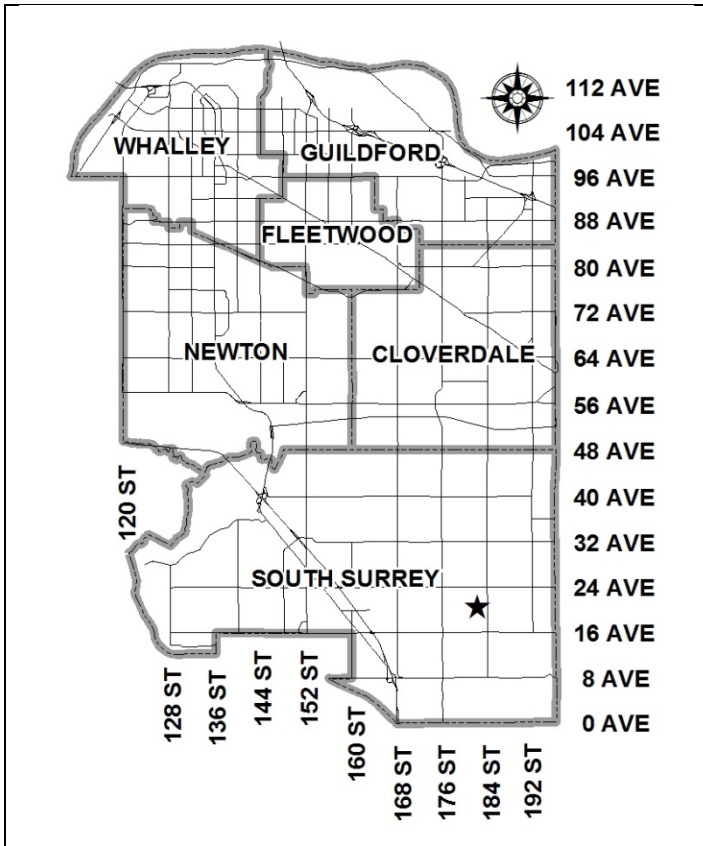


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0349-00

Planning Report Date: April 27, 2015



**PROPOSAL:**

- **Development Variance Permit**

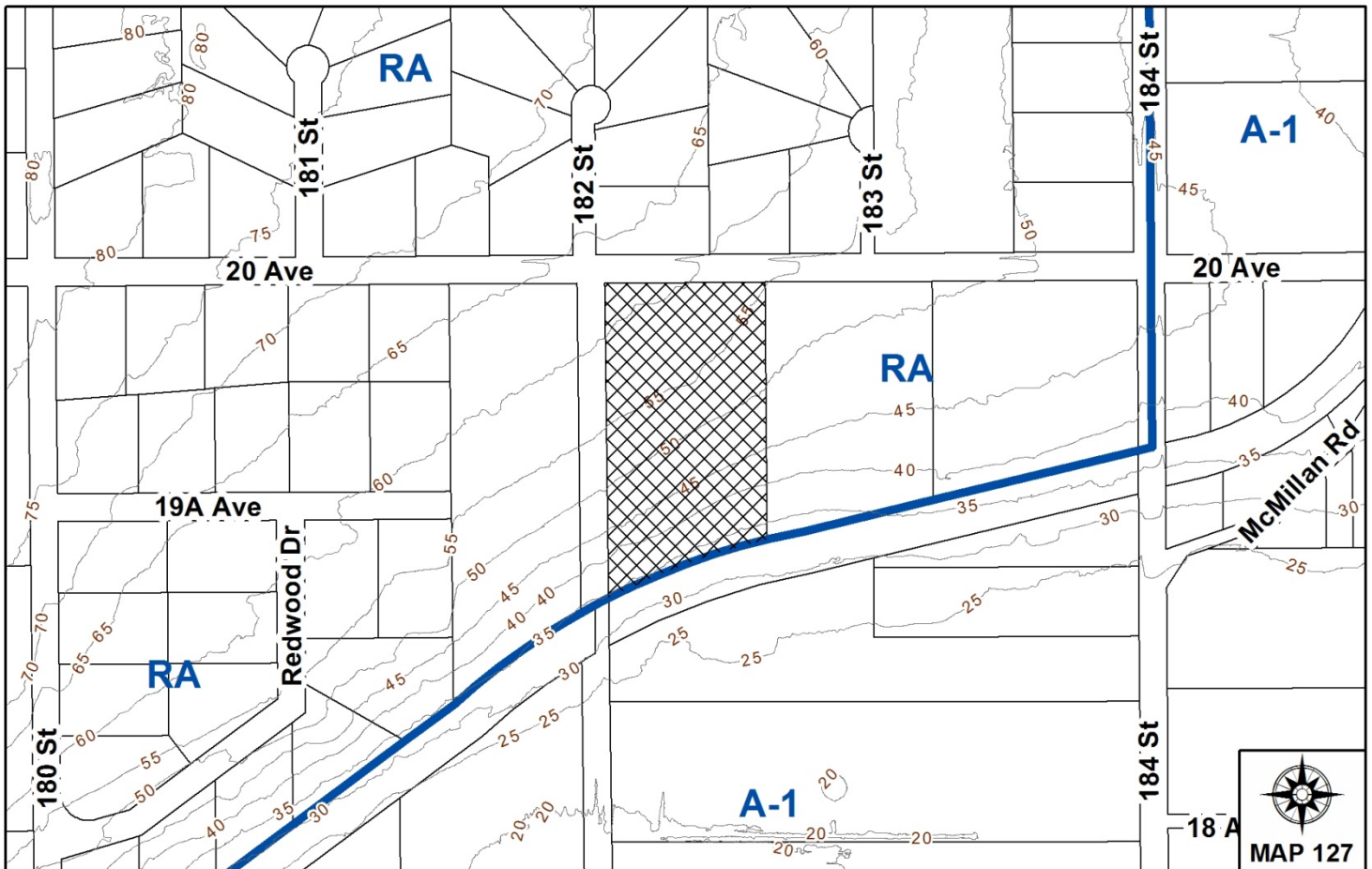
To vary the Subdivision and Development By-law to allow on-site sewage disposal systems on lots smaller than 0.81 ha (2 acres) in order to allow subdivision into 4 single family lots.

**LOCATION:** 18226 - 20 Avenue

**OWNER:** Kelly D Shannon  
 Teresa C Shannon

**ZONING:** RA

**OCP DESIGNATION:** Rural



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting to vary the Subdivision and Development Bylaw (No. 8830) in order to allow subdivision into parcels less than 0.81 ha (2 acres) to be serviced with on-site sewage disposal systems.

### RATIONALE OF RECOMMENDATION

- The proposed subdivision is in keeping with the intent of the Rural designation in the OCP.
- Given the context of the proposed subdivision and limited future subdivision potential in the area, the proposed variance will allow one of the few remaining properties to develop to a lot size consistent with the surrounding rural neighborhood.
- The Engineering Department supports the proposed variance.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7914-0349-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to allow septic field type sewage disposal systems on lots smaller than 0.81 ha (2 acres).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) the applicant must provide on-site sewage disposal system for each proposed lot, subject to the approval of the Approving Officer.

REFERRALS

Engineering:	The Engineering Department has no objection to the project
Parks, Recreation & Culture:	Parks supports the development but has some concerns about the pressure that this development will place on existing Parks, Recreation & Culture Facilities and the BCS corridor #53 running along the southern edge of the property. The applicant has agreed to dedicate 5% of Park land at the southern portion of the lot, construct a fence adjacent to the Parkland and negotiate a Park amenity contribution.
Agricultural and Food Security Advisory Committee (AFSAC):	At their April 2, 2015 meeting, AFSAC recommended that Application No. 7914-0349-00 be supported as proposed (Appendix V).

SITE CHARACTERISTICS

Existing Land Use: One Single Family Residential Dwelling.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North (Across 20 <sup>th</sup> Avenue):	Single family residential.	Rural/Suburban Residential	RA
East:	Single family residential.	Rural/Suburban Residential	RA
West:	Vacant land, City owned (right-of-way for future 182 Street).	Rural/Suburban Residential	RA
West (Across 182 <sup>nd</sup> ROW)	Single family residential.	Rural	RA

Direction	Existing Use	OCP	Existing Zone
South:	Vacant land, City-owned (Douglas Greenway).	Rural	A-1
South (Across Greenway)	Agricultural.	Agricultural/ Agricultural	A-1 (ALR)

### Background

- The subject site is a 2 hectare (5 acre) parcel located on the south side of 20 Avenue, between Redwood Park and 184 Street, in the area known as "Redwood Estates". It is currently zoned RA (One-Acre Residential Zone) and designated as "Rural" in the Official Community Plan. There is no Neighborhood Concept Plan (NCP) for this area.
- To the immediate south of the property is a City owned Greenbelt, intended for a multi-use pathway approximately 30 m. wide. To the west of the property is a City owned right-of-way.
- The Planning & Development Department is currently engaged in planning processes for the Grandview Heights Area #4 NCP. The subject property and surrounding areas have been specifically excluded from the study area for this NCP, as per the requests of a majority of area residents. Therefore, a long term land-use of this area is intended to remain as rural.
- The properties in the Redwood Estates area are serviced with domestic city water, provided by a watermain extending down 20 Avenue. There are no sanitary services within the vicinity of the subject site. The closest sanitary services are at the cross-streets of 188 Street and 24 Avenue.

### Current Proposal

- The applicant proposes to subdivide into four (4) RA lots and a Park lot.
- The proposed parcels all meet the minimum width, depth and area requirements of the RA zone. The area of the four lots range between 0.51 ha (1.2 acres) and 0.61 ha (1.5 acres).
- The applicant proposes to retain the existing house and will be required to submit a location certificate, prepared by a BC Land Surveyor, to confirm that the existing buildings meet all the requirements of the RA zone.
- The applicant has agreed to dedicate 5% of Park land at the southern portion of the lot, construct a fence adjacent to the Parkland and negotiate a Park amenity contribution to supplement the BCS corridor #53.
- Since the proposed lots are less than 0.81 ha (2 acres) in area, and proposed to be serviced with on-site sewage disposal systems, a variance to the Subdivision and Development By-law (No. 8830), is required.
- The site is subject to a Development Permit (DP) for Farm Protection, given its proximity to the ALR boundary, and a DP for Hazard Lands, given there are existing slopes on the property in excess of 15% grade.

- The DP guidelines in the OCP prescribe a minimum building setback of 30 m (100 ft.) from the ALR boundary. Based on the size and configuration of proposed Lot 4, it will not have any problem meeting the DP requirements. However, the issuance of the Farm Protection DP will be in conjunction with the Hazardous Lands DP.
- The site is also subject to a Development Permit for Hazard Lands under the new OCP, given there are existing slopes on the property in excess of 15% grade. The applicant is required to submit a Development Feasibility Study including a comprehensive geotechnical report providing soil stability analysis in relation to the slope and its ability to accommodate development.
- City Staff are currently establishing a process around Hazard Land DPs and expect to have this process in place in the near future. The applicant is aware of the DP requirements, and understands that prior to final subdivision approval, the DP requirements must be met and the DP issued.
- On April 2, 2015, the project was reviewed by AFSAC, who recommended support as proposed (Appendix V).

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Section 24. (a) 5. of the Subdivision and Development Bylaw (No.8830) to allow lots smaller than 0.81 hectares (2 acres) to utilize septic field type sewage disposal systems.

Applicant's Reasons:

- There are many other 0.4 hectare (one-acre) parcels within the vicinity of the subject site that utilize similar systems.
- The land use designations and zoning support the proposed layout.

Staff Comments:

- Due to the context and limited future subdivision potential in the area, the variance will allow the area to further develop to a proposed lot size consistent with the surrounding rural neighborhood.
- As a condition of issuance of the Development Variance Permit, the applicant must provide on-site sewage disposal system for each proposed lot, subject to the approval of the Approving Officer.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- |               |  |
|---------------|--|
| Appendix I.   | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II.  | Site Plan  |
| Appendix III. | Development Variance Permit No. 7914-0349-00       |
| Appendix IV.  | Engineering Summary                                |
| Appendix V.   | AFSAC Minutes                                      |

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

Information for City Clerk

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

1. (a) Agent:      Name:                Clarence Arychuk  
                        Hunter Laird Engineering Ltd.  
                        Address:         65 - Richmond Street, Unit 300  
   Surrey, BC V3L 5P5  
  
                        Tel:                 604-525-4651 - Work  
   604-525-4651 - Fax
  
2.           Properties involved in the Application

  - (a)    Civic Address:         18226 - 20 Avenue
  
  - (b)    Civic Address:         18226 - 20 Avenue  
          Owner:                 Teresa C Shannon  
                                       Kelly D Shannon  
          PID:                  007-474-814  
          Lot 10 Section 17 Township 7 New Westminster District Plan 1719

  
3.           Summary of Actions for City Clerk's Office

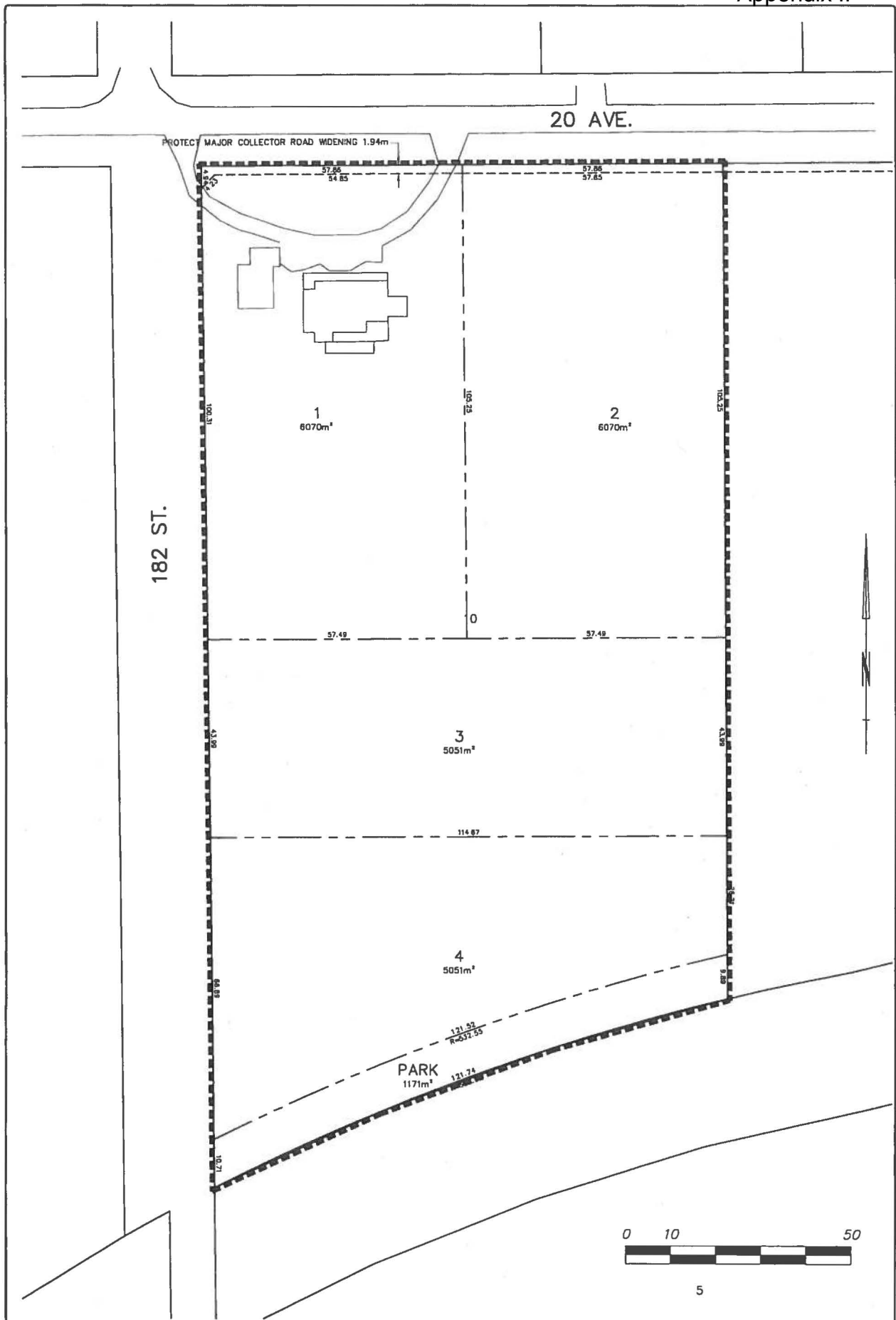
  - (a)    Proceed with Public Notification for Development Variance Permit No. 7914-0349-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

# SUBDIVISION DATA SHEET

Proposed Zoning: RA

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	5.88
Hectares	2.43
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	45.8 – 76.0
Range of lot areas (square metres)	5235 - 6070
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	1.65 u.p.h. / 1.8 u.p.a.
Lots/Hectare & Lots/Acre (Net)	1.65 u.p.h. / 1.8 u.p.a.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	15%
Estimated Road, Lane & Driveway Coverage	7.5%
Total Site Coverage	22.5%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	5%
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	YES
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	YES
Building Retention	NO
Others	NO





### Revised Subdivision Concept "B"

Kelly Shannon  
7912-0164-00

\*NOTE - ALL DIMENSIONS SUBJECT TO SURVEY



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0349-00

Issued To: KELLY D SHANNON  
TERESA C SHANNON

("the Owner")

Address of Owner: 18226 - 20 Avenue  
Surrey, BC V3S 9W1

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: 007-474-814  
Lot 10 Section 17 Township 7 New Westminster District Plan 1719

18226 - 20 Avenue

(the "Land")

3. Surrey Subdivision and Development Procedures Bylaw No. 8830, as amended is varied as follows:
  - (a) In Section 24. (a) 5. Is varied to allow a reduction in the minimum lot size required for on-site sewage disposal systems from 0.81 ha (2 acres) to not less than 0.51 ha (1.2 acres).
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Appendix II 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 Appendix II, 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. 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 – Linda Hepner

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City Clerk – Jane Sullivan



# LAND DEVELOPMENT ENGINEERING REVIEW

**File:** 7814-0349-00

**Location:** 18226 20 Ave

**Applicant:** Hunter Laird Engineering Ltd.  
**Address:** 65 Richmond Street Unit 300  
**Phone:** 604-525-4651  
**Fax:** 604-525-5715  
**Email:** Clarence.Arychuk@focus.ca  
**Owner:** Kelly D Shannon

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> OCP Amendment | <input type="checkbox"/> NCP Amendment  | <input type="checkbox"/> ALR Exclusion          |
| <input type="checkbox"/> Rezone        | <input type="checkbox"/> LUC Amendment  | <input checked="" type="checkbox"/> Subdivision |
| Existing Land Use: RA                  |   | Existing Lots: 1                                |
| Proposed Land Use: RA                  |   | Proposed Lots: 4                                |
| <input checked="" type="checkbox"/> DP | <input checked="" type="checkbox"/> DVP |   |

**Land Development Engineering Contacts:**  
 Ileana Kosa, Development Services Project Supervisor  
 604-591-4140, IKosa@surrey.ca  
 Rémi Dubé, P.Eng., Development Services Manager  
 604-591-4893, RDube@surrey.ca



**Attachments:**  
 Project Layout  
 Road Right-of-Way Requirements Sketch

**Distribution:**  
 Applicant  
 Transportation Planning Manager  
 Sewer Engineer  
 Water Engineer  
 Drainage Planning Manager  
 Development Services Project Supervisor

1	April 16, 2015	Original
<b>No.</b>	<b>Date</b>	<b>Revision</b>

# LAND DEVELOPMENT ENGINEERING REVIEW

File 7814-0349-00, Map #127

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## Background

The applicant proposes a subdivision of one RA lot into four (4) one-acre lots, a Development Variance Permit to vary the Land Development & Subdivision Bylaw No. 8830 to allow for one acre parcels to be serviced with an alternate sewage disposal system, and a Development Permit to regulate development of lands that fall within designated Farm Protection and Hazardous Land Areas in the OCP. The existing house is proposed to be retained on Lot 1. This review is based on Project Layout #6650 prepared by WSP Canada; dated February 2015.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

## Property and Right-of-Way Requirements

The following road right-of-way dedication, as illustrated on the Road Right-of-Way Requirements sketch attached, is required on existing roads fronting the site:

- Dedicate 1.942 metres on 20 Avenue for ultimate 24.00 metre wide Collector Road allowance, including a 3.00 metre x 3.00 metre corner cut at the intersection of 20 Avenue and 182 Street (Area = +/- 229 square meters)

The applicant should address all road dedication and rights-of-way issues prior to finalizing layout or commencing legal survey or detailed design.

## Servicing Requirements

These Works are required as a condition of this Subdivision.

### Transportation/Traffic Management

#### 20 Avenue:

- Construct the south half of 20 Avenue to match existing sections fronting 18140 20 Avenue west of the site with ultimate 8.50 metre pavement width and rollover curb and gutter.

#### 182 Street:

- Construct 182 Street from 20 Avenue to future 19A Avenue intersection to modified Local standard consisting of 7.30 metre pavement width and rollover curb & gutter. At this point in time no sidewalk is being required given the existing network in this neighbourhood.
- Construct temporary hammerhead turnaround in boulevard at the intersection with 19A Avenue and provide cash-in-lieu for future removal of the temporary turnaround.
- Provide cash-in-lieu for future design and construction of a 2.00 metre wide gravel pathway connecting 19A Avenue to the future greenway with concrete letdown & landing area.

Access:

- Relocate existing west leg of the U-shaped driveway to meet 182 Street at ninety degree angle.

*Drawing submission must identify the trees that are to be retained, the proposed driveway locations for the other lots and building envelope for reference.*

### Drainage/Environmental

*The site drains into the Campbell River. No zoning change is proposed; however, impervious coverage will increase compared to existing condition. Impervious surfaces must drain onto pervious areas such as lawn, field, etc. Roof leaders are to be disconnected.*

The following City storm drainage facilities are located in vicinity to the site:

- A yellow coded open ditch fronts the site on the north side of 20 Avenue; and
- A 450mm diameter storm sewer main exists on the north side of 20 Avenue, west of 182 Street.

The following storm drainage facilities are required:

- Construct storm sewer systems on 20 Avenue and 182 Street; and
- Install a service connection, complete with inspection chamber to service each lot.

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment.

A yellow coded creek has been identified in the vicinity of this site, which requires protection in accordance with DFO/MWLAP Land Development Guidelines and Best Management Practices.

The applicant will be required to obtain an Erosion & Sediment Control (ESC) Permit, under By-law, 2006, No. 16138, from the Engineering Department, **as part of the works and services for this site**. The process requires submission and approval of an ESC Plan that minimizes sediment and sediment-laden water from entering the City drainage system, during site servicing and building construction.

### Water

The following City water facilities are located in vicinity to the site:

- A 200 mm diameter water main exists on the north side 20 Avenue.

The following water facilities are required:

- Construct a 200mm diameter water main on 182 Street and tie-in to the existing main on 20 Avenue; and
- Install a metered service connection for each lot.

Once constructed, these water systems will have adequate capacity to meet the domestic and fire flow requirements for the proposed development.

## **Sanitary Sewer**

There is no City sanitary sewer system in vicinity of the site. The applicant is requesting a Development Variance Permit to vary the Land Development & Subdivision Bylaw No. 8830 to allow for parcels less than 2 acres to be serviced with on-site sewage disposal systems. Given the context of the proposed subdivision and limited future subdivision potential in the area the Engineering Department can support this variance.

The following sanitary sewer facilities are required, as a condition of issuance of the Development Variance Permit:

- Provide on-site sewage disposal system for each proposed lot, subject to the approval of the Approving Officer.

## **Commercial Utilities**

The development must be serviced with hydro, gas, telecommunication and cablevision in accordance with utility company requirements and City standards.

## **Project Management/Financial**

A Servicing Agreement must be executed before the proposed Subdivision can be completed. A processing fee of \$6,095.25 (GST included) is required for the Servicing Agreement.

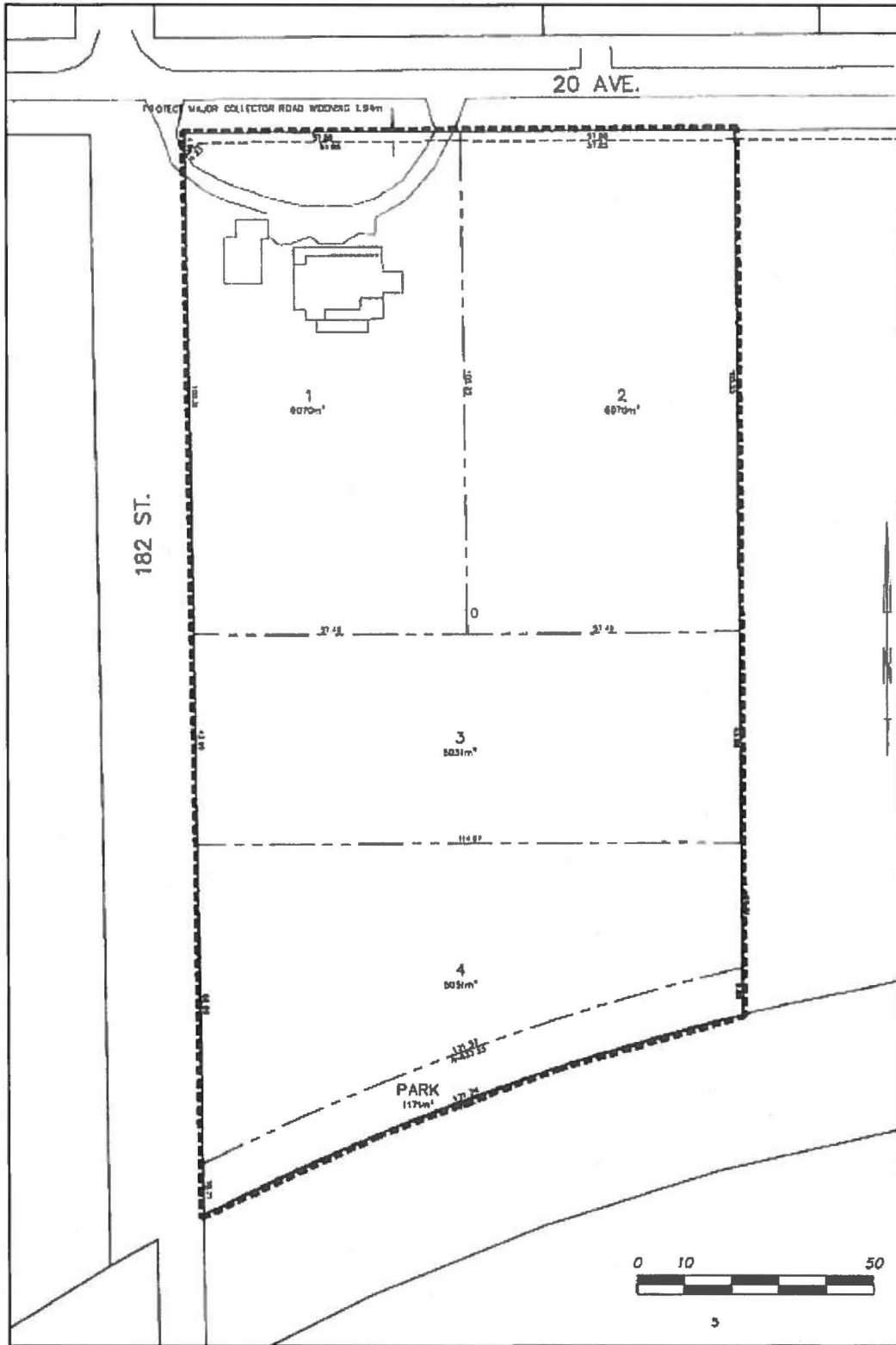
The following legal documents are known at this time to be required for this project:

- Register a restrictive covenant on Lot 1 for connection of services to the existing house.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement.

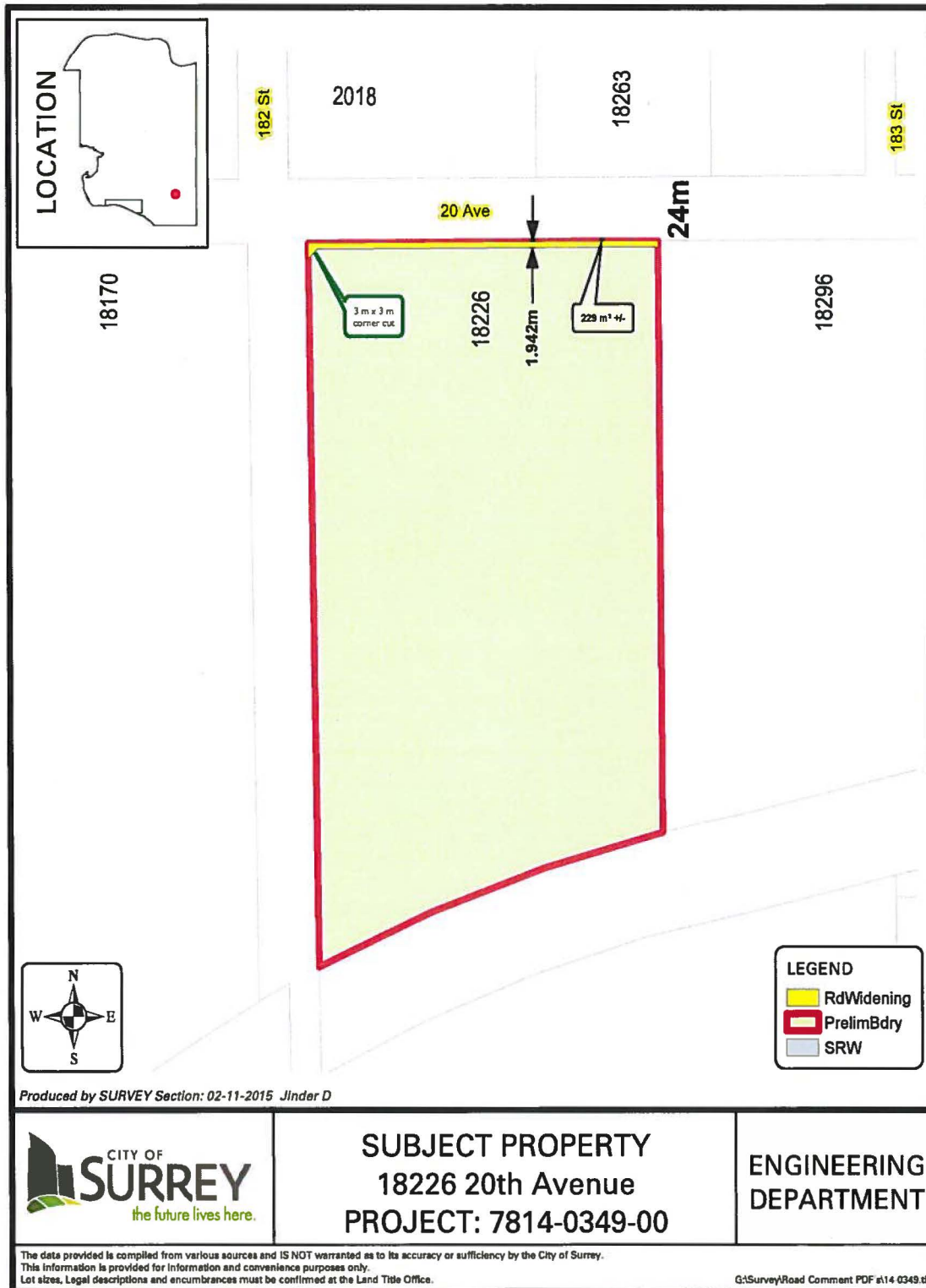
An application fee of \$480 (GST exempt) is required for administration of the ESC Permit process.

# Project Layout





### Road Right-of-Way Requirements Sketch



# Agriculture and Food Security Advisory Committee - Agenda

A.	ADOPTION OF MINUTES	Time	Page #
1.	The Committee will be requested to pass a motion adopting the minutes of March 5, 2015.	9:00	1
B. DELEGATIONS			
C. OUTSTANDING BUSINESS			
1.	<b>Appointment of Co-Chair to the Agriculture and Food Security Advisory Committee</b>	9:05	
2.	<b>Southwest BC Bio-Region Food System Design Project</b> The Committee will discuss the Southwest BC Bio-Region Food System Design Project as presented by K. Mullinix of KPU at the March 5 meeting.	9:10	
D. NEW BUSINESS			
1.	<b>Application to vary the maximum allowable building setbacks and the farm residential footprint under the General Agriculture (A-1) Zone to accommodate construction of a new single family dwelling for the property located at 16507 40 Avenue</b> File: 15-0071	9:20	8
2.	<b>Application for non-farm use to allow for the redevelopment and expansion of the existing abattoir.</b> File: 15-0020-00	9:30	14
3.	<b>Subdivision proposal of property located at 18226 20 Avenue</b> File: 14-0349-00	9:40	22
4.	<b>Application to increase the maximum setback of the A-1 Zone Farm Residential Footprint to permit construction of an additional single family dwelling.</b>	9:50	29