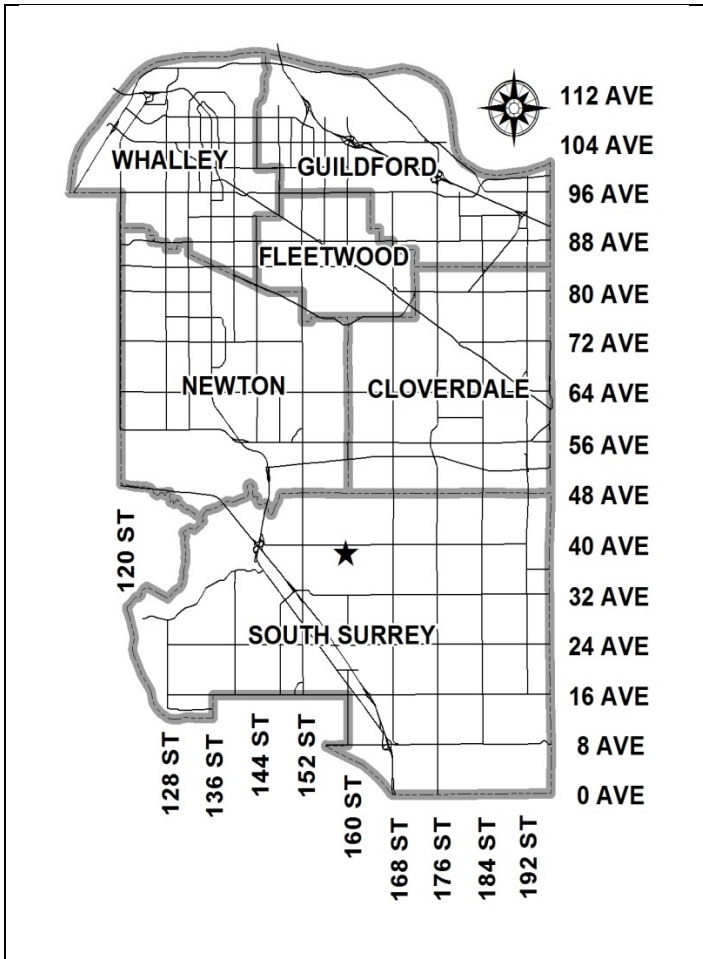


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0003-00

Planning Report Date: February 22, 2016



PROPOSAL:

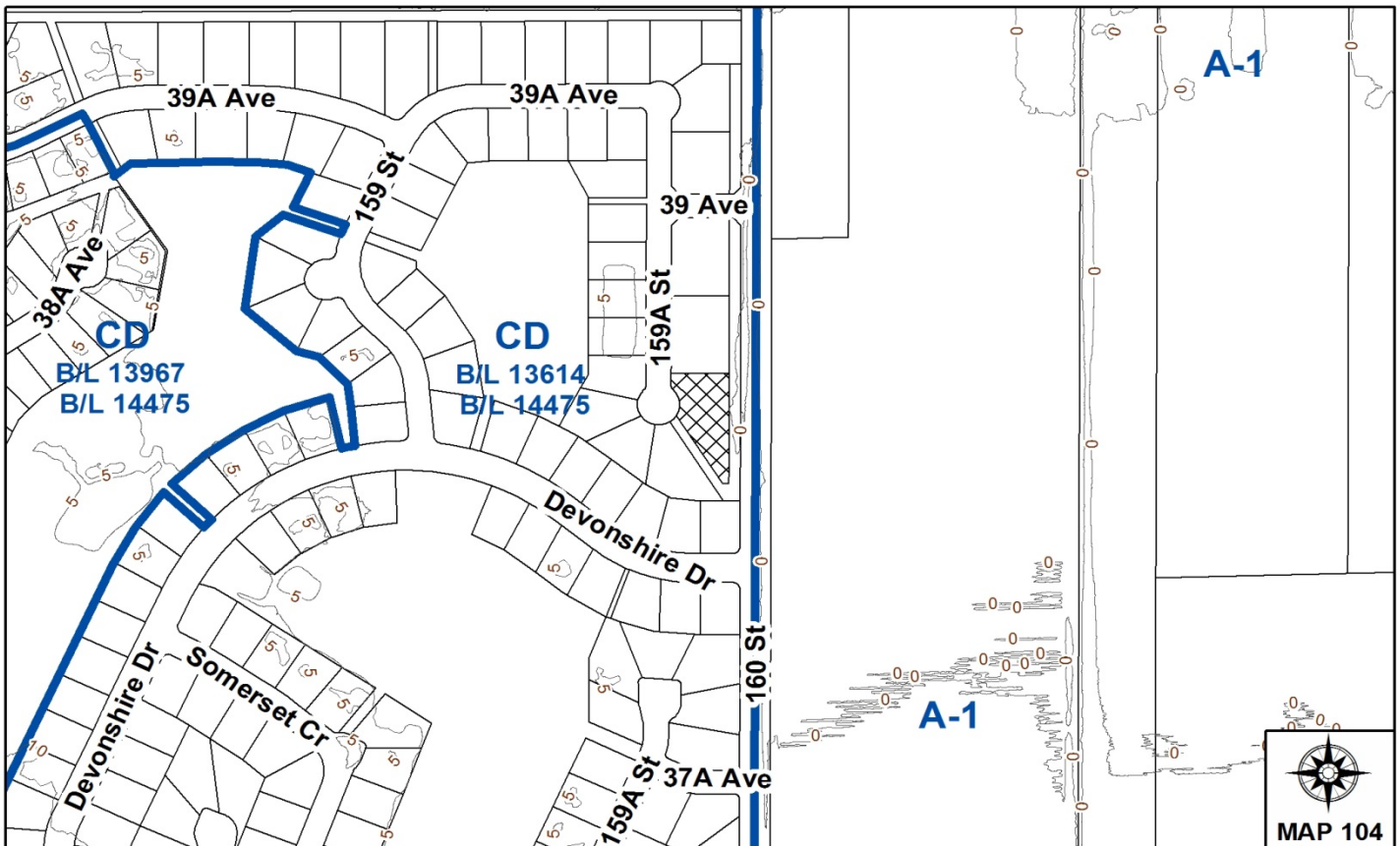
- **Development Variance Permit**
 to reduce the minimum front yard setback for a proposed accessory structure.

LOCATION: 3860 - 159A Street

OWNER: Paul Darbyshire
 Cassandra Darbyshire
 George Darbyshire
 Charlene Darbyshire

ZONING: CD (By-law No. 13614 & 14475)

OCP DESIGNATION: Suburban



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 Comprehensive Development Zone from 18 metres (59 ft.) to 13.6 metres (45 ft.).

RATIONALE OF RECOMMENDATION

- The requested variance is to accommodate a proposed in-ground pool to be located in the side yard of the property.
- The proposed in-ground pool will be well-screened from the street by a cedar fence and separated from the adjacent property to the west by a City-owned walkway.
- Staff supports the requested variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0003-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback for accessory buildings of the CD Zone (By-law Nos. 13614 & 14475) from 18 metres (59 ft.) to 13.6 metres (45 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant single family lot	Suburban	CD (By-law No. 13614 & 14475)
East (Across 160 Street):	Agricultural (ALR)	Agricultural	A-1
South:	Single family dwellings	Suburban	CD (By-law No. 13614 & 14475)
West (Across 159A Street):	Vacant single family lot	Suburban	CD (By-law No. 13614 & 14475)

DEVELOPMENT CONSIDERATIONSBackground/Proposal

- The subject property is located at 3860-159A Street and is zoned CD By-law No. 13614, amended by By-law No. 14475, and designated Suburban in the Official Community Plan.
- The applicant is proposing a Development Variance Permit to reduce the minimum front yard setback for accessory buildings of the CD Zone from 18 metres (59 ft.) to 13.6 metres (45 ft.).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback for accessory buildings of the CD Zone from 18 metres (59 ft.) to 13.6 metres (45 ft.).

Applicant's Reasons:

- The requested front yard setback variance is to permit the construction of a proposed in-ground pool located in the side yard of the property.
- The pool is proposed to be sited in the side yard close to the proposed house, allowing the rear yard to remain open space.

Staff Comments:

- The pie-shaped lot is located at the south terminus of the 159A Street cul-de-sac and is relatively wide, which provides ample room in the south side yard to accommodate the pool.
- The proposed pool will be well-screened from 159A Street by a cedar fence and separated from the adjacent property to the west by a City-owned walkway.
- The pool is proposed to be set back from the side yard property line by 3.95 metres (13 ft.), exceeding the minimum side yard setback for accessory structures of 1 metre (3 ft.).
- Staff support the requested 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
Appendix II.	Proposed Site Plan
Appendix III.	Development Variance Permit No. 7916-0003-00

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: Aira Arinduque
 Victoreric Design Group
 Address: 15 - E 3rd Avenue
 Vancouver, BC V5T 1C5

 Tel: 604-677-0021 - Primary
 604-677-0021 - Fax

2. Properties involved in the Application

- (a) Civic Address: 3860 - 159A Street

- (b) Civic Address: 3860 - 159A Street
Owner: Charlene Darbyshire
 George Darbyshire
 Cassandra Darbyshire
 Paul Darbyshire
PID: 028-905-466
Lot 11 Section 26 Township 1 Plan BCP51218 NWD

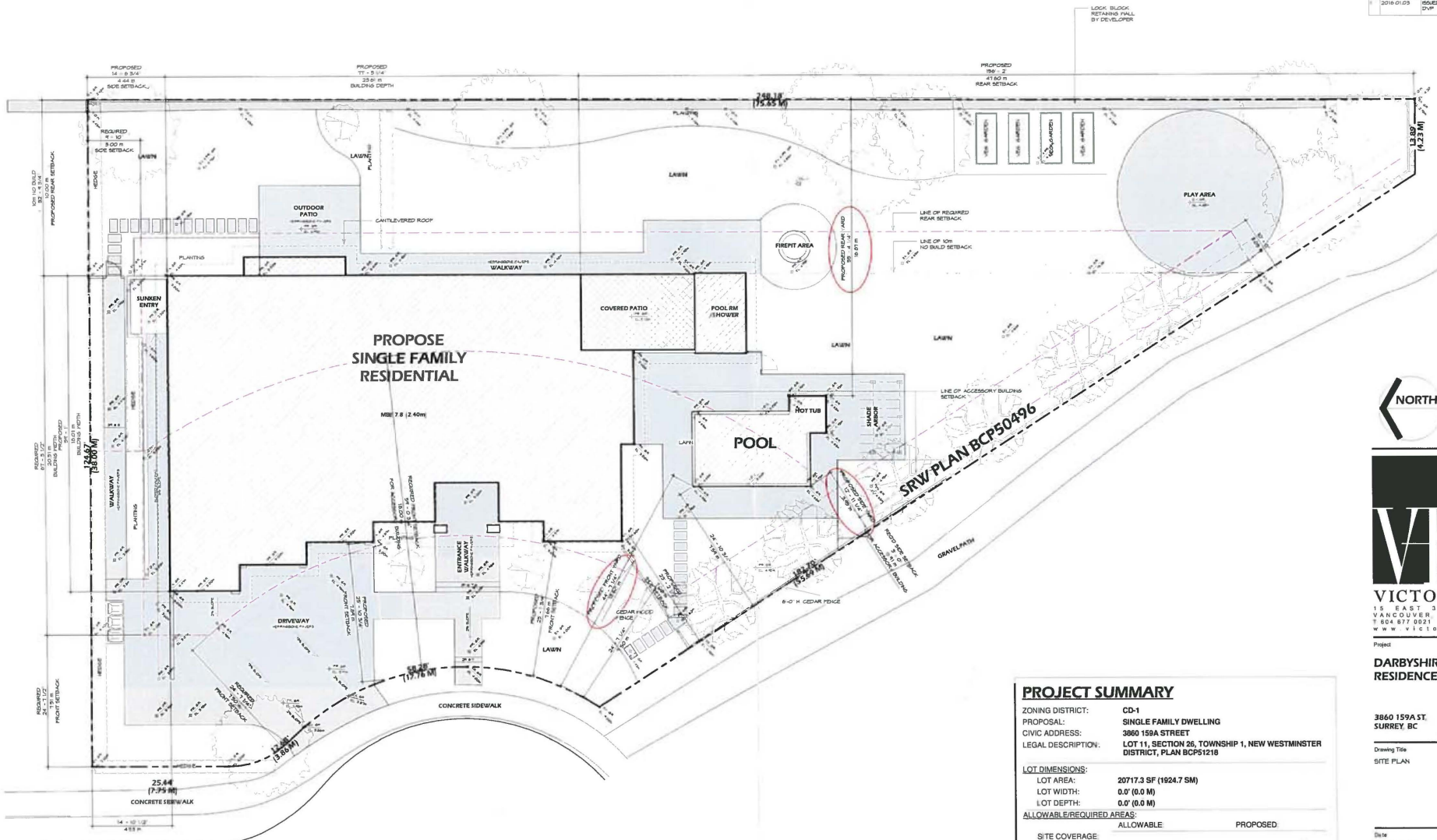
3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7916-0003-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

160 STREET

Copyright Reserved
 This site plan was prepared by the undersigned professional engineer or architect in accordance with the provisions of the Professional Engineers Act and the Professional Architects Act of British Columbia. The undersigned certifies that the site plan is a true and correct copy of the original and that the same has been approved by the undersigned. The undersigned is not responsible for any errors or omissions in this site plan which may be caused by the use of the same for purposes other than those for which it was prepared.

No.	Date	Details	By
	2018-01-03	ISSUED FOR UTP	JL



159A STREET

1 SITE PLAN
 1/8" = 1'-0"

ISSUED FOR REVIEW



VICTORERIC
 15 EAST 3RD AVENUE
 VANCOUVER, BC V5T 1C5
 T 604 877 0821 F 604 877 0178
 WWW.VICTORERIC.COM

3860 159A ST.
 SURREY BC

Darbyshire Residence

PROJECT SUMMARY		
ZONING DISTRICT:	CD-1	
PROPOSAL:	SINGLE FAMILY DWELLING	
CIVIC ADDRESS:	3860 159A STREET	
LEGAL DESCRIPTION:	LOT 11, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN BCP51218	
LOT DIMENSIONS:		
LOT AREA:	20717.3 SF (1924.7 SM)	
LOT WIDTH:	0.0' (0.0 M)	
LOT DEPTH:	0.0' (0.0 M)	
ALLOWABLE/REQUIRED AREAS:		
SITE COVERAGE:	ALLOWABLE	PROPOSED
	25%	5179.3 SF (481.2 SM) 4786.5 SF (444.7 SM)
REQUIRED YARDS		
FRONT:	REQUIRED (MIN):	PROPOSED:
	59.1' (18.0 M)	44.6' (13.6 M)
SIDE:	3.3' (1.0 M)	13.0' (4.0 M)
REAR:	5.9' (1.8 M)	55.3' (16.9 M)

Date	2018-11-24	Project No.	19-3560
Scale	1/8" = 1'-0"	Drawing No.	A1.2
Drawn By	AA	OF	
Approved By			12
EL			

7916-0003-00

APPENDIX II

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0003-00

Issued To: Paul Darbyshire
("the Owner")

Address of Owner: 11287 87A AVE
DELTA BC V4C 3A7

Issued To: Cassandra Darbyshire
("the Owner")

Address of Owner: 11287 87A AVE
DELTA BC V4C 3A7

Issued To: George Darbyshire
("the Owner")

Address of Owner: 9260 AUBURN DRIVE
RICHMOND BC V7A 5A8

Issued To: Charlene Darbyshire
("the Owner")

Address of Owner: 9260 AUBURN DRIVE
RICHMOND BC V7A 5A8

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: 028-905-466
028-905-466 LOT 11 SECTION 26 TOWNSHIP 1 PLAN BCP51218 NWD
3860 159A St

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F, Yards and Setbacks, of CD By-law No. 13614, as amended by By-law No. 14475, the the minimum front yard setback for an accessory building is reduced from 18 metres (59 ft.) to 13.6 metres (45 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
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

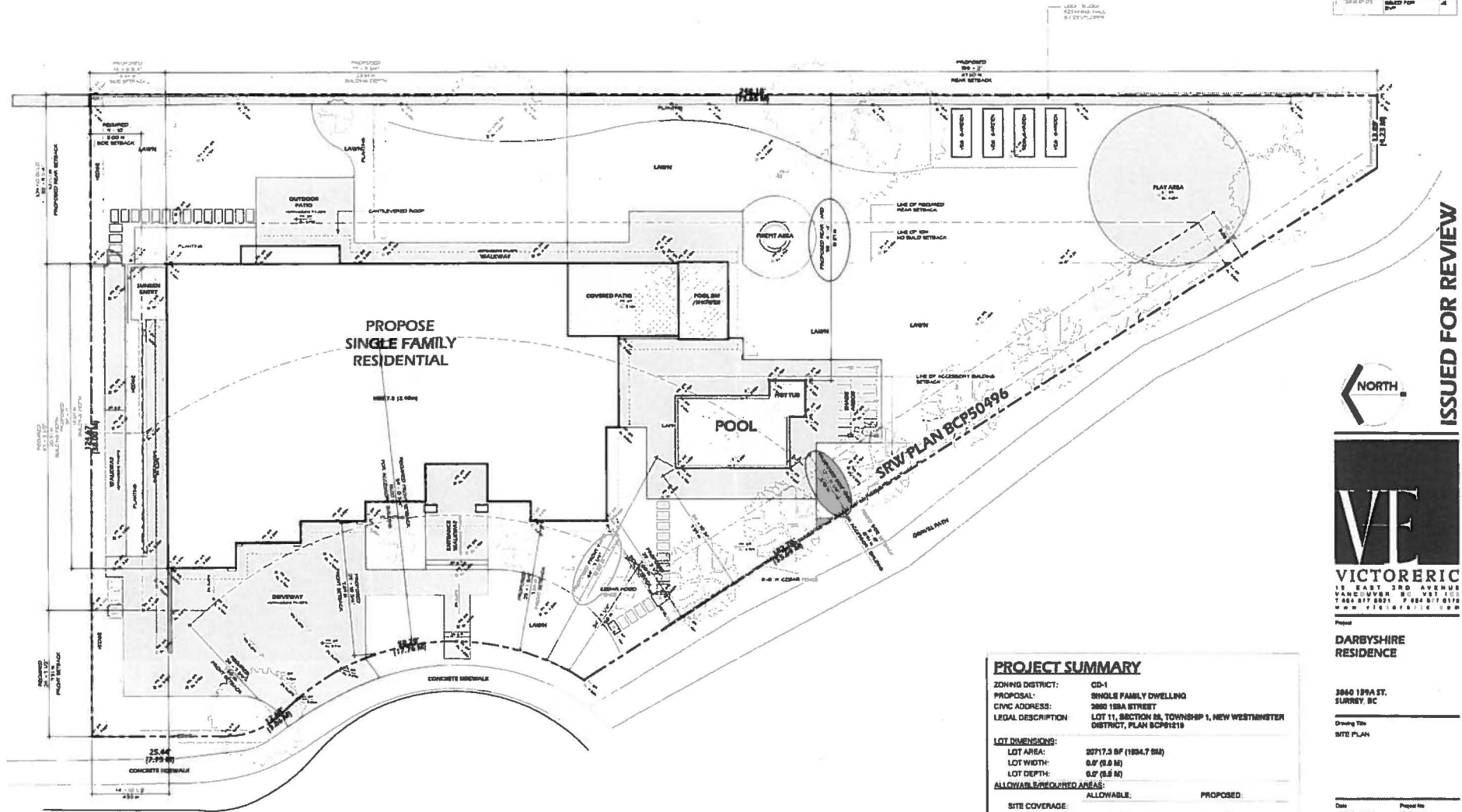
City Clerk – Jane Sullivan

160 STREET

Copyright Reserved

Plan No. 19 8660

Scale 1/8" = 1'-0"



159A STREET

SITE PLAN
1/8" = 1'-0"

PROJECT SUMMARY

ZONING DISTRICT: CD-1
 PROPOSAL: SINGLE FAMILY DWELLING
 CIVIC ADDRESS: 3860 159A STREET
 LEGAL DESCRIPTION: LOT 11, SECTION 36, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN BCP81219

LOT DIMENSIONS:
 LOT AREA: 50717.3 SF (1864.7 BM)
 LOT WIDTH: 63' (19.2 M)
 LOT DEPTH: 63' (19.2 M)

ALLOWABLE & REQUIRED AREAS:

	ALLOWABLE	PROPOSED
SITE COVERAGE	25% 6176.3 SF (481.2 BM)	4788.6 SF (444.7 BM)

REQUIRED YARDS:

	REQUIRED (MIN.)	PROPOSED
FRONT	66.1' (19.8 M)	46.8' (13.6 M)
SIDE	3.3' (1.0 M)	13.8' (4.2 M)
REAR	8.8' (2.6 M)	88.3' (26.9 M)

VICTORERIC
 19 EAST 3RD AVENUE
 VANCOUVER, BC V6T 1C5
 TEL: 604 277 5001 FAX: 604 277 0178
 WWW.VICTORERIC.COM

DARBYSHIRE RESIDENCE

3860 159A ST.
 SURREY, BC

Drawing Title: SITE PLAN

Date	Prep'd By
2015-11-24	TS B&G
Scale	Drawing No.
1/8" = 1'-0"	A1.2
Drawn By	Approved By
EL	12

7916-0003-00

ISSUED FOR REVIEW

SCHEDULE A