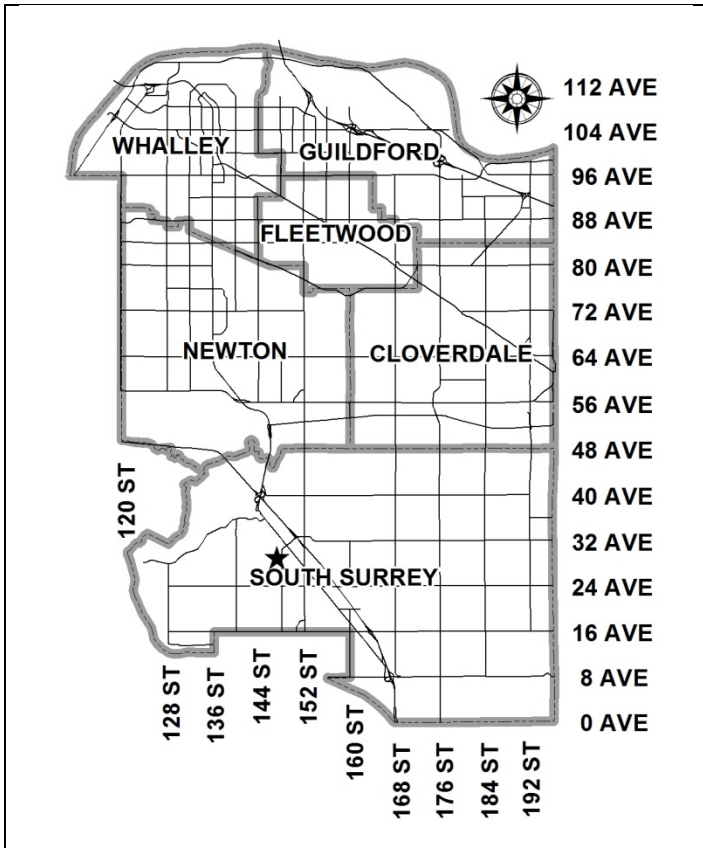


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0433-00

Planning Report Date: April 9, 2018



PROPOSAL:

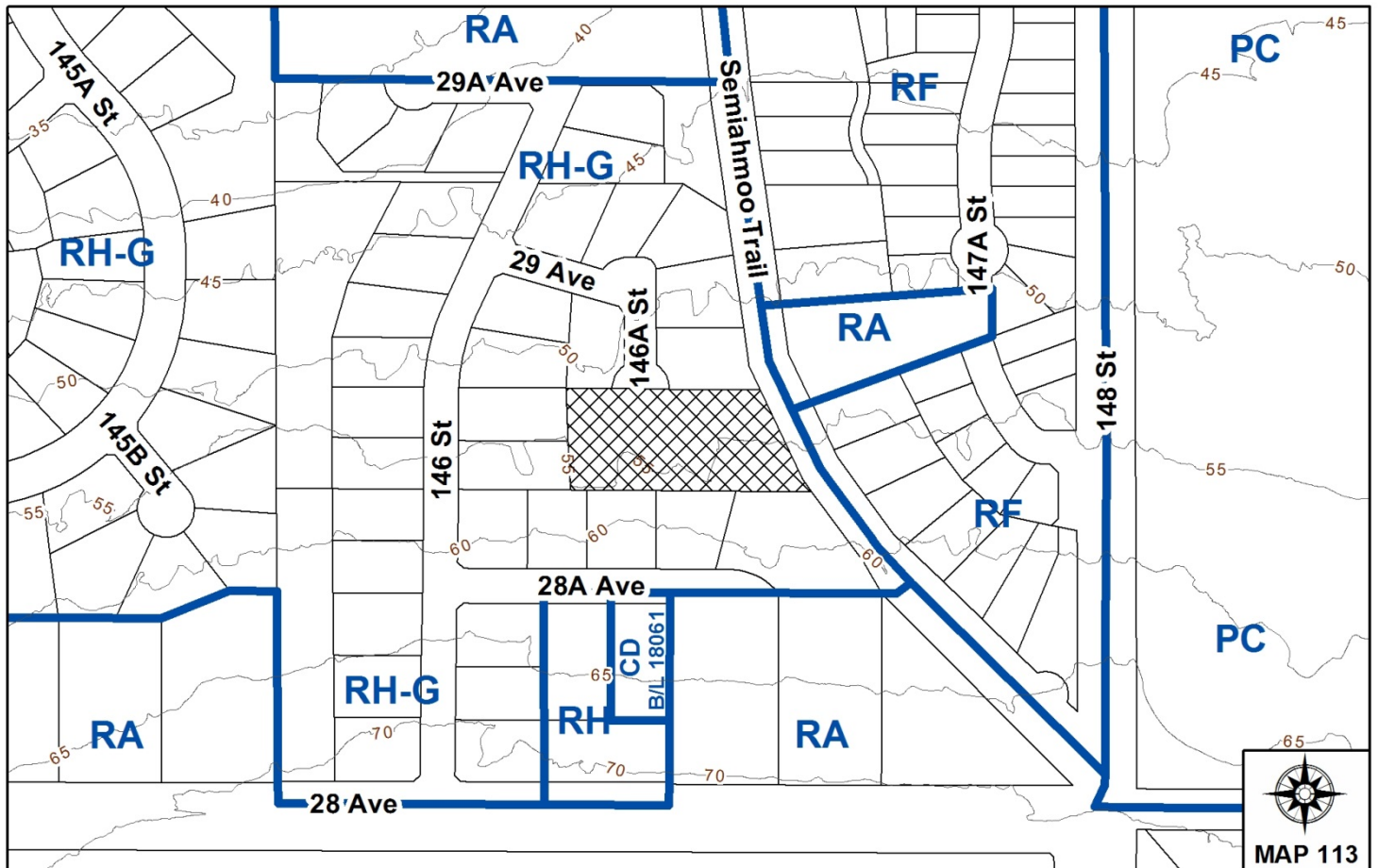
- **Development Variance Permit**
 to allow subdivision into three (3) single family lots.

LOCATION: 2885 - Semiahmoo Trail

ZONING: RH-G

OCP DESIGNATION: Suburban Density Exception Area

LAP DESIGNATION: Half Acre Gross Density



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the minimum lot width of the "Half-Acre Residential Gross Density Zone (RH-G)" for proposed Lots 2 and 3.

RATIONALE OF RECOMMENDATION

- The subject property has sufficient area to subdivide into three (3) lots under the RH-G Zone. However, in order to retain the existing dwelling and garage, a variance is required.
- Through this application, access will be removed from Semiahmoo Trail and landscaping installed as per the *Semiahmoo Trail Design Guidelines*.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0433-00 (Appendix II), varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width of the "Half-Acre Residential Gross Density Zone (RH-G)" from 30 metres (100 ft.) to 23.9 metres (78 ft.) for proposed Lot 2 at the Semiahmoo Trail frontage; and
- (b) to reduce the minimum lot width of the "Half-Acre Residential Gross Density Zone (RH-G)" from 24 metres (80 ft.) to 21.6 metres (70 ft.) for proposed Lot 3 at the 146A Street frontage.

REFERRALS

Engineering: The Engineering Department has no requirements related to the proposed variance.

Heritage Advisory Committee (HAC): At the May 30, 2016 meeting, HAC received the subdivision proposal as information.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings.	Suburban Density Exception Area / Half-Acre Gross Density	RH-G
East (Across Semiahmoo Trail):	Single family dwellings and one lot under application for subdivision (Application No. 7916-0232-00).	Urban / Clustering at Suburban Single Density (2 upa)	RA, RF
South:	Single family dwellings.	Suburban Density Exception Area / Half-Acre Gross Density	RH-G
West:	Single family dwellings.	Suburban Density Exception Area / Half-Acre Gross Density	RH-G

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 2885 - Semiahmoo Trail in South Surrey. The property is designated "Suburban" in the Official Community Plan (OCP), "Half-Acre Gross Density" in the Central Semiahmoo Peninsula Local Area Plan (LAP) and zoned "Half-Acre Residential Gross Density (RH-G)".
- The subject property is approximately 5,266 square metres (1.3 ac.) and was created in early 2006 as an oversized lot for future development potential under Development Application No. 7903-269-00.
- The property fronts on to Semiahmoo Trail and 146A Street, with access currently taken from Semiahmoo Trail.

Proposal

- The applicant is proposing to subdivide the property into three (3) single family lots while retaining the existing dwelling and detached garage.
- Proposed Lot 1 is approximately 1,598 square metres (0.4 ac.) and meets the minimum requirements for lot area, width, and depth under the RH-G Zone.
- Proposed Lot 2 is approximately 2,233 square metres and proposed Lot 3 is approximately 1,123 square metres. Both lots meet the area and depth requirement of the RH-G Zone. However, both lots have widths that do not meet the minimum on one of their frontages. Proposed Lot 2 has an approximate width of 23.9 metres at the Semiahmoo Trail frontage and proposed Lot 3 has a width of 21.8 metres at the 146A Street frontage.
- A variance to the minimum width of Lots 2 and 3 is requested by the applicant to allow the subdivision as proposed.

Semiahmoo Trail

- Under the previous development application (No. 7903-0269-00) on this property, which created the current oversized lot, a Restrictive Covenant was registered against the property for the future closure of access to vehicular traffic and for a Landscape Buffer along Semiahmoo Trail. In accordance with the *Semiahmoo Trail Design Guidelines*, the Restrictive Covenant stipulates that:
 - Driveway access to Semiahmoo Trail from 2885 - Semiahmoo Trail is to be removed upon approval of subdivision on the lot or after the City legally closes Semiahmoo Trail to vehicle access; whichever occurs first; and
 - A 10 metre landscape buffer along Semiahmoo Trail is established inside the east property line of 2885 - Semiahmoo Trail and landscaping within the buffer is completed in conjunction with the removal of the driveway access to Semiahmoo Trail.

- Should the subject proposal be approved then the aforementioned improvements adjacent to the Semiahmoo Trail would be required as a condition of the subdivision approval.
- As noted above, the property owner is required to remove access from Semiahmoo Trail and install landscaping in a 10 metre buffer area along the eastern portion of the lot through the current application. All future access will be taken from 146A Street.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the "Half-Acre Residential Gross Density Zone (RH-G)" from 30 metres (100 ft.) to 23.9 metres (78 ft.) for proposed Lot 2 at the Semiahmoo Trail frontage.
- To reduce the minimum lot width of the "Half-Acre Residential Gross Density Zone (RH-G)" from 24 metres (80 ft.) to 21.6 metres (70 ft.) for proposed Lot 3 at the 146A Street frontage.

Applicant's Reasons:

- Reducing the required lot widths will allow the subject property to subdivide into three (3) lots.
- The variance will allow the existing dwelling and garage to be retained, which are of high quality and worthy of long-term retention.

Staff Comments:

- The subject property has sufficient area to subdivide into three (3) lots under the RH-G Zone. However, in order to retain the existing dwelling and garage, a variance is required.
- Lot 3 is narrower than Lot 2 in order to accommodate the relocation of the driveway to 146A Street, which is proposed along the north side of the existing house on Lot 3.
- Through this application, access will be removed from Semiahmoo Trail and landscaping installed as per the *Semiahmoo Trail Design Guidelines*.
- "Friends of Semiahmoo Heritage Trail" were consulted on the proposal and expressed no concerns to staff.
- Staff supports the variance 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 (Confidential)
- Appendix II. Development Variance Permit No. 7915-0433-00

Jean Lamontagne
General Manager
Planning and Development

ARR/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0433-00

Issued To:

(the "Owner")

Address of Owner:

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: 026-544-920
Lot 17 Section 22 Township 1 New Westminster District Plan BCP21693
2885 - Semiahmoo Trail

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Subsection K.3. Subdivision of Part 15 – Half-Acre Residential Gross Density Zone (RH-G) is varied to reduce the minimum lot width from 30 metres (100 ft.) to 23.9 metres (78 ft.) for proposed Lot 2 at the Semiahmoo Trail frontage as shown on Schedule A; and
 - (b) Subsection K.3. Subdivision of Part 15 – Half-Acre Residential Gross Density Zone (RH-G) is varied to reduce the minimum lot width from 24 metres (80 ft.) to 21.6 metres (70 ft.) for proposed Lot 3 at the 146A Street frontage as shown on Schedule A.

5. 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.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

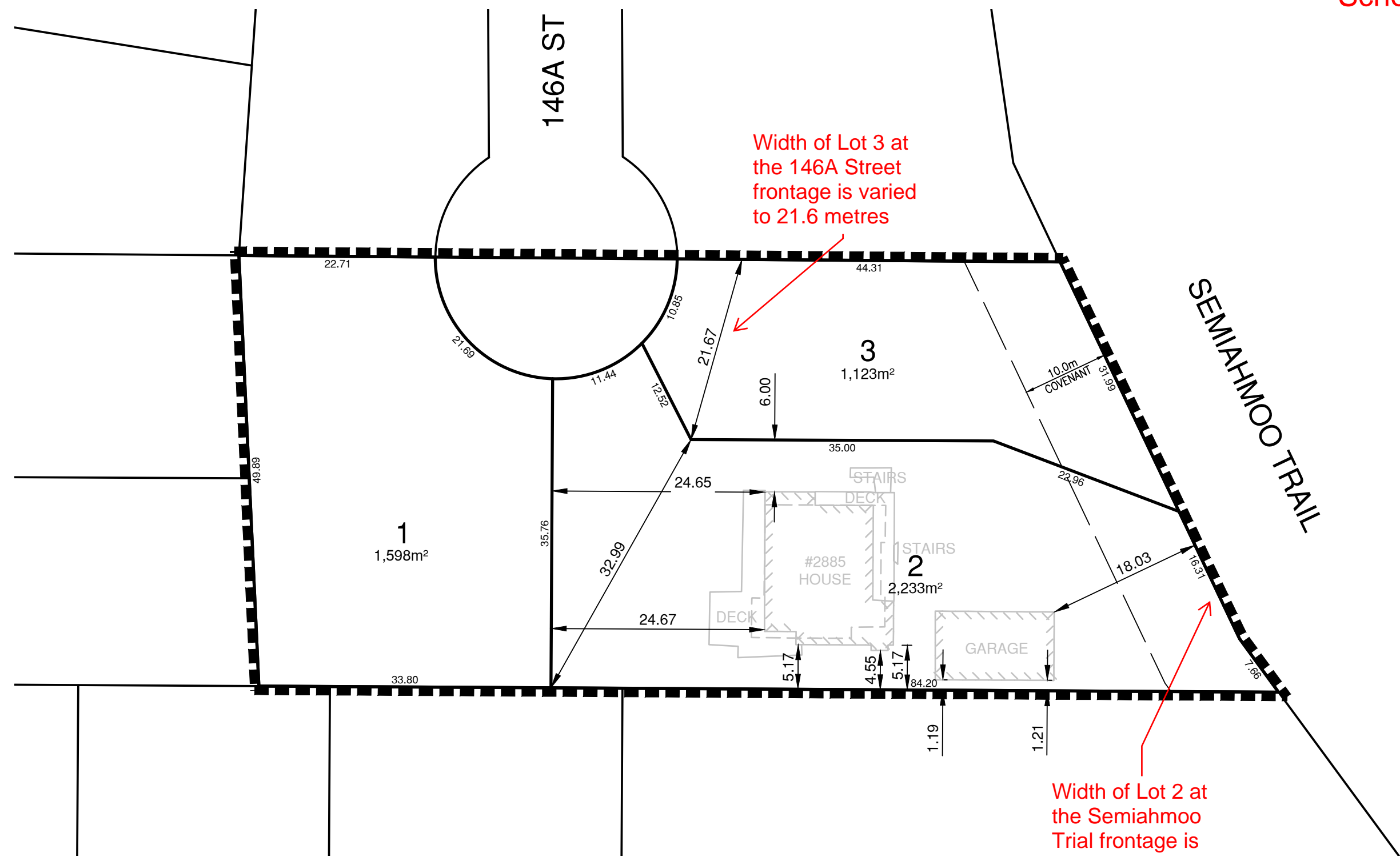
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

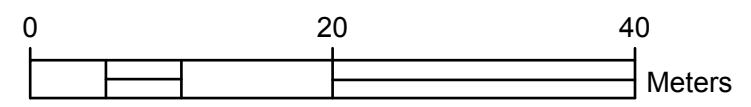
Mayor – Linda Hepner

City Clerk – Jane Sullivan



ALTERNATIVE SUBDIVISION PLAN

7915-0433-00
2885 SEMIAHMOO TRIAL



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