

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0371-00

Planning Report Date: November 2, 2015

PROPOSAL:

- **Development Variance Permit**
 to increase the maximum height of an accessory building.

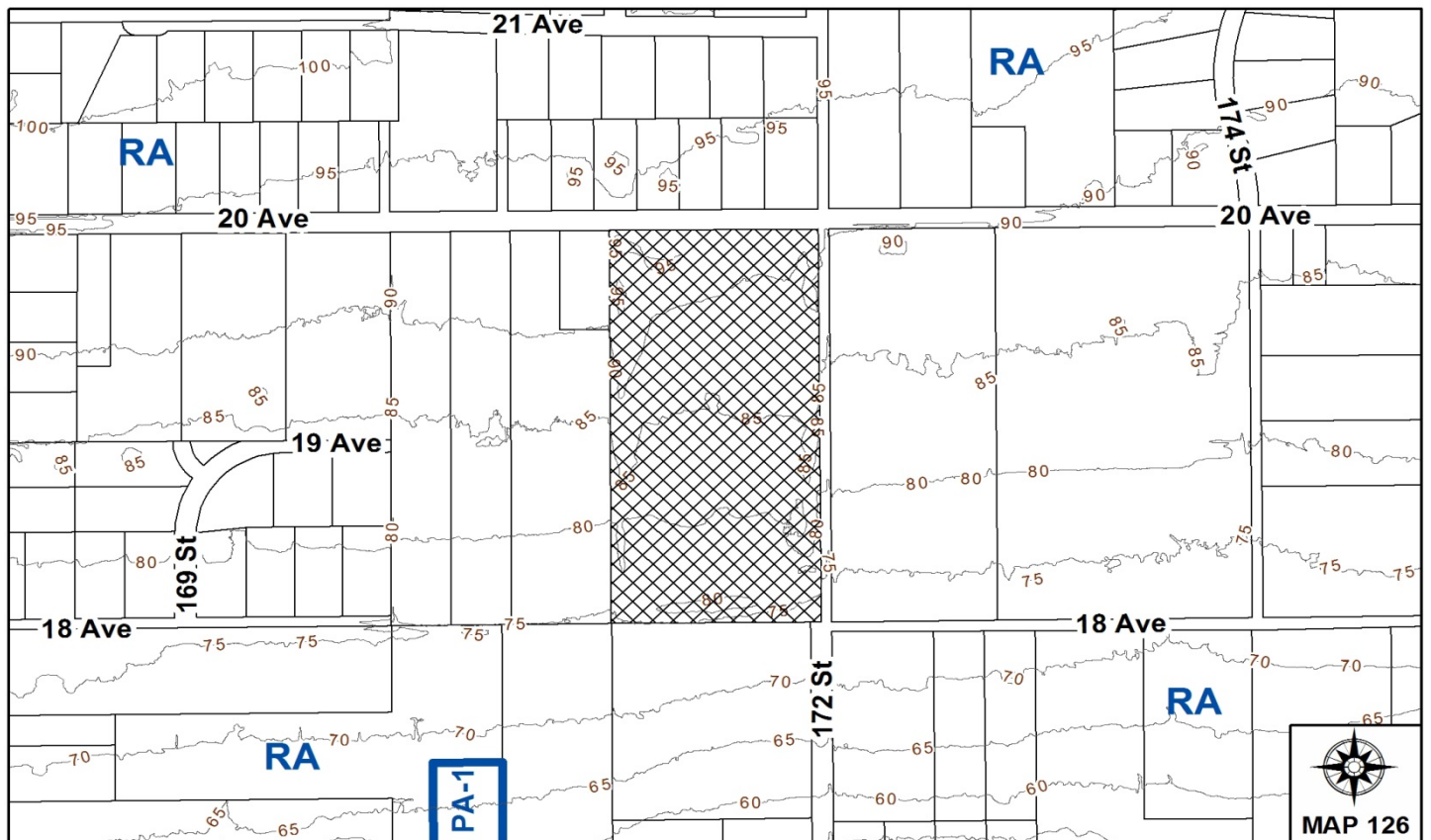
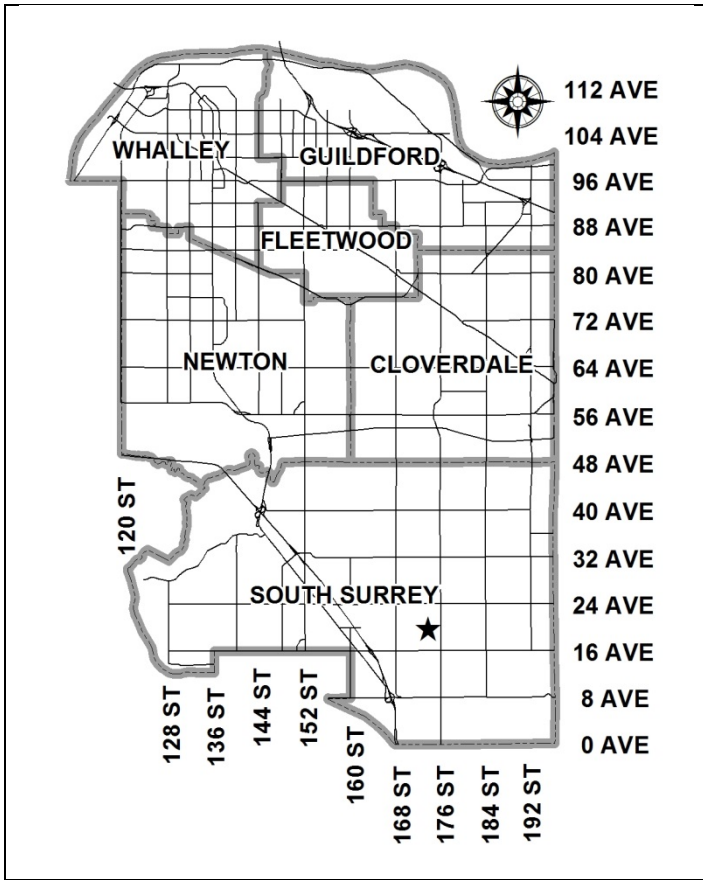
LOCATION: 17146 - 20 Avenue

OWNER: Carol J Ager

ZONING: RA

OCP DESIGNATION: Suburban Urban Reserve

LAP DESIGNATION: Urban Residential (4-15 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to increase the maximum height of an accessory structure permitted under the RA Zone from 4.0 metres (13 ft.) to 7.32 metres (24 ft.).

RATIONALE OF RECOMMENDATION

- The proposed structure is located on a large rural parcel and does not appear to impact any neighbouring properties.
- The structure is proposed to be set back 12 metres from the eastern property line, which exceeds the 1.0 meter (3 ft.) minimum setback requirement for accessory buildings in the RA Zone.
- The proposed structure will be well screened by existing vegetation, which should mitigate any visual impact resulting from the proposed building.
- The proposed structure will provide storage space for trucks and equipment, thereby keeping these vehicles out of sight from neighbouring properties.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0371-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to increase the maximum height of an accessory structure in the RA Zone from 4.0 metres (13 ft.) to 7.32 metres (24 ft.).

REFERRALS

Engineering: The Engineering Department has no concerns with the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on a large suburban lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 20 Avenue):	Single family dwellings	Suburban – Urban Reserve	RA
East	Single family dwelling on a large suburban lot	Suburban – Urban Reserve	RA
South:	Single family dwelling on a large suburban lot	Suburban – Urban Reserve	RA
West	Single family dwellings on large suburban lots	Suburban – Urban Reserve	RA

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 17146 20 Avenue, and is zoned "One Acre Residential Zone (RA)" and designated "Suburban Reserve" in the Official Community Plan (OCP). A single family dwelling currently exists on the property.
- The proposed structure is a 5-bay garage (shed) that will provide storage space for trucks and equipment (truck, excavator, fork-lift), thereby keeping these vehicles out of sight from neighbouring properties.
- The building is proposed to be constructed near the eastern property line. The RA Zone allows a maximum height of 4.0 metres (13 ft.) for accessory structures.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the maximum height of an accessory structure permitted in the RA Zone from 4.0 metres (13 ft.) to 7.32 metres (24 ft.).

Applicant's Reasons:

- The proposed accessory building is a 5-bay shed/garage that will provide storage space for vehicles and equipment.
- A variance to increase the maximum height of an accessory building is required to permit the construction of a building of sufficient size to store vehicles and equipment that may include trucks, excavators, and forklifts.

Staff Comments:

- The proposed structure is located on a large rural parcel and should not impact any neighbouring properties.
- The proposed structure is setback 12 metres from the eastern property line, exceeding the 1.0 meter (3 ft.) minimum setback requirement for accessory buildings in the RA Zone.
- The proposed structure will be well screened by existing vegetation, which should mitigate any visual impact resulting from the building.
- The proposed structure will provide storage space for trucks and equipment, thereby keeping these vehicles out of sight from neighbouring properties.
- Staff support the proposed variance proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan and Building Drawings
- Appendix III. Development Variance Permit No. 7915-0371-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/dk

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KD 10/29/15 9:02 AM

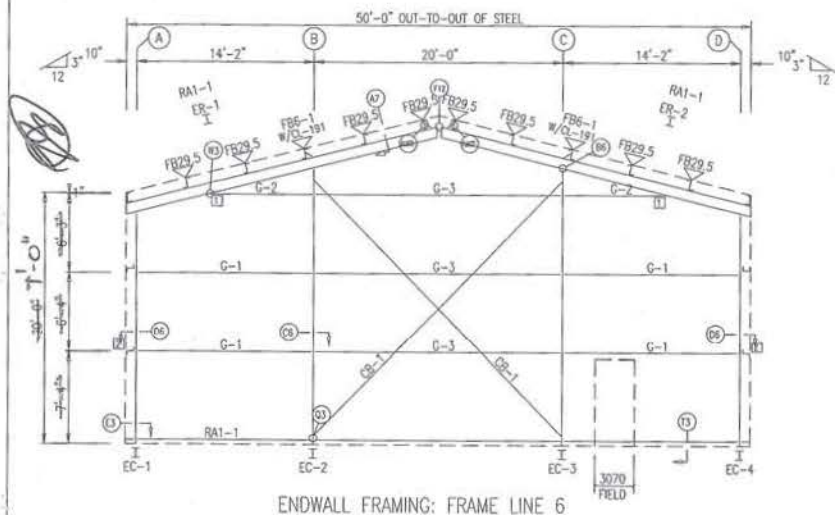
BEARING FRAME ONLY
 WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL
 RAFTER CONNECTION, USE ONE WASHER ON COLUMN SIDE,
 ER-1/ER-2
 WASHER NOT NEEDED ON CLIP SIDE.

BOLT TABLE				
FRAME LINE 6				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	5/8"	1 3/4"
Column/Raf	4	A325	1/2"	1 1/4"

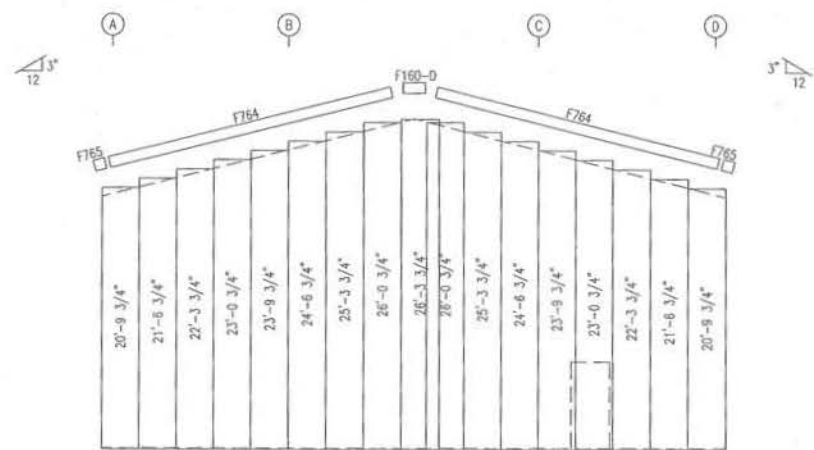
MEMBER TABLE		
FRAME LINE 6		
MARK	PART	LENGTH
EC-1	WBX10	18'-6 13/16"
EC-2	WBX10	22'-1 5/16"
EC-3	WBX10	22'-1 5/16"
EC-4	WBX10	18'-6 13/16"
ER-1	WBX10	25'-9"
ER-2	WBX10	25'-9"
G-1	8X25Z16	13'-6"
G-2	8X25Z16	8'-9 3/16"
G-3	8X25Z12	19'-4"
CB-1	3/4" DIA. ROD	28'-5"

FLANGE BRACE TABLE		
FRAME LINE 6		
V/D	MARK	LENGTH
1	FB29.5	2'-5 1/2"
2	FB9-1 W/CL-191	2'-2"

CONNECTION PLATES	
FRAME LINE 6	
V/D	MARK/PART
1	bt
2	SC-5



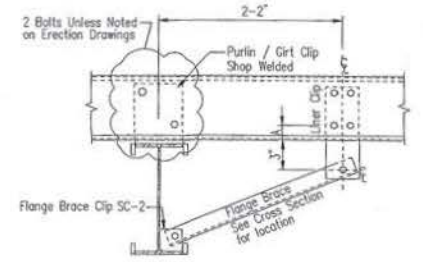
ENDWALL FRAMING: FRAME LINE 6



ENDWALL SHEETING & TRIM: FRAME LINE 6

PANELS: 26 Ga. PR - Koko Brown

CITY OF SURREY
 OCT 18 2015

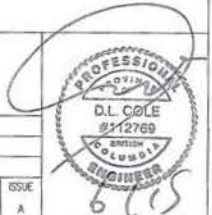


GENERAL NOTES:
 1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
 2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
 3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
 4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	5/18/15	FOR CONSTRUCTION PERMIT	DN	EH	PEY

TORO STEEL BUILDINGS INC.
 1405 DENISON STREET
 MARKHAM, ON L3R-5V2

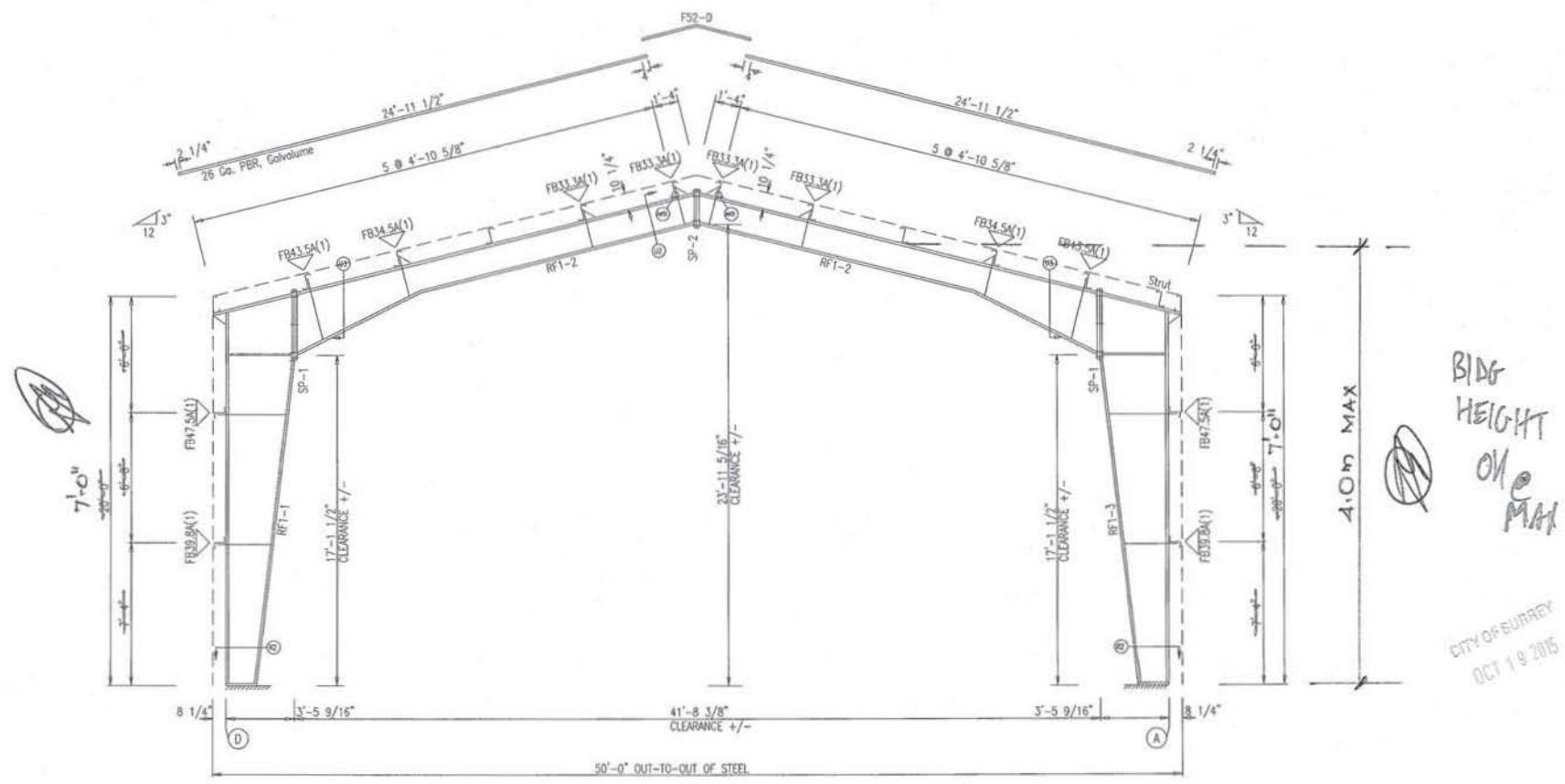
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CUSTOMER:	CHUCK AGER						
LOCATION:	SURREY, BC V3R 0M						
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	5/18/15	N.T.S.	I	A	14-B-64496	E5	A



SPICE BOLT TABLE						
Mark	Qty	Top	Bot	Int	Type	Dia Length
SP-1	4	4	2		A325	3/4" 2"
SP-2	4	4	0		A325	3/4" 1 3/4"

MEMBER TABLE						
Mark	Web Depth		Web Flats		Outside Flange	Inside Flange
	Start/End	Thick	Length	Length	W x Thk x Length	W x Thk x Length
RF1-1	16.0/41.0	0.250	217.2		6 x 1/4" x 230.9	6 x 5/16" x 202.8
RF1-2	41.0/41.0	0.250	24.0		6 x 1/4" x 51.0	6 x 1/4" x 232.7
	35.0/16.0	0.250	85.5		6 x 1/4" x 24.0	6 x 1/4" x 175.9
RF1-3	15.0/16.0	0.156	180.0		6 x 1/4" x 51.0	6 x 5/16" x 202.8
	41.0/41.0	0.250	24.0		6 x 1/4" x 51.0	6 x 5/16" x 202.8
	41.0/16.0	0.250	217.2		6 x 1/4" x 230.9	

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)
 FBxx(1); xx=length(in)
 A - L24X140



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5

GENERAL NOTES:

- ALL BOLTED JOINTS WITH A325M-09 TYPE 1 BOLTS GREATER THAN 1/2" DIAMETER ARE SPECIFIED AS PRETENSIONED JOINTS IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, JUNE 30, 2004". PRETENSIONING CAN BE ACCOMPLISHED BY USING THE TURN-OF-NUT METHOD OR TIGHTENING, CALIBRATED WRENCH, TWIST OFF TYPE TENSION CONTROL BOLTS OR DIRECT TENSION INDICATOR AS ACCEPTABLE TO THE INSPECTING AGENCY AND BUILDING OFFICIAL. INSTALLATION INSPECTION REQUIREMENTS FOR PRE-TENSIONED JOINTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.2) USING TURN-OF-NUT METHOD IS SUGGESTED. THE CONNECTIONS ON THIS PROJECT ARE NOT SLIP CRITICAL.
- ALL FIELD CONNECTIONS OF SECONDARY FRAMING SHALL BE BOLTED WITH A325 BOLTS.
- INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN

ISSUE	DATE	DESCRIPTION	BY	CK'D	DSN
A	5/18/15	FOR CONSTRUCTION PERMIT	DN		PEY

TORO STEEL BUILDINGS INC.
 1405 DENISON STREET
 MARKHAM, ON L3R-5V2

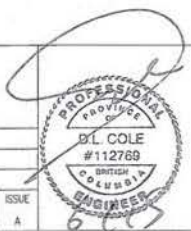
PROJECT: CHUCK AGER T15-0047
 CUSTOMER: CHUCK AGER
 LOCATION: SURREY, BC V3R 0M4

OWNER: CHUCK AGER

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	5/18/15	N.T.S.	1	A	14-B-84495	E6	A

BIDG HEIGHT OK MAH

CITY OF SURREY
 OCT 19 2015



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0371-00

Issued To: Carol J Ager
("the Owner")

Address of Owner: 17146 - 20 Avenue
Surrey, BC V3Z 9N4

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: 011-225-882

Legal Subdivision 6 Section 18 Township 7 Except: Firstly: West 366.5 Feet Secondly: North 33 Feet Thirdly: Parcel "A" (Explanatroy Plan 13226),New Westminster District

17146 - 20 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Sub-section G.2, Height of Buildings, of Part 12 One-Acre Residential Zone (RA) the maximum height of an accessory structure is increased from 4.0 metres (13 ft.) to 7.32 metres (24 ft.).
4. This development variance permit applies to only that portion of the buildings and structures 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, any of the existing buildings and structures shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

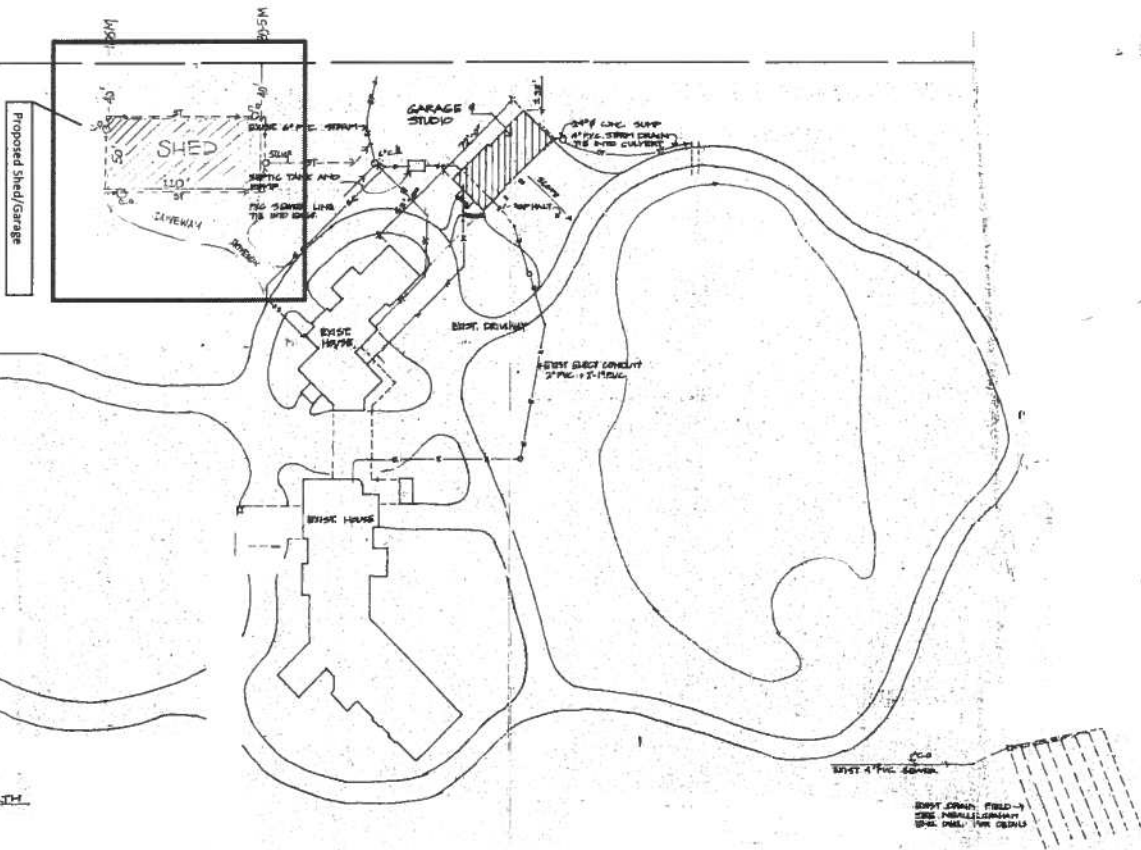
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is 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

633 sq. ft. = 5923 M
A1 = 1.695 M²



20' ZONE AVE.
40' ZONE AVE.
40' ZONE AVE.
40' ZONE AVE.

14 002 392

SCHEDULE A

17146-20th Ave.
Surrey, B.C. V3Z 0N4

LEGAL DESCRIPTION
BLK. G., SECT. 18, TOWNSHIP 7,
N.W. 1/4 EXCEPT PLAN EXPL. 15026,
EXC. W. 84.6 FT. & N. 55 FT.
P.L.D. - 01 - 238 - 002



BEARING FRAME ONLY
 WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BOLT TABLE
 FRAME LINE 6

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	5/8"	1 3/4"
Column/Raft	4	A325	1/2"	1 1/4"

MEMBER TABLE
 FRAME LINE 6

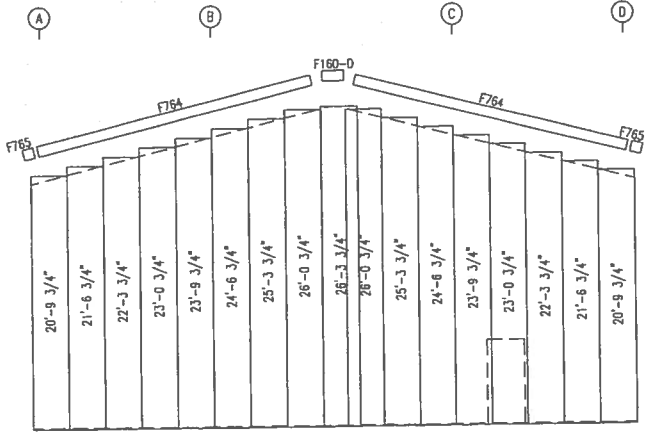
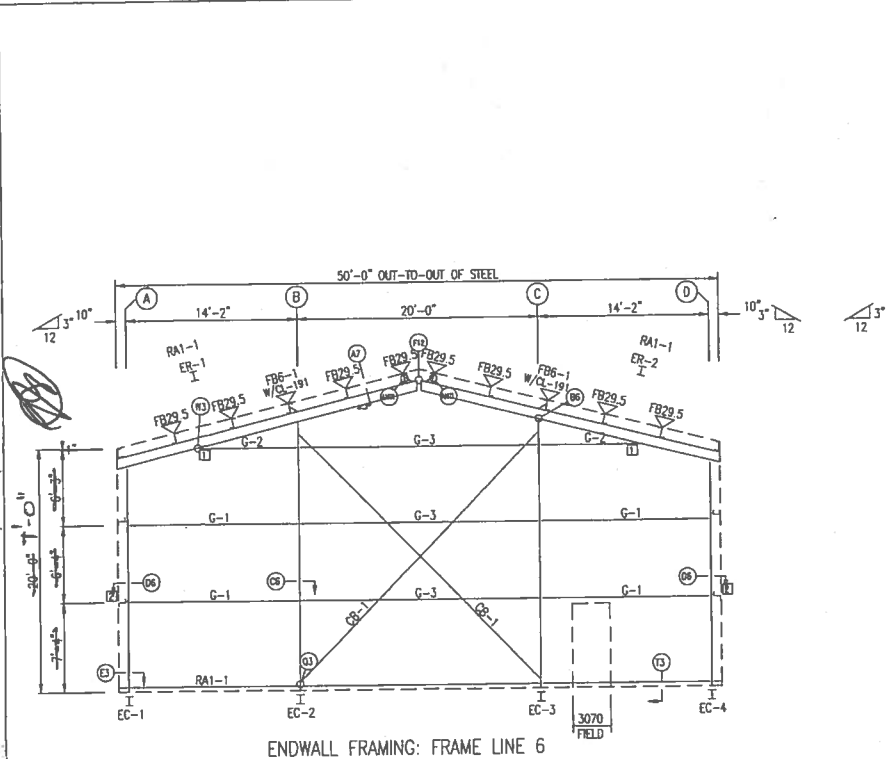
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ER-1	WBX10	25'-9"
ER-2	WBX10	25'-9"
G-1	8X25216	13'-6"
G-2	8X25216	8'-9 3/16"
G-3	8X25212	19'-4"
CB-1	3/4" DIA ROD	22'-6"

FLANGE BRACE TABLE
 FRAME LINE 6

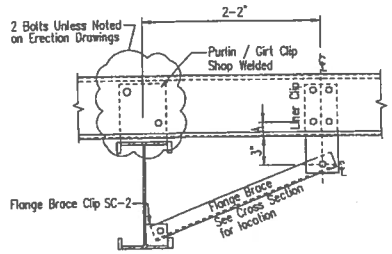
QTY	MARK	LENGTH
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2	FB6-1	2'-2"
	W/CL-191	

CONNECTION PLATES
 FRAME LINE 6

QTY	MARK/PART
1	BT
2	SC-5



ENDWALL SHEETING & TRIM: FRAME LINE 6
 PANELS: 26 Co. PR - Koko Brown



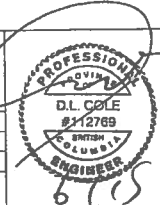
CITY OF SURREY
 OCT 13 2015

GENERAL NOTES:
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ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
A	5/18/15	FOR CONSTRUCTION PERMIT	GN	EH	PEY

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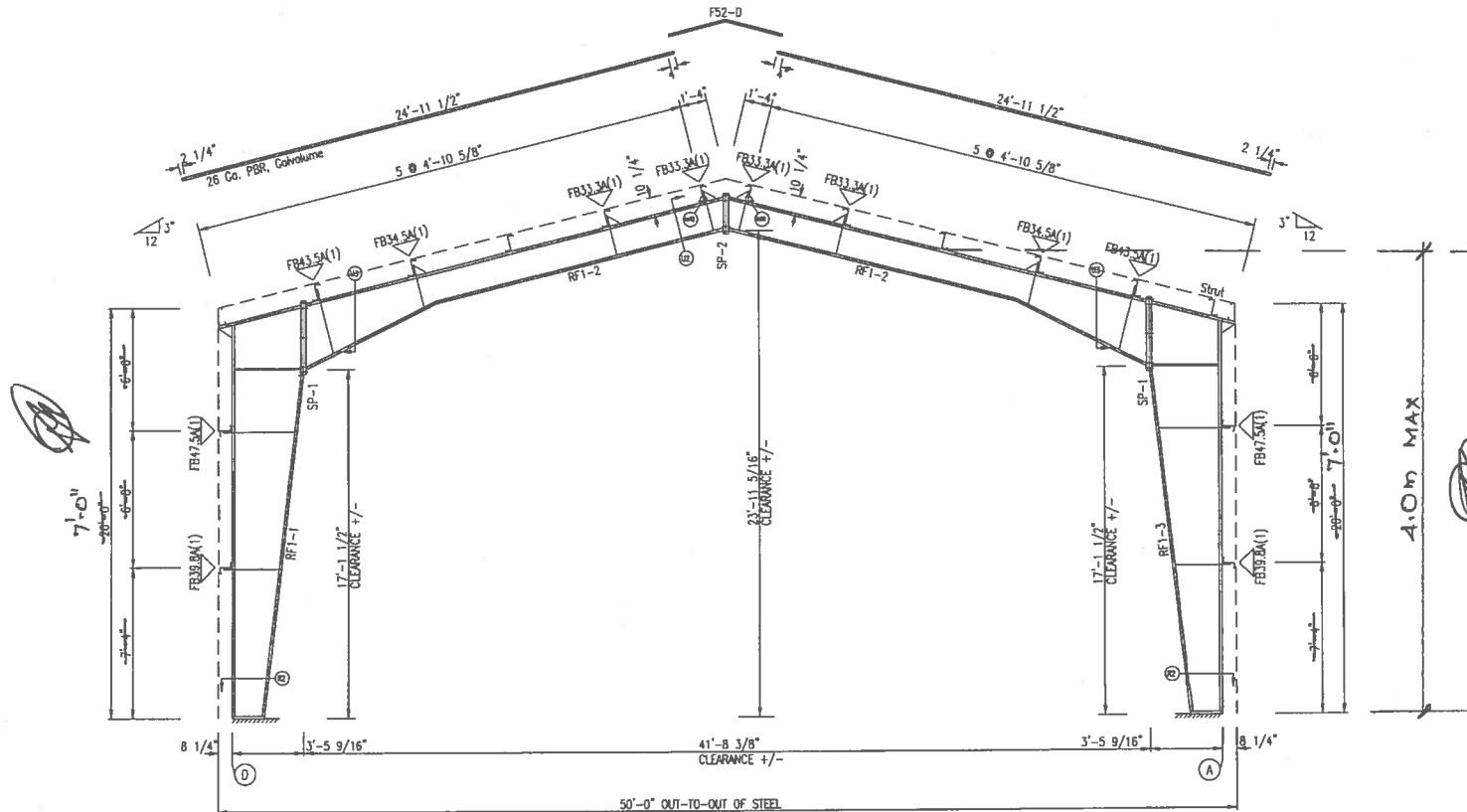
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CUSTOMER:	CHUCK AGER						
LOCATION:	SURREY, BC V3R 0M						
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	5/18/15	N.T.S.	1	A	14-B-84496	E5	A



SPURCE BOLT TABLE							
Mark	Qty	Top	Bot	Int	Type	Dia	Length
SP-1	4	4	2	A325	3/4"	2"	
SP-2	4	4	0	A325	3/4"	1 3/4"	

Mark	Web Depth		Web Plate		Outside Flange		Inside Flange	
	Start/End	Thick	Length	Length	W x Thk x Length	W x Thk x Length	W x Thk x Length	
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	41.0/41.0	0.250	24.0	24.0	6 x 1/4" x 51.0	6 x 5/16" x 202.8		
	41.0/16.0	0.250	217.2		6 x 1/4" x 230.9			

FLANGE BRACES: BOTH SIDES (UNLESS NOTED)
 FB34(A): xx=length(m)
 A - L2X2X14G



BIG HEIGHT ON MAX

CITY OF SURREY
 OCT 19 2015

RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5

GENERAL NOTES:
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 3. INSTALL ALL FLANGE BRACES ON COLUMN AND RAFTER AS SHOWN

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A	5/18/15	FOR CONSTRUCTION PERMIT	GN	PEY	

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 MARKHAM, ON L3R-5V2

PROJECT:	CHUCK AGER T15-0047	OWNER:	CHUCK AGER				
CUSTOMER:	CHUCK AGER						
LOCATION:	SURREY, BC V0R 0M						
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	5/18/15	N.T.S.	I	A	14-B-84496	E6	A

