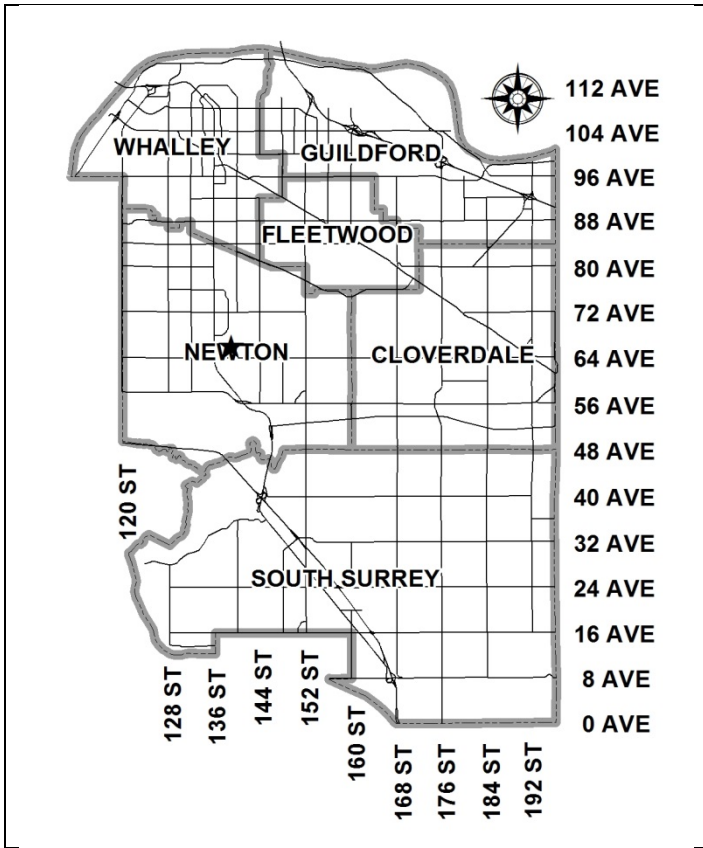


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0097-00

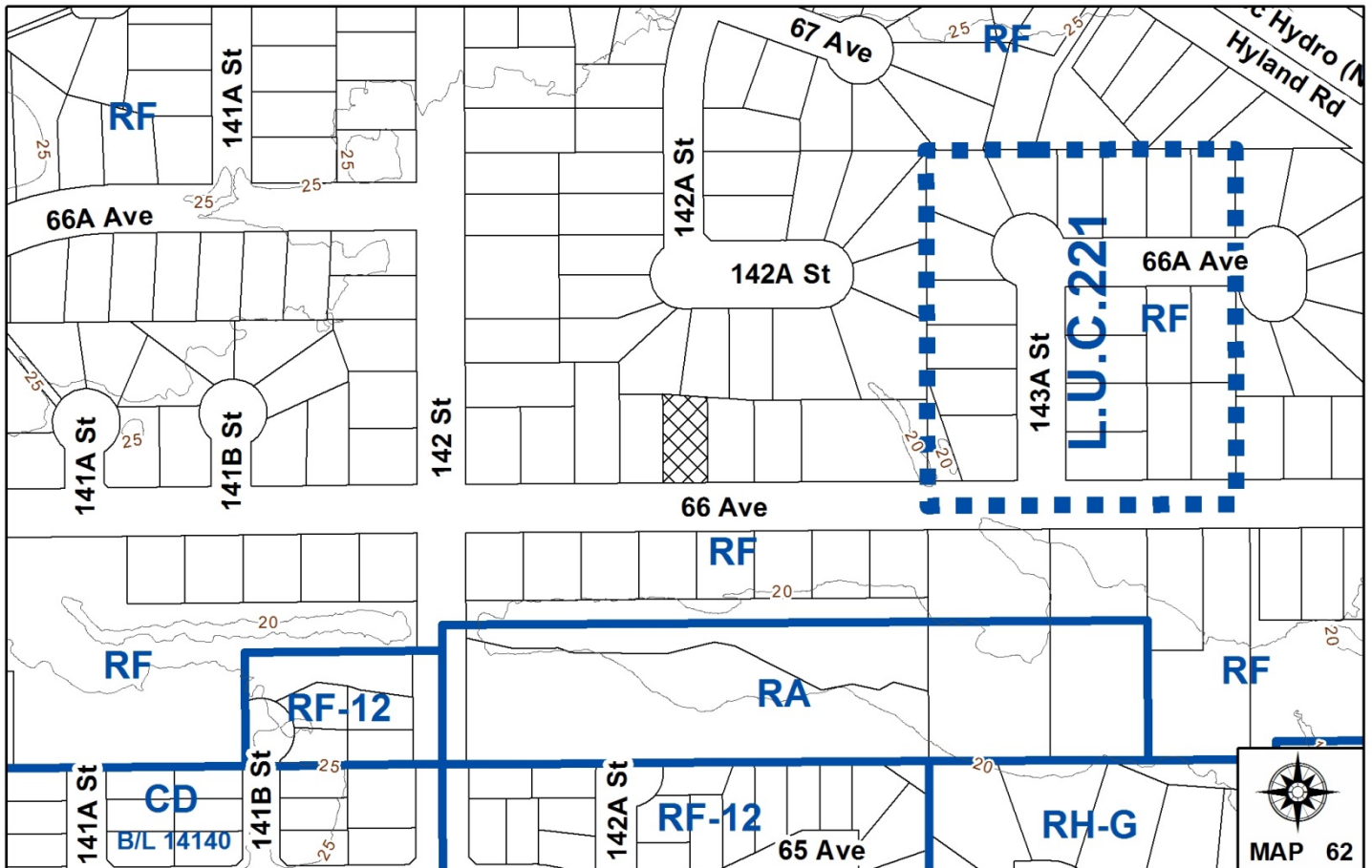
Planning Report Date: April 27, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 in order to relax the minimum allowable side and rear yard setbacks to retain an existing shed.

**LOCATION:** 14257 - 66 Avenue  
**OWNER:** Slawomir Kolczynski  
 Barbara Kolczynska  
**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 requesting a variance to the Zoning By-law to reduce the minimum side and rear yard setback for an accessory building under the "Single Family Residential Zone (RF)".

### RATIONALE OF RECOMMENDATION

- The applicant constructed a new shed to replace an old shed, which was in poor condition. The new shed was placed on the existing concrete slab of the old shed, but is larger than the previous shed, and encroaches into the rear and side yard setback areas.
- The one-storey shed is situated in the rear corner of the property, screened by existing fencing and well-established trees, and does not appear to be obtrusive to neighbouring properties.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0097-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard setback of an accessory building from 1.0 m (3 ft.) to 0.6 m (2 ft.); and
- (b) to reduce the minimum rear yard setback of an accessory building from 1.8 m (6 ft.) to 1.0 m (3 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North, East & West:	Single Family Dwelling	Urban	RF
South (Across 66 Avenue):	Single Family Dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground/Proposal

- The subject property is located on the north side of 66 Avenue and east of 142 Street. The property is designated as "Urban" in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- Due to the poor condition and appearance of the pre-existing shed, the owner constructed a new shed on the previous slab of concrete and slightly expanded the area of the accessory building.
- A Building Permit was not obtained for the construction of the new shed.
- The newly constructed shed measures 3.6 m (12 ft.) wide by 5.8 m (19 ft.) long for a total area of 21 sq. m. (228 sq. ft.). The shed is clad with horizontal vinyl siding, with a door on the south face, and a window on the east face.

- After a complaint was received for the construction of the new shed, the applicant submitted a Building Permit application to the City.
- Through the building permit review process, Plan Checkers identified the rear and side yard setbacks exceeded the Zoning Bylaw.
- The requested variance to reduce the side and rear yard setback on subject site will allow retention of the new shed.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum side yard setback of an accessory building from 1.0 m (3 ft.) to 0.6 m (2 ft.).
- to reduce the minimum rear yard setback of an accessory building from 1.8 m (6 ft.) to 1.0 m (3 ft.).

Applicant's Reasons:

- The previous shed was in disrepair and needed to be replaced.
- The requested variances will allow the retention of the newly constructed shed.

Staff Comments:

- The newly constructed shed is screened by existing fencing and mature trees located along the rear and side of the property.
- The shed is one storey and is constructed of vinyl siding, which complements the primary dwelling.
- In light of the above and given the siting at the rear southwest corner of the property, the new shed does not appear to be overly obtrusive to neighboring properties.
- 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. Site Plan
- Appendix III. Development Variance Permit No. 7915-0097-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

AS/da

\\file-server1\net-data\csdc\generate\areaproduct\save\12046662044.doc  
DRV 4/23/15 11:15 AM

Information for City Clerk

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

1. (a) Agent:      Name:                  Slawomir Kolczynski  
   Address:                  14257 - 66 Avenue  
   Surrey, BC V3W 2B4  
   Tel:                          604-501-2604 - Home

2.      Properties involved in the Application

- (a)      Civic Address:                  14257 - 66 Avenue

- (b)      Civic Address:                  14257 - 66 Avenue  
                 Owner:                          Barbara Kolczynska  
   Slawomir Kolczynski  
                 PID:                                  015-083-578  
                 Lot 8 Section 16 Township 2 New Westminster District Plan 83084

3.      Summary of Actions for City Clerk's Office

- (a)      Proceed with Public Notification for Development Variance Permit No. 7915-0097-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

# DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	36%	26.2%
SETBACKS ( in metres)		
Front	18.0 m (60 ft.)	N/A
Rear	1.8 m (6 ft.)	1.0 m (3 ft.)
Side	1.0 m (3 ft.)	0.6 m (2 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	N/A	N/A
Accessory	5 m (16.5 ft.)	3 m (10 ft.)
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	N/A

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

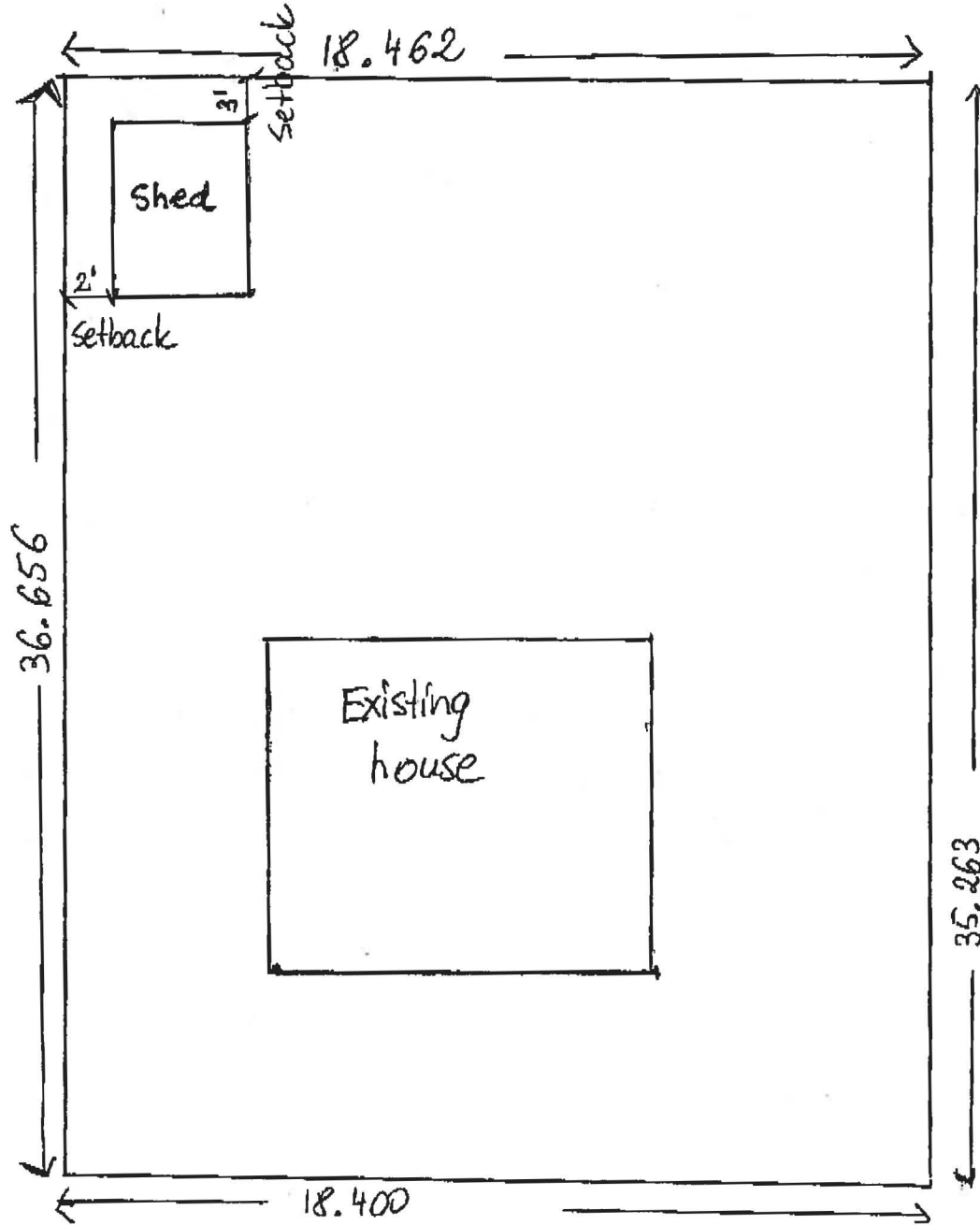
**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)	N/A	N/A
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

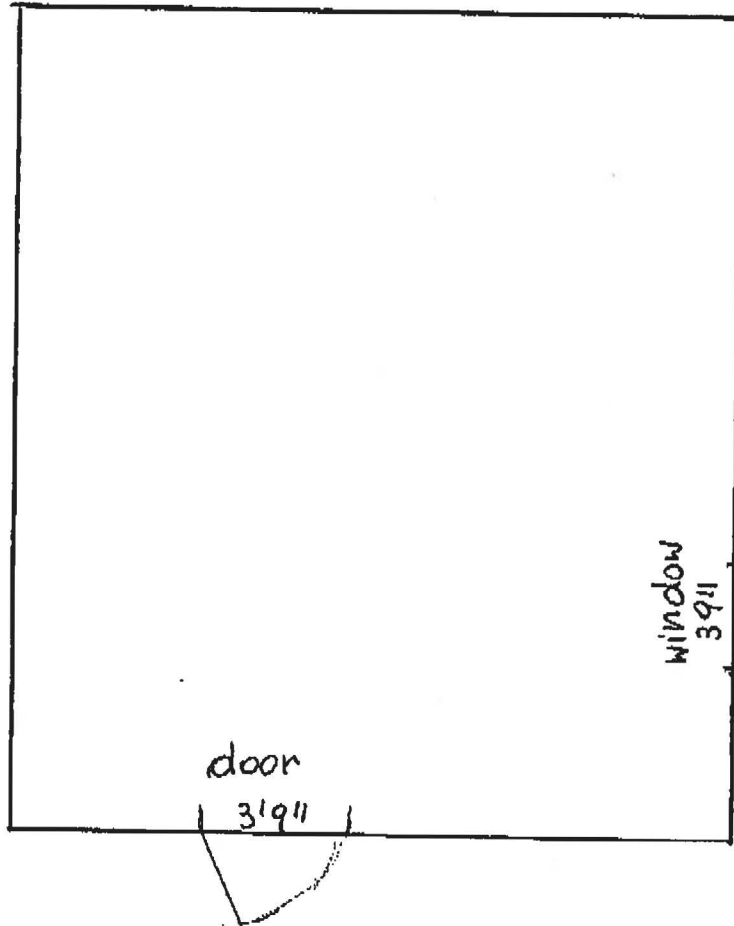
Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----



Property Plan @ 14257-66 Ave.

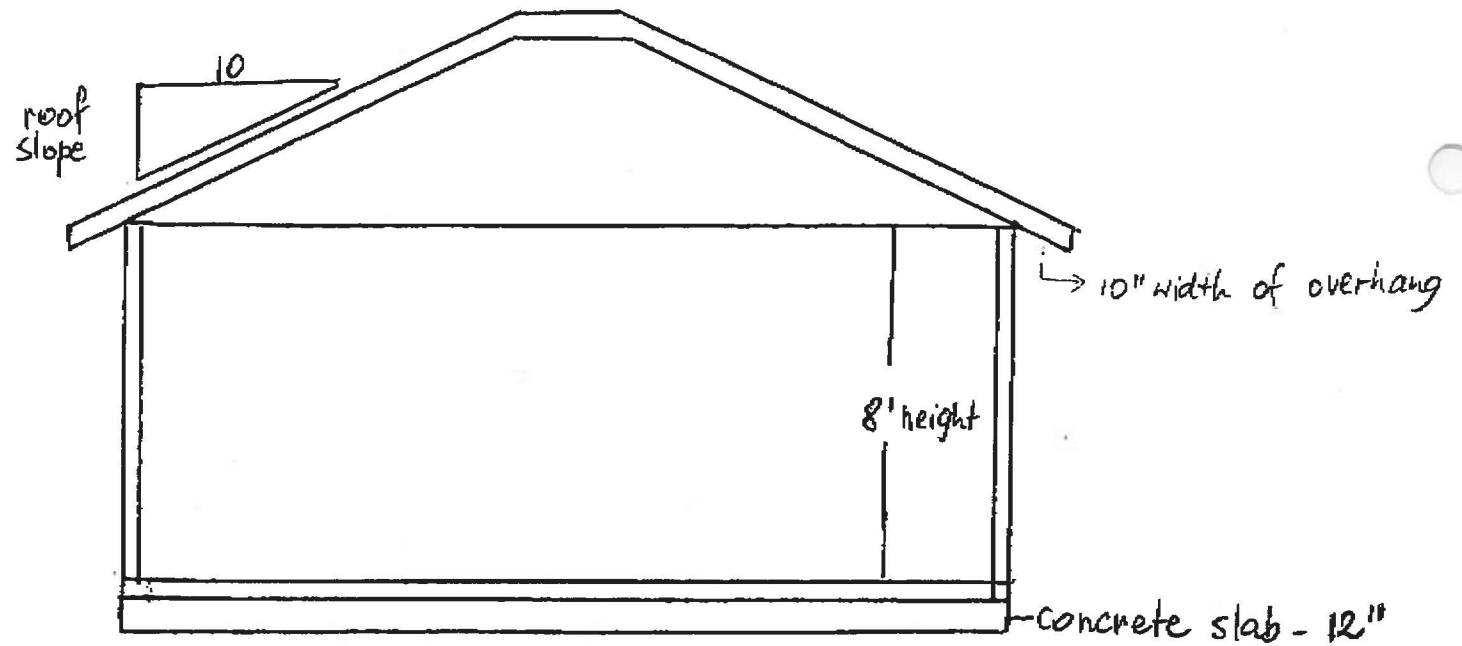


Shed - Floor Plan



(E)

Front Side (S)



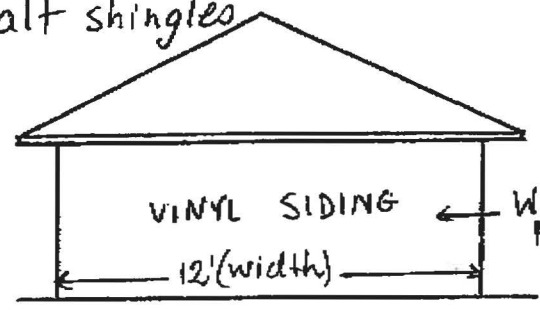
Material used: 2" x 4" roof rafters  
4" x 6" ridge board  
rafter hardware  
3 1/2" nails

Garden Shed located on the property at 14257-66 Ave. in Surrey

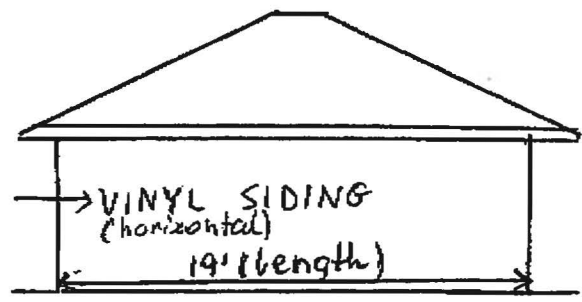
7915-0097-00(D)

Page: 5/6

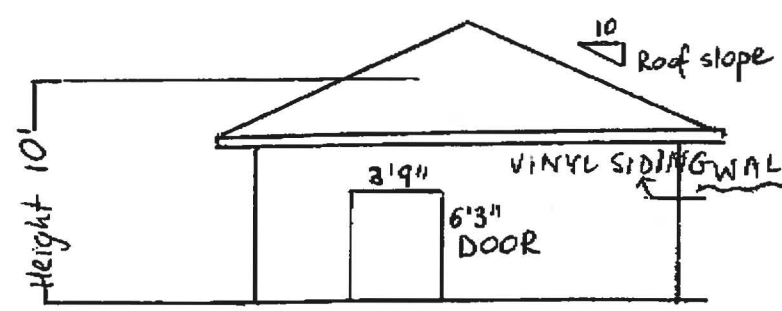
Roof finish - asphalt shingles



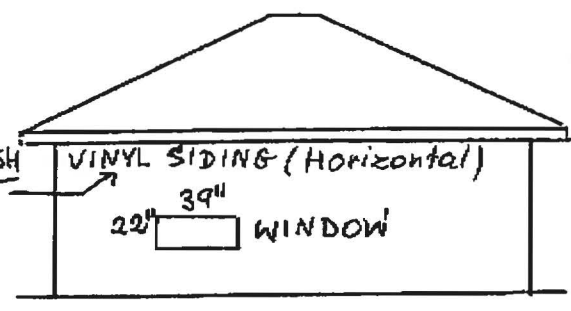
Back (North)



West



Front side (South)



East

From: 604-527-7236

FEB-10-2015 09:20

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0097-00

Issued To: SLAWOMIR KOLCZYNSKI  
BARBARA KOLCZYNSKA  
  
("the Owner")

Address of Owner: 14257 - 66 Avenue  
Surrey, BC V3W 2B4

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: 015-083-578  
Lot 8 Section 16 Township 2 New Westminster District Plan 83084

14257 - 66 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of the "Single Family Residential Zone (RF)" the minimum side yard setback for an accessory building is varied from 1.0 m (3 ft.) to 0.6 m (2ft.).
  - (b) In Section F of the "Single Family Residential Zone (RF)" the minimum rear yard setback of an accessory building is varied from 1.8 m (6 ft.) to 1.0 m (3 ft.).
4. The siting of buildings and structures shall be in accordance with the drawings numbers 7915-0097-00 (A) through to and including 7915-0097-00 (D) (the "Drawings") which are attached hereto and form 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