

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0432-00

Planning Report Date: September 12, 2016

**PROPOSAL:**

- **Development Variance Permit**

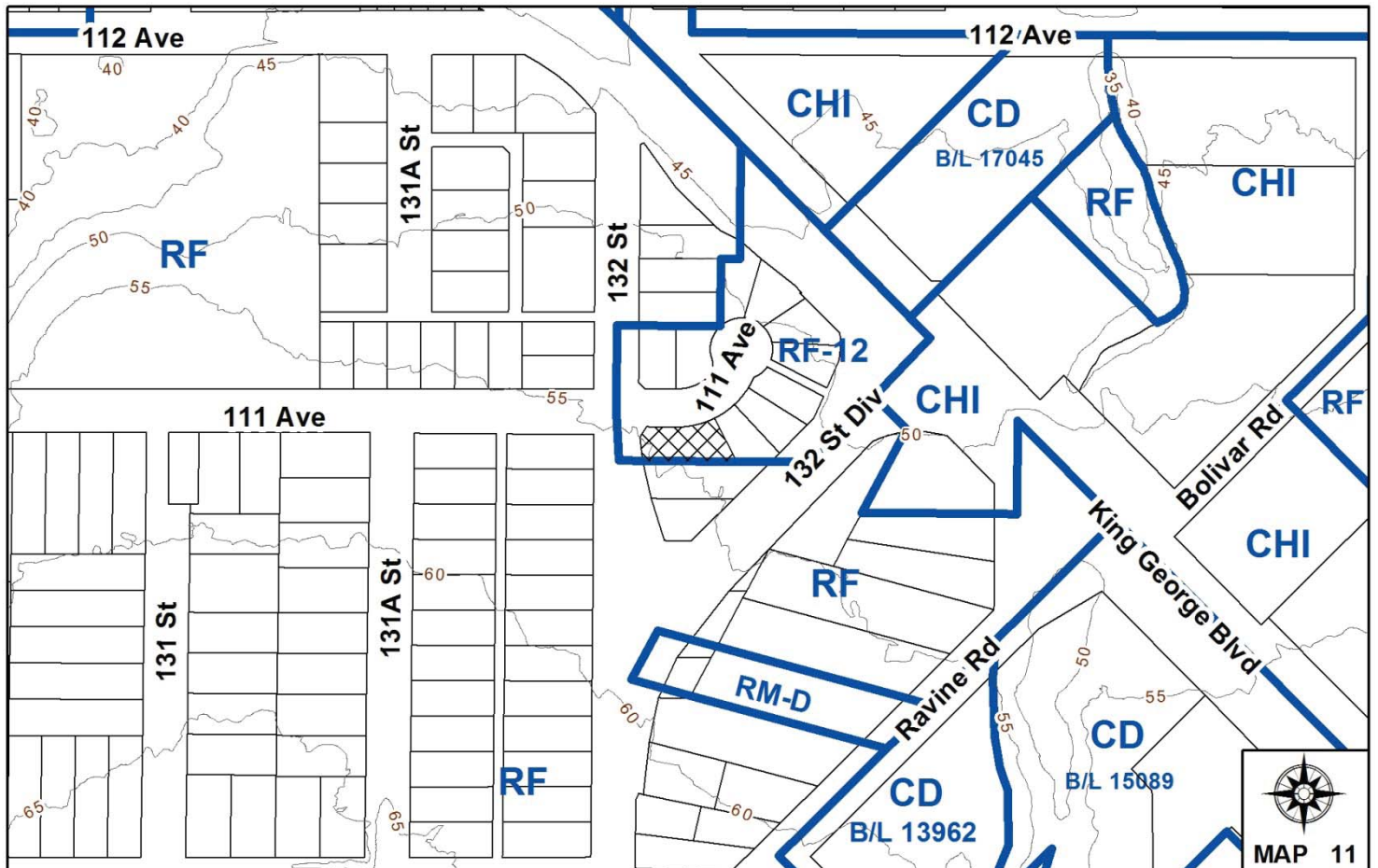
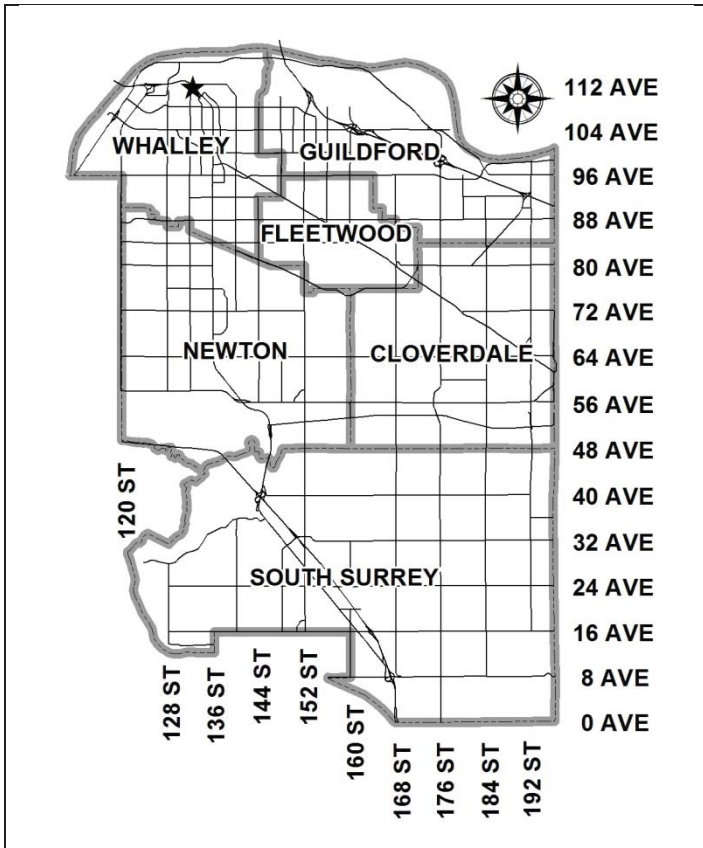
to permit a reduced rear (east) yard setback and a basement access well between the principal building and the side (south) lot line for a new single family dwelling, in order to retain trees.

**LOCATION:** 11106 - 132 Street

**OWNER:** Gurdeep S Nijjer

**ZONING:** RF-12

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking relaxation of the rear (east) yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) and permission to construct a basement access well within the side (south) yard.

### RATIONALE OF RECOMMENDATION

- The proposed variances will permit a standard sized RF-12 home to be built and the retention of mature trees.
- Development Variance Permit No. 7907-0226-01, to permit a reduced rear yard setback on the subject lot expired on March 31, 2016.
- Basement access is restricted to the rear of the house in the RF-12 Zone. The south side yard will function as the rear yard with its increased setback and therefore it is reasonable to permit basement access to encroach into the south side yard.
- Restrictive covenants (RCs) were registered on the subject lot as part of the original rezoning and subdivision (Development Application No. 7907-0226-00), to increase the setbacks along the west and north property lines to protect trees located in the front yard. These RCs were also originally intended to increase the setbacks along the south property line for the same purpose, however, this was inadvertently omitted and therefore will be required as part of the subject application.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0432-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (east) yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and
  - (b) to vary the RF-12 Zone to permit the construction of a basement access and basement well with staircase to encroach between the principal building and the side (south) lot line.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) discharge of the existing restrictive covenant (CA3520979), requiring a minimum north side yard setback of 4 metres (13 ft.) to the principal building face and 6 metres (20 ft.) to the garage face; and
  - (b) registration of a restrictive covenant requiring minimum 4-metre (13 ft.) north and south side yard setbacks to the principal building face and a minimum 6-metre (20 ft.) north side yard setback to garage face, with the exception of a front porch and staircase (which may encroach into the 4-metre (13 ft.) north side yard setback).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 111 Avenue):	Vacant lot and new single family dwelling	Urban	RF-12
East:	New single family dwelling	Urban	RF-12
South:	Single family dwelling	Urban	RF
West (Across 132 Street):	Single family dwelling	Urban	RF

## DEVELOPMENT CONSIDERATIONS

### Background

- On July 22, 2013, Council granted Final Adoption to Rezoning By-law No. 16908 (Development Application No. 7907-0226-00) to rezone four properties at 132 Street and 111 Avenue in Whalley from "Single Family Residential Zone (RF)" and "Highway Commercial Zone (CHI)" to "Single Family Residential (12) Zone (RF-12)" in order to allow subdivision into ten (10) small single family lots, including the subject lot (Appendix II).
- As part of this application, Council issued Development Variance Permit No. 7907-0226-00, which permitted a reduced rear yard (eastern) setback on the subject lot, to facilitate the retention of existing trees within the front yard (western) setback.
- Due to outstanding legal issues, the subdivision plan accompanying this proposal was not executed by the Approving Officer until December 2013 and was not registered at the Land Title Office until January 2014.
- Development Variance Permit (DVP) No. 7907-0226-00, which was issued on April 20, 2009, contained a clause indicating that the DVP would expire if the subdivision associated with the DVP was not registered within three years of the date of the issuance of the DVP. As a result DVP No. 7907-0226-00 expired on April 20, 2012.
- On August 22, 2012, the applicant submitted an application for a new DVP (to reduce the rear yard setbacks), which was issued on March 31, 2014. However, DVP No. 7907-0226-01 contained a clause indicating that the DVP would expire if the owner did not substantially start construction within two years of the date of issuance of the DVP. As a result DVP No. 7907-0226-01 expired on March 31, 2016.
- The applicant has submitted the subject application for another DVP in order to be able to construct the single family dwelling originally envisioned for the subject lot.

### Current Application

- The subject site is designated Urban in the OCP, zoned "Single Family Residential (12) Zone (RF-12)" and is 625 square metres (6,727 sq. ft.) in size.
- The first two DVPs allowed a reduced rear (east) yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) to facilitate the retention of existing, mature trees within the front yard (west) setback.
- As part of the original application, a no-build restrictive covenant (RC) was intended to be registered against the title of the subject lot to increase the north and south side yard setbacks to 4 metres (13 ft.) to the principal building face and to increase the north side yard setback to 6 metres (20 ft.) to the garage face. However, only an RC to increase the north side yard setback was registered as part of the original application (CA3520979). As a result, the discharge of this existing RC and the registration of a new RC (increasing both north and south side yard setbacks, as originally intended) will be required under the subject DVP application.

- In addition, the applicant has requested that a front porch and staircase be permitted to encroach within the 4-metre (13 ft.) north side yard setback and a basement access well and staircase be permitted to encroach within the 4-metre (13 ft.) south side yard setback in the new RC. This would facilitate the construction of a standard sized RF-12 house, for which the applicant submitted a building permit application on March 4, 2015 (currently on hold pending Council consideration of the subject DVP and until the RC issues are resolved).
- The applicant has also requested basement access along the south side yard, which is contrary to the RF-12 Zone. In accordance with the RF-12 Zone basement access and basement wells are permitted only between the principal building and the rear lot line and must not exceed a maximum area of 14-square metres (150-square ft.), including the stairs.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the rear (east) yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).
- To vary the RF-12 Zone to permit the construction of a basement access well and staircase between the principal building and the side (south) lot line.

Applicant's Reasons:

- The front (west) yard of the subject lot is encumbered by an approximate 15-metre (49 ft.) deep no-build tree protection restrictive covenant (CA3520977).
- The north and south side yard setbacks will be increased by another restrictive covenant to improve the streetscape and to increase privacy to the southern neighbour.
- By allowing a reduced rear (east) yard setback, a standard sized (2,800 sq. ft.) RF-12 house can be built on the subject lot.

Staff Comments:

- Two restrictive covenants (RCs) to increase setbacks were registered on the subject site as part of the original rezoning and subdivision application (Development Application No. 7907-0226-00). The first RC was to protect a stand of trees along 132 Street and to increase the front (western) yard setback from 7.5 metres (25 ft.) to approximately 15 metres (50 ft.).
- The second RC was intended to increase the setbacks along both the north and south property lines, however, the RC in actuality only increased the setbacks along the north property line. This RC will be discharged and a new RC to increase the setbacks along both the north and south property lines will be registered, as originally intended, as a condition of the subject DVP application. This new RC will permit a front porch and staircase to encroach into the north setback area.

- The applicant submitted a building permit application on March 4, 2015, which is currently on hold pending the approval of the proposed variances and registration of a new RC for north and south side yard setbacks.
- As the proposed house will face 111 Avenue, the northern side yard functionally becomes the front yard, although technically the front yard is along the 132 Street frontage of the lot. The southern side yard functionally becomes the rear yard, although technically the rear yard is along the eastern property line.
- The southern side yard will be well screened from 132 Street by a stand of trees preserved through an existing RC and from 111 Avenue by the proposed dwelling.
- The southern property line interfaces with the side lot line of the neighbouring lot to the south (11100 – 132 Street). The new RC to increase the side (south) yard setback to 4-metre (13 ft.) will allow for the retention of landscapable side yard space between the proposed dwelling on the subject lot and the southern lot line, as illustrated on the proposed site plan attached as Appendix III, creating a condition more similar to a rear yard to side yard condition than a side yard to side yard condition.
- The proposed relaxation of the rear (east) yard setback will allow the retention of mature trees on the site while still allowing the landowner to construct a standard RF-12 sized house.
- The eastern property line interfaces with the side lot line of the neighbouring lot to the east (13218 – 111 Avenue). As such, the proposed rear yard relaxation will essentially result in a side yard to side yard condition.
- The RF-12 Zone restricts basement access and basement wells to the rear yard. The south side yard will function as a rear yard, with the setback increased to 4 metres (13 ft.). It is reasonable to allow basement access to encroach in the south side yard.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Associated Subdivision
- Appendix III. Site Plan
- Appendix IV. Development Variance Permit No. 7915-0432-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/dk



Information for City Clerk

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

1. (a) Agent:      Name:                      Gurdeep S Nijjer  
  
   Address:                      6855 - 128 Street  
   Surrey, BC V3W 4E1  
  
   Tel:                              604-377-5909
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      11106 - 132 Street
  
  - (b)      Civic Address:                      11106 - 132 Street  
   Owner:                              Gurdeep S Nijjer  
   PID:                                      029-247-365  
   Lot 3 Block 5N Section 15 Range 2w Plan Epp28525 New Westminster District
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7915-0432-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding conditions are satisfied.
  
  - (b)      Remove Notice of Development Variance Permit No. 7907-0226-01 from title.



PLAN EPP28525

**SUBDIVISION PLAN OF:**

**PARCEL "A" (EXPLANATORY PLAN 12390) LOT 12 EXCEPT:  
PART ROAD ON PLAN LMP6198, PLAN 8815**

**LOT 11 EXCEPT: FIRSTLY; WEST 120 FEET,  
SECONDLY; PART ROAD ON PLAN LMP6198,  
PLAN 8815**

**LOT 84 EXCEPT: FIRSTLY; PART ROAD ON PLAN LMP6198,  
SECONDLY; PART ROAD ON PLAN LMP41027,  
PLAN 37649**

**LOT "C" EXCEPT: FIRSTLY; PART ON PLAN 21224,  
SECONDLY; PART SUBDIVIDED BY PLAN 37649,  
THIRDLY; PARCEL ONE (BYLAW PLAN 87021),  
PLAN 14876**

**LOT "D" EXCEPT: PARCEL TWO (BYLAW PLAN 87021) PLAN 21224  
ALL OF SECTION 15 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT**

PURSUANT TO SECTION 67, LAND TITLE ACT  
BCGS 92G.026

**LEGEND**

SCALE 1:500



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN HEIGHT BY 432mm IN WIDTH (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500

INTEGRATED SURVEY AREA NO. 1  
CITY OF SURREY, NAD83 (CSRS), 2005

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5151 AND 5911.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY AVERAGE COMBINED FACTOR OF 0.99959495 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS 5151 AND 5911.

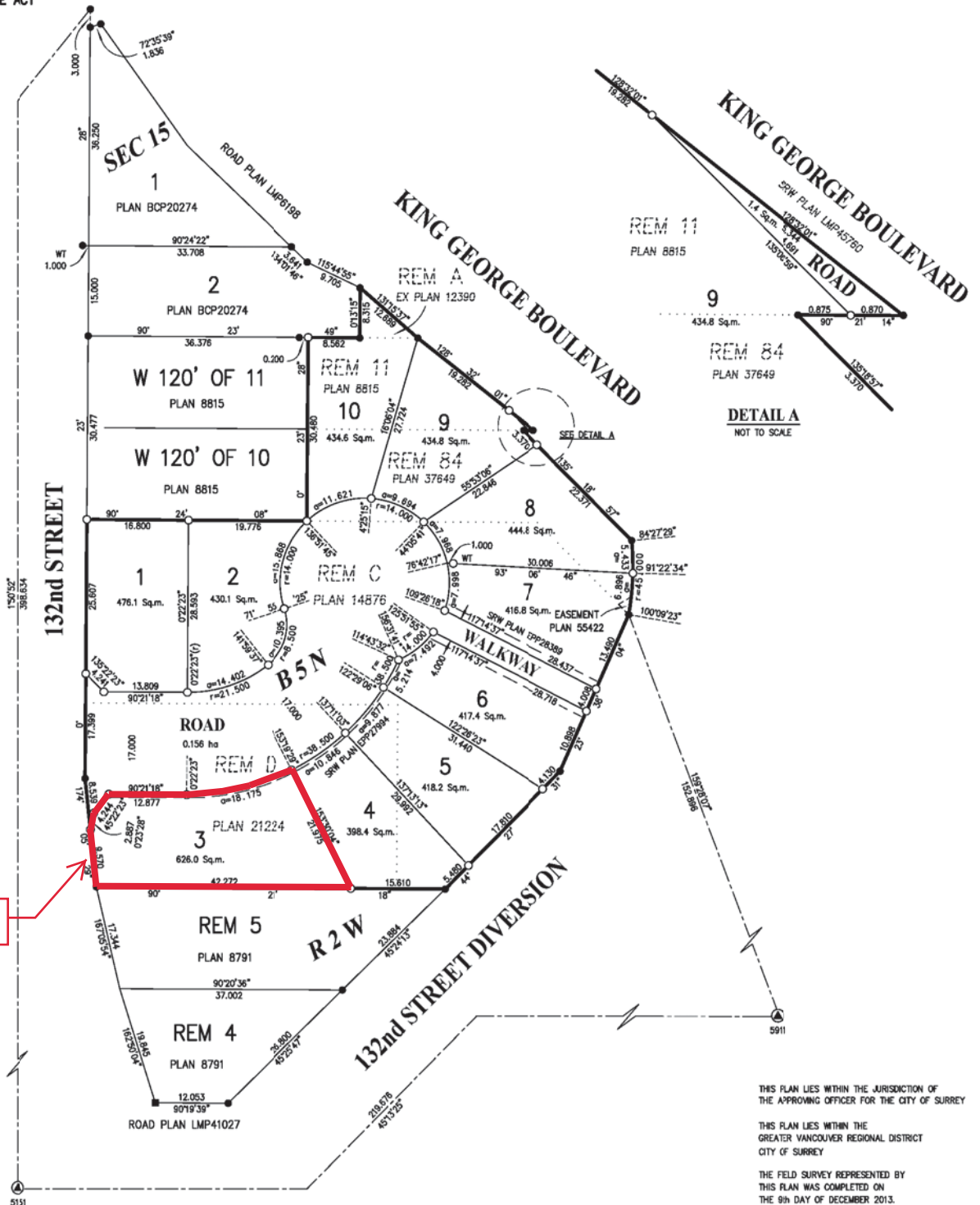
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE SET ALONG THE PRODUCTION OF THE PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- INDICATES LEAD PLUG FOUND
- Sq.m. INDICATES SQUARE METRES



Subject Property

**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd Street  
Surrey, B.C.  
V3R 4E7  
(ph): 604-583-1616  
Job: 072646LS  
File: 072646\_SB3.DWG



THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT CITY OF SURREY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 9th DAY OF DECEMBER 2013.  
EUGENE O. WONG, BOLS

**ZONING CALCULATIONS:**  
 Lot# 3 - 11106 - 132St., Surrey - RF12

Lot Area = 6116 SQFT  
 Allowed Lot Coverage = 3058 SQFT  
 Allowed FAR = 2900 SQFT  
 Proposed Lot Coverage = 1593.38 SQFT  
 Proposed FAR = 2668.76 SQFT

MAIN FLOOR AREA: 999.76 SQFT  
 GARAGE: 464.67 SQFT  
 TOTAL: 1464.43 SQFT

UPPER FLOOR AREA: 1256.84 SQFT  
 STAIRS: 54.51 SQFT  
 NET UPPER FLOOR: 1204.33 SQFT

MAIN FLOOR: 1464.43 SQFT  
 UPPER FLOOR: 1204.33 SQFT  
 TOTAL: 2668.76 SQFT

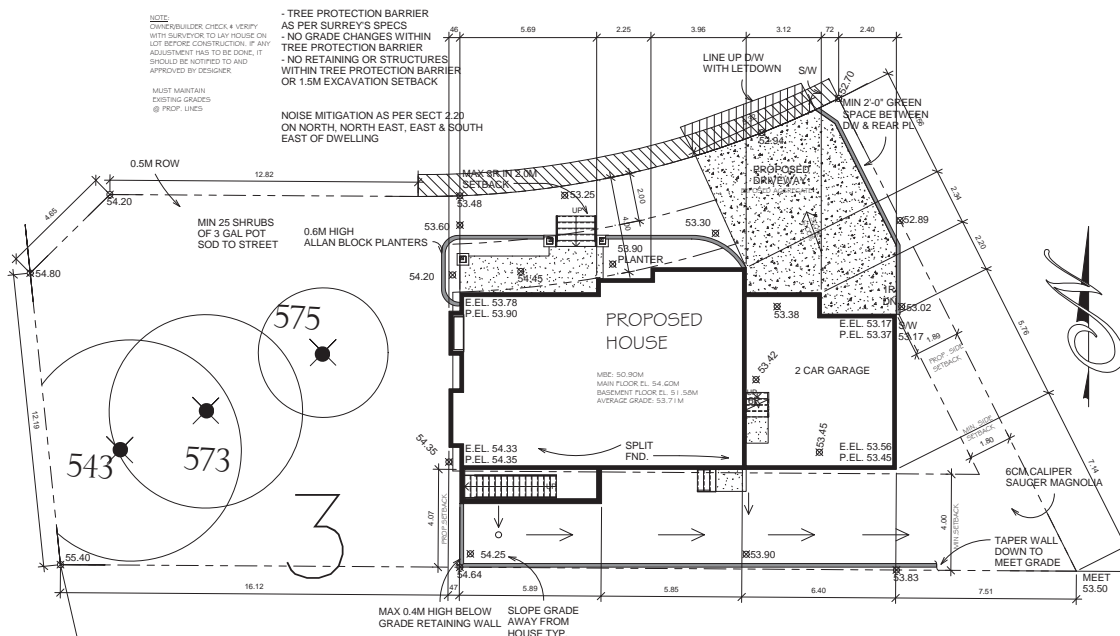
BASEMENT AREA: 999.76 SQFT  
 SUNKEN WELL (EXCEPT STAIRS): 62.96 SQFT  
 FRONT PORCH: 108.32 SQFT

NOTE:  
 OWNER/BUILDER CHECK & VERIFY WITH SURVEYOR TO LAY HOUSE ON LOT BEFORE CONSTRUCTION. IF ANY ADJUSTMENT HAS TO BE DONE, IT SHOULD BE NOTIFIED TO AND APPROVED BY DESIGNER.

MUST MAINTAIN EXISTING GRASSES @ PROP. LINES

- TREE PROTECTION BARRIER AS PER SURREY'S SPECS  
 - NO GRADE CHANGES WITHIN TREE PROTECTION BARRIER  
 - NO RETAINING OR STRUCTURES WITHIN TREE PROTECTION BARRIER OR 1.5M EXCAVATION SETBACK

NOISE MITIGATION AS PER SECT 2.20 ON NORTH, NORTH EAST, EAST & SOUTH EAST OF DWELLING



1 Site Plan  
 1/8" = 1'-0"

**GENERAL NOTES**

- DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND DESIGNER SHALL BE INFORMED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.
  - CONSTRUCTION MUST COMPLY WITH B.C. BUILDING CODE 2012, ELECTRICAL B.C. CODE 2012, PLUMBING B.C. CODE 2012 AND WINDOWS AND GLAZING B.C. CODE 2012.
  - EXACT LOCATION OF THE BUILDING MUST BE CONFIRMED WITH LOCAL AUTHORITIES OR SURVEYOR. ADJUST SETBACKS AS REQUIRED.
  - FOOTINGS MUST BE TAKEN DOWN FROST LEVEL TO UNDISTURBED SUBSTRATA. INTERIOR FACE OF CONCRETE FOOTINGS AND WALLS MUST BE INSULATED WITH 25mm (1") OF RIGID INSULATION.
  - PROVIDE 6" CLEARANCE BETWEEN GRADE AND SIDING
  - CONCRETE OF FOOTINGS OR WALLS MUST HAVE #4S REEF AND MUST BE ANCHORED WITH 1/2" DIA. BOLTS 4'-0" O.C.
  - ALL FOOTINGS ARE TO EXTEND 18" BELOW GRADE MINIMUM.
  - PROVIDE VENTILATION TO ROOMS IN COMPLIANCE WITH B.C.B.C. SECTION 9.35
  - WATERPROOF WALLBOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS
  - DWELLING SERVICES AS OUTLINED IN B.C.B.C. SECTION 9.6.8.
  - ANCHOR POSTS TO FOOTING TO RESIST UPLIFT
  - GLASS IN WINDOWS & DOORS TO BE DOUBLE GLAZED SAFETY GLASS.
  - WINDOW FRAMES TO BE THERMALLY BROKEN.
  - TUBS WITH SHOWERS MUST HAVE A MIN. HEIGHT OF 3'1" FROM TUB RIM
  - 1" NOSING REQUIRED ON TREADS LESS THAN 1'0"
  - R12 RIGID INSULATION REQUIRED UNDER ENTIRE SLAB AREA FOR SLABS WITH RADIANT HEATING
  - CROSS BRIDGING REQUIRED @ 70" ON MAX. OR GUESS 4" NAIL PANEL SUBFLOOR
  - LIND OR EQUAL REQUIRED TO BATHROOM FLOORS
  - GLASS IN ENTRANCE, SHOWER AND SLIDING DOORS ARE TO BE SAFETY GLASS.
  - ANCHORED DOORS AT ENTRANCES TO WALK-IN CLOSETS ARE TO BE BACKED BY SOLID MATERIAL AS PER #3.6.3.3
  - FLASHING MUST BE PROVIDED OVER ALL EXTERIOR OPENINGS.
  - PROVIDE WEATHER-STRIPPING FOR ALL EXTERIOR DOORS.
  - PROVIDE CAULKING AROUND ALL EXTERIOR OPENINGS.
  - FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.
  - ALL EXTERIOR AND GARAGE ELECTRICAL OUTLETS TO BE WATERPROOFED.
  - PROVIDE WEATHER-STRIPPING FOR ALL EXTERIOR DOORS.
  - FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.
  - ALL EXTERIOR AND GARAGE ELECTRICAL OUTLETS TO BE WATERPROOFED.
  - PROVIDE 2" CLEAR SPACE BETWEEN FIREPLACE AND FRAMING.
  - PROVIDE THERMO BREAK GLASS WHEN DISTANCE BETWEEN GLASS AND FINISH FLOOR IS LESS THAN 6"
  - HEADERS AND TRIMMERS MUST COMPLY WITH B.C. BUILDING CODE 2012.
  - ALL JOIST HANGERS TO HAVE A RESISTANCE OF 2000 Lbs. Ref. STRUCTURAL ENG. UNLESS OTHERWISE NOTED.
  - ALL UNITS NOT SPECIFIED ARE 2x12 DOUBLE
  - ATTIC OR CRAWL SPACE ACCESS TO BE HATCHED AND INSULATED. MINIMUM SIZE 20"x20" & WEATHERPROOFED.
  - PROVIDE SCREENED VENTILATION TO ALL ATTIC SPACES AS REQUIRED 1:300
  - PROVIDE BRACING TO ALL CORNERS.
  - PROVIDE 2" CONTINUOUS SCREENED VENTILATION AT SOFFITS.
  - BALCONY RAILINGS TO BE MINIMUM 3/4" OVER FINISH FLOORS.
  - CONFIRM ALL ROUGH OPENINGS OF WINDOWS AND DOORS
  - OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE AND SHOP DRAWINGS FOR GLUE-LAMINATED BEAMS
  - OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE FOR TRUSSES
  - FOR INSTALLATION REFER TO SHOP DRAWINGS. SKYLIGHTS TO BE INSTALLED ACCORDING TO SHOP DRAWINGS BY OTHERS.
  - DOUBLE JOIST UNDER ALL WALLS RUNNING IN THE SAME DIRECTION OF FLOOR JOIST
  - ALL FRAMING ELEMENTS MUST BE No 2 DOUGLAS FIR.
  - REGISTERED STRUCTURAL ENGINEER SUBMITS LETTER OF UNDERTAKING FOR REVIEW, DESIGN AND SUPERVISION OF STRUCTURAL COMPONENTS. ALSO SEISMIC & WIND DESIGN AS PER CWC GUIDE.
- MISCELLANEOUS**
1. FINISH GRASSES ON SITE TO DIRECT ANY SURFACE WATER FLOW FROM THE BUILDING.
  2. WHERE A WINDOW OPENS TO A WINDOW WELL THE OPERATION OF THE HATCH SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD RESTRICT ESCAPE IN CASE OF EMERGENCY.
  3. PROVIDE BUILDING AND SITE DRAINAGE AS PER LOCAL REQUIREMENTS.
  4. ALL DOWNSPOUTS WILL TO BE CONNECTED TO DRAIN PIPES INSTALLED ALL AROUND THE PROPOSED BUILDING.

THESE PLANS CONFORM TO BCBC 2012  
 CONSTRUCTION SHALL FOLLOW LOCAL BUILDING BY-LAWS ALONG WITH THESE PLANS.  
 CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS AND OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO REVIEW AND VERIFY THE WHOLE PLAN (i.e. ALL LEVELS, DIMENSIONS, STRUCTURAL ADEQUACIES) PRIOR TO CONSTRUCTION.

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Pro Villa Designs  
 #212- 8322 130 Street  
 Surrey, B.C. V3W 8J9  
 Ph. 604-825-3547  
 Fax. 604-597-0809  
 info@villadesigns.ca

www.villadesigns.ca

E K Homes / Gurpal S.  
 PH- 778-883-6549  
 boparal\_kirpal@hotmail.com

No.	Description	Date

11106 - 132 St.  
 Surrey, B.C.

**SITE PLAN, NOTES & CALCULATIONS**

Project number	PVDL-14mm-in-##
Date	4 SEP 2013
Drawn by	HB
Checked by	GS

**A1**

Scale 1/8" = 1'-0"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0432-00

Issued To: GURDEEP S NIJJER  
(the Owner)

Address of Owner: 6855 - 128 Street  
Surrey, BC V3W 4E1

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: 029-247-365  
Lot 3 Block 5N Section 15 Range 2W Plan EPP28525 New Westminster District

1106 - 132 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)" the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).
  - (b) In Section J.1 of Part 17A "Single Family Residential (12) Zone", basement access and basement well with staircase is permitted to encroach between the principal building and the side (south) lot line.
4. This development variance permit applies to only the portion 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 .

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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan

THESE PLANS CONFORM TO ECRBC 2012  
 CONSTRUCTION SHALL FOLLOW LOCAL  
 BUILDING BY-LAWS ALONG WITH THESE PLANS.  
 CONTRACTOR MUST CONFIRM ALL  
 REQUIREMENTS PRIOR TO START OF  
 CONSTRUCTION.


THE DESIGNER ASSUMES NO LIABILITY FOR  
 ANY ERRORS AND OMISSIONS IN THESE PLANS.  
 IT IS THE BUILDER/OWNER'S RESPONSIBILITY  
 TO OBTAIN ALL NECESSARY PERMITS AND  
 APPROVALS FROM THE LOCAL AUTHORITY (I.E.  
 ALL LEVELS, DEPARTMENTS, STRUCTURAL  
 AGENCIES) PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS.

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 STRICTLY PROHIBITED. THESE PLANS ARE  
 INTENDED TO BE ISSUED FOR CONSTRUCTION  
 UNTIL APPROVED BY CITY.

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.  
 2. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF  
 CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE  
 LOCAL AUTHORITY PRIOR TO CONSTRUCTION.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL  
 NECESSARY PERMITS AND APPROVALS FROM THE LOCAL  
 AUTHORITY PRIOR TO CONSTRUCTION.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL  
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 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL  
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 AUTHORITY PRIOR TO CONSTRUCTION.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL  
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**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.  
 2. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF  
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 bogarab\_kj@gmail.com

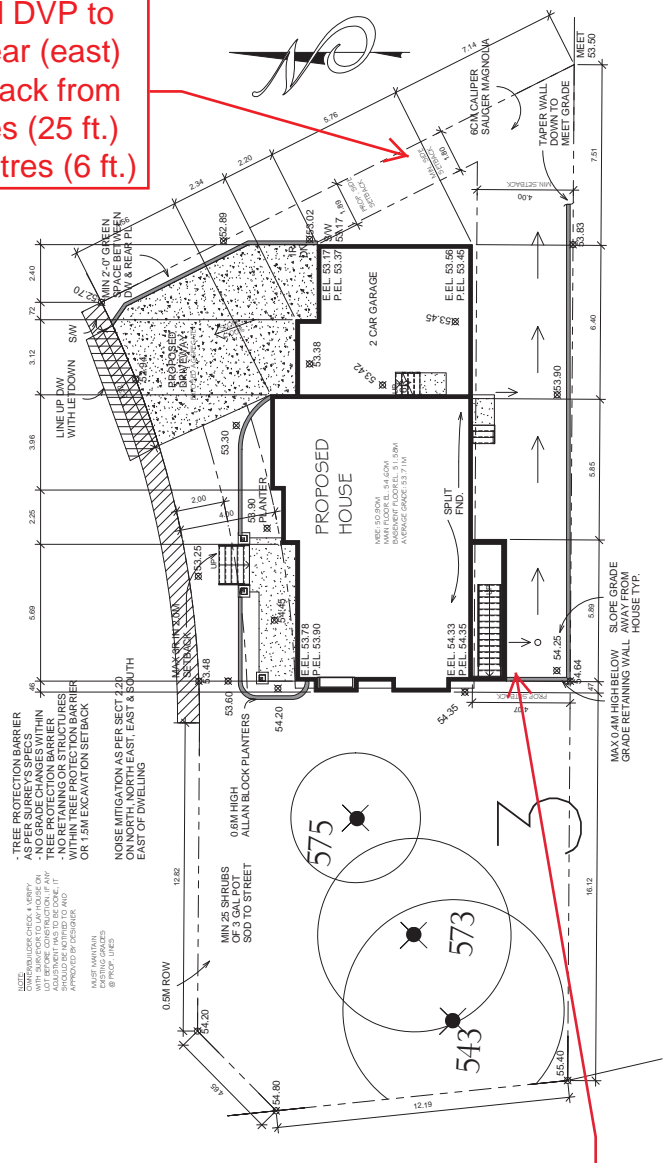
No.	Description	Date

**11106 - 132 St.  
 Surrey, B.C.**

**SITE PLAN, NOTES &  
 CALCULATIONS**

Project number	P.V.D. 10100-1-PH#1
Drawn by	4 SEP 2013
Checked by	HB
Scale	GS
<b>A1</b>	
1/8" = 1'-0"	

Proposed DVP to reduce rear (east) yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.)



To permit basement access and basement well with staircase to encroach between the principal building and the side (south) lot line.

**ZONING CALCULATIONS:**  
 L06F 3 - 11106 - 132StL, Surrey - RF12

Lot Area = 6116 SQFT
Allowed Coverage = 3138 SQFT
Proposed Coverage = 3138 SQFT
Proposed Lot Coverage = 1933.38 SQFT
Proposed FAR = 2688.76 SQFT
MAIN FLOOR AREA: 989.76 SQFT
GARAGE: 464.67 SQFT
TOTAL: 1454.43 SQFT
UPPER FLOOR AREA: 1256.84 SQFT
NET UPPER FLOOR: 1284.33 SQFT
MAIN FLOOR: 1464.43 SQFT
UPPER FLOOR: 1284.33 SQFT
TOTAL: 2688.76 SQFT
BASEMENT AREA: 889.76 SQFT
SUNKEN WELL EXCEPT STAIRS: 62.96 SQFT
FRONT PORCH: 108.32 SQFT

**NOTES:**  
 1. OWNER SHALL VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.  
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