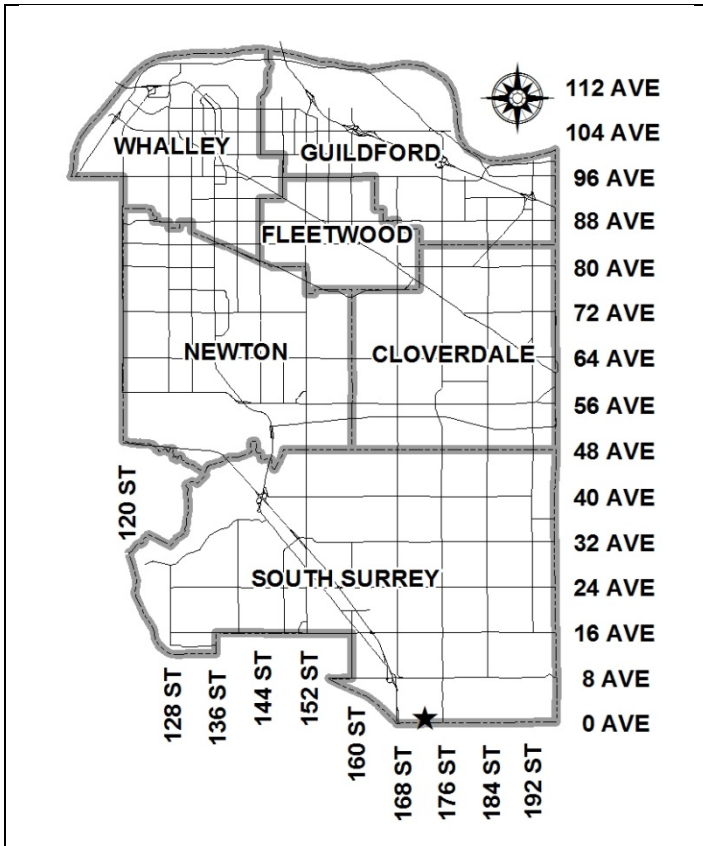


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0366-00

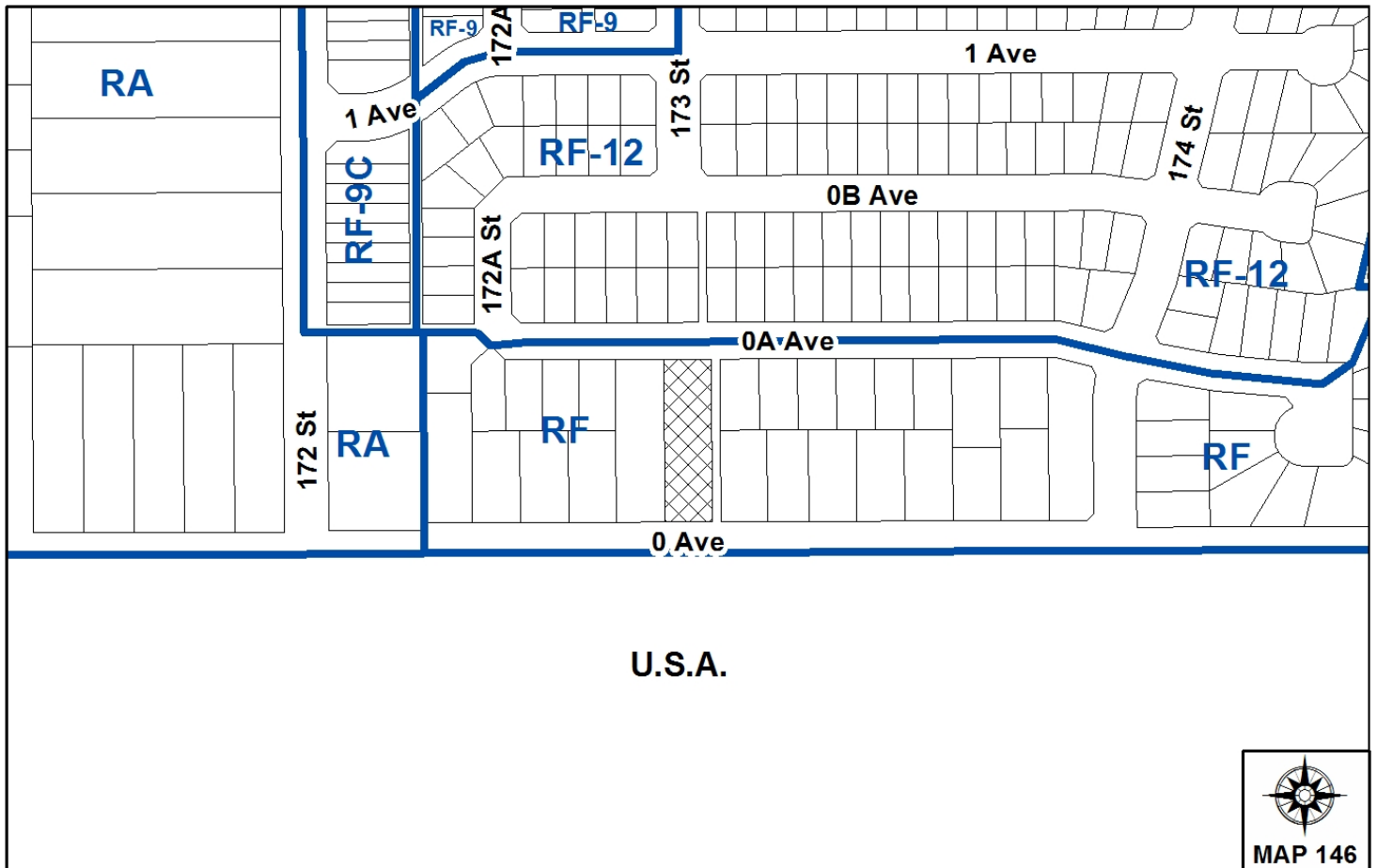
Planning Report Date: April 27, 2015



PROPOSAL:

- **Development Variance Permit**
 in order to increase maximum lot coverage to permit the retention of existing accessory buildings.

LOCATION: 17287 - 0 Avenue
OWNER: Kenneth I Drummond
ZONING: RF
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Flex (6-14.5 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting to increase the maximum lot coverage in order to retain existing accessory structures in conjunction with subdivision of the subject property.

RATIONALE OF RECOMMENDATION

- In preparation for subdivision, the applicant has recently demolished a portion of the existing accessory buildings to comply with the rear yard setbacks of the RF zone. However, the existing buildings being retained exceed the maximum lot coverage permitted.
- The accessory structures have been situated on the property for many years and continue to be utilized.
- The applicant has agreed to register a Section 219 covenant on title prohibiting any building additions, and in the event that the house or accessory buildings are destroyed or demolished, that new construction will be subject to the maximum lot coverage provisions of the Zoning By-law.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0366-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to increase the maximum lot coverage of the RF Zone from 30% to 33.7%.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling and accessory buildings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, East & West:	Single Family Dwelling	Urban	RF
South (Across o Avenue):	Canada/U.S.A Border	N/A	N/A

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is designated as "Urban" in the Official Community Plan (OCP) and "Single Family Flex (6-14.5 u.p.a.)" within the Douglas Neighborhood Concept Plan (NCP).
- The subject property is zoned "Single Family Residential Zone (RF)".
- The subject site is proposed to subdivide into two lots (Appendix II).
- The applicant proposes to retain the existing dwelling and portions of the existing accessory buildings on proposed Lot 2.
- The subdivision application was submitted on December 15, 2014 and a Preliminary Layout Approval (PLA) was issued on March 16, 2015. One of the conditions of the PLA was the removal of any buildings that would encroach into the designated setbacks of the RF zone.

Current Proposal

- The applicant completed the removal of portions of the existing accessory buildings, such that they will now comply with the minimum setbacks of the Zoning By-law upon completion of the subdivision. After the process of removal, however, the applicant discovered the maximum lot coverage was still exceeded due to the retention of the existing accessory structures.
- The applicant is requesting a Development Variance Permit to vary the maximum lot coverage within the RF Zone from 30% to 33.7% in order to retain the existing structures located at the rear of the property.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum lot coverage of the RF Zone from 30% to 33.7%.

Applicant's Reasons:

- The increase in lot coverage will allow the additional structures to be retained. The buildings are in good condition and are utilized.
- A portion of the structures have already been removed during the subdivision process to comply with the rear yard setbacks of the RF zone.

Staff Comments:

- Through the subdivision process, the applicant has reduced the amount of buildings on site.
- The primary dwelling and the retention of the existing accessory buildings complies with the floor area ratio of the RF zone (Schedule A).
- The proposed variance will only apply to the existing structures. A Section 219 Covenant will be registered on title, prohibiting any building additions, and in the event that the house or accessory buildings are destroyed or demolished, new construction will be subject to the maximum lot coverage requirements of the RF Zone.
- Staff supports this variance to proceed to Public Notification.

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. Proposed Subdivision Layout
- Appendix III. Development Variance Permit No. 7914-0366-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

AS/da

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DRV 4/23/15 11:21 AM

Information for City Clerk

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

1. (a) Agent: Name: Mike Helle
Coastland Engineering & Surveying Ltd.
Address: #101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

Tel: 604-532-9700 - Work
604-532-9700 - Fax

2. Properties involved in the Application

(a) Civic Address: 17287 - o Avenue

(b) Civic Address: 17287 - o Avenue
Owner: Kenneth I Drummond
PID: 027-364-089

Lot 317 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP33476

3. Summary of Actions for City Clerk's Office

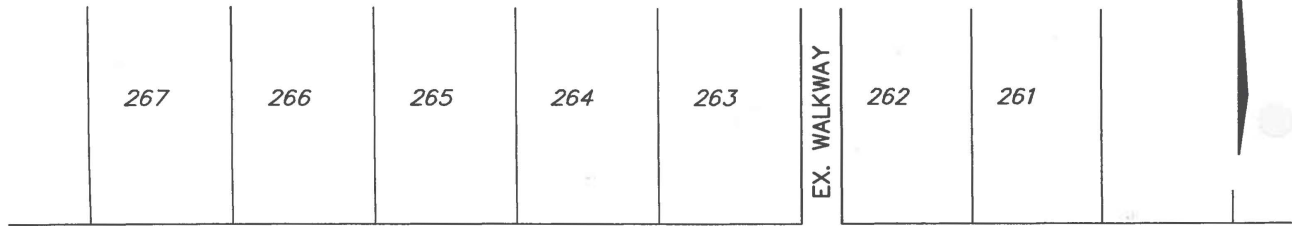
(a) Proceed with Public Notification for Development Variance Permit No.7914-0366-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

SUBDIVISION DATA SHEET

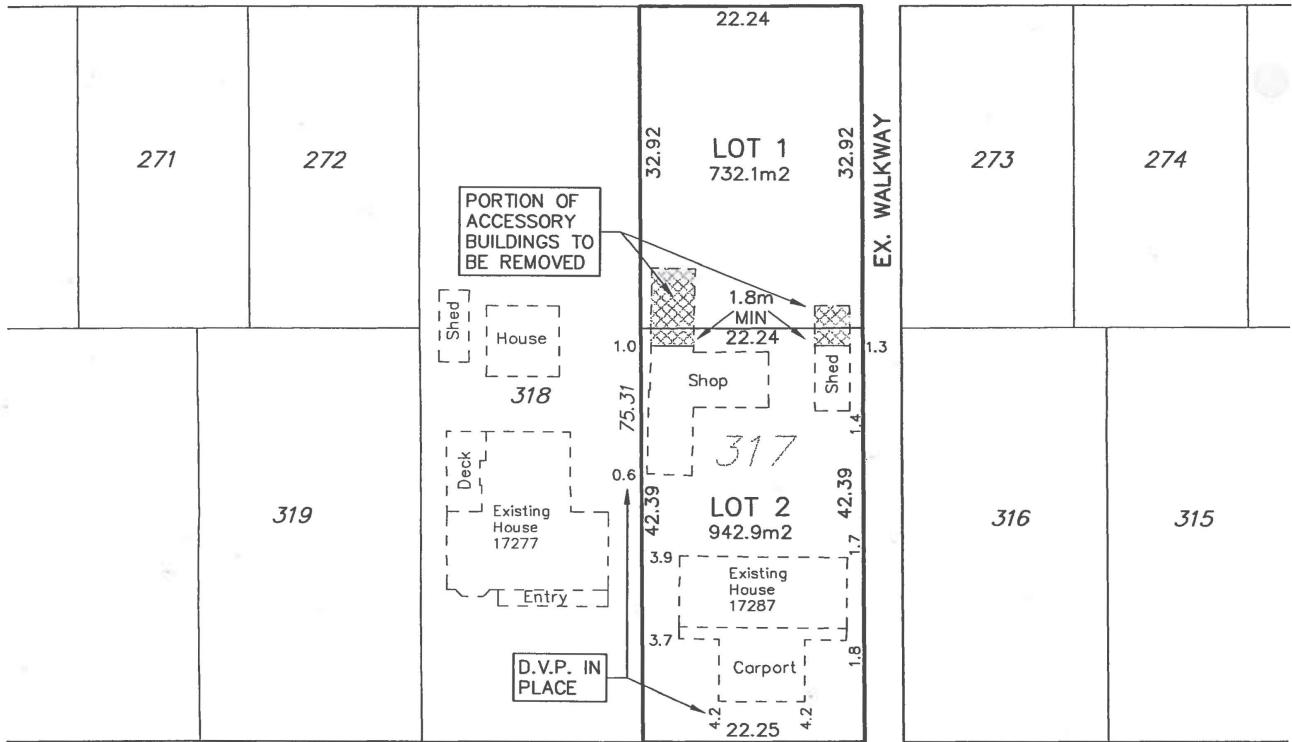
Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.41
Hectares	0.17
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	22.2
Range of lot areas (square metres)	732 sq. m. – 942 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.0/4.9
Lots/Hectare & Lots/Acre (Net)	11.0/4.9
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	33.7%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	43.7%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Others	NO

PROPOSED SUBDIVISION PLAN OF LOT 317,
BLOCK IN SECTION 32, RANGE 1E, PLAN BCP33476, N.W.D



O'A AVENUE



O AVENUE

UNITED STATES OF AMERICA

NOTES:

1. LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
2. AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
3. DO NOT USE FOR LEGAL TRANSACTIONS.



Coastland
engineering & surveying ltd.

#101, 19292 - 60 Avenue
Surrey, B.C. V3S 3M2
Phone: (604) 532-9700
Fax: (604) 532-9701

PROJECT No: #21447
LAYOUT-A
SCALE: 1:500
DATE: NOVEMBER, 2014

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0366-00

Issued To: KENNETH I DRUMMOND
("the Owner")

Address of Owner: 17287 - o Avenue
Surrey, BC V3S 9P3

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: 027-364-089
Lot 317 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP33476

17287 - o Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E 2. of Part 16 "Single Family Residential Zone (RF)" the maximum permitted lot coverage is varied to 33.7% for proposed Lot 2.
4. This development variance permit applies to only the portion of the buildings and structures on proposed Lot 2 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan