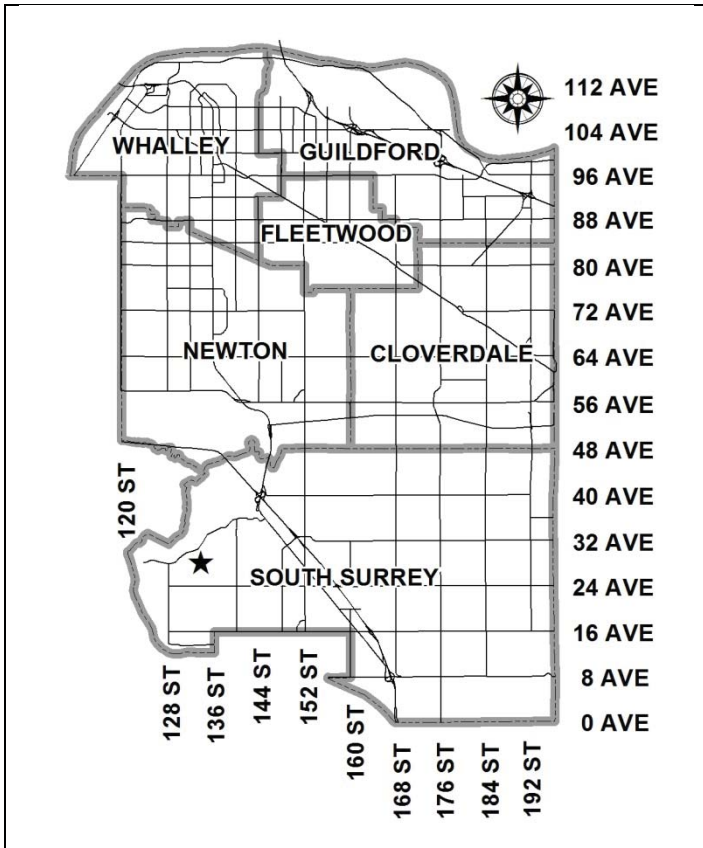


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0079-00

Planning Report Date: April 24, 2017

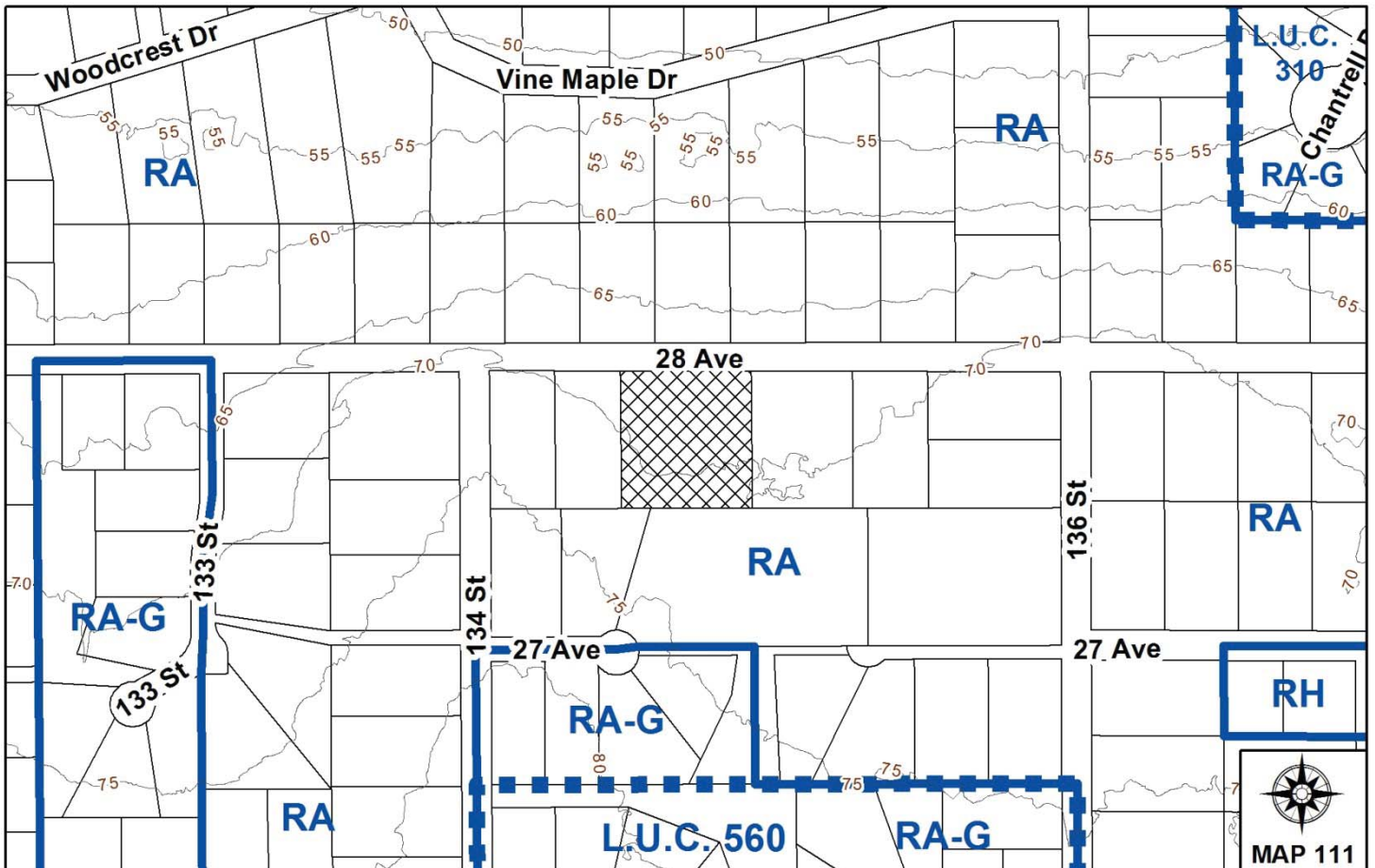


**PROPOSAL:**

- **Development Variance Permit**

to reduce the minimum lot width of two proposed single family residential lots.

**LOCATION:** 13466 - 28 Avenue  
**OWNER:** Narinder Kaur Garcha  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**LAP DESIGNATION:** One Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the minimum lot width of two proposed RA lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the "Suburban" OCP Designation.
- The proposal complies with the "One Acre" Central Semiahmoo Peninsula Local Area Plan Designation.
- The proposed variance to reduce the minimum lot width of the proposed lots facilitates a subdivision that is compatible with existing lots to the west, southwest, and east (fronting 136 Street,) which are similarly one acre in area.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0079-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width of the RA Zone from 50 metres (164 ft.) to 42.3 metres (139 ft.) for proposed Lot 1; and
- (b) to reduce the minimum lot width of the RA Zone from 50 metres (164 ft.) to 45.1 metres (148 ft.) for proposed Lot 2.

REFERRALS

Engineering: The Engineering Department has no objection to the variance subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 28 Avenue):	Single family acreage lots.	Suburban/One Acre	RA
East:	Single family acreage lots.	Suburban/One Acre	RA
South:	Single family acreage lots.	Suburban/One Acre	RA
West:	Single family acreage lots.	Suburban/One Acre	RA

DEVELOPMENT CONSIDERATIONSContext

- The 0.8 hectare (2 acre) subject property is located on the south side of 28 Avenue between 134 Street and 136 Street in South Surrey. The site is designated "Suburban" in the Official Community Plan (OCP) and "One-Acre" in the Central Semiahmoo Peninsula Local Area Plan (LAP). The site is currently zoned "One-Acre Residential Zone (RA)".

- The subject site has a width of 87.5 square metres (287 sq.ft.) and a depth of 90 square metres (295 sq.ft.). The site was created under a 4-lot subdivision in 1948, in which the three other lots have since undertaken subsequent subdivisions to create one-acre lots with the exception of the subject site.
- The site is largely surrounded by acreage lots with frontages on 28 Avenue which are heavily treed and/or vegetated.

### Proposal

- The applicant is proposing to subdivide the subject site into two single family residential suburban lots fronting 28 Avenue under the existing RA Zone. The existing house will be retained on proposed Lot 1, and complies with the density and lot coverage requirements under the RA Zone.
- To facilitate the proposed subdivision, the applicant proposes a Development Variance Permit (DVP) to reduce the lot width for both of the proposed lots from the minimum 50 metres (164 ft.) required under the RA Zone. Lot 1 is proposed to be 42.3 metres (139 ft.) wide and Lot 2 is proposed to be 45.1 metres (148 ft.) wide.
- Proposed Lot 1 with an area of 3,814 square metres (0.94 acres) will meet the minimum required lot area by utilizing the provision of 21(h) under Part 4 General Provision of the Zoning By-law, which allows one lot to be reduced to not less than 90% of the minimum lot area requirement prescribed in the RA Zone. Proposed Lot 2 would meet the minimum lot requirement of 4,047 square metres (1 acre).
- A 2.0 metre (6.5 ft.) wide road dedication is proposed along 28 Avenue.

### PRE-NOTIFICATION

- The applicant installed a development proposal sign along 28 Avenue on May 10, 2016 for the proposed subdivision. To date, Staff have received one phone call from a resident opposing the subdivision due to the size of the proposed lots not meeting the full one acre lot size requirement.

*(The proposed subdivision meets the intent of the Central Semiahmoo Peninsula LAP "One Acre" designation and density requirement under the RA Zone. The proposed subdivision creates two lots which are acceptable in area and depth; however, due to insufficient width of the parent parcel [87.5 sq.m/287 sq.ft.] to meet the minimum 50 metre (164 ft.) subdivision requirement of each proposed lot, there is merit in considering a DVP to vary the lot widths to facilitate the proposed subdivision.)*

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum lot width requirement of the RA Zone from 50 metres (164 ft.) to 42.3 metres (139 ft.) for proposed Lot 1 and 45.1 metres (148 ft.) wide for proposed Lot 2.

## Applicant's Reasons:

- The proposed variance would allow the subject property to be subdivided into two residential lots with lot widths that would be compatible with the existing neighbouring properties to the east and southwest of the subject site.

## Staff Comments:

- The existing 0.8 hectare (2 acre) lot is large enough to meet the minimum lot area and depth required for a two-lot subdivision with the exception of lot width.
- Rather than subdividing the existing lot into equally wide lots, the proposed variance will facilitate one lot (Lot 2) to fully meet the minimum lot area under the RA Zone and the other (Lot 1) to be accommodated based on the Zoning By-law provision to reduce the proposed lot area to 90% of the minimum required lot area under the prescribed zone.
- The proposed subdivision is compatible with existing RA Zone lots to the west, southwest, and east (fronting 136 Street) which are similarly one acre in area and consist of lot widths ranging from 43.8 metres (144 ft.) to 47.2 metres (155 ft.).
- Staff support these variances proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7916-0079-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

DH/da



## SUBDIVISION DATA SHEET

Existing Zoning: RA

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.99
Hectares	0.81
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	42.3 m & 45.1 m
Range of lot areas (square metres)	3,814 sq.m & 4,047 sq.m
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2.4 lots/ha & 1.0 lots/ac
Lots/Hectare & Lots/Acre (Net)	2.5 lots/ha & 1.0 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	19.5%
Estimated Road, Lane & Driveway Coverage	4.6%
Total Site Coverage	24.0%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES (Lot Widths)

## INTER-OFFICE MEMO

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TO: **Manager, Area Planning & Development - South Surrey Division  
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 11, 2016** PROJECT FILE: **7816-0079-00**

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RE: **Engineering Requirements  
Location: 13466 28 Avenue**

**SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 1.942 m along 28 Avenue towards the 24.0 m Collector Road allowance; and
- Register a 0.5 m statutory rights-of-way along 28 Avenue for inspection chambers and sidewalk maintenance.

***Works and Services***

- Construct the south side of 28 Avenue to Collector Road standard; 14.0 m pavement width, 3.2 m street tree/utility strip and 1.8 m sidewalk;
- Construct a sanitary sewer along the entire site frontage to tie-in point at 132 Street and Woodcrest Drive; and
- Provide a water, storm and sanitary service connection to each lot.

A Servicing Agreement is required prior to subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit.



Robert Cooke, Eng.L.  
Development Project Engineer

MB



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0079-00

Issued To: NARINDER KAUR GARCHA  
("the Owner")

Address of Owner: 13466 - 28 Avenue  
Surrey, BC V4A 9L1

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: 011-450-185  
Lot 3 Section 20 Township 1 New Westminster District Plan 9963

13466 - 28 Avenue

(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 titles have been issued, as follows:

Parcel Identifier:

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

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K Subdivision (3) of Part 12 "One-Acre Residential Zone (RA)", the minimum lot width is reduced from 50 metres (164 ft.) to 42.3 metres (139 ft.) for proposed Lot 1; and
  - (b) In Section K Subdivision (3) of Part 12 "One-Acre Residential Zone (RA)", the minimum lot width is reduced from 50 metres (164 ft.) to 45.1 metres (148 ft.) for proposed Lot 2.
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. 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.
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   .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

