

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0719-00

Planning Report Date: December 3, 2018

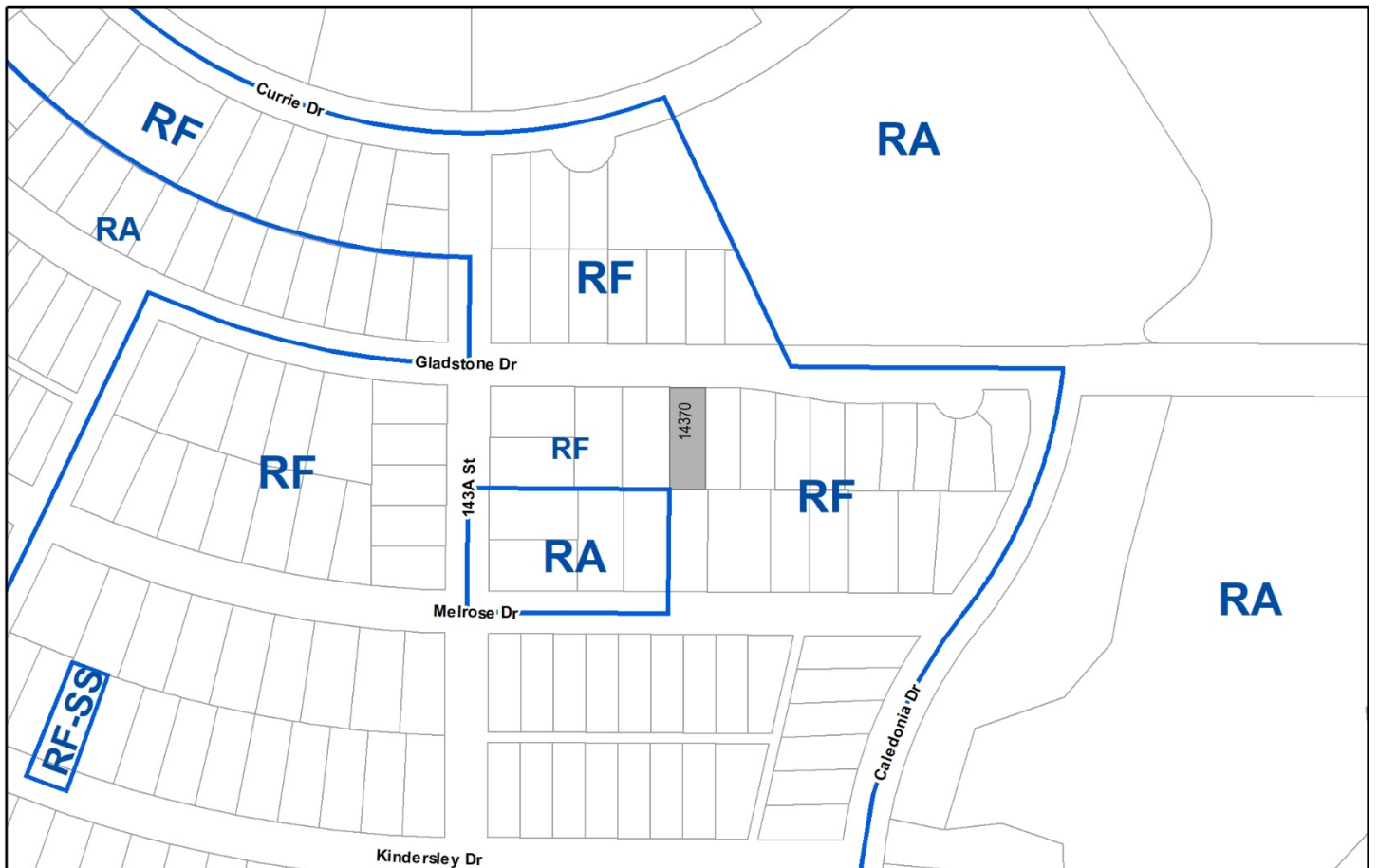
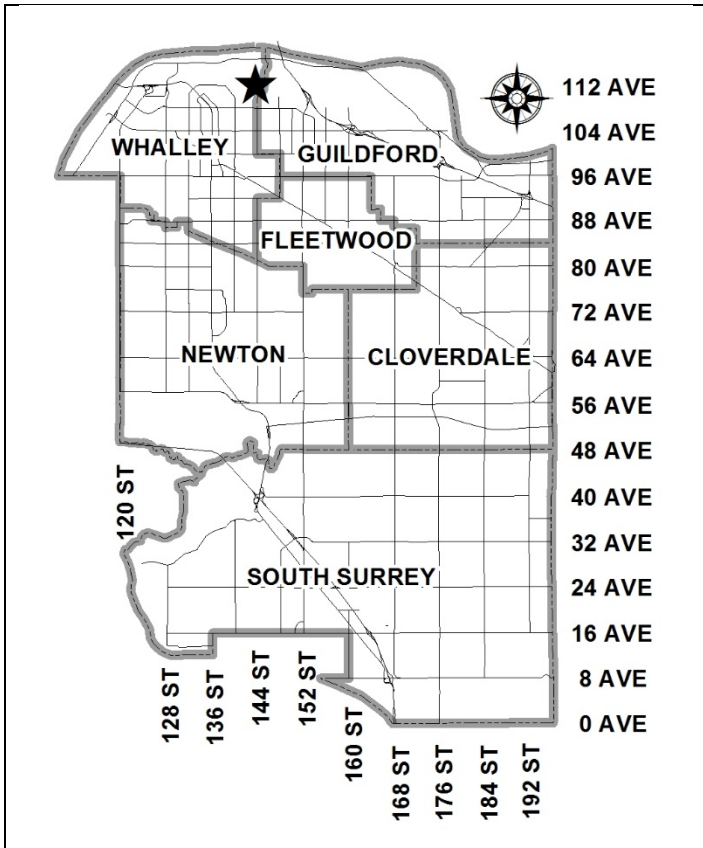
PROPOSAL:

- **Development Variance Permit**
 to reduce the rear yard setback to retain an existing accessory building on the lot.

LOCATION: 14370 - Gladstone Drive

ZONING: RF

OCP DESIGNATION: Urban



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 rear yard setback requirement of the RF zone from 1.8 metres (6 ft.) to 0.76 metres (2.5 ft.) for an accessory building over 10 sq. metres (108 sq. ft.) in size.

RATIONALE OF RECOMMENDATION

- The proposed reduced rear yard setback is for a 33.80 sq. metre (364 sq. ft.) accessory building (shed) on the property that was constructed without a permit. The accessory building's siting is non-conforming with the minimum 1.8 metre (6 ft.) rear yard setback required for accessory buildings over 10 sq. metres (108 sq. ft.) in the RF zone. The principal building on the property complies with the required setbacks.
- A Development Variance Permit is required to allow for the retention of the accessory building at its current location.
- The subject lot has a modestly-sized principal building for a family of five children. The applicant has advised that the accessory building is used for storage of household and sports equipment that cannot be accommodated in the principal building.
- Neighbours to the south and west of the subject property most impacted by the building location have no objections to the accessory building.
- The accessory building is in the rear of the property and is 3.83 metres (12.56 ft.) in height. It does not pose any significant interface or privacy issues with surrounding properties.
- It would be costly for the applicant to relocate the existing accessory building or construct an addition to the principal building.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0719-00 (Appendix II) to reduce the required rear yard setback for an accessory building over 10 sq. metres in size from 1.8 metres (6 ft) to 0.76 metres (2.5 ft) and proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection or requirements to the issuance of the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Gladstone Drive):	Single Family Dwelling	Urban	RF
East:	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling	Urban	RF
West:	Single Family Dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 808-square metre (8,702 sq. ft.) subject property is located at 14370 Gladstone Drive. The subject lot is approximately 17 metres (56 ft.) wide and 48 metres (157 ft.) deep.
- The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- An accessory building (shed) of approximately 33.80 sq. metres (364 sq. ft.) was previously constructed at the rear of the property without a permit. Based on aerial photos, the accessory building has existed since at least 2001. On November 14, 2016, a stop work order was posted on the property related to the expansion of the shed.

- A building permit for the shed, to address the stop work order was applied for in January 2017. The building permit is ready for issuance pending approval of this Development Variance Permit application.

Current Proposal

- The applicant is proposing a Development Variance Permit to reduce the minimum rear yard setback requirement of the RF zone from 1.8 metres (6 ft.) to 0.76 metres (2.5 ft.) for an existing accessory building over 10 sq. metres (108 sq. ft.).
- Approval of the proposed reduced rear yard setback will allow for the retention of the existing 33.80 sq. metre (364 sq. ft.) accessory building (shed) that is used for storage.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback requirement of the RF zone from 1.8 metres (6 ft.) to 0.76 metres (2.5 ft.) for an accessory building over 10 sq. metres (108 sq. ft.) in size.

Applicant's Reasons:

- To keep the existing accessory building that is used as storage.
- The principal building is very modest in size to accommodate storage of household and sports equipment for a family of five children.

Staff Comments:

- A Development Variance Permit is required to allow for the retention of the existing shed in its current location and resolve the stop work order posted on the property.
- Neighbours to the south and west of the subject property most impacted by the building location have no objections to the accessory building.
- The accessory building is in the rear of the property and is 3.83 metres (12.56 ft.) in height. It does not pose any significant interface or privacy issues with surrounding properties.
- It would be costly for the applicant to relocate the existing accessory building or construct an addition to the principal building.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Development Variance Permit No. 7916-0719-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DQ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		808 square metres (8,702 square ft.)
Road Widening area		
Undevelopable area		
Net Total		808 square metres (8,702 square ft.)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	11.66%	4.18%
Paved & Hard Surfaced Areas	12.20%	
Total Site Coverage	23.86%	
SETBACKS (in metres)		
Front		
Rear	1.80 metres	0.76 metres
Side #1 (W)	1.00 metre	1.00 metre
Side #2 (N, S, E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory	4.00 metres	3.828 metres
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		33,855 sq. metres (364 sq. ft.)

** If the development site consists of more than one lot, lot dimensions pertain to the entire site*

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0719-00

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: 012-400-491
Lot 1 Block 124 New Westminster District Plan 79618
14370 - Gladstone Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard setback for an accessory building over 10 sq.m. (108 sq. ft.) is reduced from 1.8 metres (6 ft.) to 0.76 metres (2.5 ft.).
4. This development variance permit applies to only that portion of the accessory building 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 .

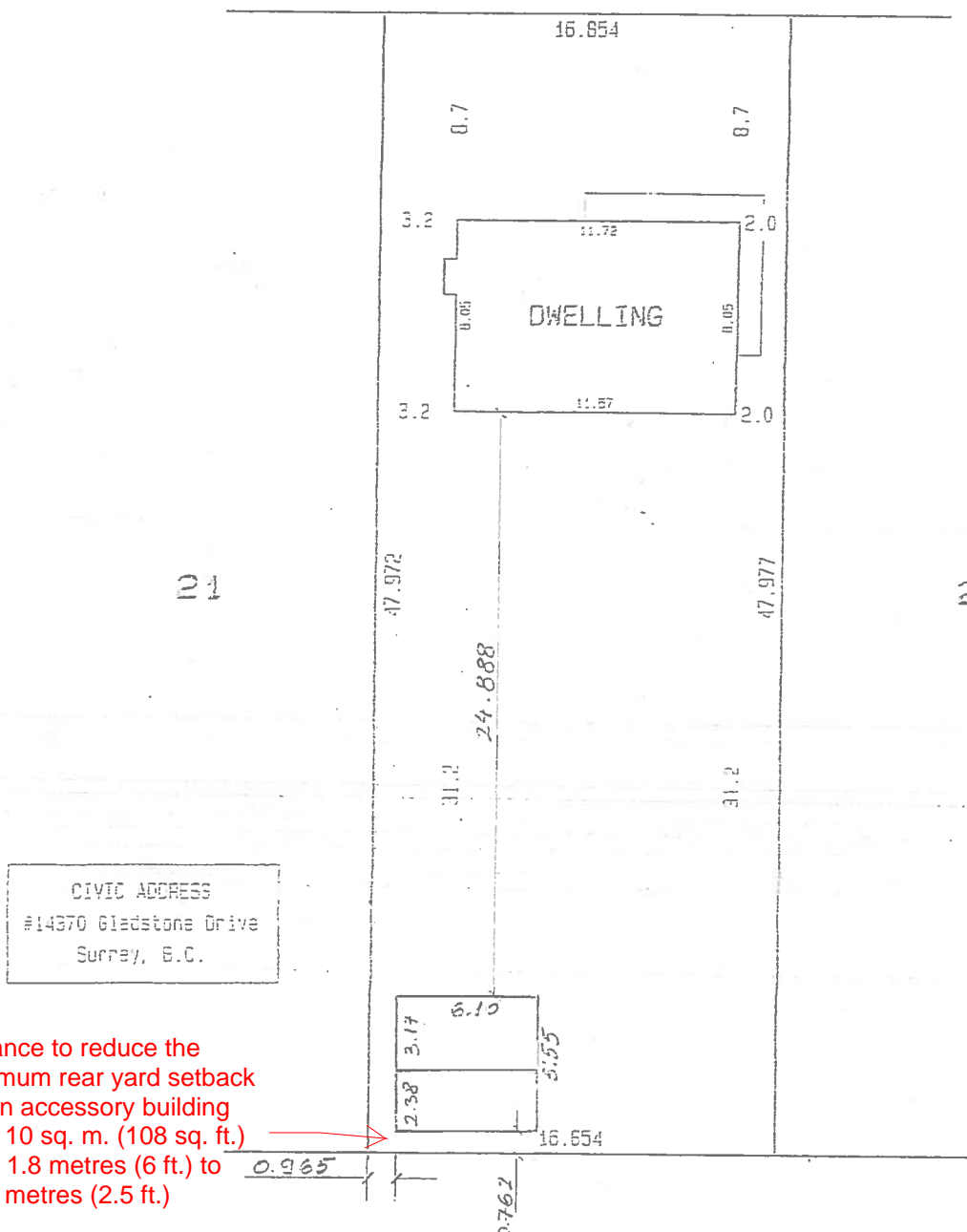
Mayor – Doug McCallum

City Clerk – Jane Sullivan

Schedule A

SCALE 1:300 (METRIC)

14370 GLADSTONE DRIVE
SURREY, B.C., V3R 5R9



CIVIC ADDRESS
#14370 Gladstone Drive
Surrey, B.C.

variance to reduce the
minimum rear yard setback
for an accessory building
over 10 sq. m. (108 sq. ft.)
from 1.8 metres (6 ft.) to
0.76 metres (2.5 ft.)

SITE PLAN
SCALE 1:300 (METRIC)

