

NO: R105

COUNCIL DATE: June 10, 2024

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 3, 2024**

FROM: **General Manager, Planning & Development**

FILE: **6950-01**

SUBJECT: **Update on Delegated Development Variance Permit Issuance**

RECOMMENDATION

The Planning & Development Department recommend that Council receive this report for information.

INTENT

The intent of this report is to provide Council with an update on the delegated Development Variance Permit (“DVP”) process, including the number and type of variance permits that the City’s Delegated Officials have issued since May 2023.

BACKGROUND

At the January 30, 2023 Regular Council Public Hearing meeting, Corporate Report No. R013; 2023 was brought forward for consideration by Council, regarding *Bill 26 – 2021, Municipal Affairs Statutes Amendment Act (No. 2), 2021* (attached as Appendix “I”).

The intent of the provincial Bill 26 was to increase housing supply by supporting municipal governments to efficiently proceed with developments, reducing barriers and accelerating housing applications. Bill 26 received royal assent on November 25, 2021 and is now in effect.

Included in the Bill 26 changes was delegating authority to municipal Delegated Officials (typically Approving Officers) to issue DVPs for a variety of “minor” variances. These variances could be delegated for approval by the Delegated Official instead of going to Council for a decision.

The types of delegated minor variances are as follows:

- Yards and setbacks under *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”);
- Height of buildings and structures under the Zoning By-law;
- Special regulations regarding the siting of basement access and basement wells under the Zoning By-law;
- Landscaping and screening under the Zoning By-law;
- Part 5, Off-Street Parking and Loading/Unloading under the Zoning By-law; and
- Signage regulations under *Surrey Sign By-law, 1999, No. 13656*.

In order to qualify as “minor”, the variance must:

- Not vary land use or density;
- Not pertain to any regulations under Part 7A Streamside Protection or Part 8 Floodproofing of the Zoning By-law;
- Not be associated with another development application type that needs to be considered by Council (i.e., rezoning, development permit, plan amendment);
- Be consistent with *Surrey Official Community Plan Bylaw, 2013, No. 18020* (the “OCP”);
- Not apply to a property subject to a land use contract or having heritage conservation issues;
- Not pertain to any regulations under *Surrey Subdivision and Development By-law, 1986, No. 8830*; and
- Where the requested variance(s) relates to Part 5, Off-Street Parking and Loading/Unloading under the Zoning By-law, it must not:
 - Reduce the number of required parking spaces by 10 or more; or
 - Vary the provisions under the heading “Alternative Parking Provision” under Part 5, Off-Street Parking and Loading/Unloading.

Upon receiving Corporate Report No. R013; 2023 regarding Bill 26, Council requested that staff return with regular updates on DVPs to understand the quantity and types of variances being approved by the Delegated Official(s) compared to those still going to Council for decision.

Council also approved the creation of *Development Variance Permit Bylaw, 2023, No. 20620*, which established the procedures for the delegation of Council authority for minor DVPs, as generally described in this report.

DISCUSSION

In terms of decision-making and potential referral of DVPs to Council, the following parameters apply:

Guidelines for Evaluation of Delegated Minor DVPs

The Delegated Official should consider the following when evaluating minor DVP applications:

- Comments received from the public, if any;
- Applicable City Policies and guidelines (such as OCP, secondary plans, etc.);
- Neighbourhood context, including established neighbourhood character;
- Impacts to neighbouring properties; and
- Any other considerations that the Delegated Official considers to be relevant/appropriate.

Referral to Council

The Delegated Official would refer a variance request for Council consideration:

- Where the request does not meet the criteria established for a minor variance;
- Where, in the opinion of the Delegated Official, the request has merit for consideration, but the notification results show a high level of neighbourhood concern; and/or

- In the event the Delegated Official denies issuance of a DVP, the applicant can request that the application be reconsidered by Council.

A summary of delegated and Council referred DVPs since May 2023 is as follows:

DVP Type	2023 (May onward)	2024	Total
Council	54	33	87 (61%)
Delegated	36	19	55 (39%)
Total	90	52	142 (100%)

Of the 55 DVPs that were delegated, the specific variance types are as follows:

Delegated DVP Type	Amount (%)
Yards and setbacks	24 (44%)
Basement access/wells	21 (38%)
Height of buildings/structures	4 (7%)
Signage	6 (11%)
Total	55

For comparison, of the DVPs considered by Council, the specific variance types are as follows:

Council DVP Type	Amount %
Yards and setbacks	40 (31%)
Off Street parking/loading	25 (20%)
Lot dimensions	14 (11%)
Lot coverage	4 (3%)
Height of buildings/structures or 80/20 Rule	6 (5%)
Landscaping	3 (2%)
Part 7A streamside setbacks	5 (4%)
Signage	1 (0.8%)
Part 1 Definitions	3 (2%)
General Provisions ¹	14 (11%)
Special Regulations ²	12 (9%)
Total	127

NOTES:

¹ *General Provisions* include items such as: cell tower height, small scale drugstore separation and shipping container locations.

² *Special Regulations* include items such as: basement well/stair locations, farm home plates, back-to-back townhouses and reduced amenity space.

The total Council DVP number in the table above is greater than the general Council DVP figure in the previous table as the first table references the number of applications with DVPs and the second table lists the total number of variances. Some applications have more than one DVP. Also, there is some overlap in the delegated and Council referred DVP types since the delegated DVP's must be "stand alone" and not combined with another type of application.

The above figures indicate that over half (61%) of DVPs processed since May 2023 went to Council for decision, while 39% were decided on by the Delegated Official. The vast majority (82%) of delegated DVPs were for yard setbacks and the siting of basement access/wells. Of the DVPs that were decided upon by Council, the majority involved other applications (DPs, Rezoning, Plan Amendments) that are required to go to Council for approval. In terms of types of DVPs decided upon by Council, these were similar to the delegated DVPs.

A list of delegated DVPs is provided as Appendix "II".

Future updates to Council will be provided by staff on a regular basis.

CONCLUSION

It is recommended that Council receive this report for information regarding updates on DVPs to understand the quantity and types of variances being approved by the Delegated Official(s) compared to those still going to Council for decision.

Original signed by

Don Luymes
General Manager, Planning & Development

DT/rg/ss

Appendix "I" Corporate Report No. R013; 2023
Appendix "II" List of Delegated DVPs



CORPORATE REPORT

NO: R013

COUNCIL DATE: Jan 30, 2023

REGULAR COUNCIL

TO: Mayor & Council DATE: January 25, 2023

FROM: Acting General Manager, Planning & Development FILE: 0125-01
General Manager, Corporate Services
General Manager, Engineering

SUBJECT: Proposed City of Surrey Development Variance Permit Delegation Bylaw and
Bylaw Amendments Related to Bill 26

RECOMMENDATION

The Planning & Development Department, Corporate Services Department, and Engineering Department recommend that Council:

1. Receive this report for information;
2. Approve the proposed amendments to *Council Procedure By-law, 2004, No. 15300*, as amended ("Council Procedure By-law"), to clarify when a public hearing is not required and other improvements, as documented in Appendix "I", and to authorize the City Clerk to give notice of the intended changes in accordance with the *Community Charter*;
3. Approve the proposed amendments to the *Surrey Notice of Public Hearings Mailing By-law, 1981, No. 6727*, as amended ("Public Hearings Mailing By-law"), to clarify the public notification requirements as documented in Appendix "II" of this report;
4. Approve the proposed amendments to the *Development Application Fees Bylaw, 2016, No. 18641*, as amended ("Development Application Fees Bylaw"), to clarify the public notification fees as documented in Appendix "III" of this report;
5. Approve the proposed new *Development Variance Permit Delegation Bylaw, 2023, No. 20620*, as generally described in this report and documented in Appendix "IV"; and
6. Authorize the City Clerk to bring forward the related bylaws for the required readings.

INTENT

The intent of this report is to have Council authorize bylaw amendments to identify specific applications that do not require a public hearing, to bring forward a new Development Variance Permit Delegation Bylaw, and to clarify the public notification requirements in response to *Bill 26 – 2021, Municipal Affairs Statutes Amendment Act (No. 2), 2021*, ("Bill 26"). A number of other improvements to the Council Procedure By-law are also proposed. To facilitate changes to the public hearing requirement, as directed by Council in Corporate Report No. R010; 2022

(attached as Appendix “V”), amendments are also proposed to the Public Hearings Mailing By-law and the Development Application Fees Bylaw.

These changes will result in:

- Waiving public hearing requirements for subdivisions creating five or fewer single-family residential lots;
- Establishing that notices for subdivisions creating five or fewer single-family residential lots are still issued even when a public hearing is waived;
- Delegating authority to staff to issue Development Variance Permits for a variety of minor variances including yards and setbacks, height of buildings, siting of basements access and basement wells, landscaping and screening, off-street parking and loading/unloading requirements, and signage regulations;
- Streamlining Council meetings so that unless Council decides otherwise that Council meetings be automatically recessed at 11:00 p.m. to 1:00 p.m. the following business day; and
- Streamlining Council meetings by reducing the time limit for each delegation speaking during public hearings from five-minutes to three-minutes.

BACKGROUND

In June 2021, a report was released from the Canada-British Columbia Expert Panel on the Future of Housing Supply and Affordability. The report provided recommendations to increase the supply of housing and improve affordability Province-wide. In response to the report and associated consultation, the Province has put forward Bill 26 which, in part, addressed some of these issues. Bill 26 was aimed at increasing housing supply by supporting local governments to move forward more efficiently on developments, bypassing barriers and speeding up housing proposals. Bill 26 received royal assent on November 25, 2021 and is now law.

Bill 26 removed the default requirement for local governments to hold public hearings for zoning bylaw amendments that are consistent with the Official Community Plan (the “OCP”). Previously, local governments could “waive” the holding of a public hearing (*Local Government Act* s. 464). Under the amendments, local governments are “not required” to hold a public hearing. Bill 26 also included new regulations to delegate to staff the authority to issue minor Development Variance Permits (“DVPs”).

On January 17, 2022, Council approved recommendations in Corporate Report No. R010; 2022 (Appendix “V”). In the report, staff recommended that public hearings not be held for *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) amendments consistent with the OCP and intended to facilitate a subdivision creating five or fewer new single-family residential lots that are either consistent with an approved Secondary Plan and/or consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood. Staff recommended that for larger and/or more significant developments, public hearings remain an important step in amending the Zoning By-law and, generally, the benefits of holding public hearings for these projects outweigh the detriments.

Council also approved recommendations in Corporate Report No. R010; 2022 that authorized staff to bring forward a bylaw for Council's consideration, delegating to staff the authority to issue DVPs for "minor" variances related to specific categories, establishing the criteria for determining whether a proposed variance is "minor", and establishing guidelines the delegate must consider in deciding whether to issue a DVP.

Subsequent to the January 17, 2022, Corporate Report, on February 28, 2022 the Province brought into force further amendments to the *Community Charter* to allow new alternative public notice options. These more recent changes provide local governments with alternative public notice options under Section 94 of the *Community Charter*. These changes are not the subject of this report and will be brought forward to Council in a separate report.

DISCUSSION

To facilitate changes outlined in Bill 26 and Corporate Report No. R010; 2022 regarding public hearing requirements and delegation of minor variances, amendments are proposed to the Council Procedure By-law, Public Hearings Mailing By-law, and Development Application Fees Bylaw. Also, a new Development Variance Delegation Bylaw is proposed.

Staff also propose a number of improvements to the Council Procedure By-law in order to streamline Council proceedings.

Proposed Council Procedure By-law Amendment

Section 51 of the Council Procedure By-law currently requires that all persons who believe that their interest in property may be affected by a proposed rezoning have a reasonable opportunity to be heard. This is inconsistent with situations where no public hearing will be held. It is proposed that Section 51 of the Council Procedure By-law be amended to require public hearings unless Council resolves otherwise. Further, a new Section 51.2 will create an exemption from holding a public hearing based on criteria described below, and as outlined in Appendix "I".

The proposed changes remove the requirement for a public hearing where the proposed zoning bylaw meets the following criteria:

- a) it is in relation to a subdivision creating five or fewer new single-family residential lots;
- b) the OCP is in effect for the area that is the subject of the proposed zoning bylaw;
- c) it is consistent with the OCP; and
- d) either:
 - (i) it is consistent with an approved secondary plan area; or
 - (ii) if not located in an approved secondary plan area, the proposed zoning bylaw is consistent with the existing zoning and lot pattern in the immediately surrounding neighbourhood to the satisfaction of the General Manager, Planning & Development, or designate.

Section 124 of the *Community Charter* requires that public notice be given of intended amendments to the Council Procedure By-law before the amendments are adopted. If the recommendations in this report are adopted, the City Clerk will give notice of the intended changes in accordance with Section 94 of the *Community Charter*.

Proposed Public Hearings Mailing By-law Revision

The Public Hearings Mailing By-law requires that notice of a public hearing must be mailed or otherwise delivered at least 10-days before the date of the hearing to owners and occupiers of real property within certain areas prescribed by the Public Hearings Mailing By-law.

Section 467 of the *Local Government Act* requires that a similar notice be sent even where a public hearing is not held. It is recommended that the Public Hearings Mailing By-law be amended to require that notice be sent to owners and occupiers of real property within certain areas prescribed by the Public Hearings Mailing By-law, as outlined in Appendix "II".

Digital Notification of Public Hearing

It would be impractical to deliver the notices discussed above via email or social media, as the City does not have email or social media addresses for all residents and property owners in the City. Mailing continues to be the simplest and most effective method of delivering notices.

Proposed Development Application Fees Bylaw Revision

The Development Application Fees Bylaw imposes fees for rezoning, subdivision, development applications, and public notification for public hearings. Currently, under the Development Application Fees Bylaw, if a public hearing is not held, a notice is still provided in the newspaper and by mail as required by the *Local Government Act* and *Community Charter*. There is a cost incurred for posting the required notice in the newspaper and the mail out; however, the current Development Application Fees Bylaw would not capture these costs.

It is recommended that the Development Application Fees Bylaw be amended to permit recovery of notification costs associated with public notification required under the *Local Government Act* and *Community Charter* when a public hearing is not required, as outlined in Appendix "III".

Proposed Development Variance Delegation Bylaw

DVP applications considered by Council typically may vary regulations in the Zoning By-law or *Surrey Subdivision and Development By-law, 1986, No. 8830*, but cannot be used to change density or use of a property.

Prior to Bill 26, local governments were not permitted to delegate the power to issue DVPs to staff. Historically staff forwarded all DVP applications to Council for its consideration, unless the application was considered minor and deemed to be a hardship with potential to be considered by the Surrey Board of Variance.

Under the new Section 498.1 of the *Local Government Act*, local governments may now delegate the power to issue DVPs to staff where the proposed variance is minor and varies bylaw provisions falling within the following categories:

- zoning bylaws respecting siting, size and dimensions of buildings, structures, and permitted uses;
- off-street parking and loading space requirements;
- regulation of signs;
- screening and landscaping to mask or separate uses or to preserve, protect, restore, and enhance natural environment; and
- other provisions prescribed by regulation by the Province.

The Province's stated intent of allowing local governments to delegate minor variances is intended to increase housing supply by supporting local governments to move forward more efficiently on developments, bypassing barriers and speeding up housing proposals.

A local government wishing to delegate this power must do so by way of bylaw. In consideration of the recent *Local Government Act* changes, staff propose specific procedures to process delegated DVP applications as proposed in the new *Development Variance Permit Delegation Bylaw, 2023, No. 20620* (the "Development Variance Permit Delegation Bylaw"), as documented in Appendix "IV". It is proposed that the Delegated Official is the General Manager, Planning & Development, an approving officer for the City acting in their capacity as a City employee, or the General Manager, Engineering.

Delegated Development Variance Permit Assessment Criteria and Guidelines

Section 498.2 of the *Local Government Act* requires that a bylaw delegating the power to issue a DVP must include criteria for determining whether a proposed variance is minor and guidelines that the delegate must consider in deciding whether to issue a DVP. The following criteria is proposed for the Delegated Official to determine and evaluate minor DVPs, as well as how applications can be reconsidered in the event a DVP is denied by the Delegate.

Criteria for Determining if a DVP is "Minor"

The following criteria is proposed for the Delegated Official to determine if a DVP is "minor".

In order for a DVP request to be considered "minor", the requested variance(s):

- Must pertain to one or more of the following regulations:
 - Yards and setbacks under the Zoning By-law;
 - Height of buildings and structures under the Zoning By-law;
 - Special regulations regarding the siting of basement access and basement wells under the Zoning By-law;
 - Landscaping and screening under the Zoning By-law; or
 - Part 5, Off-Street Parking and Loading/Unloading, under the Zoning By-law; or
 - Signage regulations under *Surrey Sign By-law, 1999, No. 13656* or the Zoning By-law;
- Must not vary land use or density;
- Must not pertain to any regulations under Part 7A Streamside Protection or Part 8 Floodproofing of the Zoning By-law;

- Must not be associated with another development application type that needs to be considered by Council (i.e., rezoning, development permit, plan amendment);
- Must be consistent with the OCP;
- Must not apply to a property subject to a Land Use Contracts or heritage conservation issues;
- Must not pertain to any regulations under the *Surrey Subdivision and Development By-law, 1986, No. 8830*; and
- Where the requested variance(s) relates to Part 5, Off-Street Parking and Loading/Unloading under the Zoning Bylaw, it must not:
 - Reduce the number of required parking spaces by ten (10) or more; or
 - Vary the provisions under the heading “Alternative Parking Provision” under Part 5, Off-Street Parking and Loading/Unloading, of the Zoning By-law.

Guidelines for Evaluation of Minor DVPs

The Delegated Official should consider the following when evaluating minor DVP applications:

- Comments received from the public, if any;
- Applicable City policies and guidelines (such as OCP, secondary plans, etc.);
- Neighbourhood context, including established neighbourhood character;
- Impacts to neighbouring properties; and
- Any other considerations that the Delegated Official considers to be relevant or appropriate.

Referral to Council

The Delegated Official would refer a variance request for Council consideration:

- Where the request does not meet the criteria established for a minor variance;
- Where, in the opinion of the Delegated Official, the request has merit for consideration, but the notification results show a high level of neighbourhood concern; and/or
- In the event the Delegated Official denies issuance of a DVP, the applicant can request that the application be reconsidered by Council.

Other Amendments to Council Procedure By-law

Staff also recommend the below amendments to the Council Procedure By-law in order to streamline Council proceedings. The amendments are set out in Appendix “I” of this report:

1. Timing of introduction of Council Schedule and Acting Mayor Schedule: Currently, section 3(2) of the Council Procedure By-law requires the City Clerk to submit to Council in December a schedule of regular Council meetings for the following year. Staff recommend that the bylaw be amended so that the schedule is provided to Council before the end of November. Providing the schedule earlier facilitates greater transparency and advance planning.

Similarly, under section 15(1) of the bylaw, Council must in December determine the schedule for Council Members to act in the place of the Mayor when the Mayor is absent or otherwise unable to act. Staff recommend that the bylaw be amended so that the

acting Mayor schedule is determined in November, during the month that a new Council is inaugurated.

2. Streamlining Council Meetings: Staff note that in recent years the duration of Council meetings on Mondays have often lasted until well past midnight. This is a result, in part, to the increasing number of development applications, many of which attract a large number of delegations speaking to the matter. Staff propose that, unless Council decides otherwise, that Council meetings be automatically recessed at 11:00 p.m. to 1:00 p.m. the following business day or another time and date the Chair determines. Further, in order to streamline public hearings and provide a fair opportunity for all those who wish to speak during the meeting, staff propose that the five-minute time limit for each delegation to speak to an application be reduced to three-minutes.

Next Steps

Should Council approve the recommendations of this report, staff will provide Council a report in late 2023 advising of the effectiveness of these changes, and any opportunities to adjust them, including adjusting the number of lots a subdivision may create that require a public hearing.

Legal Services Review

This report has been reviewed by Legal Services.

SUSTAINABILITY CONSIDERATIONS

The recommendations of this report support the objectives of the City's Sustainability Charter 2.0. In particular, the recommendations relate to Sustainability Charter 2.0 themes of Built Environment & Neighbourhoods, Economic Prosperity & Livelihood, and Inclusion. Specifically, the recommendations support the following Strategic Direction ("SD") and Desired Outcomes ("DO"):

- Neighbourhoods and Urban Design SD5: Leverage, incentivize and enhance community benefits through the planning and construction of new development.
- Economy DO6: Efficient land use and well-managed transportation infrastructure are in place to attract businesses and support a thriving economy.
- Community Pride and Engagement DO21: All residents have opportunities to be meaningfully engaged in civic issues and to contribute to community life.

CONCLUSION

Based on the above information, it is recommended that Council receive this report as information and approve the proposed amendments to the Council Procedure By-law, Public Hearings Mailing By-law, Development Application Fees Bylaw, and create a new Development Variance Procedure and Delegation Bylaw. The amendments set out when public hearings will not be held, and the new Development Variance Procedure and Delegation Bylaw establishes procedures for the issuance of Delegated DVPs.

The amendments also ensure that public notice fees for rezonings may be recovered for notifications required under the *Local Government Act* and *Community Charter* when a public hearing is not required.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development



Rob Costanzo
General Manager,
Corporate Services



Scott Neuman, P.Eng.
General Manager,
Engineering

RG/SL/PH/MK/RC/PH/BL/cc/ss

- Appendix "I" – Proposed Amendments to Council Procedure By-law
- Appendix "II" – Proposed Amendments to Public Hearing Mailing By-law
- Appendix "III" – Proposed Amendments to Development Application Fees Bylaw
- Appendix "IV" – Proposed Development Variance Permit Delegation Bylaw
- Appendix "V" – Corporate Report No. R010; 2022

[https://surreybc.sharepoint.com/sites/pdgmadministration/document library/regular corporate reports/proposed city of surrey development variance permit procedure and delegation bylaw and bylaw amendments related to bill 16.docx](https://surreybc.sharepoint.com/sites/pdgmadministration/document%20library/regular%20corporate%20reports/proposed%20city%20of%20surrey%20development%20variance%20permit%20procedure%20and%20delegation%20bylaw%20and%20bylaw%20amendments%20related%20to%20bill%2016.docx)

Appendices Available Upon Request

APPENDIX "II"

Project Number	Address	Description	DVP Type
23-0193	1078 160 St	Development Variance Permit to vary the front yard setbacks from 9.442m to 8.2m and rear yard setbacks from 7.5m to 1.8m to allow for construction of a new single family dwelling.	Delegated
23-0310	1535 128 St	Development Variance Permit to support a variance to 1.8m from the ultimate Street Side Yard property line; and from 7.5m to 6.3m from the Front Lot Line to the principal building face.	Delegated
23-0248	13262 Amble Greene Crt	Development Variance Permit to vary the front south side setbacks.	Delegated
23-0274	8536 140 St	Development Variance Permit to vary the side (South) yard setback from 1.8 m to 1.34 m in order to accommodate a set of stairs leading up to the secondary suite.	Delegated
24-0028	12602 54 Ave	Development Variance Permit to reduce the east/rear yard setback from 7.5m to 4.5m in order to construct a new single family dwelling.	Delegated
23-0207	3073 184 St	Development Variance Permit to reduce the side yard setback for the Barn from 8m to 6.5m.	Delegated
23-0294	7550 King George Blvd	Development Variance Permit to vary Part 4 General Provisions to allow for a 20' modified shipping container on a non industrial zoned lot for a Return-it Express & Go Station for beverage recycling.	Delegated
23-0318	4409 152 St	Development Variance Permit to reduce the street side yard setback (from south property line 44 Ave road allowance) from 30m to 15m in order to construct agricultural storage shed.	Delegated
23-0328	2656 160 St	Development Variance Permit to replace school sign with a new illuminated fascia display.	Delegated
24-0001	9688 182A St	Development Variance Permit to vary the height of three (3) buildings to 11.2m (Building 11 & 18) and 11.3m (Building 12).	Delegated
24-0005	10436 173 St	Development Variance Permit for façade signage	Delegated
23-0370	9382 156 St	Development Variance Permit to allow basement patio well within the side yard setback.	Delegated
23-0170	7518 149A St	Development Variance Permit to vary the (south west) side yard setback from 4.5m to 3.0m in order to construct a new single family dwelling.	Delegated
23-0189	5604 175 St	Delegated DVP to allow for larger sign area for station canopy signs.	Delegated
23-0309	15970 96 Ave	Delegated Development Variance Permit to allow larger sign area for gas station canopy signs.	Delegated
24-0007	6345 134A St	Development Variance Permit for Condition of Basement well location.	Delegated
23-0019	10567 Fraserglen Dr	Development Variance Permit for front yard setback from 18.0m to 2.0m in order to permit an in-ground swimming pool.	Delegated
23-0317	17071 88 Ave	Development Variance Permit for building height of principal residence from 9m to 10.78m.	Delegated
21-0353	12415 24 Ave	Side yard flanking setback is varied from 7.5 metres to 4.056 from the special setback baseline for 24 Ave for accessory structures greater than 10 sq.m in size. Front yard setback for accessory buildings and structures greater than 10.sq m is being varied from 18 metres to 6.24 metres.	Delegated
23-0331	13478 Hilton Rd	Development Variance Permit to Vary the rear yard setback from 7.5 to 0.8m North West side yard setback from 7.5m to 1.4m, and South East side yard setback from 7.5m to 1.5m	Delegated
17-0544	13746 Bentley Rd	Development Variance Permit to reduce the north setback for Building B.	Delegated
23-0274	8536 140 St	Development Variance Permit to vary the rear yard setback from 7.5m to 1.83m.	Delegated
23-0224	16213 No 10 (56 Ave) Hwy	Delegated DVP to reduce the side yard setback from 15.0m to 6.0m (east) and 9.0m (west).	Delegated
23-0257	13853 104 Ave	Delegated Development Variance Permit for Fascia sign at the second floor level	Delegated
23-0335	16241 10 Ave	Development Variance Permit to vary the CD Zone's 2.4m street side yard setback to 0.458m from the ultimate highway allowance.	Delegated
22-0364	18133 57A Ave	Development Variance Permit to vary the side yard setback in order to accommodate the basement entry well.	Delegated
23-0253	10136 King George Blvd	Delegated Development Variance Permit for signage.	Delegated
23-0296	19220 72 Ave	Development Variance Permit to vary the height from 17.02m to 18.5m.	Delegated
23-0118	14522 Chartwell Dr	Development Variance Permit to reduce the rear yard setback from a natural gas ROW from 7.5m to 0.80m, and to reduce the front yard setback from 7.5m to 5.45m in order to build a new single family dwelling.	Delegated
23-0275	10527 155 St	Development Variance Permit (Delegated) to reduce minimum side yard setback (west) of BUILDING-2 from 6m to 5.8m to accommodate a survey error on site for the construction of a 33-unit townhouse development.	Delegated
23-0206	5838 Kettle Cr E	Development Variance Permit to allow for the side yard basement access.	Delegated
22-0374	18010 40 Ave	Development Variance Permit to vary the setback from the flanking street (180 Street) from 30.0m to 15.0m in order to construct a barn.	Delegated
21-0335	12808 13 Ave	Development Variance Permit to vary the front yard setbacks from 7.5m to 3.35m, West side yard setback from 3.6m to 1.83m, and East side yard setbacks from 1.8m to 1.85m to allow for construction of a single family house.	Delegated

Project Number	Address	Description	DVP Type
23-0142	13664 60 Ave	Development Variance Permit to allow patio well to encroach into side yard setback.	Delegated
23-0177	6471 175A St	Development Variance Permit (Delegated) to reduce the -minimum south side yard setback of CD Zone (Bylaw No. 19488) from 4.5m to 3m to the freight elevator; 1.5m to the canopy and 0 meters to the open stair at sunken loading area -minimum north side yard setback from 20m to 12.8m to the roof overhang, for the purpose of constructing a long-term care facility.	Delegated
23-0229	13009 106A Ave	Development Variance Permit (Delegated) to allow the patio access well to encroach into the side yard.	Delegated
23-0186	18731 54 Ave	Development Variance Permit in order to allow basement access to be located in the side yard setback of a newly constructed single family dwelling.	Delegated
23-0187	18751 54 Ave	Development Variance Permit in order to allow basement access to be located in the side yard setback of a newly constructed single family dwelling.	Delegated
23-0213	1287 161A St	Development Variance Permit to reduce side yard setbacks	Delegated
23-0111	1283 160A St	Development Variance Permit to allow for the basement well to be located in the side yard instead of rear yard.	Delegated
23-0120	5040 160 St	Development Variance Permit to reduce the front yard setback for accessory building from 30m to 22m in order to build a shed.	Delegated
23-0062	16237 29 Ave	Development Variance Permit to vary the height of an accessory building from 4.0m to 5.25m	Delegated
23-0063	10616 132 St	Development Variance Permit to vary the underground parking structure front yard setback from 1.3m to 1.0m	Delegated
21-0353	12415 24 Ave	Development Variance Permit to reduce the front yard and flanking yard setback in order to permit an in ground swimming pool.	Delegated
23-0040	6330 150A St	Development Variance Permit to vary the location of the basement well from rear yard to side yard.	Delegated
23-0052	13665 59A Ave	Development Variance Permit for the basement patio well that encroaches into the side yard setback.	Delegated
23-0061	16759 21A Ave	Development Variance Permit to vary the siting of the basement well from the rear yard to the side yard.	Delegated
23-0077	16707 15A Ave	Development Variance Permit to allow basement patio well within the side yard setback.	Delegated
23-0078	16760 15A Ave	Development variance permit to allow the basement access well within the side yard setback.	Delegated
23-0088	16757 15 Ave	Development Variance Permit in order to allow basement access to be located in the side yard setback of a newly constructed single family dwelling.	Delegated
20-0230	19112 90 Ave	Development Variance Permit for side yard setbacks.	Delegated
23-0043	17223 60 Ave	Development Variance Permit to vary the side yard setback in order to accommodate the basement entry well.	Delegated
23-0044	5938 162A St	Development Variance Permit to reduce the rear yard setback from 1.8m to 1.0m in order to accommodate an in-ground pool.	Delegated
23-0050	11229 136 St	Development Variance Permit to allow the location of the basement well from the rear yard to the side yard.	Delegated
23-0060	7733 156 St	Development Variance Permit in order to allow basement access to be located in the side yard setback of a newly constructed single family dwelling.	Delegated
23-0064	13532 106A Ave	Development Variance Permit to vary CD Bylaw 19612 Sec F.1(b) setbacks to allow more than 3 risers to encroach in the setbacks.	Delegated
22-0340	16507 40 Ave	Development Variance Permit to relax the A-1 front yard setback for agricultural buildings from 30.0 metres to 7.0 metres. The property is subject to a road allowance for 40 Avenue requiring a future dedication of 5.0 metres. Properties abutting highways on the "Surrey Road Major Allowance Map" or Schedule K of the Zoning By-law are subject to an additional setback to accommodate the road allowance. In accordance with Part 7 of the Zoning By-law, the front yard setback for agricultural buildings on this property after issuance of the variance would be 12.0 metres (7.0 metres + 5.0 metres).	Delegated
23-0027	866 163A St	Development Variance Permit to vary the basement access/well location.	Delegated
22-0157	7799 156 St	Development Variance Permit to reduce the south side yard setback to allow for construction of a new house and accommodate future rezoning and development.	Delegated
23-0035	15648 110 Ave	Development Variance Permit to allow the basement well in the side yard setbacks. Vary the setback requirements from 1.8m to .366m	Delegated
23-0032	5823 176 St	Development Variance Permit to vary the side yard setbacks to 0.43m (N) and 1.18m (S) in order to convert an existing single family dwelling into a Physiotherapy Clinic.	Delegated
23-0068	11493 McBride Dr	Development Variance Permit to allow the basement access well in the side yard setback.	Delegated