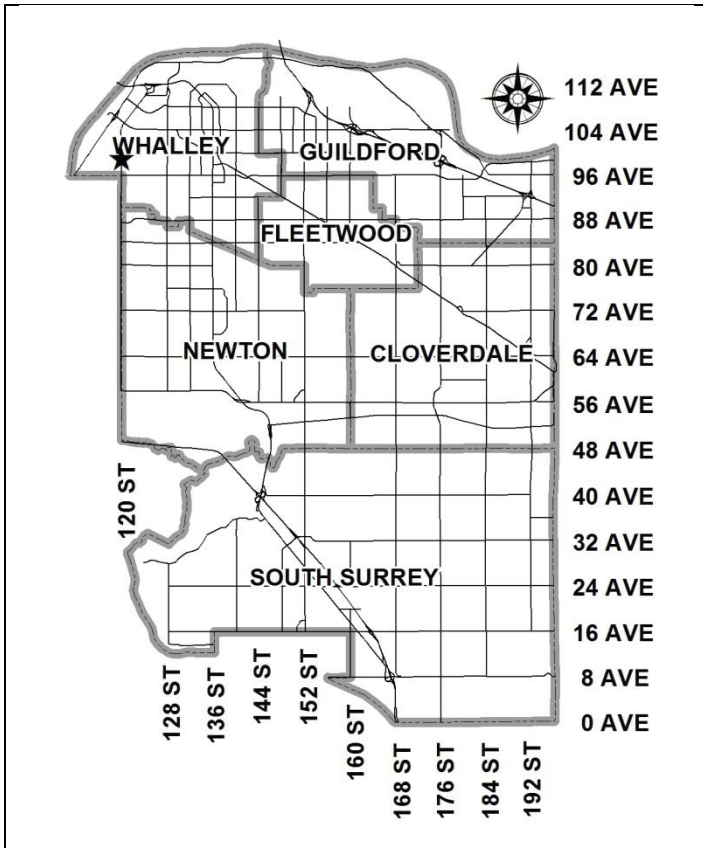


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0022-00

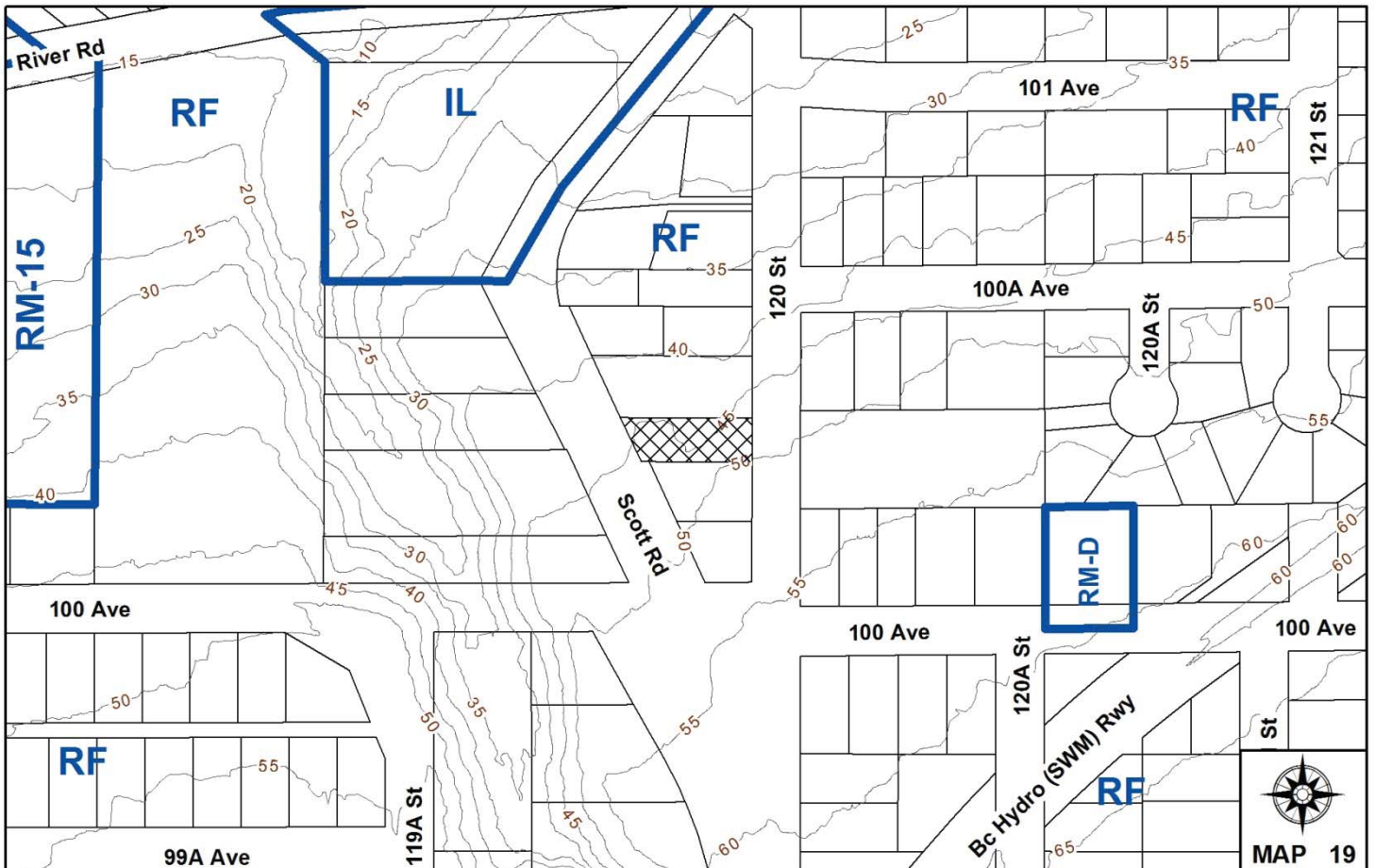
Planning Report Date: April 3, 2017



PROPOSAL:

- **Development Variance Permit**
 to reduce the minimum front (east) yard setback for an accessory building and to permit basement access and a basement well and staircase between the single family dwelling and the front (east) lot line.

LOCATION: 10034 - Scott Road
OWNERS: Amanjot K Vandher
 Harmohan S Vandher
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To relax the minimum front (east) yard setback for an accessory building (detached garage) in the RF Zone from 18.0 metres (60 ft.) to 3.6 metres (12 ft.).
- To vary the RF Zone to allow a basement access well and staircase to be located between the principal building and the front (east) lot line.

RATIONALE OF RECOMMENDATION

- The subject lot is considered a through lot under the Zoning By-law (also called 'double fronting'), as it fronts onto both the Scott Road frontage road and 120 Street. As such, the lot lines along the Scott Road frontage road and 120 Street are both considered front lot lines and the east and west yards are both considered front yards. The subject lot does not have a rear yard under the Zoning By-law.
- Without the requested variances, it would not be possible for the applicant to construct a basement access well on this lot, as under the Zoning By-law there is no rear lot line. Similarly, it would not be possible to construct the requested detached garage building a minimum of 18 metres (60 ft.) from both the east and west front lot lines.
- The proposed basement access well provides an exit from the basement and also provides a separate entrance for a proposed secondary suite in the basement. The proposed detached garage is intended to provide additional covered parking.
- The proposed single family dwelling has been designed in typical fashion with a front access double garage and driveway facing west towards the Scott Road frontage road, and a basement access well and detached garage in the opposite east yard. Essentially, the applicant's requested variances are to treat the east yard as a typical rear yard condition.
- The proposed siting of both the single family dwelling and detached garage are consistent with the neighbouring lot to the north (10048 - Scott Road), which is also a through lot and has a dwelling and accessory building that were constructed prior to the Zoning By-law, No. 12000 coming into effect in 1993.
- The proposed variances will allow the house to function in a similar manner as a standard RF lot.
- The proposed dwelling and detached garage are consistent with all other aspects of the RF Zone (floor area, lot coverage, height, other setbacks).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0022-00 (Appendix V) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front (east) yard setback for an accessory building in the RF Zone from 18.0 metres (60 ft.) to 3.6 metres (12 ft.); and
- (b) to vary the RF Zone to permit the construction of a basement access and basement well with staircase to be located between the principal building and the east front lot line.

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	Existing Zone
North:	Single family dwellings	Urban	RF
East (Across 120 Street):	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West (Across Scott Road):	City-owned park (Al Cleaver Park) including Scott Creek	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject lot is located at 10034 - Scott Road in Whalley. The lot is designated Urban in the Official Community Plan (OCP), is zoned "Single Family Residential Zone (RF)", and is 914 square metres (9,980 sq. ft.) in size.
- The subject lot is considered a through lot under the Zoning By-law, as it fronts onto both the frontage road along Scott Road, as well as 120 Street. As such, the lot lines along the Scott Road frontage road and 120 Street are both considered front lot lines, and the east and west yards are both considered front yards.

- The applicant has submitted a building permit application to construct a single family dwelling on the subject lot, with the front of the house and attached garage both facing west toward Scott Road with driveway access to the frontage road. The proposal is also to have the basement access well and a detached garage in the east yard facing 120 Street. The house will face the same direction (west) as the other houses on the same block, and is consistent with the orientation of the house that was recently demolished on the subject lot.
- The RF Zone requires a minimum front yard setback of 18.0 metres (60 ft.) and the proposed detached garage is sited 3.6 metres (12 ft.) from the east front lot line. In addition, the RF Zone stipulates that basement access and basement wells are permitted only between the principal building and the rear lot line.
- The applicant was informed at the plan review stage that the proposed detached garage and basement access well would require a variance to the Zoning By-law.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple, Bigleaf	3	3	0
Maple, Japanese	1	0	1
Cherry	2	2	0
Coniferous Trees			
Cedar, Western Red	1	1	0
Total	10	9	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		4	
Contribution to the Green City Fund		\$3,600.00	

- The Arborist Assessment states that there are a total of 7 protected trees on the site, excluding Alder trees. There are 3 Red Alder trees on the site, representing 23% of the total trees. It was determined that 3 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services and the proposed buildings.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees and a 2 to 1 replacement ratio for all others. Since only 3 replacement trees can be accommodated on the site, the deficiency of 9 replacement trees will require a cash-in-lieu payment of \$3,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$3,600 to the Green City Fund.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the east front yard setback for an accessory building in the RF Zone from 18 metres (60 ft.) to 3.6 metres (12 ft.); and
- To vary the RF Zone to permit the construction of a basement access well and staircase between the principal building and the east front lot line.

Applicant's Reasons:

- The proposed basement access well provides an exit from the basement and also provides a separate entrance for a proposed secondary suite in the basement.
- The detached garage is required to provide additional parking for those living in the principal dwelling and the secondary suite.

Staff Comments:

- The subject lot is considered a through lot under the Zoning By-law (also called 'double fronting'), as it fronts onto both the Scott Road frontage road and 120 Street. As such, the lot lines along the Scott Road frontage road and 120 Street are both considered front lot lines, and the east and west yards are both considered front yards. The subject lot does not have a rear yard under the Zoning By-law.
- The RF Zone requires a minimum front yard setback of 18.0 metres (60 ft.) from both the east and west front lot lines. In addition, the RF Zone stipulates that basement access and basement wells are permitted only between the principal building and the rear lot line.

- Without the requested variances, it would not be possible for the applicant to construct a basement access well on this lot, as under the Zoning By-law there is no rear lot line. Similarly, it would not be possible to construct the requested detached garage a minimum of 18 metres (60 ft.) from both the east and west front lot lines.
- The proposed single family dwelling has been designed with a front door and front access double garage and driveway facing west towards the Scott Road frontage road, and a basement access well and detached garage in the opposite east yard. Essentially, the requested variances are to treat the east yard as a typical rear yard condition.
- The proposed detached garage will be oriented towards the north, with a blank façade towards 120 Street.
- The proposed siting of both the single family dwelling and the detached garage are consistent with the neighbouring lot to the north (10048 - Scott Road), which is also a through lot and has a front door and driveway access oriented west towards the Scott Road frontage road, and an accessory building in the east yard. This neighbouring house and accessory building were constructed prior to the Zoning By-law, No. 12000 coming into effect in 1993.
- The proposed variances will allow the house to function in a similar manner as a standard RF lot.
- The proposed dwelling and detached garage are consistent with all other aspects of the RF Zone (floor area, lot coverage, height, other setbacks).
- Staff supports the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	Aerial Photo (Neighbourhood Context)
Appendix III.	Proposed Site Plan and Building Plans
Appendix IV.	Tree Preservation Summary and Tree Plans
Appendix V.	Development Variance Permit No. 7917-0022-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

RT/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Harmohan S Vandher

 Address: 7892 - 109A Avenue
 Surrey, BC V4C4G6

2. Properties involved in the Application
 - (a) Civic Address: 10034 - Scott Road

 - (b) Civic Address: 10034 - Scott Road
 Owner: Harmohan S Vandher
 Amanjot K Vandher
 PID: 001-254-286
 Lot 7 Section 25 Block 5 North Range 3 West New Westminster District Plan 16747

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0022-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

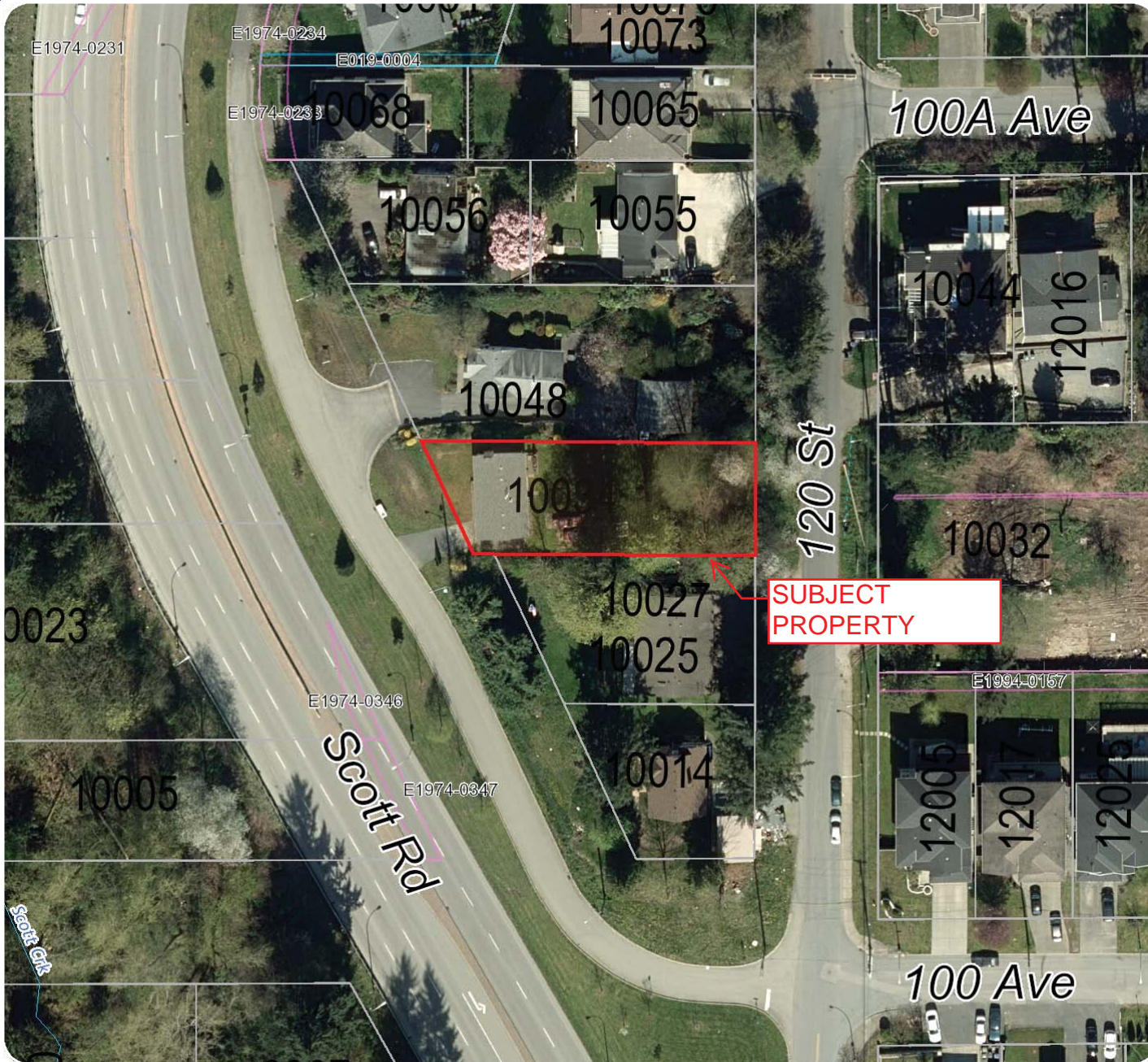
DEVELOPMENT DATA SHEET

Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		914 square metres (9,840 sq. ft.)
Road Widening area		
Net Total		914 square metres (9,840 sq. ft.)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	32%	32%
Paved & Hard Surfaced Areas		
Total Site Coverage		
DENSITY		
Floor Area Ratio (FAR)	0.51	0.50
Floor Area	465 square metres (5,000 sq. ft.)	454 square metres (4,885 sq. ft.)
SETBACKS (in metres) (Accessory Building)		
Front (east)	18.0 metres (60 ft.)	3.6 metres (12 ft.)*
Side (south)	1.0 metres (3 ft.)	1.2 metres (4 ft.)
SETBACKS (in metres) (Principal Building)		
Front (east)	7.5 metres (25 ft.)	18.6 metres (61 ft.)
Front (west)	7.5 metres (25 ft.)	7.5 metres (25 ft.)
Side (south)	1.8 metres (6 ft.)	1.8 metres (6 ft.)
Side (north)	1.8 metres (6 ft.)	1.8 metres (6 ft.)
Basement Access Well	28.0 square metres (300 sq. ft.)	27.0 square metres (291 sq. ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 metres (30 ft.)	9.0 metres (30 ft.)
Accessory	5 metres (16.5 ft.)	4.3 metres (14.1 ft.)
PARKING (Total Number)	3	8

* Seeking a variance.

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Legend

Early Copy Lots

Early Copy Lots

Trails and Paths

Water Courses

River

Creek

Ditch

Rights of Way

Municipal

Utility

Easements

3rd Party Agreement

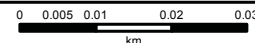
Restrictive Covenant

Lots (Outline)

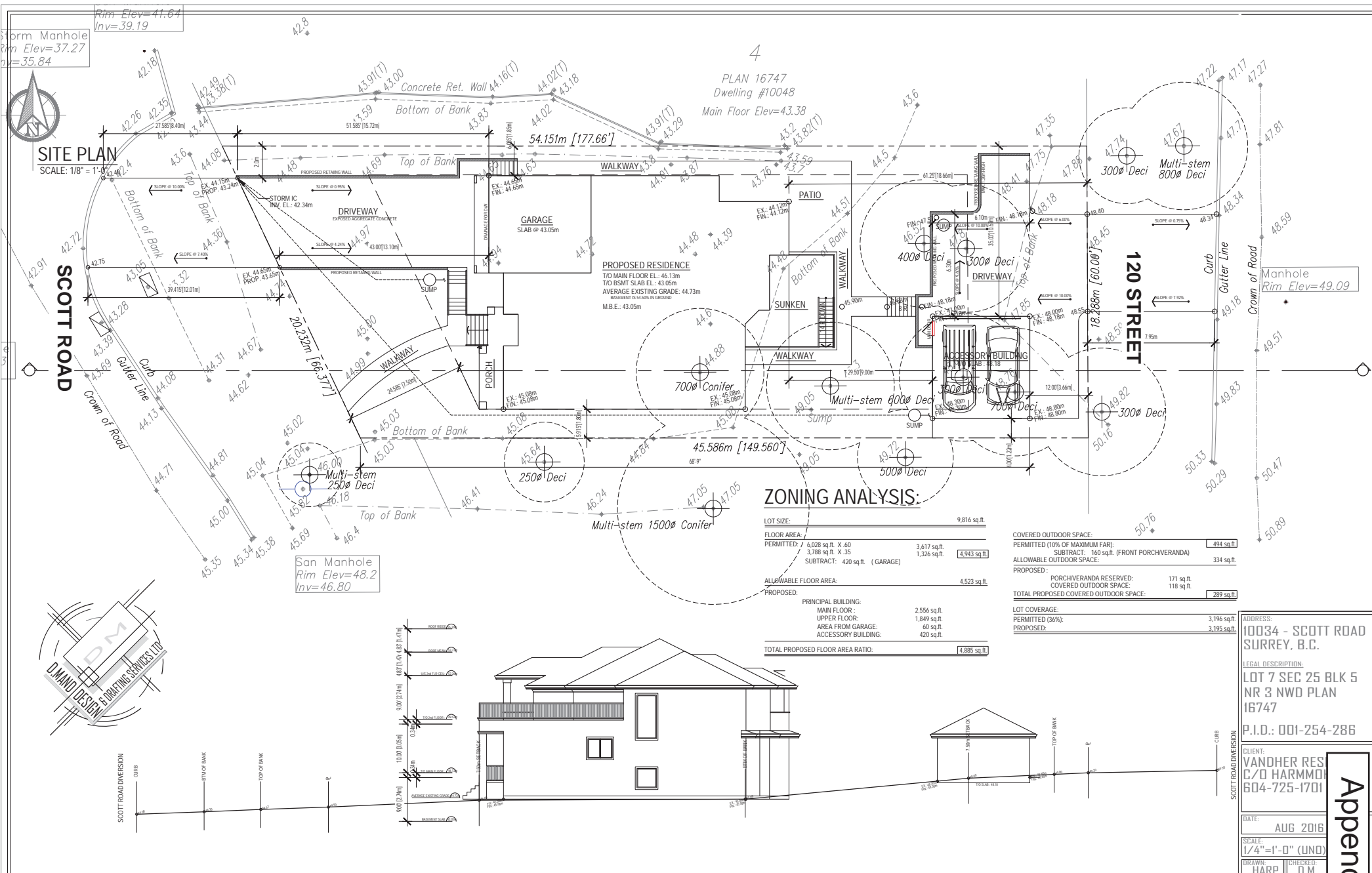
7917-0022-00 Context Aerial

Scale: 1:1,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2017-02-22



PLAN 16747
 Dwelling #10048
 Main Floor Elev=43.38

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

ZONING ANALYSIS:

LOT SIZE:	9,816 sq. ft.
FLOOR AREA:	
PERMITTED: 6,028 sq. ft. X .60	3,617 sq. ft.
3,788 sq. ft. X .35	1,326 sq. ft.
SUBTRACT: 420 sq. ft. (GARAGE)	4,943 sq. ft.
ALLOWABLE FLOOR AREA:	4,523 sq. ft.
PROPOSED:	
PRINCIPAL BUILDING:	
MAIN FLOOR:	2,556 sq. ft.
UPPER FLOOR:	1,849 sq. ft.
AREA FROM GARAGE:	60 sq. ft.
ACCESSORY BUILDING:	420 sq. ft.
TOTAL PROPOSED FLOOR AREA RATIO:	4.885 sq. ft.

COVERED OUTDOOR SPACE:	
PERMITTED (10% OF MAXIMUM FAR):	494 sq. ft.
SUBTRACT: 160 sq. ft. (FRONT PORCH/VERANDA)	
ALLOWABLE OUTDOOR SPACE:	334 sq. ft.
PROPOSED:	
PORCH/VERANDA RESERVED:	171 sq. ft.
COVERED OUTDOOR SPACE:	118 sq. ft.
TOTAL PROPOSED COVERED OUTDOOR SPACE:	289 sq. ft.

LOT COVERAGE:	
PERMITTED (36%):	3,196 sq. ft.
PROPOSED:	3,195 sq. ft.

ADDRESS:
10034 - SCOTT ROAD
SURREY, B.C.

LEGAL DESCRIPTION:
LOT 7 SEC 25 BLK 5
NR 3 NWD PLAN
16747

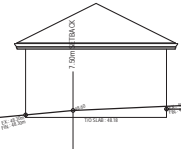
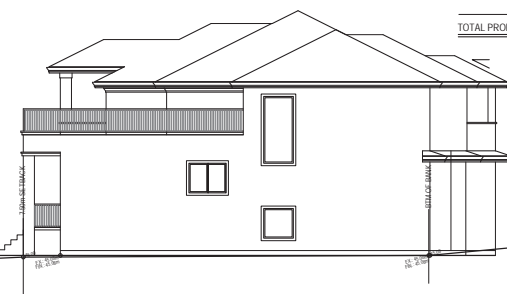
P.I.D.: 001-254-286

CLIENT:
VANDER RES
C/O HARMON
604-725-1701

DATE:
AUG 2016

SCALE:
1/4" = 1'-0" (UND)

DRAWN: HARP D.M.





14658 - 84 AVENUE
 SURREY, BC
 V3S 9K7
 t: 6045971838
 f: 6045971350
 dmand@telus.net
 www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2012
 CONSTRUCTION SHALL COMPLY WITH
 THESE PLANS AND LOCAL BUILDING
 BY-LAWS.
 CONTRACTOR SHALL CONFIRM ALL
 DIMENSIONS PRIOR TO START OF
 CONSTRUCTION.
 THE DESIGNER ASSUMES NO LIABILITY
 FOR ANY ERRORS OR OMISSIONS IN
 THESE PLANS. IT IS THE BUILDER/OWNER
 RESPONSIBILITY TO REVIEW AND VERIFY
 ALL LEVELS, DIMENSIONS AND
 STRUCTURAL ADEQUACIES PRIOR TO
 CONSTRUCTION.
 DO NOT SCALE DRAWINGS
 **BUILDERS NOTES:
 THE OWNER/BUYER IS AWARE THAT
 DOORS, WINDOWS AND BUILDING ELEVATIONS
 MAY VARY DUE TO SITE CONDITIONS.
 SQUARE FOOTAGE SHOWN ARE APPROXIMATE
 THE BUILDER RESERVES RIGHT TO MAKE
 ON GOING CHANGES AND ADJUSTMENTS
 FINAL HOME DESIGN AND MEASUREMENTS
 MAY NOT MATCH AS PER PLANS.
 IN ORDER TO COMPLY WITH BYLAWS,
 BUILDING CODES AND SITE CONDITIONS,
 THESE PLANS ARE SUBJECT TO CHANGE
 WITHOUT NOTICE TO CLIENT/BUILDER.

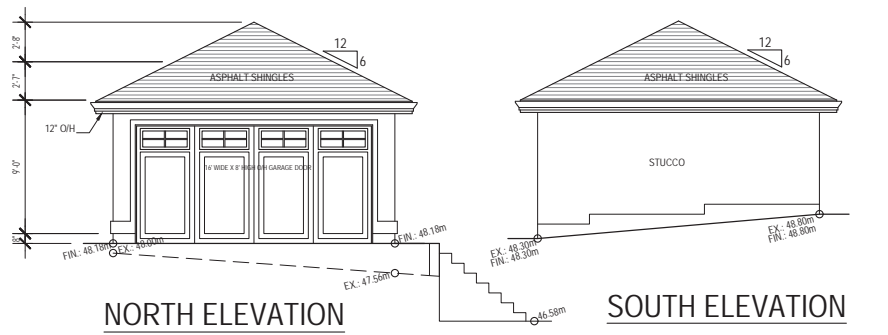
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ADDRESS:
**10034 - SCOTT ROAD
 SURREY, B.C.**
 LEGAL DESCRIPTION:
**LOT 7 SEC 25 BLK 5
 NR 3 NWD PLAN
 16747**
 P.I.D.: 001-254-286

CLIENT:
**VANDHER RESIDENCE
 C/O HARMMOHAN
 604-725-1701**

DATE:	AUG 2016
SCALE:	1/4" = 1'-0" (UND)
DRAWN:	HARP
CHECKED:	D.M.

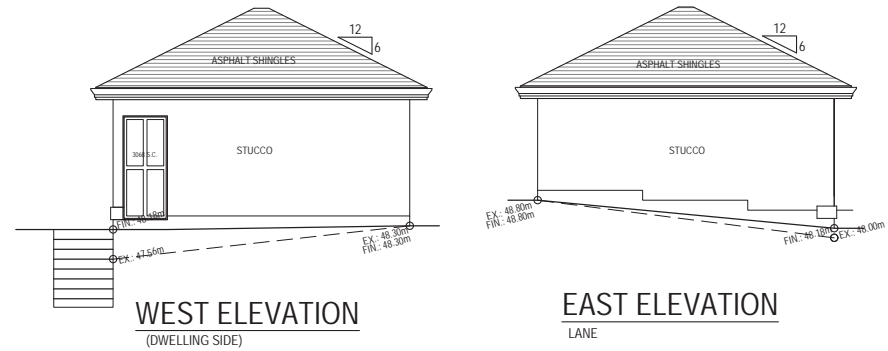
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NORTH ELEVATION

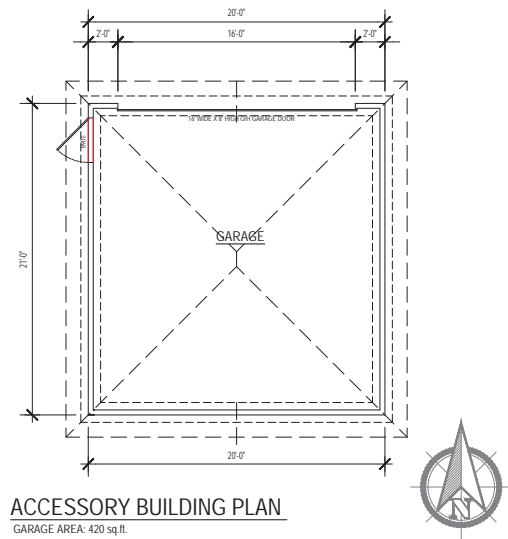
SOUTH ELEVATION

NOTE: PITCH, COLORS AND MATERIALS TO MATCH HOUSE



WEST ELEVATION
 (DWELLING SIDE)

EAST ELEVATION
 LANE



ACCESSORY BUILDING PLAN
 GARAGE AREA: 420 sq.ft.

GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY D.MAND DESIGN AND DRAFTING SERVICES LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2012). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE RESPONSIBILITY OF THE BUILDER/FRAMER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS, DO NOT SCALE THESE DRAWINGS.

ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.

STRUCTURAL FRAMING MATERIALS ARE TO BE:

- JOISTS: DOUGLAS FIR #2 OR BETTER.
 - LINTELS: DOUGLAS FIR #2 OR BETTER.
 - BEAMS: DOUGLAS FIR #2 OR BETTER.
 - HEADERS: DOUGLAS FIR #2 OR BETTER.
 - RAFTERS: DOUGLAS FIR #2 OR BETTER.
 - PLATES: DOUGLAS FIR OR SPF #2 OR BETTER.
 - STUDS: DOUGLAS FIR OR SPF STUD GRADE.
- UNLESS OTHERWISE STATED, APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C RESIDENTIAL STANDARDS AND THE SPAN BOOK 2004 EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS SPACED AT 6'-0" ON CENTER, UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45LB. FELT, SILL GASKET OR OTHER APPROVED METHODS.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C.

FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C. BY 2" X 2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.

PARTITION WALL PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BLOCKING BETWEEN JOISTS. PARTITION WALLS, SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.

ALL LINTELS TO BE 2 - 2" X 10" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

ROOF SPACE SHALL BE VENTED WITH H ROOF TYPE, EAVE TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

CRAWL SPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWL SPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

MINIMUM INSULATION REQUIREMENTS:

- FOUNDATION WALL: R-12
 - ROOF: R-40
 - 2" X 4" WALLS: R-14
 - 2" X 6" WALLS: R-20
 - CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28
- WITH 6MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

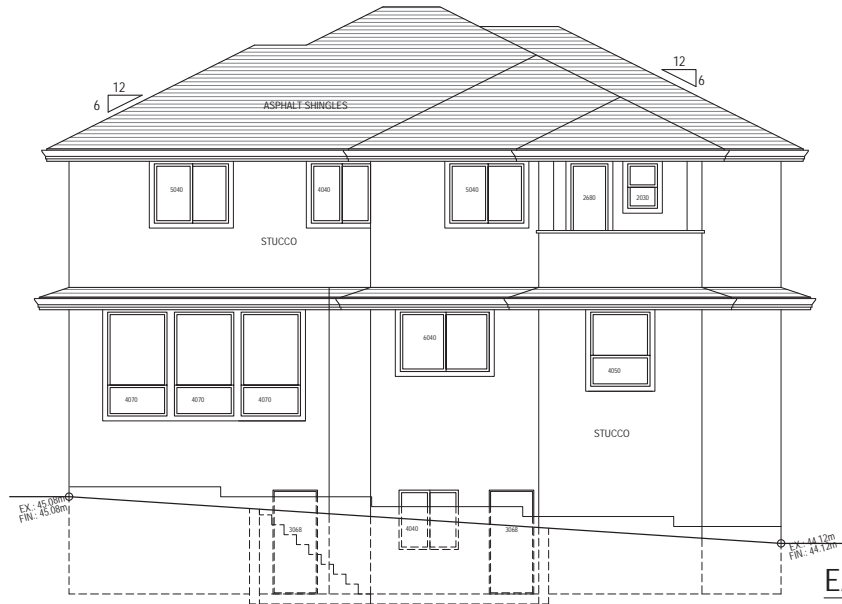
ATTIC SPACES AND CRAWL SPACES TO HAVE A MINIMUM 20" X 32" ACCESS HATCHWAY, WEATHERSTRIPPED

PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.



WEST ELEVATION



EAST ELEVATION



14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmandesign.com

THESE PLANS CONFORM TO BCBC 2012 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS

**BUILDERS NOTES:

THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.

SQUARE FOOTAGE SHOWN ARE APPROXIMATE

THE BUILDER RESERVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS

IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:

-
-

ADDRESS:
10034 - SCOTT ROAD
SURREY, B.C.

LEGAL DESCRIPTION:
LOT 7 SEC 25 BLK 5
NR 3 NWD PLAN
16747

P.I.D.: 001-254-286

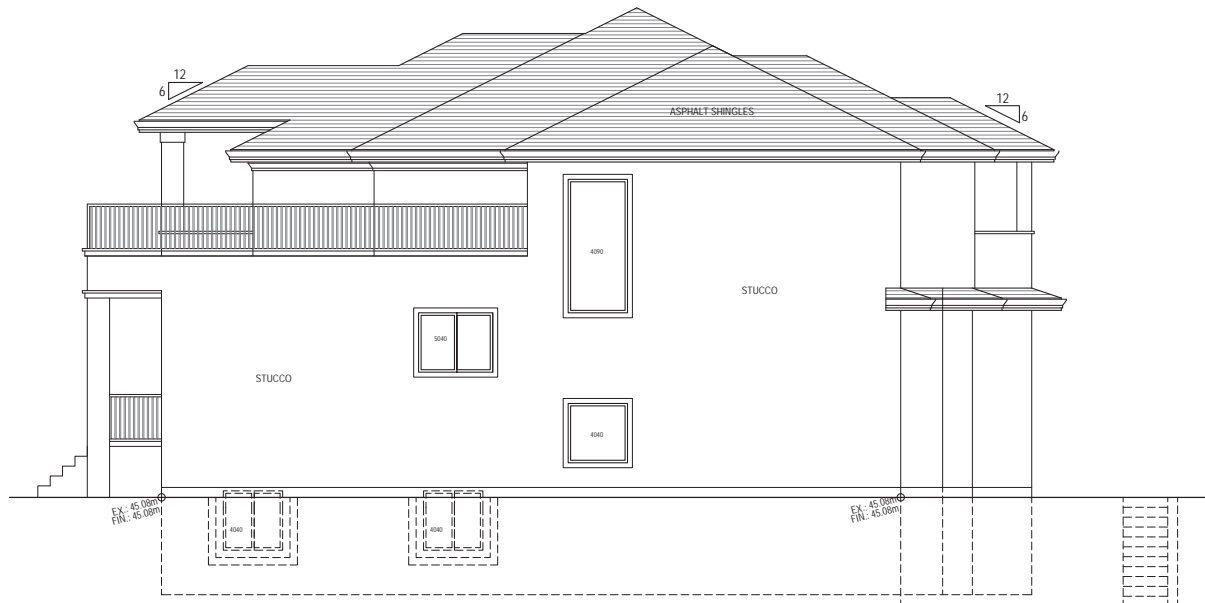
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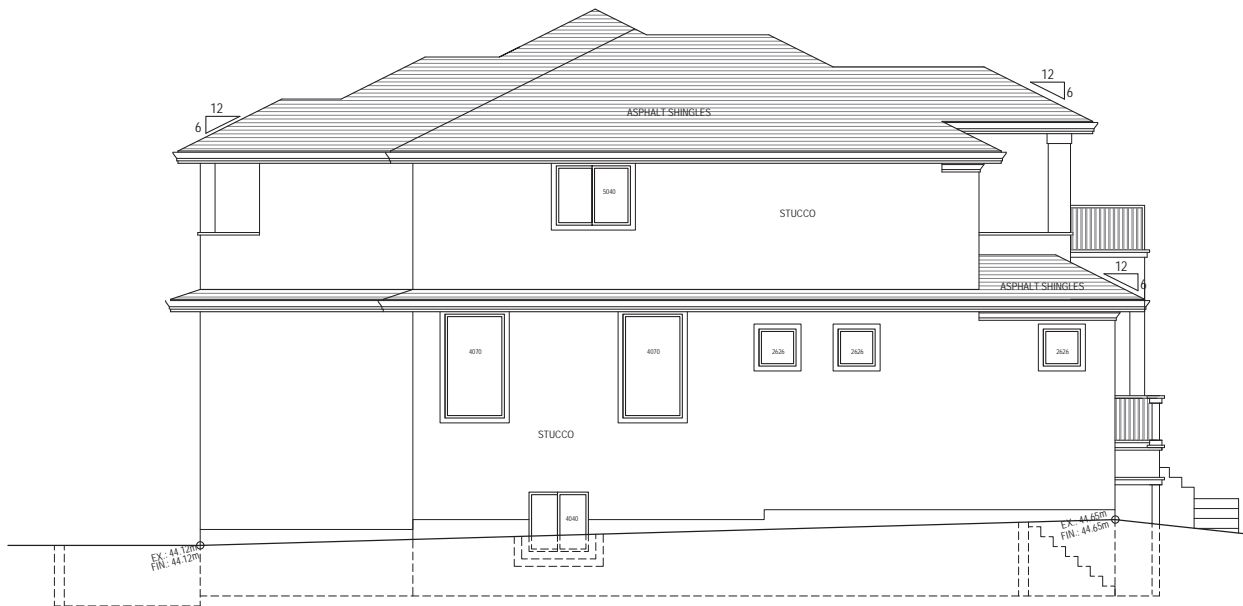
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2



SOUTH ELEVATION

SPATIAL CALCULATIONS:
 WALL AREA: 975 sq.ft.
 LIMITING DISTANCE: 1.80m
 PERMITTED OPENINGS: 78 sq.ft. (8%)
 PROPOSED OPENINGS: 72 sq.ft.



NORTH ELEVATION

SPATIAL CALCULATIONS:
 WALL AREA: 1,425 sq.ft.
 LIMITING DISTANCE: 1.85m
 PERMITTED OPENINGS: 100 sq.ft. (7%)
 PROPOSED OPENINGS: 68 sq.ft.



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DO NOT SCALE DRAWINGS

**BUILDERS/BUYER NOTES:

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 DOORS, WINDOWS AND BUILDING ELEVATIONS
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 NR 3 NWD PLAN
 16747

P.I.D.: 001-254-286

CLIENT:

VANDHER RESIDENCE
 C/O HARMMOHAN
 604-725-1701

DATE: AUG 2016

SCALE: 1/4" = 1'-0" (UND)

DRAWN: HARP CHECKED: D.M.

3

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS


Tree Preservation Summary

Surrey Project No: 7917-0022-00
Address: 10034 Scott Road, Surrey, BC
Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	10
Protected Trees to be Removed	7
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $2 \times \text{one (1)} = 2$ - All other Trees Requiring 2 to 1 Replacement Ratio $5 \times \text{two (2)} = 10$	12
Replacement Trees Proposed	3
Replacement Trees in Deficit	9
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times \text{two (2)} = 0$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: February 28, 2017
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0022-00

Issued To: AMANJOT K VANDHER
HARMOHAN S VANDHER

(the "Owner")

Address of Owner: 7892 - 109A Avenue
Delta, BC V4C 4G6

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: 001-254-286
Lot 7 Section 25 Block 5 North Range 3 West New Westminster District Plan 16747

10034 - Scott Road

(the "Land")

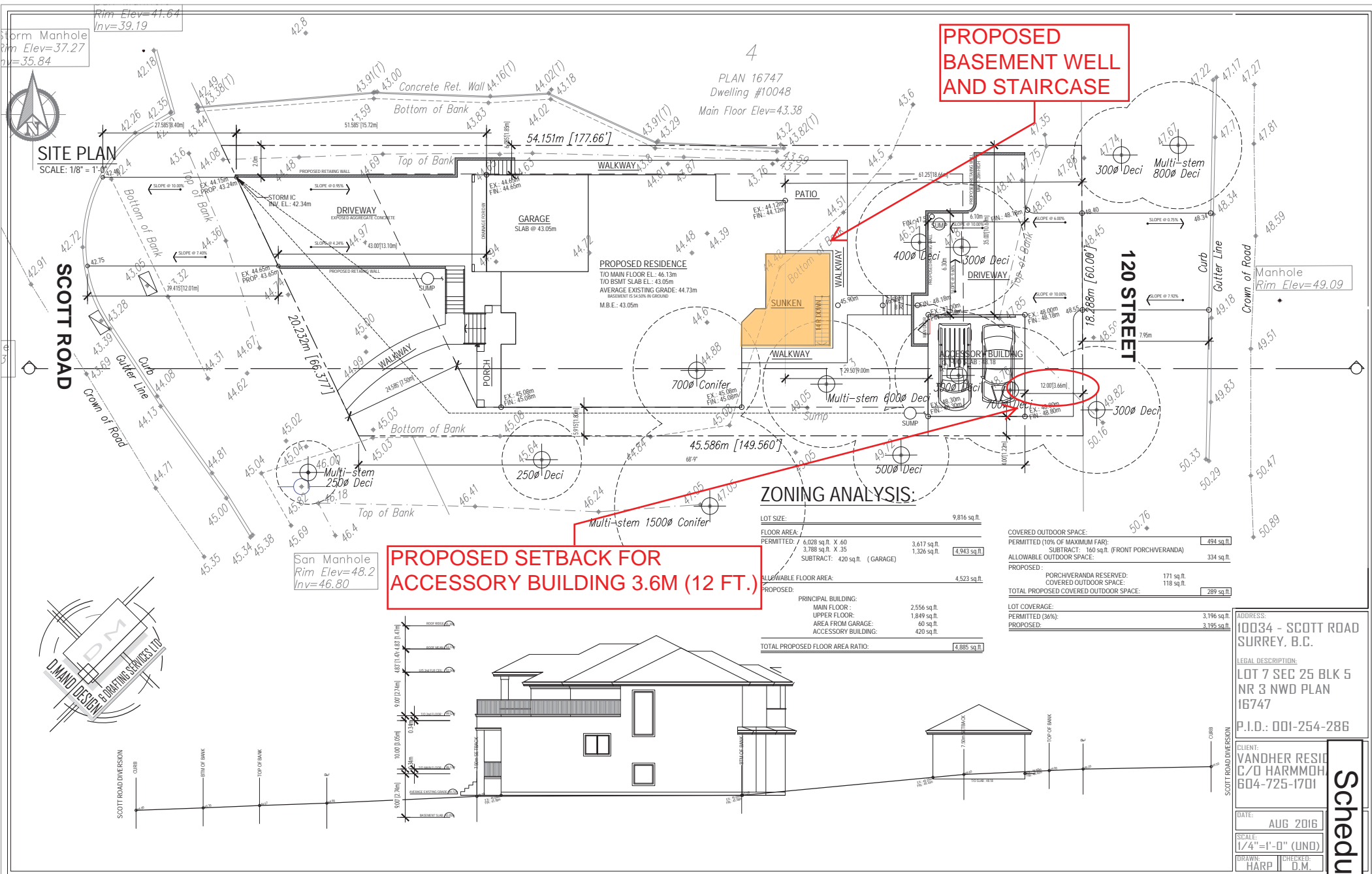
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 "Single Family Residential Zone (RF)" the minimum front yard (east) setback for an accessory building is reduced from 18.0 metres (60 ft.) to 3.6 metres (12 ft.); and
 - (b) In Subsection J.2. of Part 16 "Single Family Residential Zone (RF)", a basement access and basement well with staircase is permitted to be located between the principal building and the front (east) lot line.
4. 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.

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 .

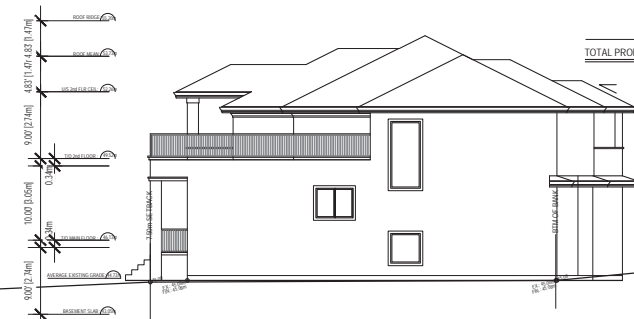
Mayor – Linda Hepner

City Clerk – Jane Sullivan



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

SCOTT ROAD



PROPOSED BASEMENT WELL AND STAIRCASE

PROPOSED SETBACK FOR ACCESSORY BUILDING 3.6M (12 FT.)

ADDRESS:
10034 - SCOTT ROAD
SURREY, B.C.

LEGAL DESCRIPTION:
LOT 7 SEC 25 BLK 5
NR 3 NWD PLAN
16747

P.I.D.: 001-254-286

CLIENT:
VANDHER RESID
C/O HARMMOH
604-725-1701

DATE:
AUG 2016

SCALE:
1/4" = 1'-0" (UND)

DRAWN: **HARP** CHECKED: **D.M.**

Schedule A