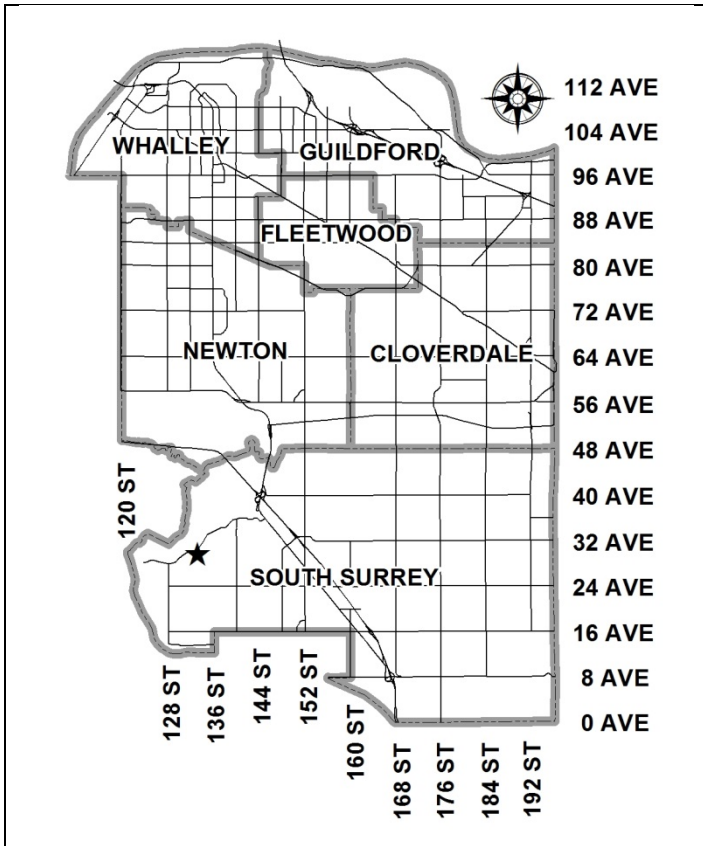


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0395-00

Planning Report Date: February 1, 2016



PROPOSAL:

- **Development Variance Permit**
to reduce the minimum front yard setback for proposed accessory buildings.

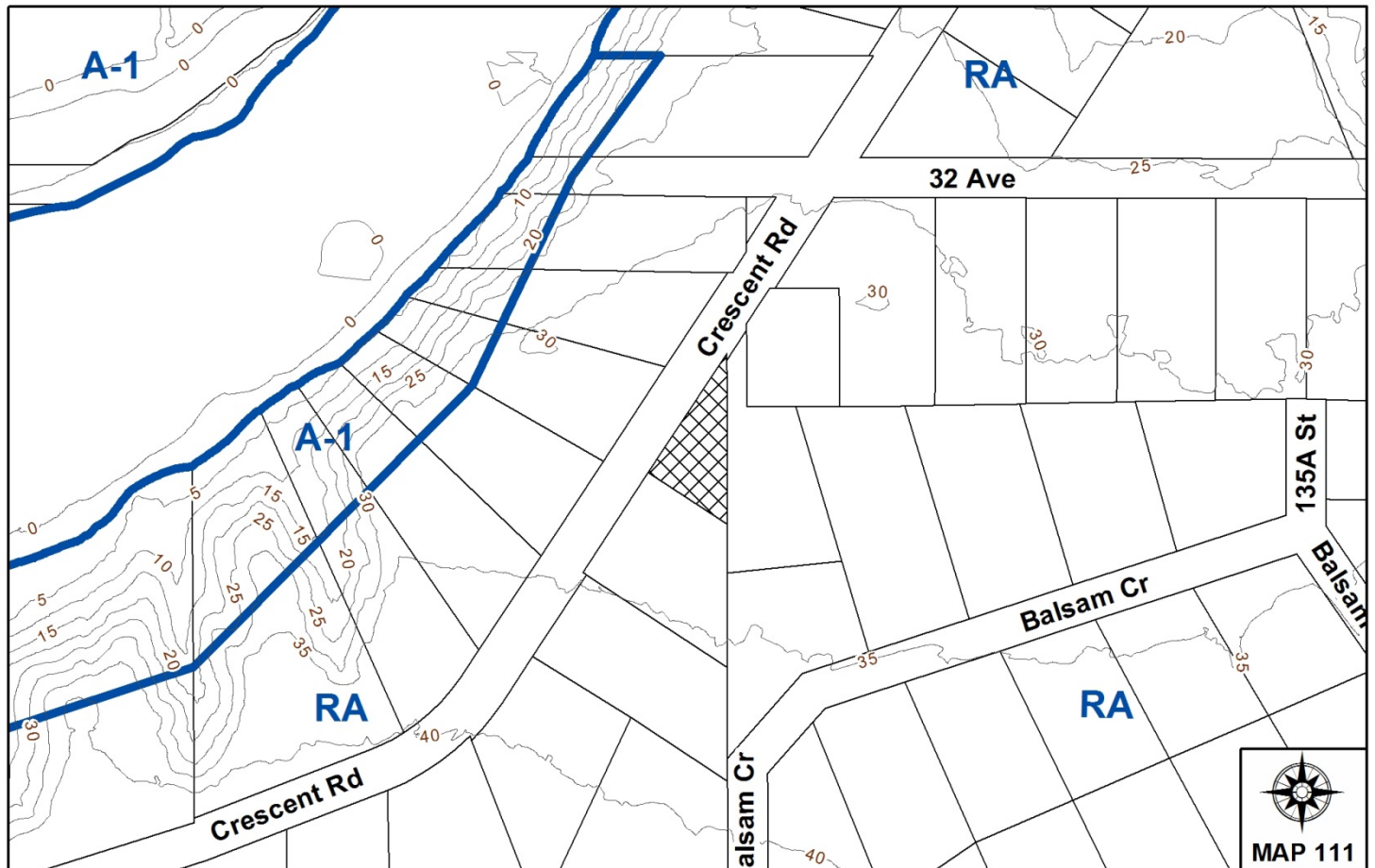
LOCATION: 13378 Crescent Road

OWNER: Diane C Tisdale

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: One Acre Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum front yard setback for accessory buildings of the RA Zone from 18 metres (60 ft.) to 14.6 metres (48 ft.).

RATIONALE OF RECOMMENDATION

- The requested variance is to accommodate a proposed accessory building (gazebo) and an existing, non-conforming accessory building (shed) located in the rear yard of the property.
- The variance is necessary due to the Special Building Setback requirement for lots fronting or flanking an arterial road or collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law. Crescent Road is an arterial road and requires an additional 3.442 metres (11.3 ft.) of road right-of-way for an ultimate road allowance of 27 metres (89 ft.).
- Both the proposed accessory building and existing, non-conforming accessory building are set back 18 metres (60 ft.) from the existing property line and are well-screened from the street by the house and hedges.
- The existing, non-conforming accessory building was constructed in approximately 2014 and no complaints have been received from neighbours regarding the structure.
- The applicant does not propose to alter the existing principal residence fronting Crescent Road.
- Staff supports the requested variances to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0395-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback for accessory buildings of the RA Zone from 18 metres (60 ft.) to 14.6 metres (48 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/LAP Designation	Existing Zone
North:	Single Family Dwellings	Suburban/ One Acre Residential	RA
East:	Single Family Dwellings	Suburban/ One Acre Residential	RA
South:	Single Family Dwellings	Suburban/ One Acre Residential	RA
West (Across Crescent Road):	Single Family Dwellings	Suburban	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 13378 Crescent Road. The property is zoned “One-Acre Residential Zone” (RA), designated “One Acre Residential” in the Central Semiahmoo Peninsula Plan, and designated “Suburban” in the OCP.
- Crescent Road is an arterial road and requires a 27 metres (89 ft.) right-of-way to achieve the ultimate road allowance. The current property line is 10.058 metres (33 ft.) from the road centreline. The ultimate property line is 13.5 metres (44.3 ft.) as measured from the road centreline. Therefore, the difference between the existing property line and the ultimate property line of 3.443 metres (11.3 ft.) is required to achieve the ultimate road allowance.

- A previous Development Variance Permit was approved for this property under application 7902-0148-00 to allow for the construction of a new garage to encroach into the Special Building Setback.
- The existing, non-conforming accessory building (shed) was constructed in 2014 and encroaches into the Special Building Setback.

Current Proposal

- The applicant is proposing a Development Variance Permit to reduce the minimum front yard setback for accessory buildings of the RA Zone from 18 metres (60 ft.) to 14.6 metres (48 ft.).
- The applicant is applying for a Building Permit to construct a new gazebo and in-ground pool.
- The proposed accessory building (gazebo) is 33 square metres (360 sq. ft.) in area and 3.84 metres (12.6 ft.) in height. The existing, non-conforming accessory building (shed) is 9 square metres (97 sq. ft.) in area and approximate 2.75 metres (9 ft.) in height. Both structures conform to the minimum side yard and rear yard setbacks, and the maximum height requirements of the RA Zone. The location and elevation of each structure are shown in Appendix II & III.
- Due to the Special Building Setback requirements set out in Part 7 of the Zoning Bylaw for the ultimate road allowance on Crescent Road, the front yard setback for the proposed gazebo and existing shed are reduced by 3.442 metres (11.3 ft.), to protect for the ultimate road allowance of 27 metres (89 ft.).
- The reduced front yard setback will allow for the addition of gazebo and the retention of the existing, non-conforming accessory building (shed) that will house equipment for a proposed in-ground pool.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback for accessory buildings of the RA Zone from 18 metres (60 ft.) to 14.6 metres (48 ft.).

Applicant's Reasons:

- The requested front yard setback variance is to permit the construction of a proposed accessory building (gazebo) and the retention of an existing, non-conforming accessory building (shed) located in the rear yard of the property.
- The proposed gazebo and existing shed have been incorporated into a detailed, back yard design that incorporates an in-ground pool and accommodates the irregular shape of the rear yard. The existing shed will be used to house equipment for the proposed in-ground pool.

- The applicant does not propose to alter the front yard setback of the existing principal residence fronting Crescent Road.

Staff Comments:

- Both the proposed accessory building (gazebo) and existing, non-conforming accessory building (shed) are located in the rear yard, are set back 18m (60 ft.) from the existing front property line. The structures are well-screened from the street by the house and hedges.
- The existing, non-conforming accessory building was constructed in approximately 2014 and no complaints have been received from neighbours regarding the structure.
- The variance is required due to a Special Building Setback at the front of the property of 3.442 metres that is required as per Part 7 of the Zoning Bylaw for ultimate road allowance on Crescent Road.
- The subject site is located on Crescent Road, which is a designated Arterial Road in the Surrey Road Classification Map (R-91), attached as Schedule D to Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 27-metre (89 ft.) wide road allowance for Crescent Road.
- Staff support the requested variances to proceed 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.	Proposed Site Plan
Appendix III.	Proposed Building Addition Drawings
Appendix IV.	Development Variance Permit No. 7915-0395-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/ar

Information for City Clerk

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

1. (a) Agent: Name: Mike Knight
 MWK Contracting Inc.
 Address: 14084 - Greencrest Drive
 Surrey, BC V4P 1L6

 Tel: 604-250-4111 - Cellular
 604-250-4111 - Fax

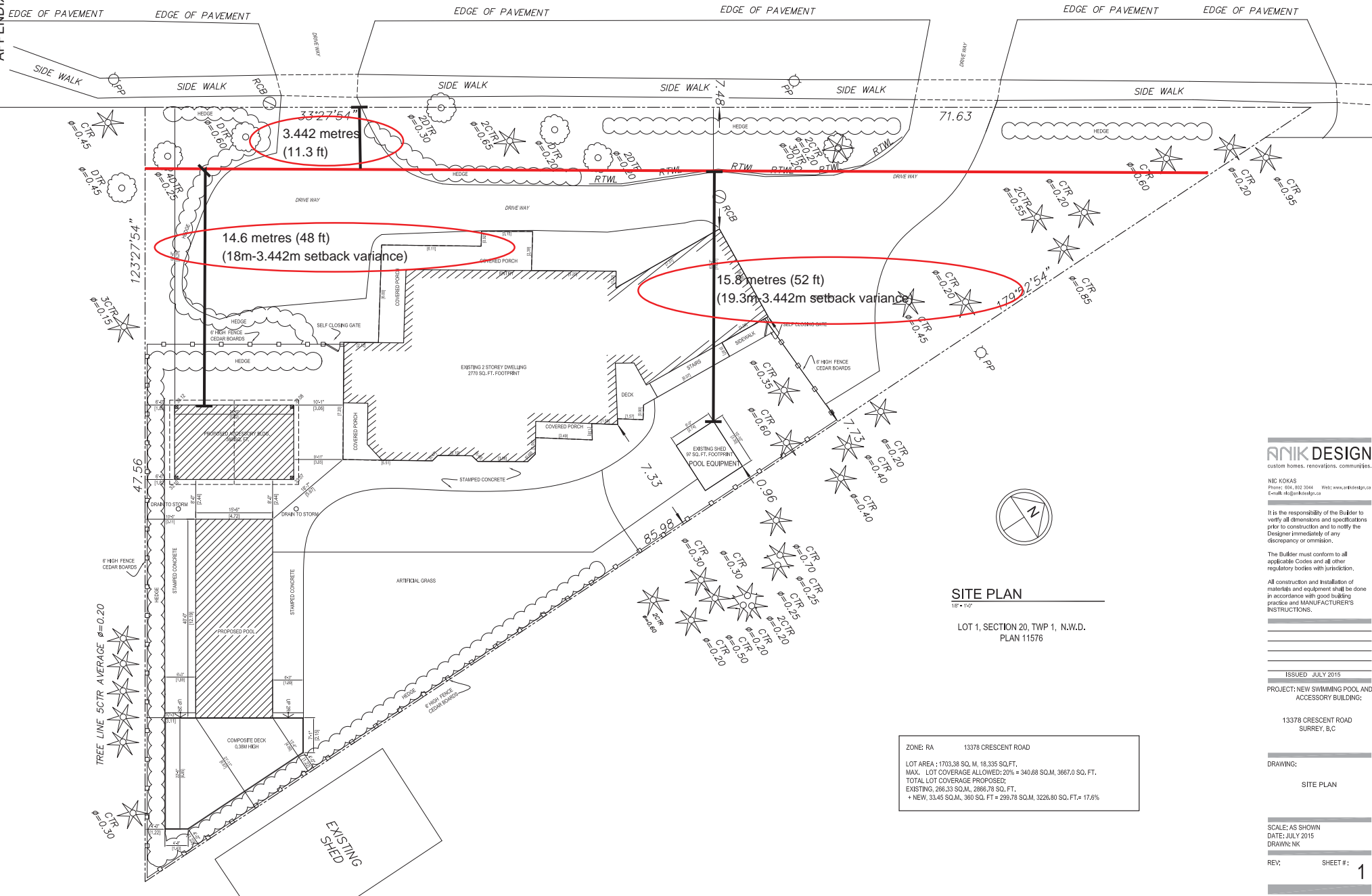
2. Properties involved in the Application
 - (a) Civic Address: 13378 Crescent Road

 - (b) Civic Address: 13378 Crescent Road
 Owner: Diane C Tisdale
 PID: 009-559-825
 Lot 1 Section 20 Township 1 New Westminster District Plan 11576

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7915-0395-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

APPENDIX II

CRESCENT ROAD



SITE PLAN

18" = 10'

LOT 1, SECTION 20, TWP 1, N.W.D.
PLAN 11576

ZONE: RA 13378 CRESCENT ROAD
 LOT AREA: 1700.38 SQ. M. 18,335 SQ. FT.
 MAX. LOT COVERAGE ALLOWED: 20% = 340.80 SQ.M. 3667.0 SQ. FT.
 TOTAL LOT COVERAGE PROPOSED:
 EXISTING, 266.33 SQ.M. 2866.78 SQ. FT.
 + NEW, 33.45 SQ.M. 360 SQ. FT. = 299.78 SQ.M. 3226.80 SQ. FT. = 17.6%

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NIC KOKAS
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 E-mail: nk@arnikdesign.ca

It is the responsibility of the Builder to verify all dimensions and specifications prior to construction and to notify the Designer immediately of any discrepancy or omission.

The Builder must conform to all applicable Codes and all other regulatory bodies with jurisdiction.

All construction and installation of materials and equipment shall be done in accordance with good building practice and MANUFACTURER'S INSTRUCTIONS.

ISSUED JULY 2015
 PROJECT: NEW SWIMMING POOL AND ACCESSORY BUILDING;

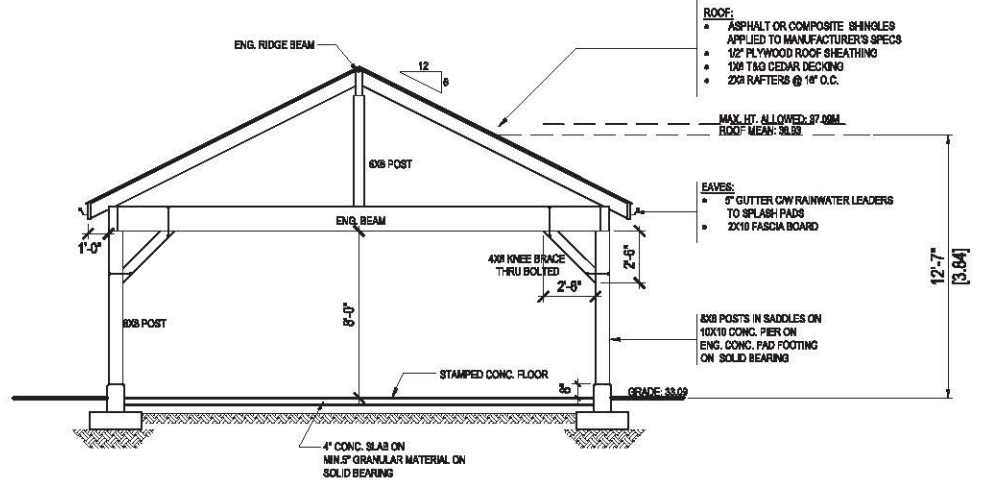
13378 CRESCENT ROAD
 SURREY, B.C.

DRAWING:

SITE PLAN

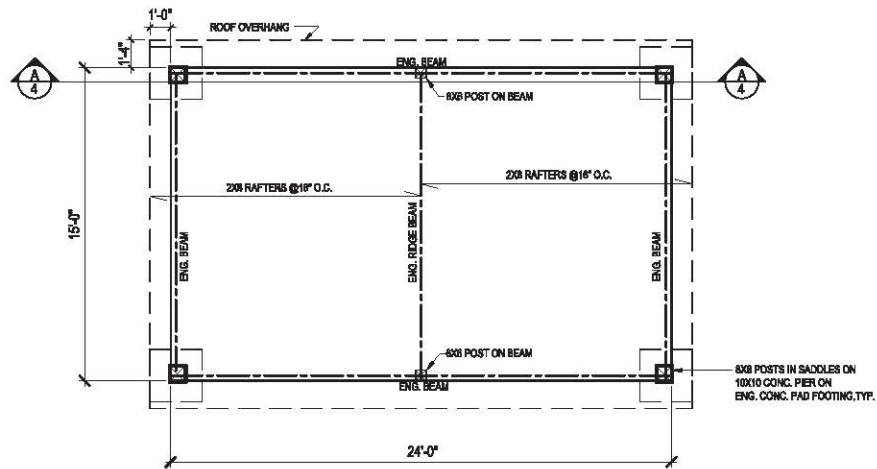
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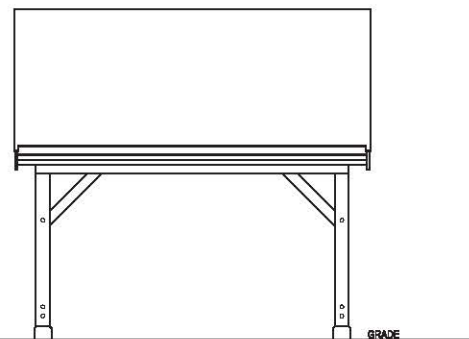
SECTION A-A

1/4" = 1'-0"



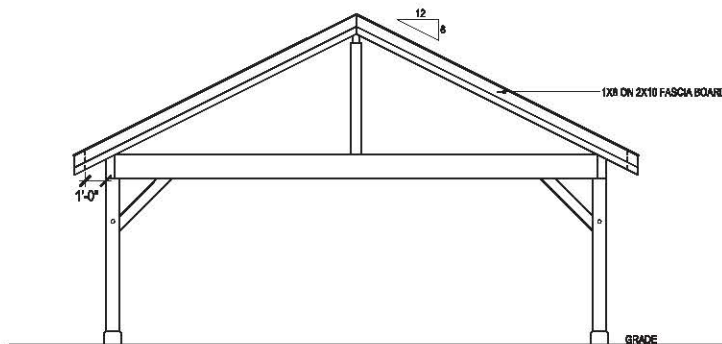
PLAN

1/4" = 1'-0"



SIDE ELEVATIONS

1/4" = 1'-0"



FRONT & REAR ELEVATIONS

1/4" = 1'-0"

- ROOF:**
- ASPHALT OR COMPOSITE SHINGLES APPLIED TO MANUFACTURER'S SPECS
 - 1/2" PLYWOOD ROOF SHEATHING
 - 1x8 T&G CEDAR DECKING
 - 2x8 RAFTERS @ 16" O.C.

MAX. HT. ALLOWED: 87' 00"
ROOF MEAN: 38.58'

- EAVES:**
- 6" GUTTER ON RAINWATER LEADERS TO SPLASH PADS
 - 2x10 FASCIA BOARD

6x8 POSTS IN SADDLES ON 10x10 CONC. PIER ON ENG. CONC. PAD FOOTING ON SOLID BEARING

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NIC KOIKAS
Phone: 804, 802 3044 Web: www.rnikdesign.ca
E-mail: rnik@rnikdesign.ca

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PROJECT: NEW SWIMMING POOL AND ACCESSORY BUILDING:

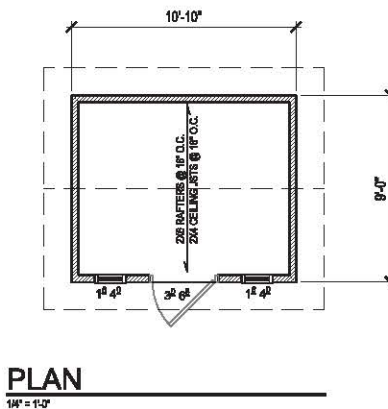
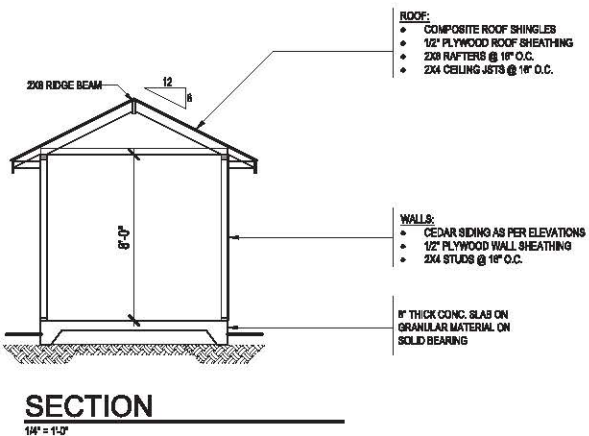
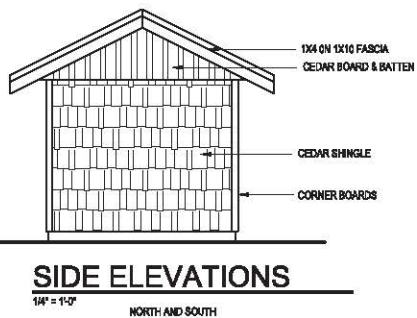
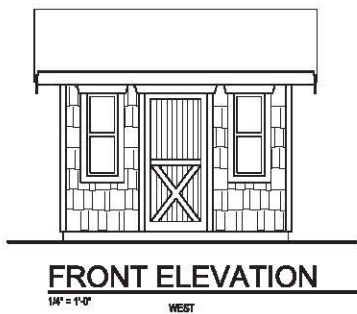
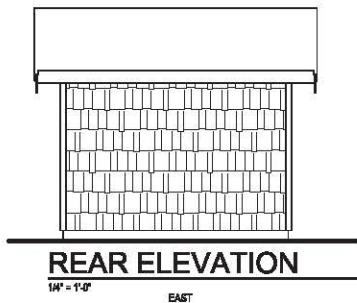
13378 CRESCENT ROAD
SURREY, B.C

DRAWING:

PLANS
ELEVATIONS
CROSS-SECTIONS

SCALE: AS SHOWN
DATE: JULY 2015
DRAWN: NK

REV: SHEET #:



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E-mail: nic@ankdesign.ca

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ISSUED JULY 2016

PROJECT: NEW SWIMMING POOL AND ACCESSORY BUILDING:

13378 CRESCENT ROAD
SURREY, B.C.

DRAWING:

EXISTING GARDEN SHED PLANS

SCALE: AS SHOWN
DATE: JULY 2015
DRAWN: NK

REV: SHEET #:

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0395-00

Issued To: Diane C Tisdale
("the Owner")

Address of Owner: PO BOX 38021 RPO MORGAN HEIGHT
SURREY BC V3Z 6R3

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: 009-559-825
LT 1 FR NE SEC 20 T1 PL 11576
13378 Crescent Rd

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section F. Yards and Setbacks of Part 12 One-Acre Residential Zone, the minimum front yard setback for an accessory building is reduced from 18 metres (60 ft.) to 14.6 metres (48 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 shown on attached Schedule A.

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 complete the building permit requirements with respect to the building for 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.

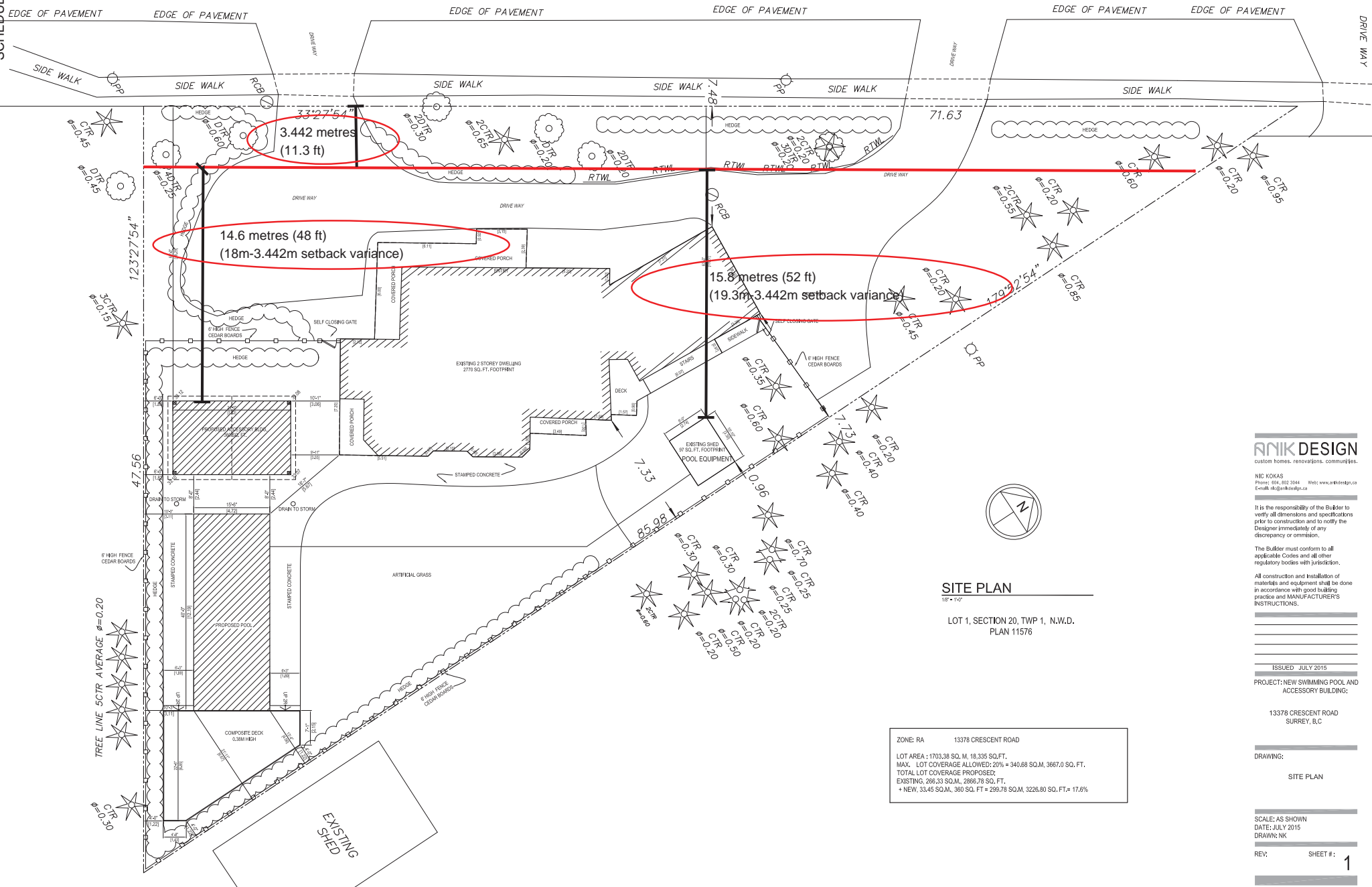
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

SCHEDULE A

CRESCENT ROAD



SITE PLAN

18" = 10'
 LOT 1, SECTION 20, TWP 1, N.W.D.
 PLAN 11576

ZONE: RA 13378 CRESCENT ROAD
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 SURREY, B.C.

DRAWING:

SITE PLAN

SCALE: AS SHOWN
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