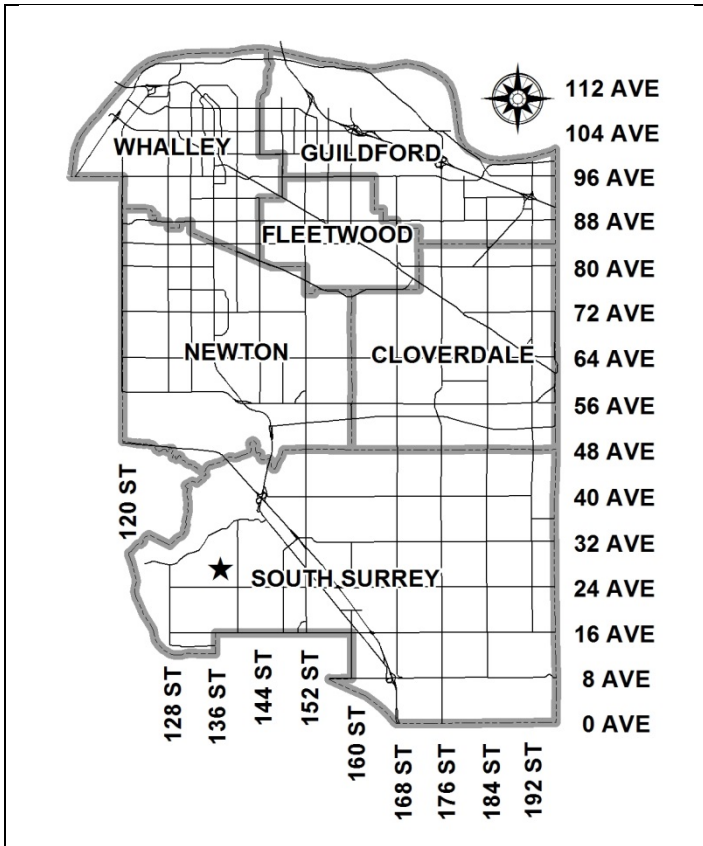


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0153-00

Planning Report Date: June 29, 2015



PROPOSAL:

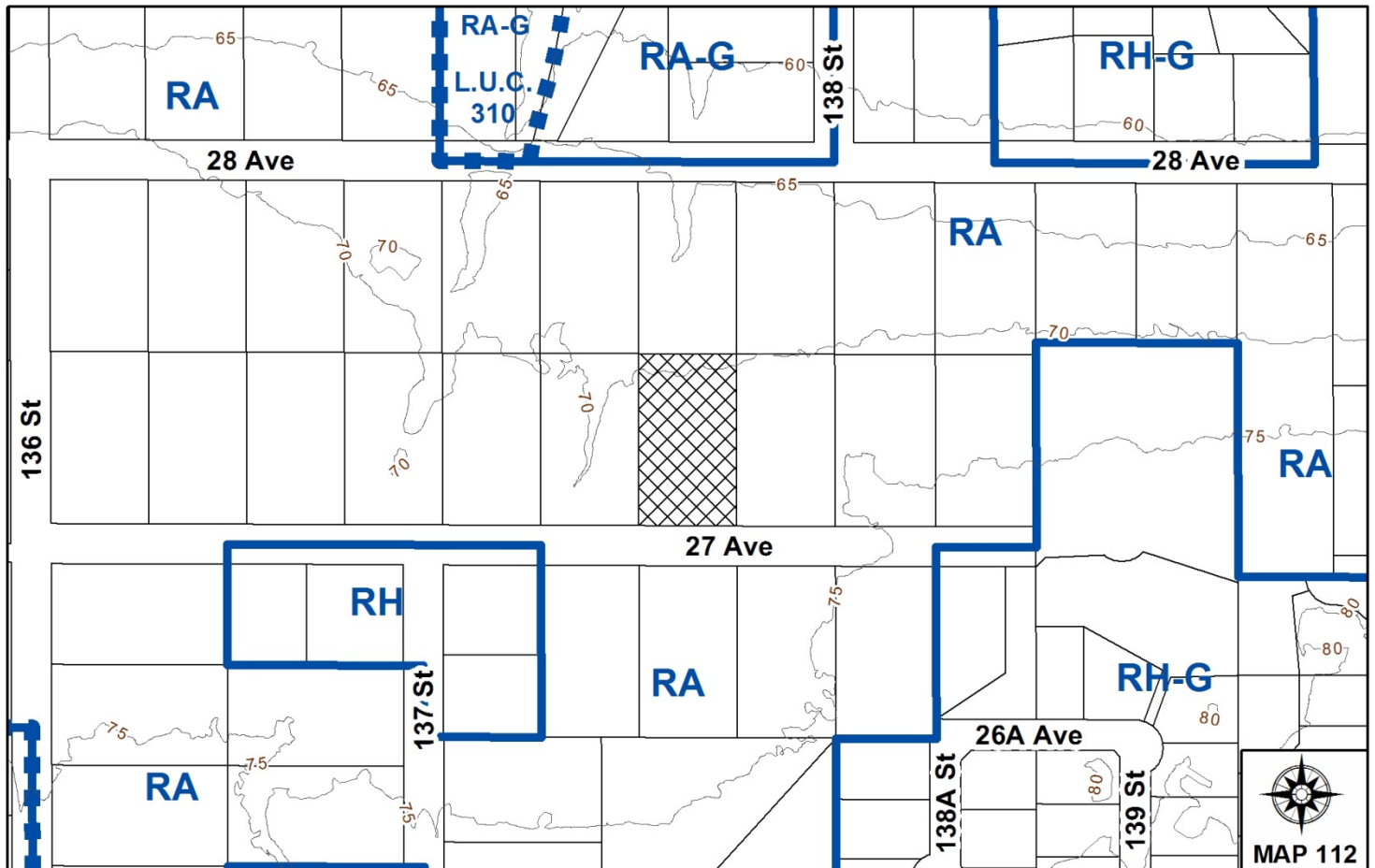
- **Development Variance Permit**
 in order to relax the minimum allowable front yard setback for an accessory building.

LOCATION: 13765 - 27 Avenue

OWNER: Ronald J Castle
 Lisa B Castle

ZONING: RA

OCP DESIGNATION: Surburban



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 front yard setback for an accessory building under the "One-Acre Residential Zone (RA)".

RATIONALE OF RECOMMENDATION

- The variance is required to permit a permanent electrical shed required by B.C. Hydro located at the front of the property. The structure will securely house service to the newly constructed dwelling.
- The structure is relatively small, and of the same high quality material of the newly constructed dwelling and will be screened by an existing mature hedge located along 27 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit 7915-0153-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) To reduce the minimum front yard setback of an accessory building from 18.0 m (60 ft.) to 5.0 m (16 ft.).

REFERRALS

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

B.C. Hydro: B.C. Hydro has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North (Across 28 Ave):	Single Family Dwelling	Suburban	RA
East & West:	Single Family Dwelling	Suburban	RA
South (Across 27 Ave):	Single Family Dwelling	Suburban	RA

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the north side of 27 Avenue and east of 136 Street. The property is designated as "Suburban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject property is 4,248 sq. m. (45,728 sq. ft.) in area. The original dwelling was recently re-placed with a newly constructed home.

Current Proposal

- The applicant is seeking a variance to permit an accessory structure placed near the front property line to accommodate a necessary power source for the new dwelling, required by B.C. Hydro. The electrical shed is a 3.6m by 2.4m (12 ft. by 8 ft.) structure and is secure yet accessible to Hydro crews in case of an emergency situation.

- The applicant recently applied for a Building Permit (BP) for the accessory shed and it was discovered that the previous construction did not conform to the building setbacks of the RA zone.
- The RA zone requires accessory buildings to be located at a minimum front yard setback of 18.0 m (60 ft.). The structure is sited at a 5.0 m (16 ft.) setback from the front property line.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback from 18.0 m (60 ft.) to 5.0 m (16 ft.).

Applicant's Reasons:

- The structure is required by B.C. Hydro to provide electricity to the newly constructed dwelling.
- The position of the permanent structure is within the front yard setbacks, allowing ample space for vehicles exiting the garage.

Staff Comments:

- The structure is relatively small, and with the existing screening, is expected to have minimal impact on the surrounding neighborhood.
- The composition of the electrical shed is of the same high quality material as the newly constructed dwelling. Likewise, the structure mimics similar architectural characteristics of the principal dwelling. The design of the shed is consistent with the primary dwelling and an aesthetically pleasing structure.
- Staff supports this variance proceeding 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. 7915-0153-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

AS/da

Information for City Clerk

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

1. (a) Agent: Name: Keith Penner
 Keith D Penner Construction Inc
 Address: 2319 - 140 Street
 Surrey, BC V4A 9V4

 Tel: 604-880-9633 - Work
 604-880-9633 - Home

2. Properties involved in the Application
 - (a) Civic Address: 13765 - 27 Avenue

 - (b) Civic Address: 13765 - 27 Avenue
 Owner: Lisa B Castle
 Ronald J Castle
 PID: 004-315-707
 Lot 18 Section 21 Township 1 New Westminster District Plan 34496

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7915-0153-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	N/A	4,248 sq. m. (45,728 sq. ft.)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	20%	20%
SETBACKS (in metres)		
Front	18.0m (60ft.)	5.0m (16ft.)
Rear	1.8 (6ft.)	N/A
Side #1 (E)	1.0m (3ft.)	2.0m (7ft.)
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory	5.0m (16.5ft.)	3.6m (12ft.)
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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
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
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B.C. Land Surveyor's Building Location Certificate

PLAN SHOWING FORMS CONSTRUCTED ON LOT 18

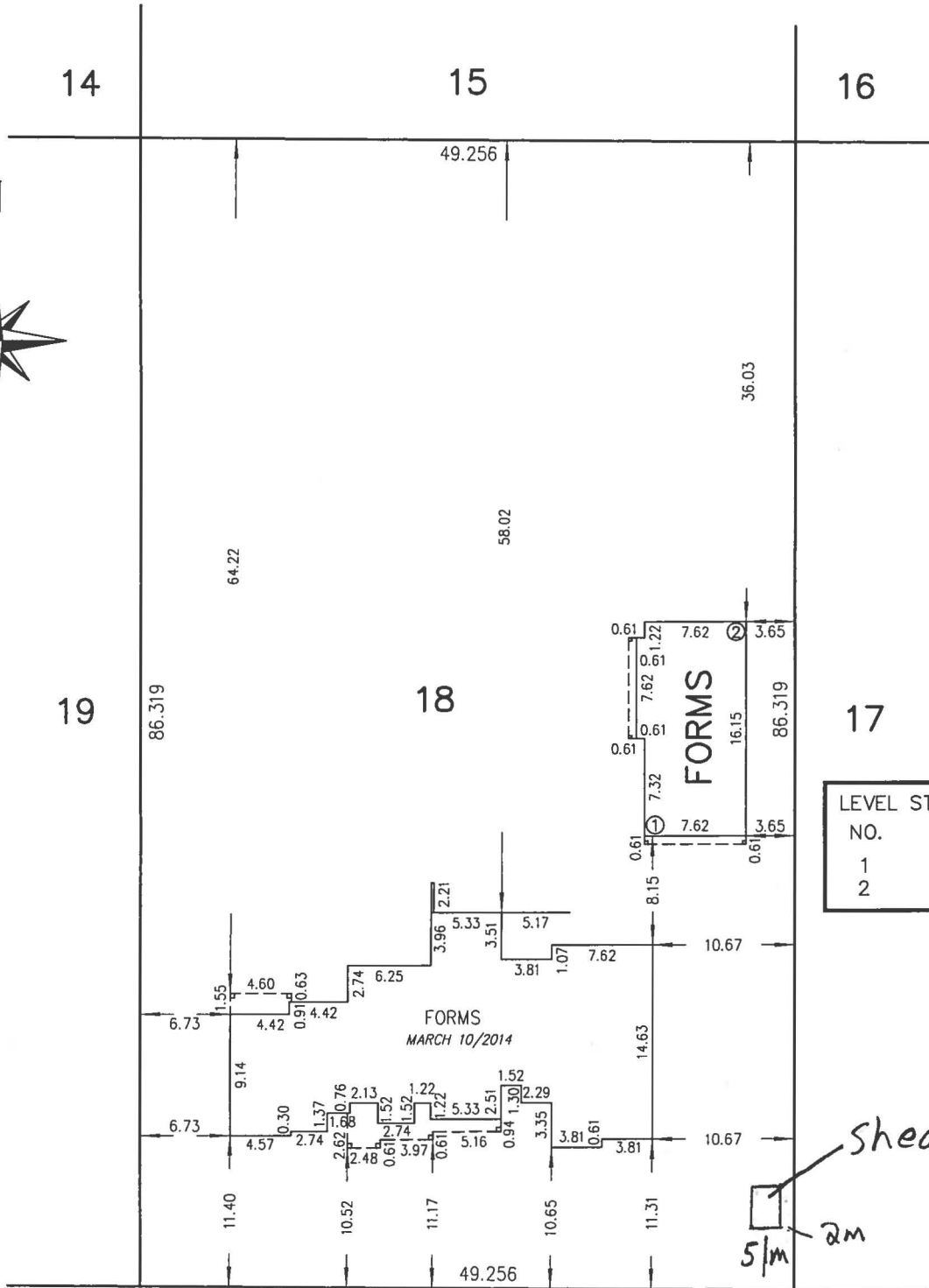
SECTION 21 TOWNSHIP 1 N.W.D. PLAN 34496

SCALE 1:200



ALL DISTANCES ARE IN METRES

CIVIC ADDRESS
 13765 27th AVENUE
 SURREY, B.C.
 P.I.D. 004-315-707



LEVEL STRIP HEIGHTS	
NO.	ELEV.
1	72.27
2	72.27

27th AVENUE



**ONDERWATER
 LAND SURVEYING**

CLOVERDALE B.C.
 Phone 604-574-7311
 Fax 604-574-3018

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 31st day of March, 2014.

M. Underwater
 B.C.L.S. ©

This document is not valid unless originally signed and sealed.

OUR FILE: JS1289F2

NOTES: Measurements are shown to the outside of proposed concrete.

Property boundary dimensions shown hereon, are derived from Plan 34496.

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

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

CLIENT: CASTLE

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0153-00

Issued To: RONALD J CASTLE
LISA B CASTLE

("the Owner")

Address of Owner: 2468 - 140 Street
Surrey, BC V4P 2C6

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: 004-315-707
Lot 18 Section 21 Township 1 New Westminster District Plan 34496

13765 - 27 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 12 "One-Acre Residential Zone (RA)" the maximum permitted front yard setback is varied from 18.0 m (60 ft.) from the property line to 5.0 m (16 ft.).
4. The sitting of buildings and structures shall be in accordance with the drawings numbered 7915-0153-00 (A) through to and including 7915-0153-00 (D) (the "Drawings") which are attached herto 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.

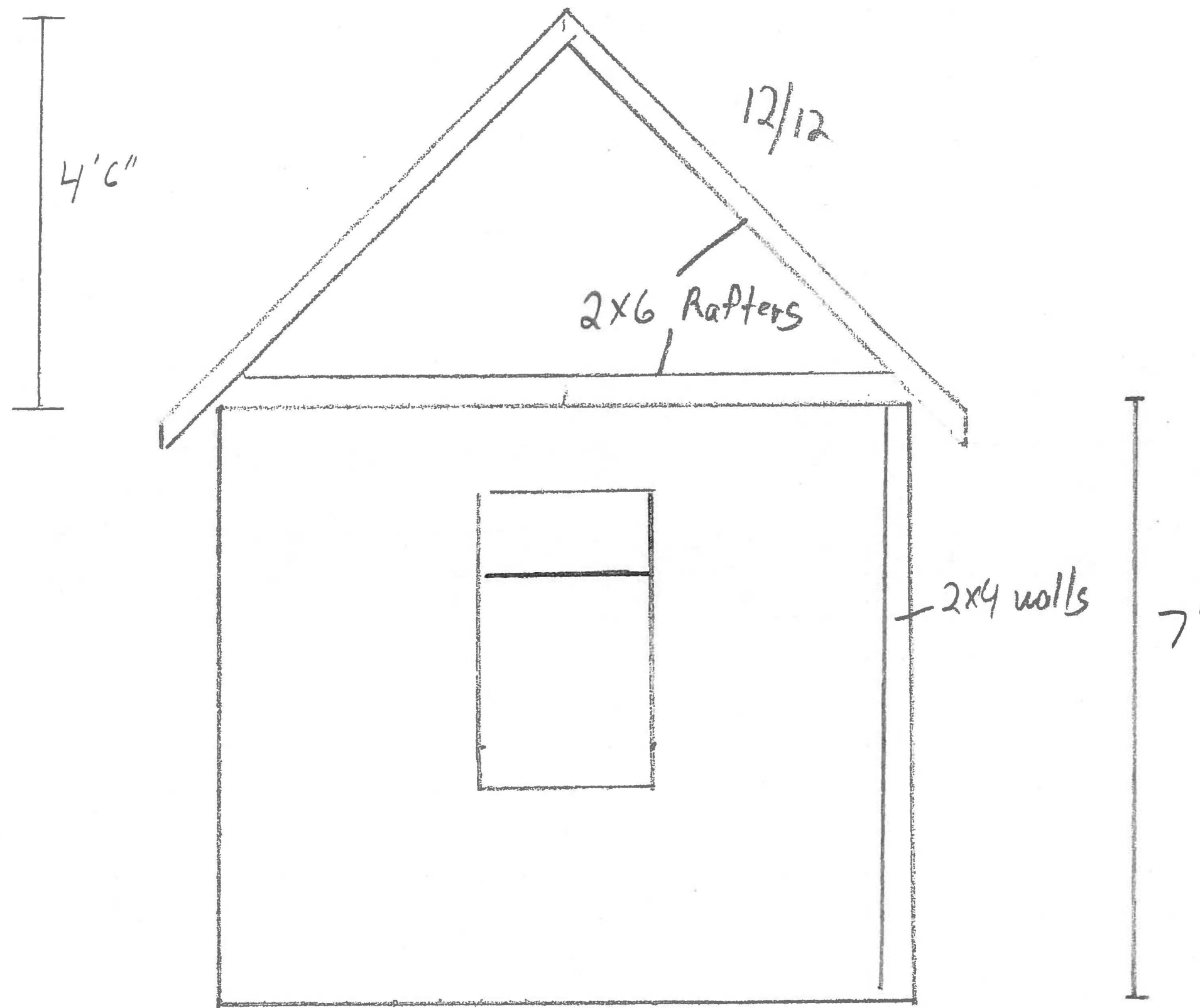
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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 .

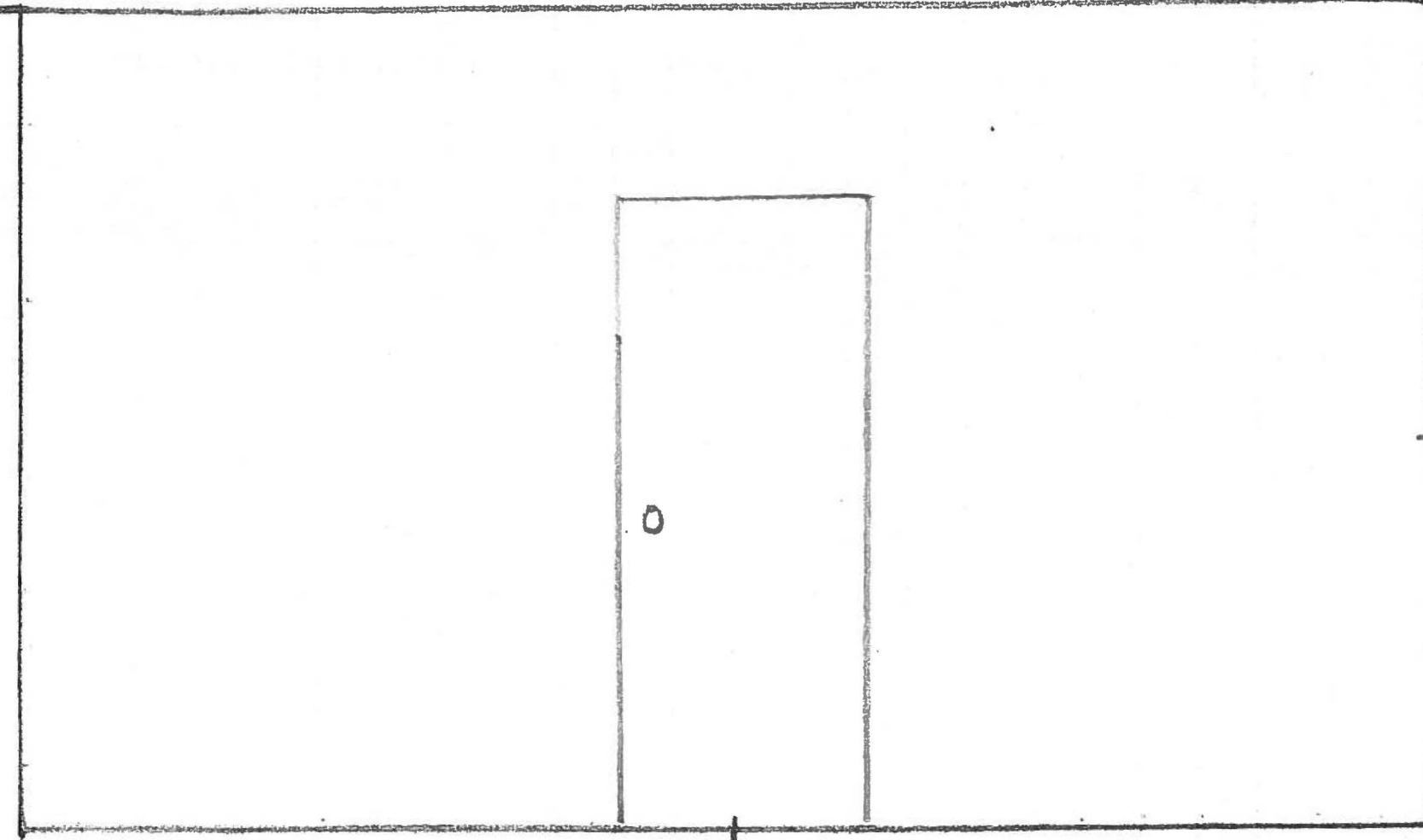
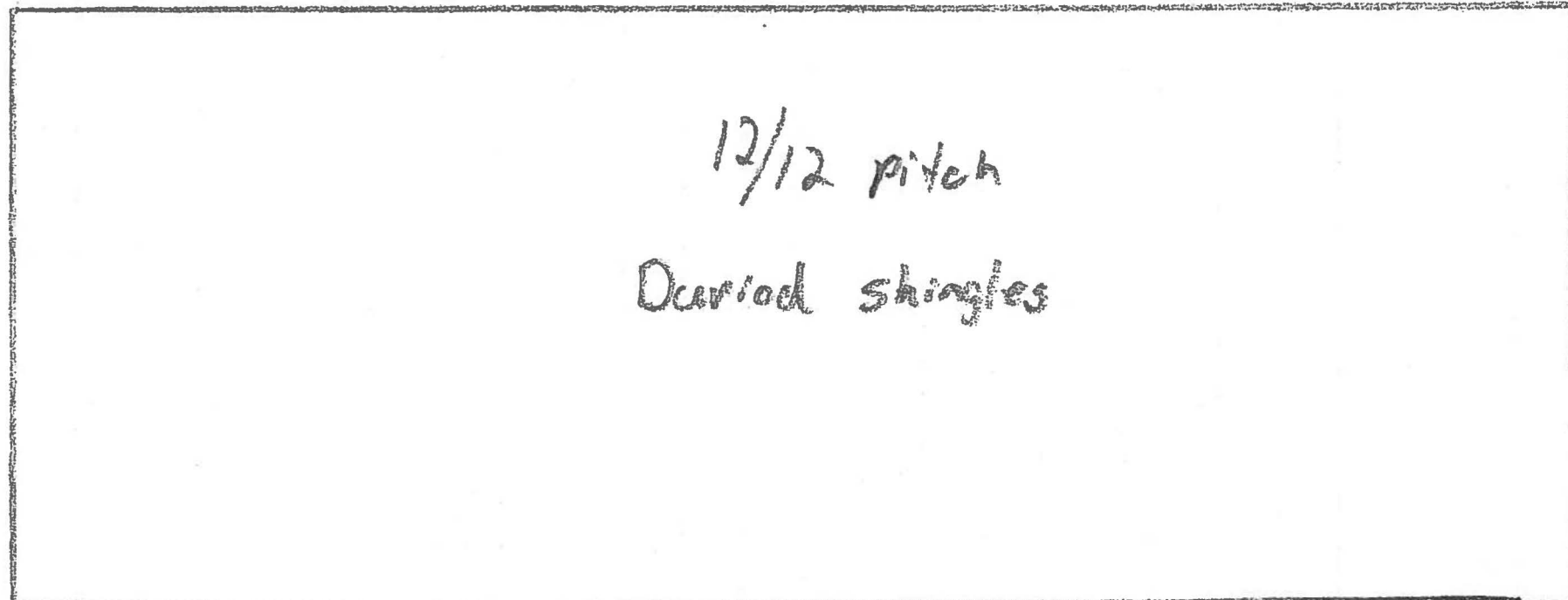
Mayor – Linda Hepner

City Clerk – Jane Sullivan



CROSS SECTION

1/4" PF



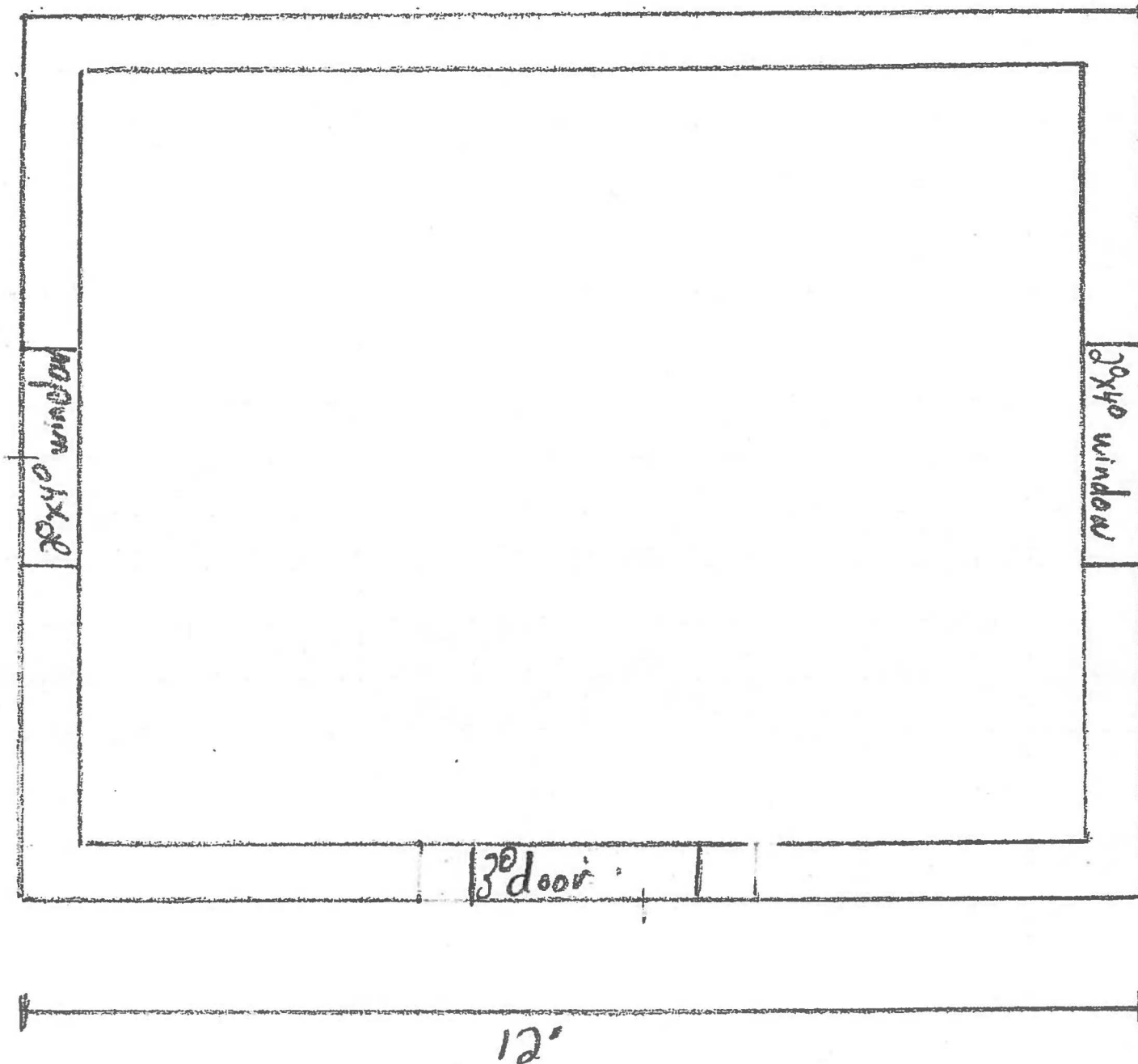
Stucco finish
2x4 walls
1/2" ply

1/4" pF

most elevation

Shed at 13765 27ave

7915-0153-00(C)



← North

Floor plan

1/4" PF

B.C. Land Surveyor's Building Location Certificate

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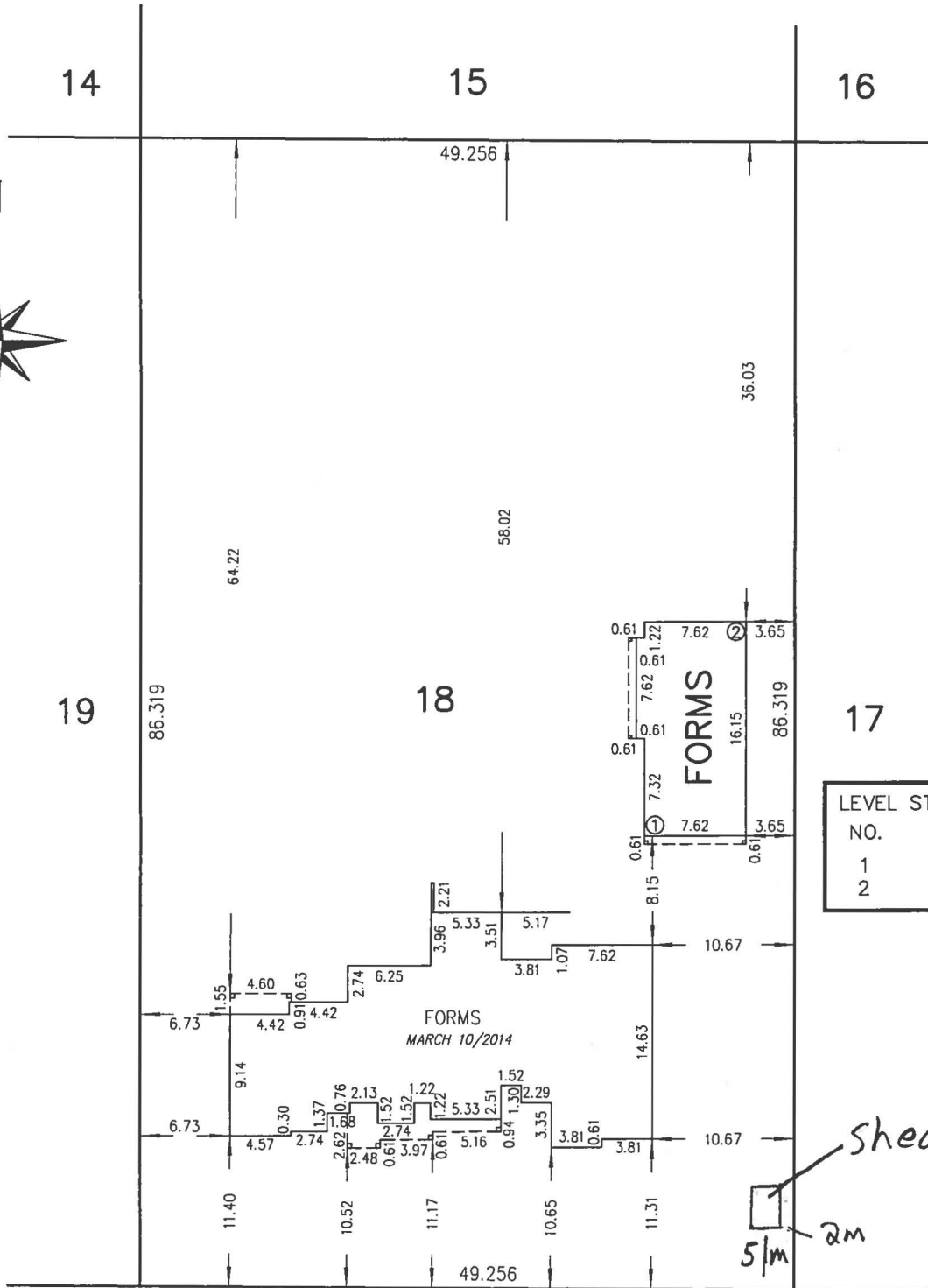
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CLIENT: CASTLE