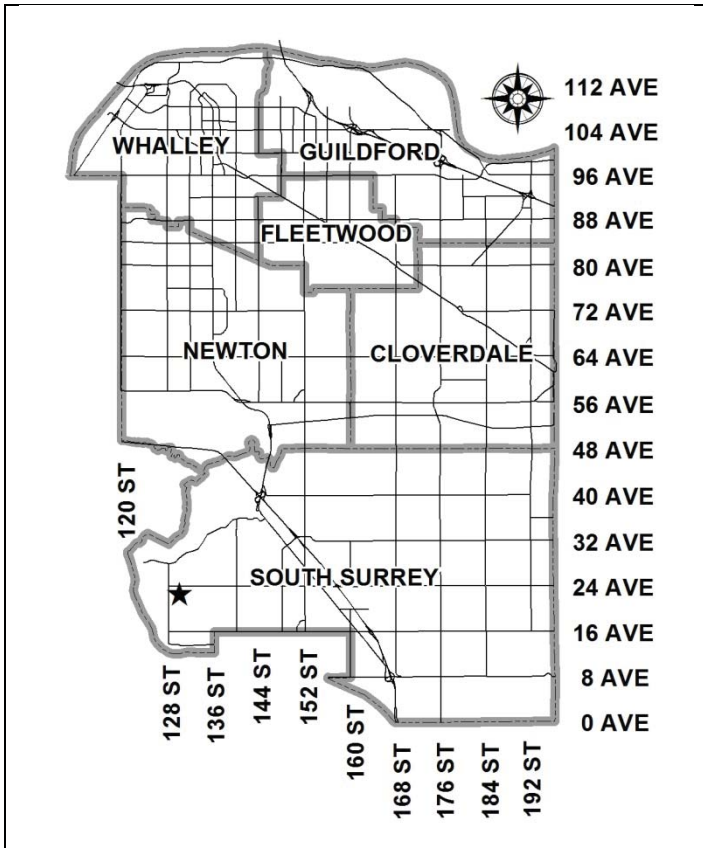


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0017-00

Planning Report Date: February 20, 2017



PROPOSAL:

- **Development Variance Permit**

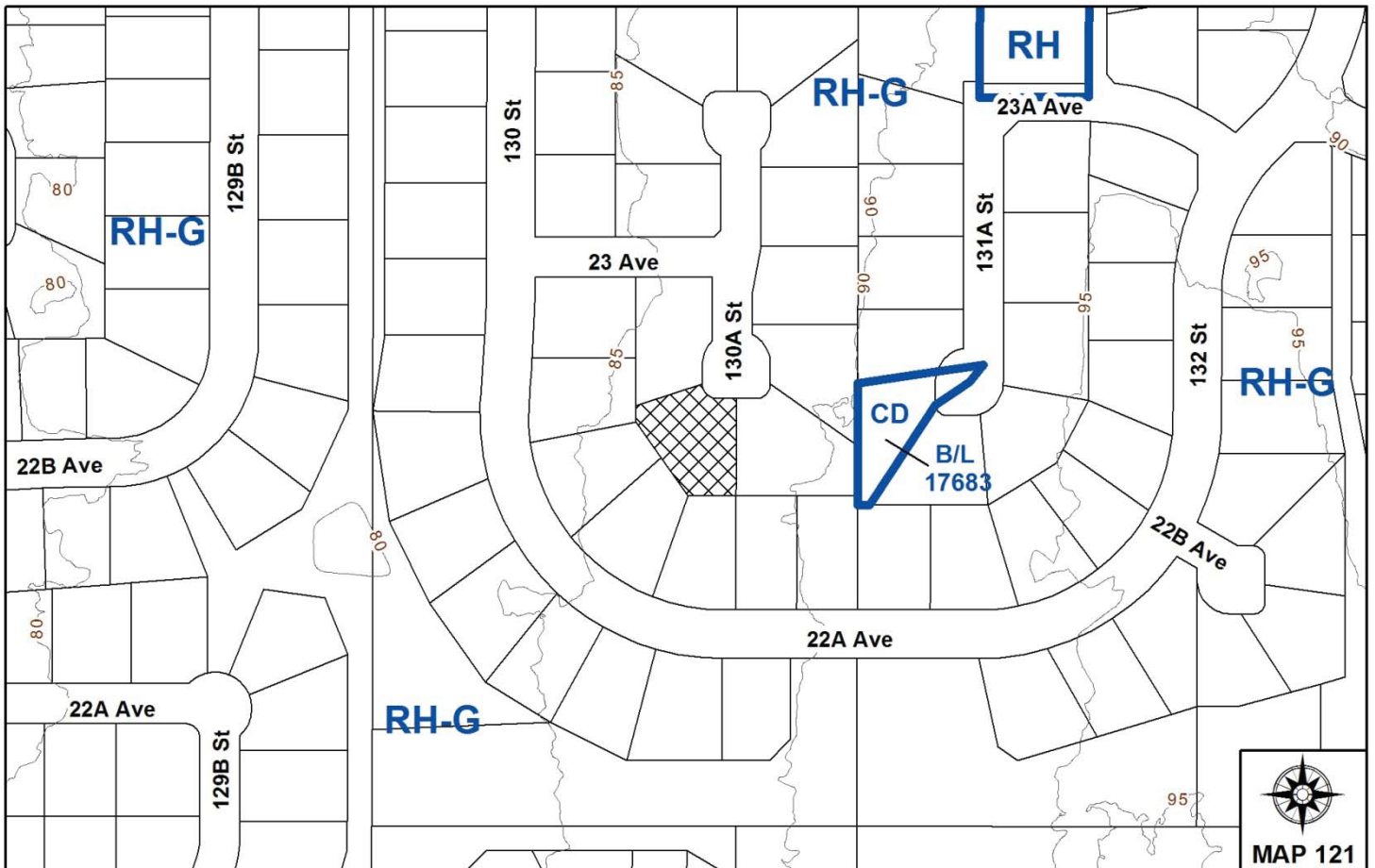
to permit the retention of an existing shed and the construction of a greenhouse.

LOCATION: 2279 - 130A Street

OWNER: Kenneth Scoten
 Christine Scoten

ZONING: RH-G

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 a Development Variance Permit to increase the maximum lot coverage of the "Half-Acre Residential Gross Density Zone (RH-G)" from 25% to 27.5%.

RATIONALE OF RECOMMENDATION

- The City has received no complaints regarding the existing shed. The shed is well screened from neighbouring lots by trees and hedging.
- The subject property is approximately 1,378 square metres (14,833 sq. ft.) in area which is a relatively large half-acre gross density lot. The proposal of an additional 10 square metres (108 sq. ft.) to the existing conditions on the property should have minimal impact on surrounding properties.
- The applicants have planted six 3.7 metre (12 ft.) tall cedar hedge trees along the east property line to screen the greenhouse from the neighbour's view.
- While lot coverage is being varied, the existing and proposed structures comply with the Floor Area Ratio and setback provisions of the RH-G Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0017-00 (Appendix II), to increase the maximum lot coverage of the RH-G Zone from 25% to 27.5%, proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Suburban	RH-G
East:	Single family dwelling.	Suburban	RH-G
South:	Single family dwelling.	Suburban	RH-G
West:	Single family dwelling.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at the end of a cul-de-sac at 2279 - 130A Street. The property is designated "Suburban" in the Official Community Plan (OCP) and zoned "Half-Acre Residential Gross Density Zone (RH-G)".
- The lot is 1,378 square metres (14,827 sq. ft.) in area and has a principal building with a gross floor area of 344 square metres (3,705 sq. ft.). The existing building footprint utilizes all of the maximum lot coverage of 25% for this lot under the RH-G Zone.
- At some point after the principal building was constructed, a 20 square metre (215 sq. ft.) shed was built in the north-west corner of the site. This accessory building was constructed without a building permit and results in the allowable lot coverage of 25% being exceeded on this site.
- The applicant only became aware of the non-conforming status of the property when they submitted a building permit application for a separate 10 square metre (108 sq. ft.) greenhouse.

Current Proposal

- The applicant is proposing a Development Variance Permit to increase the maximum lot coverage of the RH-G Zone from 25% to 27.5% to facilitate the retention of the existing shed and the construction of a new greenhouse.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Increase the maximum lot coverage of the RH-G Zone from 25% to 27.5%.

Applicant's Reasons:

- They were unaware that the existing shed was not permitted as it was built by a previous owner.
- The proposed greenhouse will be used for housing tropical plants only.
- Six cedar hedge trees have been planted along the east property line to reduce the visual impact of the greenhouse to the neighbouring lot.

Staff Comments:

- The principal building on the subject lot is a one-storey rancher. Increasing the lot coverage to accommodate the two accessory structures will not result in the Floor Area Ratio being exceeded. The variance proposal would increase the lot coverage from 344 square metres (3,705 sq. ft.) to 374 square metres (4,025 sq. ft.), representing an increase of 30 square metres (323 sq. ft.) over what is permitted under the RH-G Zone.
- The subject property is approximately 1,378 square metres (14,833 sq. ft.) in area which is a relatively large half-acre gross density lot. The proposal of an additional 10 square metres (108 sq. ft.) to the existing conditions on the property should have minimal impact on surrounding properties. It should also be noted that all required setbacks will be met, and thus the buildings will be located away from adjoining properties.
- The proposed greenhouse is well designed and will be installed by a professional greenhouse contractor.
- The existing shed matches the aesthetics of the principal building and is well screened by landscaping and fencing.
- Staff supports the variance proceed 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. Development Variance Permit No. 7917-0017-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/da

DEVELOPMENT DATA SHEET

Existing Zoning: RH-G

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	1,378 square metres	
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	25%	27.5%
Paved & Hard Surfaced Areas		
Total Site Coverage	25%	27.5%
SETBACKS (in metres)		
Front		
Rear	1.8 metres (6 ft.)	6.7 metres (22 ft.)
Side (E)	1.0 metre (3 ft.)	3.5 metres (12 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory	4 metres (13 ft.)	3.3 metres (11 ft.)
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	465 square metres (5,000 sq. ft.)	374 square metres (4,025 sq. ft.)
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0017-00

Issued To: KENNETH G. SCOTEN
CHRISTINE D. SCOTEN

(the "Owner")

Address of Owner: 2279 - 130A Street
Surrey, BC V4A 8Y5

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: 005-873-258

Lot 20 Section 17 Township 1 New Westminster District Plan 73438

2279 - 130A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C. Lot Area of Part 15 Half-Acre Residential Gross Density Zone the maximum site coverage is increased from 25% to 27.5%.
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 .

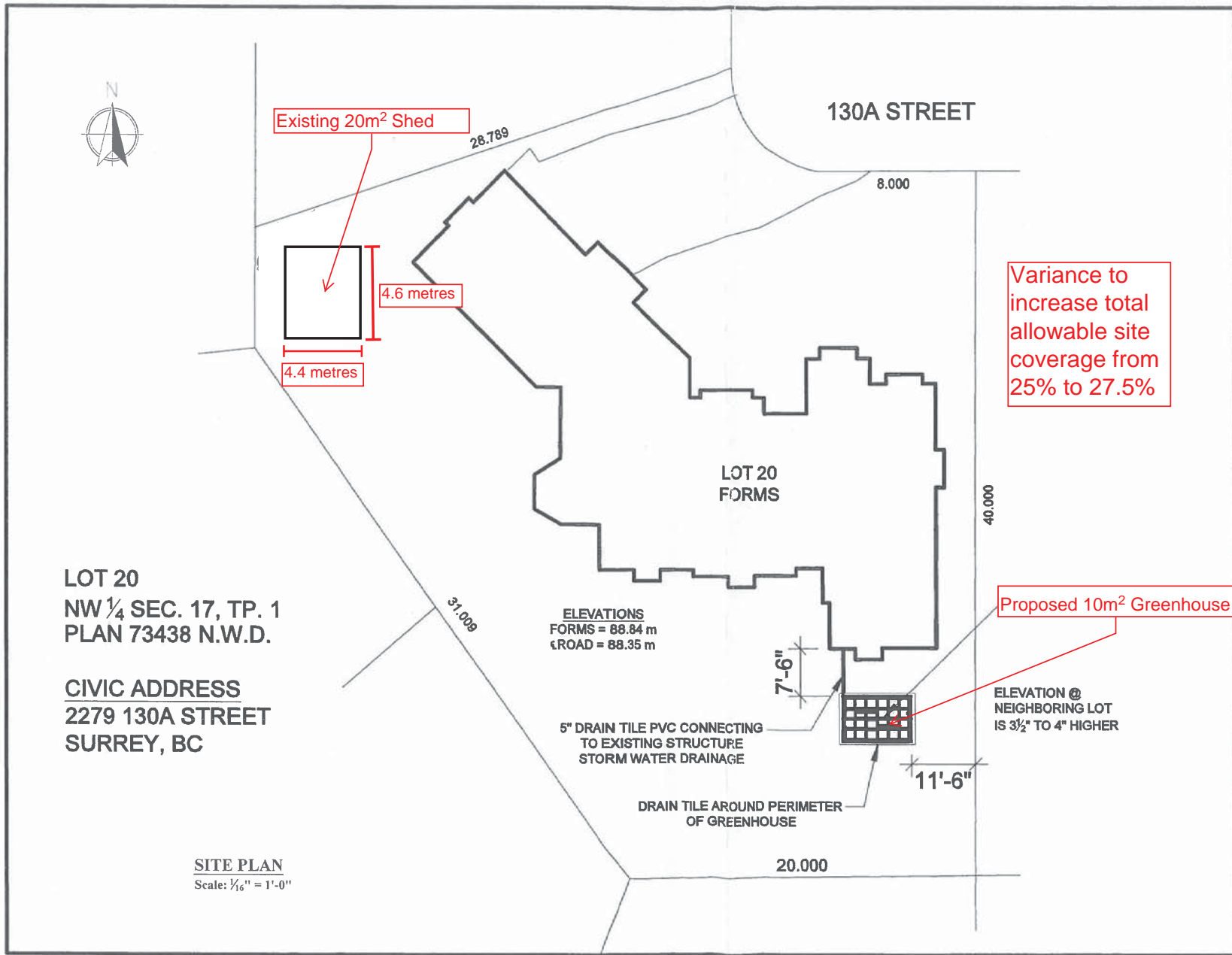
Mayor – Linda Hepner

City Clerk – Jane Sullivan

Schedule A

Submitted For:	Submitted On:	Rev. Description
Distribution	Oct 11, 2016	
Addendum	Nov 24, 2016	PVC Drain

Engineer Loads & Stamp (as required)



CROSS-COUNTRY GREENHOUSES
QUALITY BUILT SINCE 1951

Product: FCT 812 SGSGB

Customer: CHRISTINE SCOTEN
2279 130A Street
Surrey, BC, V4A 8Y5

Drawn By: E.D.
Checked By: G.B.
Page No: 001
of: Site Plan