

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0279-00

Planning Report Date: October 3, 2022

PROPOSAL:

- **Development Variance Permit**

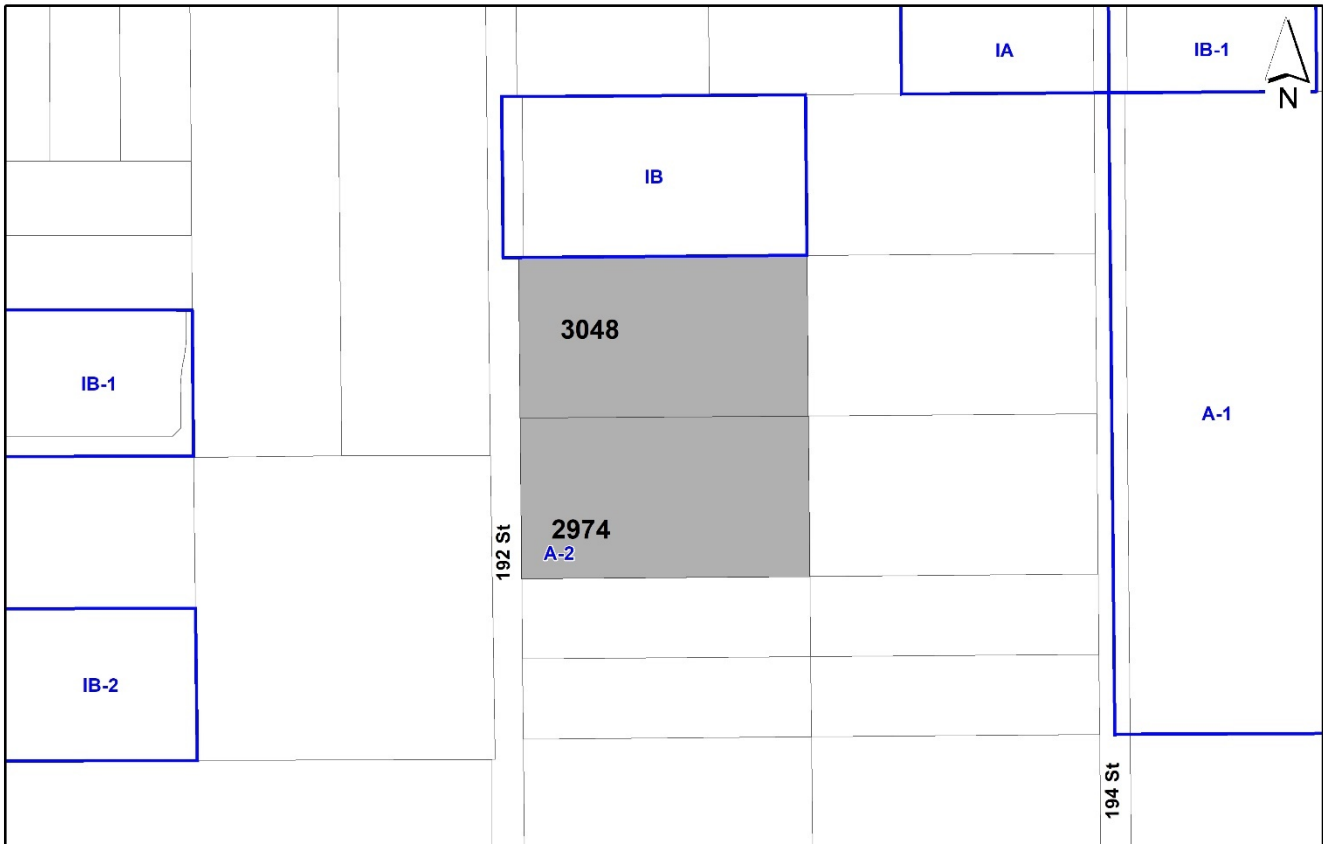
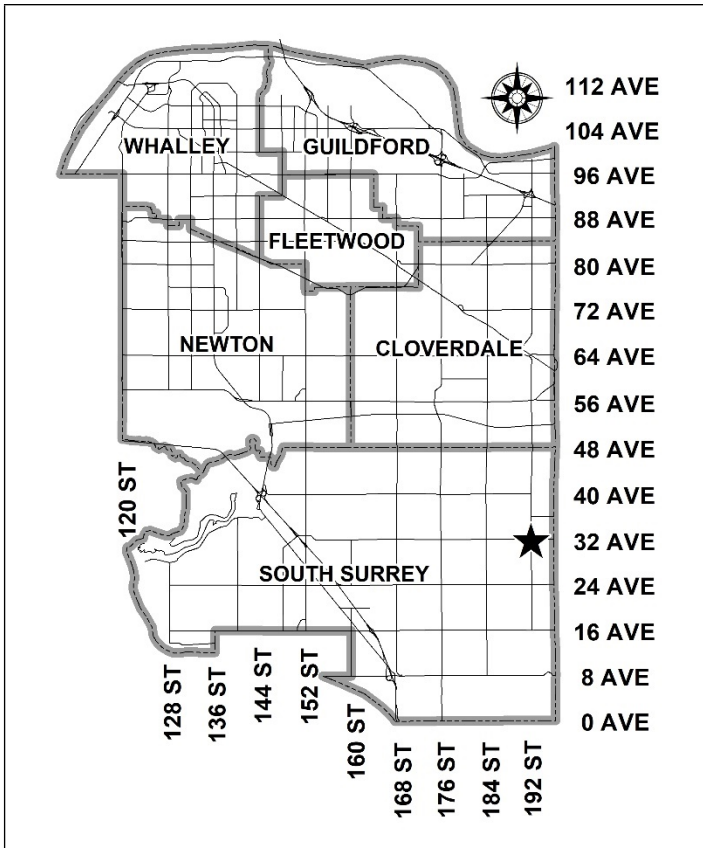
to defer the works and services requirement associated with a 2-lot subdivision in Campbell Heights, and to reduce the minimum lot size of the A-2 Zone.

LOCATION: 3048 - 192 Street
 2974 - 192 Street

ZONING: A-2

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Landscape Strip



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to defer the works and services requirements of the Surrey Subdivision and Development By-law, 1986, No. 8830, for the proposed subdivision.
- The applicant is also seeking a variance to the minimum lot size of the A-2 Zone.

RATIONALE OF RECOMMENDATION

- The realignment of 30 Avenue through the subject properties makes it difficult for the properties to develop independently. Deferring the requirement for works and services will allow a subdivision that will provide the required 30 Avenue dedication, while allowing each property to proceed with separate Rezoning and Development Permit applications.
- The properties are within the Campbell Heights Business Park Local Area Plan, and the proposed subdivision will facilitate the development of Employment Lands within Surrey.
- Works and services will be required from the two new properties when development applications, inclusive of Rezoning, are proposed on the respective properties.
- The minimum lot size of the A-2 Intensive Agriculture Zone is 4 hectares. The existing lots are already undersized, at 2 hectares each in size, and with the proposed road dedications the lots will be 1.66 hectares and 1.82 hectares, respectively. The proposed number of lots will be the same as currently exists (2) although they will be slightly smaller given road network requirements.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0279-00 (Appendix III), to vary the following, to proceed to Public Notification:
 - (a) Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring works and services for a proposed two-lot subdivision until future development, to proceed to Public Notification; and
 - (b) to decrease the minimum lot size of the A-2 Zone from 4 hectares to 1.6 hectares.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) registration of a “no-build” Section 219 Restrictive Covenant on both proposed lots until future rezoning and provision of all required works and services, unless approved through a Council-approved Temporary Use Permit.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	2 single family dwelling units and truck parking	Business Park and Landscape Strips	A-2
North:	True Blue Wire (industrial)	Business Park and Landscape Strips	IB
East:	1 single family dwelling unit and truck parking	Business Park	A-2
South:	1 single family dwelling unit and truck parking	Business Park and Landscape Strips	A-2
West (Across 192 Street):	1 single family dwelling unit and farming	Business Park and Landscape Strips	A-2

Context & Background

- The subject site comprises two fee-simple lots located on the east side of 192 Street, at the 30 Avenue alignment in Campbell Heights. Each property has an area of 2 hectares (5 acres).

DEVELOPMENT PROPOSAL

Planning Considerations

- A jog in the road between the two properties is required to properly align 30 Avenue with the planned road to the east and west of the subject site. This necessitates a portion of the southern lot having to be consolidated with a portion of the northern lot.
- The resulting two lot subdivision is shown in Appendix II. The minimum lot size of the A-2 Intensive Agriculture Zone is 4 hectares. The existing lots are already undersized, at 2 hectares each in size, and with the proposed road dedications the lots will be 1.66 hectares and 1.82 hectares, respectively. The proposed number of proposed lots will be the same as currently exists (2) although they will be slightly smaller given road network requirements.
- The applicant has submitted a Development Variance Permit application to vary works and services requirements of the Surrey Subdivision and Development By-law, 1986, No. 8830, which are typically triggered by a subdivision application.
- A variance is also required for the minimum lot size of the A-2 Zone.

	Proposed
Lot Area	
Gross Site Area:	4 hectares
Road Dedication:	572 square metres
Undevelopable Area:	n/a
Net Site Area:	3.48 hectares
Number of Lots:	2
Unit Density:	0.57 units per hectare
Range of Lot Sizes	1.66 hectares to 1.82 hectares
Range of Lot Widths	66 metres to 105 metres
Range of Lot Depths	180 metres to 183 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Transportation Considerations

- All road dedications on 30 Avenue and 192 Street are being achieved through this proposal, which will facilitate the optimum alignment of 30 Avenue.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy / Official Community Plan / Secondary Plan

- The proposal will facilitate future Mixed Employment/Business Park developments, by providing 30 Avenue and allowing each site to proceed with a rezoning and development permit individually from each other.

Zoning By-law

- No rezoning is currently proposed as part of this application, and the sites will remain "Intensive Agriculture Zone (A-2)" until future rezoning and development permit proposals are brought forward.

Lot Size and Works & Services

- The applicant is requesting the following variances:
 - (a) Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring works and services for a proposed two-lot subdivision until future development, to proceed to Public Notification; and
 - (b) To decrease the minimum lot size of the A-2 Zone from 4 hectares to 1.6 hectares.
- To vary the Surrey Subdivision and Development By-law, 1986, No. 8830 by deferring the required works and services for a proposed two lot subdivision until future development.
- Proposed Lots 1 and 2 are not being developed to the ultimate land use at this time.
- The required works and services for proposed Lots 1 and 2 will be achieved once the properties are rezoned and developed to their ultimate standard.
- The proposed subdivision will help achieve an important road connection in Campbell Heights, which will support expansion of development of Employment Lands in the broader area.
- The proposed subdivision will ensure that the desired road alignment is achieved while ensuring that all the lands in the area are developed most efficiently without any orphaned pieces of land.
- The existing lots are already undersized, at 2 hectares each in size, and with the proposed road dedications the lots will be 1.66 hectares and 1.82 hectares, respectively. The proposed number of lots will be the same as currently exists (2) although they will be slightly smaller given road network requirements. A rezoning to a Business Park Zone will be proposed as part of a future rezoning and development permit application.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- A Development Proposal Sign was installed on September 05, 2022, and in response the following comments were received by staff.
- There were concerns raised by the owners of 3037 194 Street, adjacent the subject site to the east, regarding the road alignment as it ends adjacent to their property with requests to consider a shared 10 metres / 10 metres road dedication at the east end of the subject site.
 - The proposed alignment for the subject site starts with the entirety of the road on the southern property to ensure alignment with the future extension of 30 Avenue to the west of 192 Street. The alignment then curves north and is along the existing shared property line as it moves east.
 - To provide an equitable solution, and in consideration that the southern subject site is providing more road dedication for the 30 Avenue alignment at 192 Street, the alignment on the east end of 30 Avenue is equivalent to the Industrial Standard half road width of 13.5 metres dedication from the northern site, and 6.5 metres dedication on the southern site. The 13.5m half road requirement ensures that a minimum 8.0 metres pavement for the two-way passage of trucks is provided.
 - In the future, when 30 Avenue is extended to the east up to 194 Street, both adjacent neighbouring properties (2999 – 194 Street and 3037 – 194 Street) have two alternatives to continue the road alignment consistent with the City's Design Criteria.
 - The first property to develop, either the northern or the southern properties, can provide the 13.5 metres Industrial half road standard; or
 - Negotiate with the adjacent property to secure a 3.5 metres wide off-site Statutory Right-of-Way and dedicate 10.0m of road allowance.
 - The road alignment is not being fixed by this application and with either scenario there may be a necessary transition on the neighbouring properties to align with the proposed subject application road alignment. This is quite typical and reasonable to be anticipated.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Survey Plan, Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7922-0279-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

LFM/cm

SUBDIVISION PLAN OF LOTS 5 AND 6 BOTH OF SECTION 22 TOWNSHIP 7 NEW WESTMINSTER DISTRICT PLAN 1467

PLAN EPP123513

BCGS 92G.007

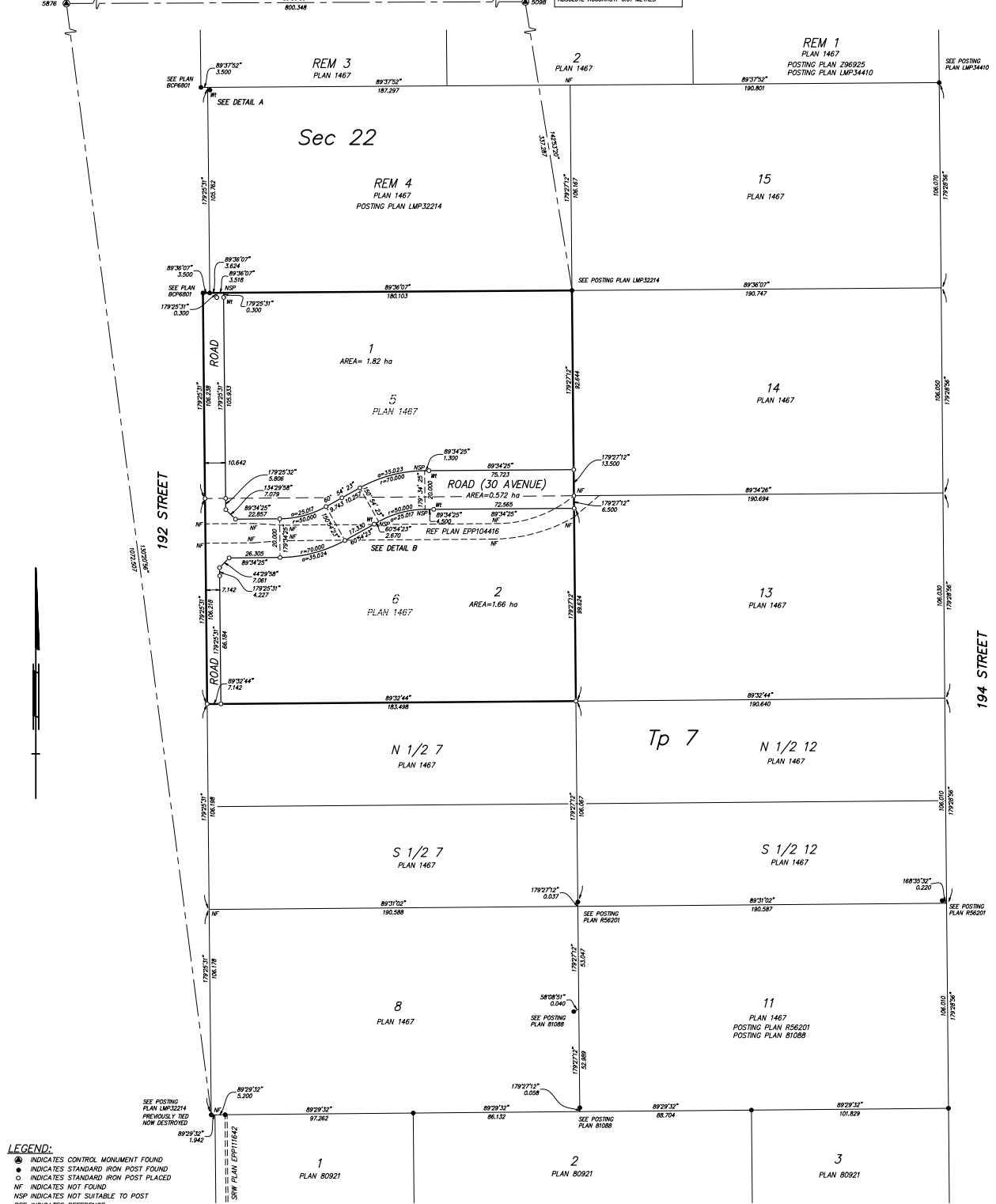


ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 558mm IN WIDTH BY 864mm IN HEIGHT (D. 50:2) WHEN PLOTTED AT A SCALE OF 1:1000

UTM ZONE 10 COORDINATES DATUM: NAD83 (CSRS) 4.0.G.B.C.I.M.V.R.D UTM NORTHING: 5431843.886 UTM EASTING: 521724.772 ABSOLUTE ACCURACY: 0.01 METRES

UTM ZONE 10 COORDINATES DATUM: NAD83 (CSRS) 4.0.G.B.C.I.M.V.R.D UTM NORTHING: 5431843.712 UTM EASTING: 522534.801 ABSOLUTE ACCURACY: 0.01 METRES



- LEGEND:**
- INDICATES CONTROL MONUMENT FOUND
 - INDICATES STANDARD IRON POST FOUND
 - INDICATES STANDARD IRON POST PLACED
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 - NSP INDICATES NOT SUITABLE TO POST
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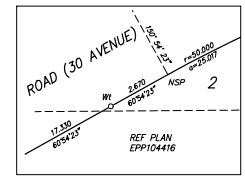
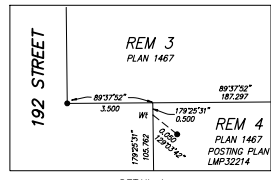
THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.1, CITY OF SURREY, NAD83 (CSRS) 4.0.G.B.C.I.M.V.R.D

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5098 AND 5876 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOF PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5098 AND 5876.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996078. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED FROM GEODETIC CONTROL MONUMENTS 5098 AND 5876.

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS(S). SOME SYMBOL AND LINE POSITIONS HAVE BEEN EXAGGERATED FOR CLARITY.



THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT (CITY OF SURREY)

THIS PLAN LIES WITHIN JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY. THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 25TH DAY OF AUGUST, 2022. XUNHEN BAO, BOLS 1037 FILE 22-1047-01 SUB

**TO: Manager, Area Planning & Development
 - South Surrey Division
 Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: September 06, 2022 PROJECT FILE: 7822-0279-00

**RE: Engineering Requirements (Commercial/Industrial)
 Location: 2974 192 St**

SUBDIVISION

The following issues are to be addressed as a condition of Subdivision:

Property and Right-of-Way Requirements

- dedicate 20.0 m for 30 Avenue.
- dedicate 6.0m x 6.0m corner cuts at the intersection of 192 Street and 30 Avenue.
- dedicate 10.642 m along Lot 1 for 192 Street.
- dedicate 7.142 m along Lot 2 for 192 Street.

Works and Services

- pay Development Cost Charges in Accordance with City of Surrey Bylaw. 20560, or applicable Bylaw at time of Subdivision completion.
- Pay applicable Developer Works Agreement levy as required.

DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit:

- provide No Build Restrictive Covenants on Lots 1 & 2 for future Works and Services.



Jeff Pang, P.Eng.
Development Services Manager

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0279-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 012-217-140
 Lot 5 Section 22 Township 7 New Westminster District Plan 1467

3048 - 192 Street

Parcel Identifier: 012-217-158
 Lot 6 Section 22 Township 7 New Westminster District Plan 1467

2974 - 192 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Part V - Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer, drainage works, underground wiring, and street lighting systems in conjunction with the proposed subdivision of the Land shown on Schedule A, is deferred until future development of the Land.
5. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection K. Subdivision, of Part 11 Intensive Agriculture Zone A-2, the minimum lot area be reduced from 4 hectares to 1.66 hectares.
6. 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.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

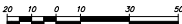
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

SUBDIVISION PLAN OF
LOTS 5 AND 6 BOTH OF SECTION 22 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN 1467

PLAN EPP123513

BOGS 926.007

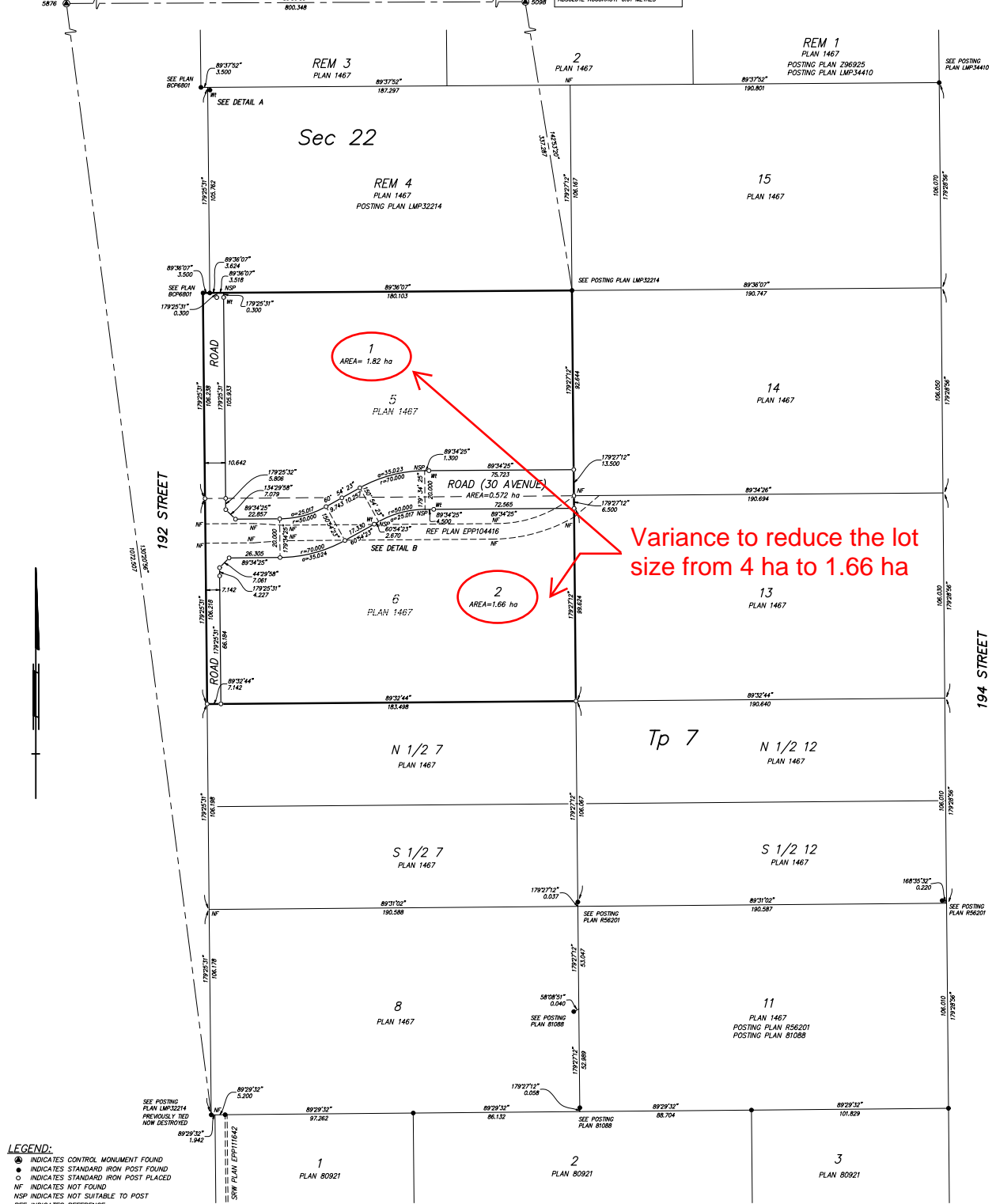


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1
AREA= 1.82 ha

2
AREA= 1.66 ha

Variance to reduce the lot size from 4 ha to 1.66 ha

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