as the existing principal dwelling faces west towards 191A Street).
- The proposed accessory building is located at the rear of the principal dwelling and will not affect the established residential streetscape as seen from 191A Street. The dwelling will retain a full driveway to allow for the provision of vehicle parking, and the setback relaxation will not affect the existing outdoor yard space located at the rear of the lot.
- The proposed setback of 1.8 metres is consistent with the rear yard condition in the RH-G Zone.
- The existing dwelling with the proposed accessory building satisfies all other Half-Acre Residential Gross Density Zone (RH-G) regulations.
- Staff support the requested variances to proceed for consideration.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.        Site Plan  
Appendix II.        Development Variance Permit No. 7922-0144-00

*approved by Ron Gill*

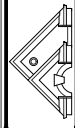
Jeff Arason  
Acting General Manager  
Planning and Development

RO/cm



#6 19501 74 AVENUE,  
SURREY, B.C. V4N 6V7  
PHONE: (604) 575-1281

**L. G. BURTON DESIGN**  
Custom Design and Renovation Plans



DETACHED SHOP AT WALKER  
RESIDENCE AT 5190 191A  
STREET, SURREY, B.C.

SITE PLAN

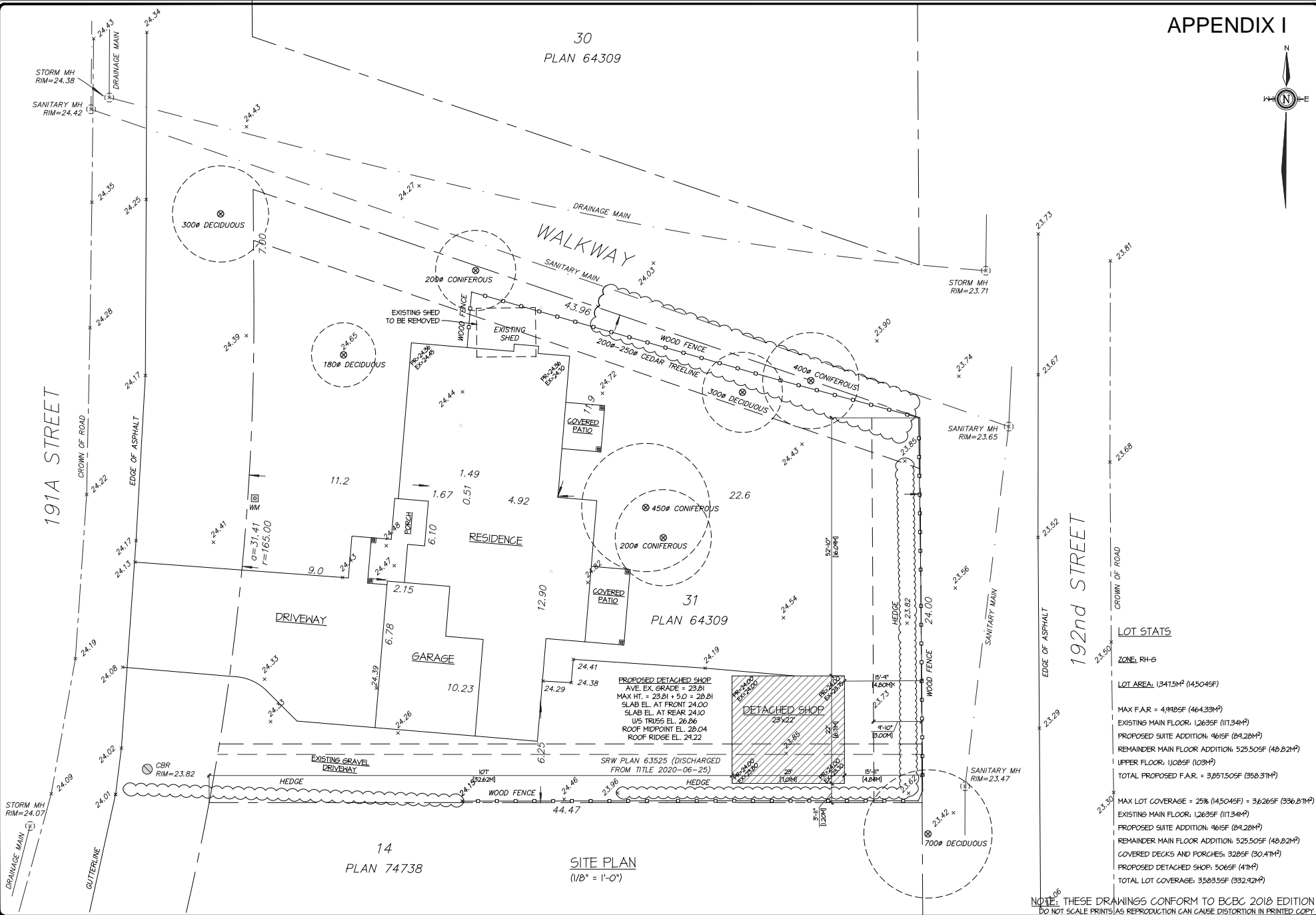
DATE: APRIL 2022 (DATE OF REVISION: R 5)  
N/A

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PLAN 64309

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PLAN 64309

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PLAN 74738

SITE PLAN  
(1/8" = 1'-0")



**LOT STATS**

- ZONE: RH-6
- LOT AREA: 1,341.5M<sup>2</sup> (14,504.5F)
- MAX F.A.R. = 4.9485F (464.33M<sup>2</sup>)
- EXISTING MAIN FLOOR: 1,263.5F (117,34M<sup>2</sup>)
- PROPOSED SUITE ADDITION: 461.5F (84,28M<sup>2</sup>)
- REMAINDER MAIN FLOOR ADDITION: 525.505F (48,82M<sup>2</sup>)
- UPPER FLOOR: 1,108.5F (103M<sup>2</sup>)
- TOTAL PROPOSED F.A.R. = 3,851.505F (358,31M<sup>2</sup>)
- MAX LOT COVERAGE = 25% (14,504.5F) = 3,626.5F (336,81M<sup>2</sup>)
- EXISTING MAIN FLOOR: 1,263.5F (117,34M<sup>2</sup>)
- PROPOSED SUITE ADDITION: 461.5F (84,28M<sup>2</sup>)
- REMAINDER MAIN FLOOR ADDITION: 525.505F (48,82M<sup>2</sup>)
- COVERED DECKS AND PORCHES: 328.5F (30,41M<sup>2</sup>)
- PROPOSED DETACHED SHOP: 506.5F (47M<sup>2</sup>)
- TOTAL LOT COVERAGE: 3,583.505F (332,42M<sup>2</sup>)

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION  
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0144-00

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: 001-328-514  
Lot 31 Section 9 Township 8 New Westminster District Plan 64309  
  
5790 - 191A Street

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F. Yards and Setbacks of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)", the minimum east front yard setback for an accessory building greater than 10 square metres in size is reduced from 18.0 metres to 1.8 metres.
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 .

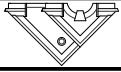
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Mayor – Doug McCallum

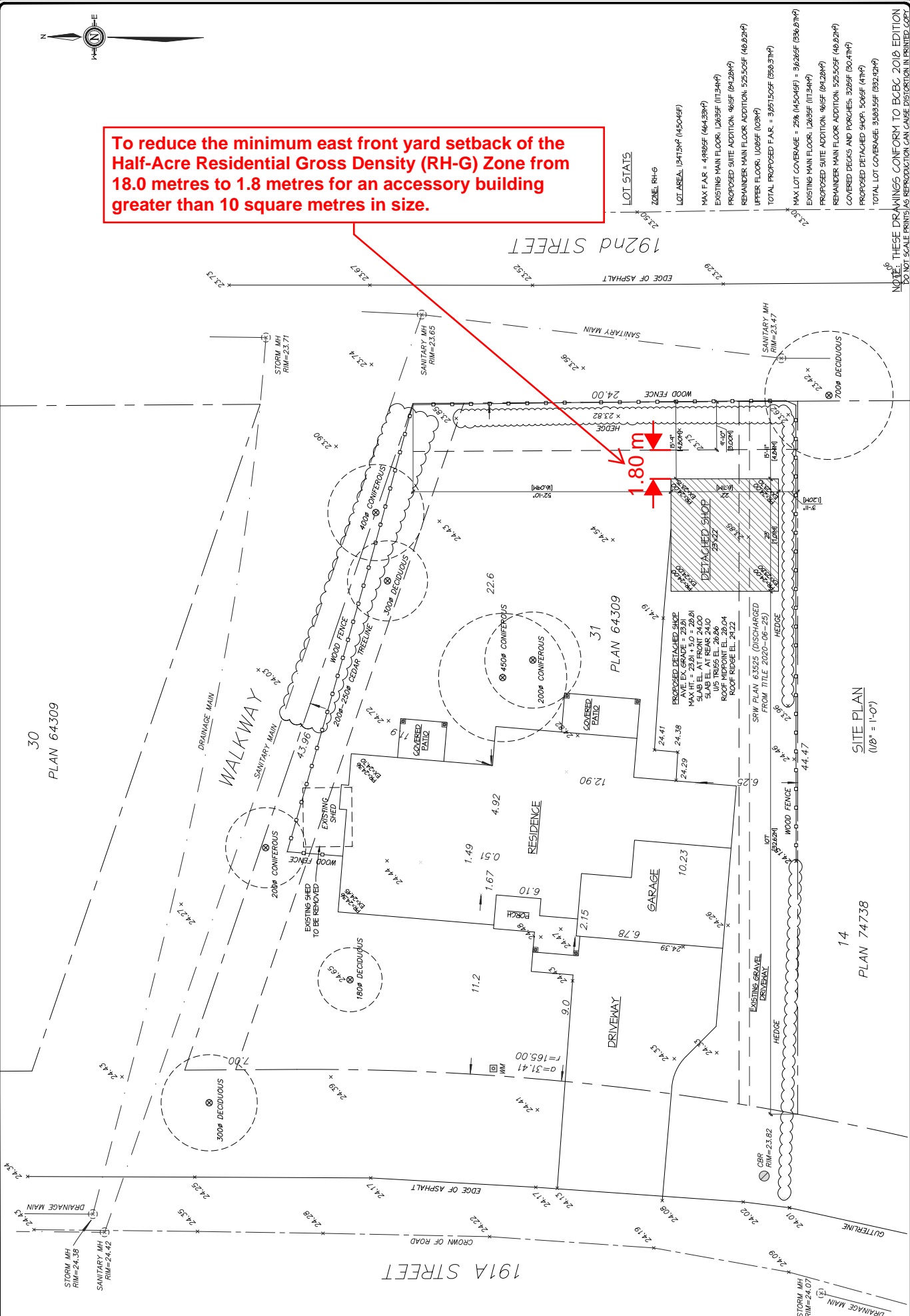
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City Clerk – Jennifer Ficocelli





To reduce the minimum east front yard setback of the Half-Acre Residential Gross Density (RH-G) Zone from 18.0 metres to 1.8 metres for an accessory building greater than 10 square metres in size.



LOT STATUS  
ZONE: RH-G

- LOT AREA: 8475M<sup>2</sup> (45046F)
- MAX F.A.R. = 4.982F (46432M<sup>2</sup>)
- EXISTING MAIN FLOOR: 1263SF (11734M<sup>2</sup>)
- PROPOSED SUITE ADDITION: 465F (8422M<sup>2</sup>)
- REMAINER MAIN FLOOR ADDITION: 5255SF (48822M<sup>2</sup>)
- UPPER FLOOR: 1069F (1029M<sup>2</sup>)
- TOTAL PROPOSED F.A.R. = 3.85150CF (35833M<sup>2</sup>)
- MAX LOT COVERAGE = 23% (45046F) = 9626SF (89631M<sup>2</sup>)
- EXISTING MAIN FLOOR: 1263SF (11734M<sup>2</sup>)
- PROPOSED SUITE ADDITION: 465F (8422M<sup>2</sup>)
- REMAINER MAIN FLOOR ADDITION: 5255SF (48822M<sup>2</sup>)
- COVERED DECKS AND PORCHES: 320SF (8047M<sup>2</sup>)
- TOTAL DETACHED SHOP: 5065F (474M<sup>2</sup>)
- TOTAL LOT COVERAGE: 35833SF (83242M<sup>2</sup>)

NOTE: THESE DRAWINGS CONFORM TO BCBC 2018 EDITION  
DO NOT SCALE PRINTS AS REPRODUCTION CAN CAUSE DISTORTION IN PRINTED COPY

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PLAN 64309

WALKWAY

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PLAN 74738

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PLAN 74738

191A STREET

192nd STREET

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