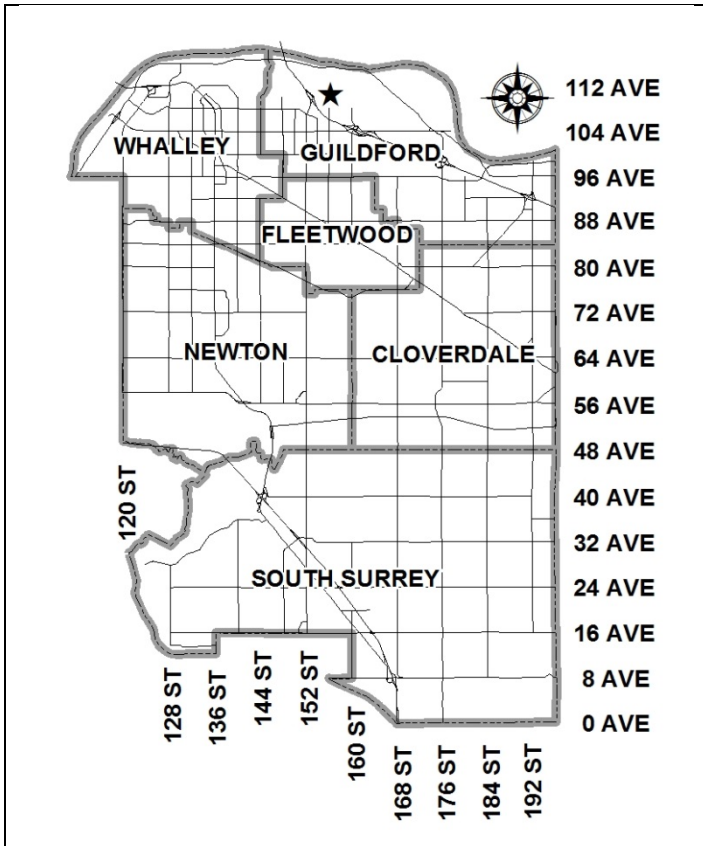


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0342-00

Planning Report Date: February 1, 2016



**PROPOSAL:**

- **Development Variance Permit**

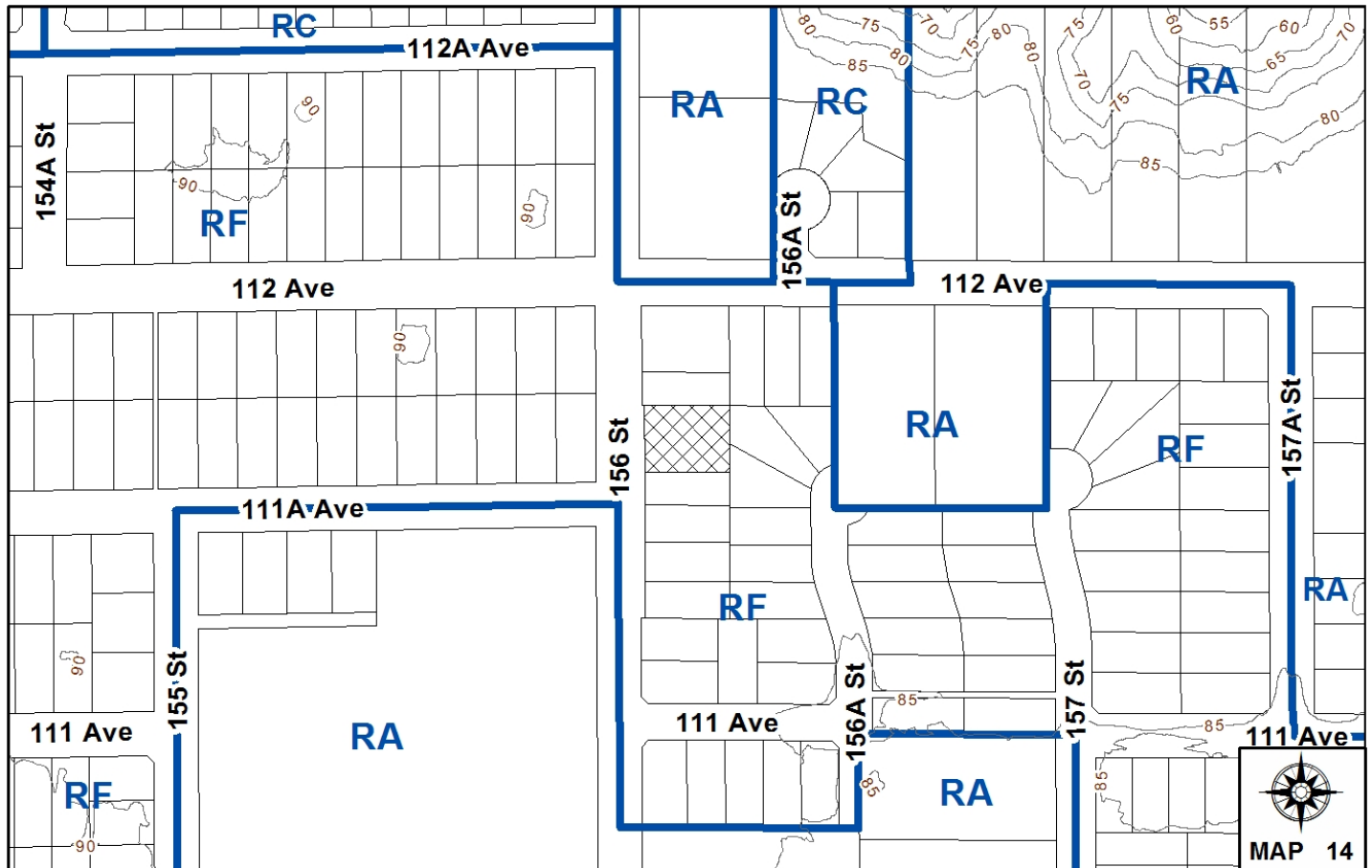
to reduce the south side yard setback to retain an existing single family dwelling on a lot proposed for subdivision.

**LOCATION:** 11160 - 156 Street

**OWNERS:** Malkit S. Nagra  
 Parmjit K. Nagra

**ZONING:** RF

**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a relaxation to the south side yard setback in the RF Zone.

RATIONALE OF RECOMMENDATION

- The proposed side yard setback relaxation will allow an existing single family dwelling that is in good condition, to be retained on proposed Lot 2, once the lot is subdivided.
- The proposed side yard setback relaxation is relatively minor and not anticipated to affect the interface with the future neighbouring dwelling to the south.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0342-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum south side yard setback of the RF Zone for the principal building from 1.8 metres (6 ft.) to 1.65 metres (5.4 ft.), on proposed Lot 2.

REFERRALS

Engineering: The Engineering Department has no objection to the requested variance.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be retained on the northern portion of the lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Urban	RF
East:	Single family dwelling and Single family dwelling under construction	Urban	RF
South:	Single family dwelling	Urban	RF
West (Across 156 Street):	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 1,150-square metre (12,400 sq. ft.) subject lot is located at 11160 – 156 Street in Fraser Heights.
- The subject lot was created under Development Application No. 7911-0049-00, which proposed rezoning from “One-Acre Residential Zone” (RA) to “Single Family Residential Zone” (RF) to allow subdivision into five single family lots.
- On July 23, 2012, Council granted Final Adoption to the Rezoning By-law (No. 17452) and the subdivision plans were signed by the Approving Officer on September 5, 2012.
- As part of the rezoning and subdivision application (No. 7911-0049-00), a single family dwelling was retained on the subject lot and the lot was identified as having future subdivision potential under the RF Zone.

- The subject lot is currently under Application No. 7914-0342-00 (Preliminary Layout Approval issued) in order to subdivide into two RF-zoned lots, as anticipated.
- Both of the proposed lots comply with the minimum 560-square metre lot area (6,000 sq. ft.), 15-metre (49 ft.) lot width and 28-metre (92 ft.) lot depth requirements of the RF Zone.
- The applicant is proposing to retain a portion of the existing single family dwelling, and is requesting a variance to reduce the south side yard setback of the RF Zone to accommodate this proposal (see By-law Variance section).

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum south side yard setback of the RF Zone for the principal building from 1.8 metres (6 ft.) to 1.65 metres (5.4 ft.) on proposed Lot 2.

Applicant's Reasons:

- The attached garage, which was located on the southern portion of the existing single family dwelling to be retained, has recently been demolished in order to subdivide into two RF-zoned lots.
- The resulting south side yard setback to the building face of the single family dwelling is 1.67 metres (5.4 ft.) at the shortest distance to the proposed side lot line, and requires a setback relaxation.
- The existing house to be retained is in good condition.

Staff Comments:

- The requested variance will allow the existing single family dwelling, which is in good condition, to be retained as part of a proposed 2-lot subdivision.
- The requested variance is relatively minor and will have a negligible impact on the interface with the future neighbouring single family home to the south.
- As the garage has recently been demolished, the applicant will provide an on-site parking pad for two vehicles on proposed Lot 2, to comply with the minimum parking requirements of the Zoning By-law.
- The applicant has submitted a limiting distance report based on the proposed variance and subdivision, that indicates the amount of openings on the south face of the dwelling comply with the BC Building Code.
- The existing single family dwelling on proposed Lot 2 complies with the floor area ratio (FAR) and lot coverage requirements of the RF Zone.

- The requested variance only applies to the existing house and will not apply to any additions or new house construction.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheet  
Appendix II. Proposed Subdivision Layout  
Appendix III. Development Variance Permit No. 7914-0342-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/dk

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

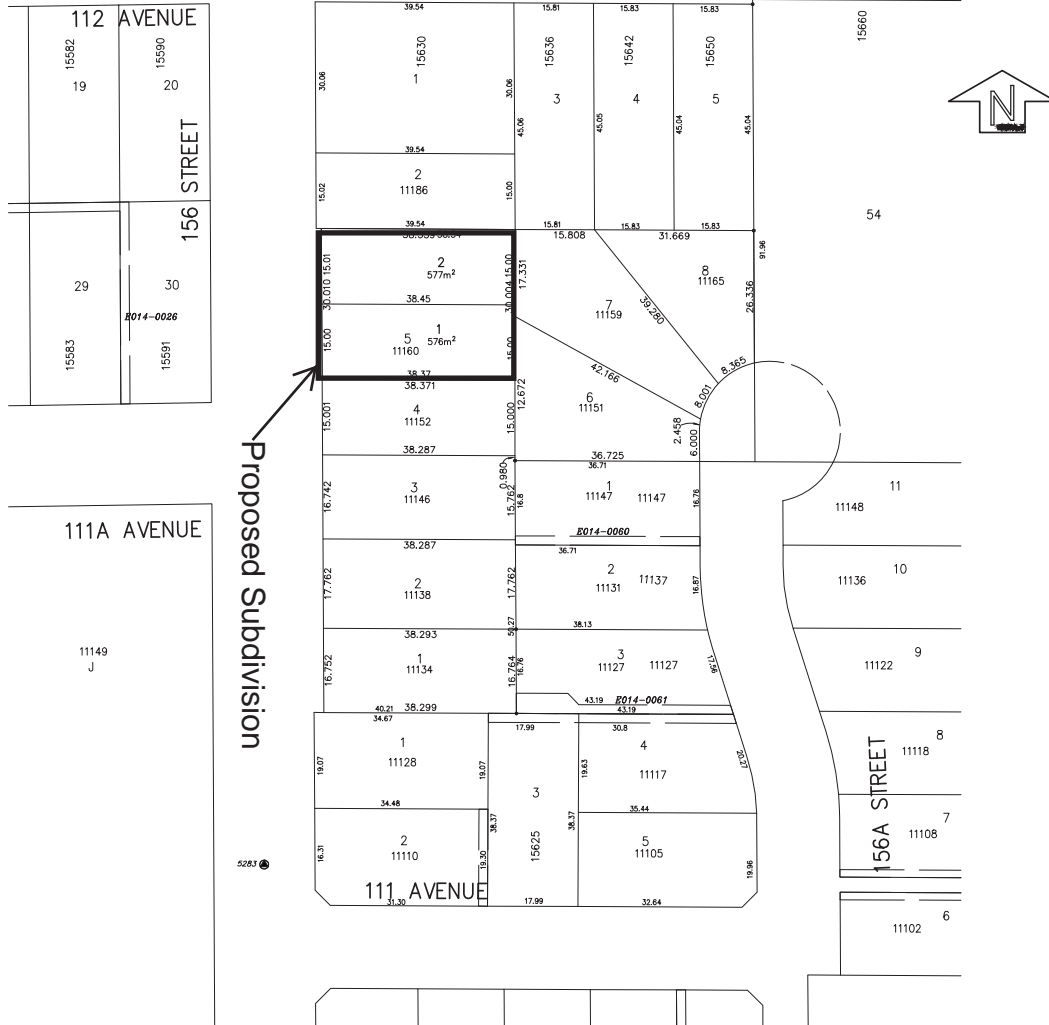
1. (a) Agent: Name: Roger Jawanda  
Citiwest Consulting Ltd.  
Address: 9030 King George Boulevard, Unit 101  
Surrey, BC V3V 7Y3  
Tel: 604-591-2213

2. Properties involved in the Application

- (a) Civic Address: 11160 - 156 Street
- (b) Civic Address: 11160 - 156 Street  
Owners: Parmjit K Nagra  
Malkit S Nagra  
PID: 028-936-868  
Lot 5 Section 15 Block 5 North Range 1 West New Westminster District Plan Bcp51481

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7914-0342-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



No	Date	Revision	Dr	Ch

**CITIWEST CONSULTING LTD.**  
 No. 101 - 9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



MALKIT NAGRA  
 11160 - 156 STREET, SURREY, BC, V3R 6J8, PH: 604-589-0002, EMAIL: malnagra@yahoo.com  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 11160 - 156 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: SS	Job No. 14-3184	Of
P.W. P.U.	Date NOV/2014	Revision
Approved:	destroy all prints bearing previous number	

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE RETAINED LOT 5, LOCATION TO BE CONFIRMED

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0342-00

Issued To: MALKIT AND PARMJIT NAGRA

("the Owner")

Address of Owner: 11160 - 156 Street  
Surrey, BC V3R 6J8

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: 028-936-868  
 Lot 5 Section 15 Block 5 North Range 1 West New Westminster District Plan Bcp5148

11160 - 156 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 changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

\_\_\_\_\_



4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F, Part 16 "Single Family Residential Zone (RF)", the minimum south side yard setback for the principal building is reduced from 1.8 metres (6 ft.) to 1.65 metres (5.4 ft.) on proposed Lot 2.
5. This development variance permit applies to only the building 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, the existing building shown on attached Schedule A.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule B 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Linda Hepner

---

City Clerk – Jane Sullivan

**B.C. LAND SURVEYOR'S BUILDING LOCATION  
CERTIFICATE ON PROPOSED LOT 2, SECTION 15, BLOCK 5 NORTH,  
RANGE 1 WEST, NWD, PLAN EPP56914**

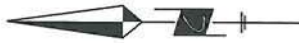


SCALE - 1 : 250

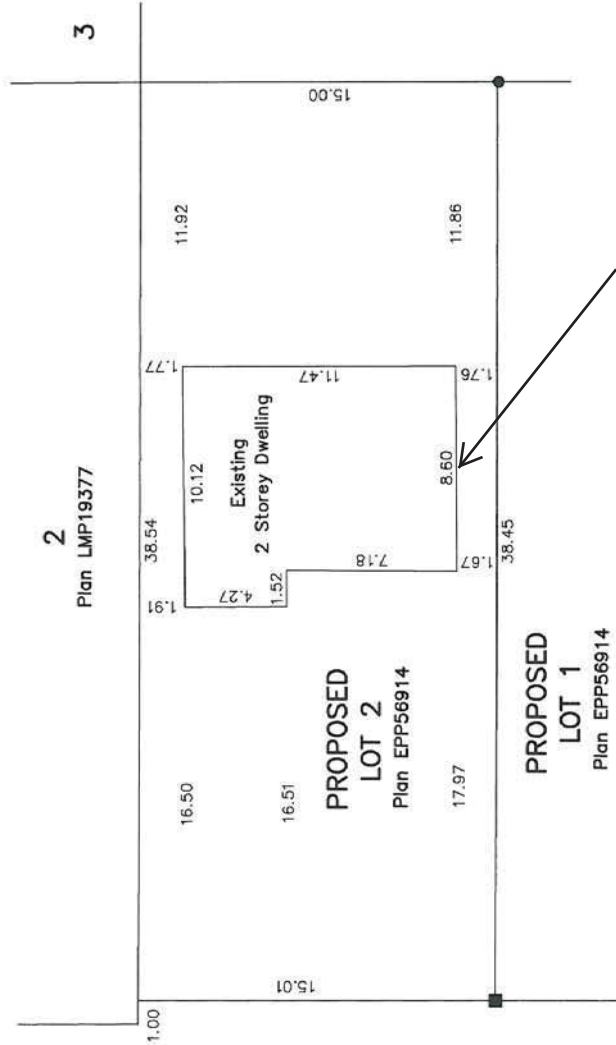
All distances are in metres

P.I.D. NOT ISSUED

List of document numbers of any documents registered on title which may affect location of improvements that have not been defined by survey or description.



156th STREET



This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Civic Address:  
11160 - 156th Street  
Surrey, B.C.

This plan was prepared FOR BUILDING PERMIT PURPOSES ONLY and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of decisions made or actions taken based on this document.

Schedule A

7

Plan BCP51481

Reduced south side yard setback to 1.65 m.

NOTE: PLAN EPP56914 NOT REGISTERED AT LAND TITLE OFFICE



This document is not valid unless originally signed and sealed.

This building location certificate has been prepared in accordance with the manual of standard practice and with additional specifications from the client and is certified correct this 18th day of

December, 2015. B.C.L.S.

© CAMERON LAND SURVEYING LTD.  
PROFESSIONAL LAND SURVEYORS  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone 597-3777  
Fax 597-3783  
File: 4855-CE2



Proposed Subdivision

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
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