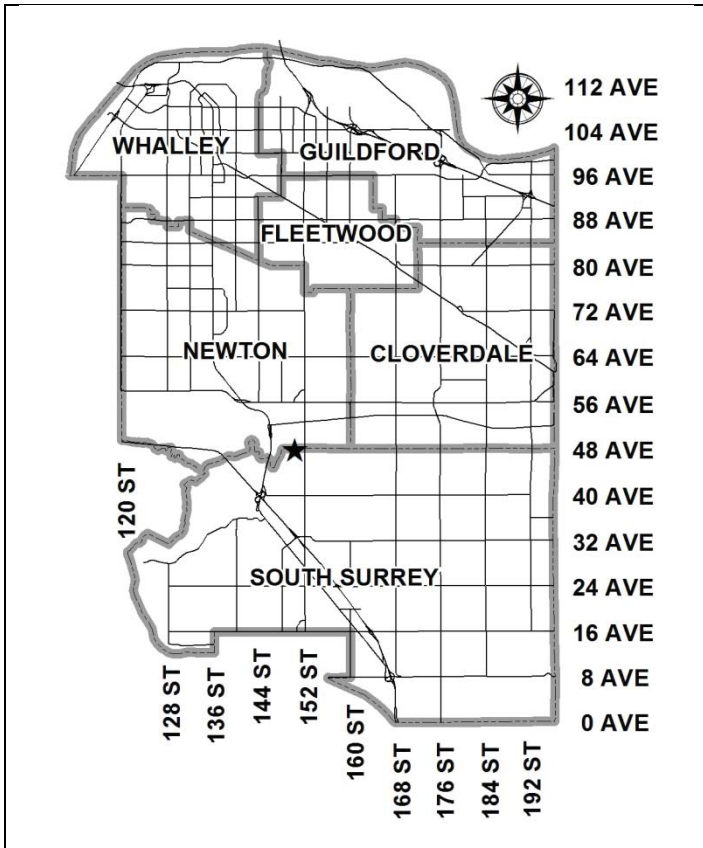


City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7917-0072-00

Planning Report Date: March 6, 2017



**PROPOSAL:**

- **Development Variance Permit**

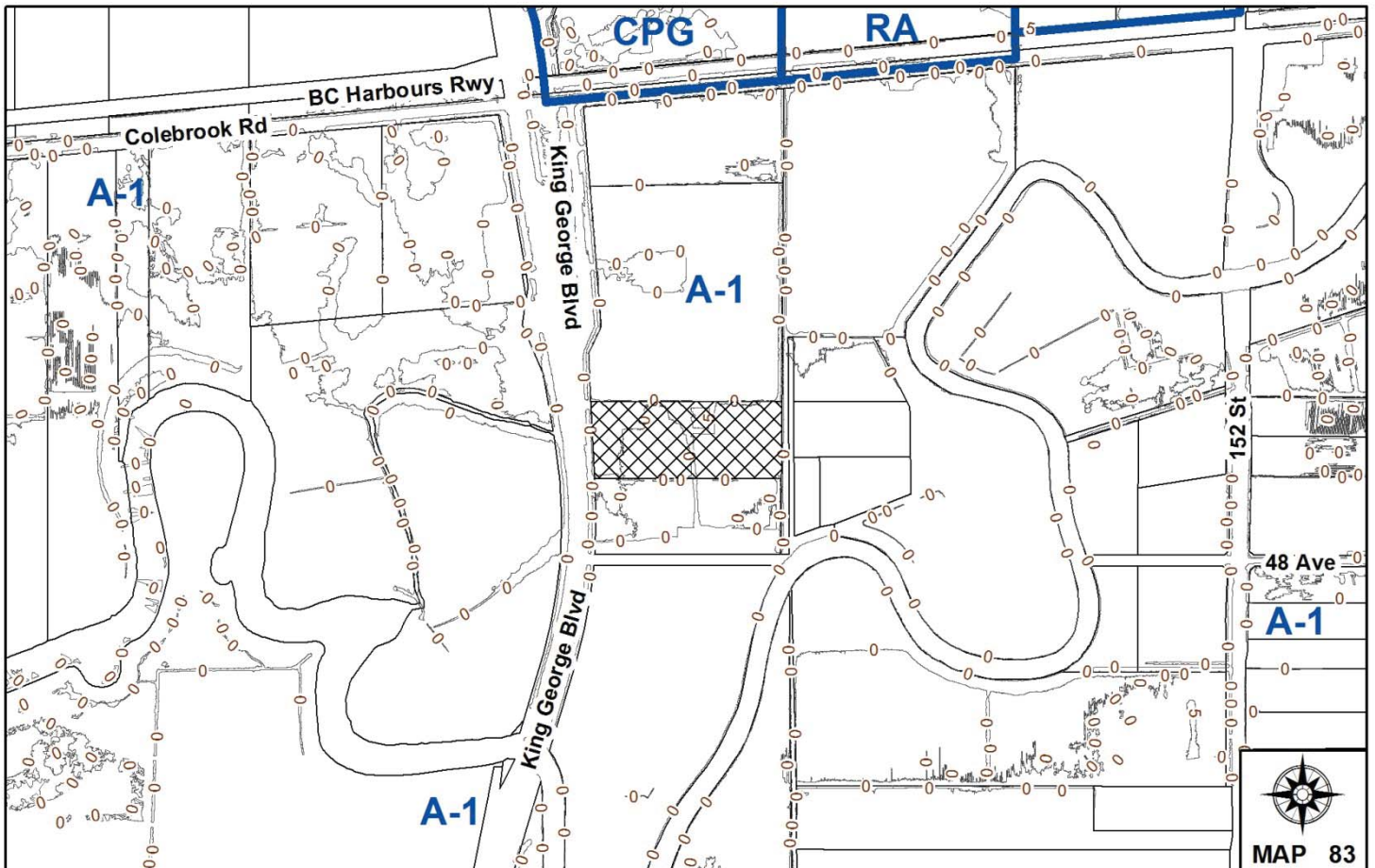
to allow an increase to the maximum height of a single family dwelling.

**LOCATION:** 4924 - King George Boulevard

**OWNER:** Gurdial S Gill  
Rajwant Gill

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural



### 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 increase the maximum height of a single family dwelling in the A-1 Zone.

### RATIONALE OF RECOMMENDATION

- The increased height is for a new single family dwelling located on a large agricultural lot. The applicant is proposing a building height of 9.84 metres (32.3 ft.), an increase from the maximum height of 9 metres (30 ft.) for a single family dwelling in the A-1 zone.
- Due to the siting of the proposed dwelling on agricultural property, an increase in height will have negligible impact on surrounding properties. The dwelling is proposed to have a front setback of 183.8 metres (603 ft.) from King George Boulevard (approved through Board of Variance Appeal No. 16-03). Neighbouring properties to the north, east, and south are all agricultural fields. The closest neighbouring dwelling is approximately 270 metres (885 ft.) to the north (5052 - King George Boulevard).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0072-00 (Appendix II), to increase the maximum permitted height of a single family dwelling in the "General Agricultural Zone (A-1)" from 9 metres (30 ft.) to 9.84 metres (32.3 ft.)

REFERRALS

Engineering: The Engineering Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Agricultural

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Agricultural	Agricultural	A-1
East:	Agricultural	Agricultural	A-1
South:	Agricultural	Agricultural	A-1
West (Across King George Boulevard):	Agricultural	Agricultural	A-1

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 4924 King George Boulevard, is designated "Agricultural" in the Official Community Plan and zoned "General Agricultural (A-1)". The property is located in the Agricultural Land Reserve.
- The applicant is proposing a Development Variance Permit to increase the maximum height of a single family dwelling from 9 metres (30 ft.) to 9.84 metres (32.3 ft.).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum building height for a single family dwelling in the A-1 Zone from 9 metres (30 ft.) to 9.84 metres (32.3 ft.).

**Applicant's Reasons:**

- The design of the proposed single family dwelling includes a roof slope that is steeper than typical house designs. Thus, an increased building height was required to maintain correct proportions.
- The increased building height will allow the construction of the house in its current design.
- Due to the distance from surrounding residences, and the dwelling's proposed setback from King George Boulevard, the impact of shadowing will be negligible on neighbouring properties.
- The applicant is requesting a Development Variance Permit in order to permit the proposed increased building height.

**Staff Comments:**

- The proposed increase in building height from 9 metres (30 ft.) to 9.84 metres (32.3 ft.) is requested to accommodate the current building design, where the applicant is seeking a Building Permit.
- The applicant has received Board of Variance approval to permit the siting of the proposed single family dwelling.
- Due to the proposed siting of the dwelling, its distance from surrounding residences, and the immediate land uses of surrounding properties, an increase in building height will have negligible impact on surrounding properties.
- 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 & Action Summary  
Appendix II. Development Variance Permit No. 7917-0072-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

DZ/da

Information for City Clerk

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

1. (a) Agent:       Name:               Ravdeep Gill  
                          Address:           4924 - King George Boulevard  
  Surrey, BC V3Z 1G6
  
2.       Properties involved in the Application
  - (a)       Civic Address:       4924 - King George Boulevard
  
  - (b)       Civic Address:       4924 - King George Boulevard  
          Owner:               Rajwant Gill  
                                  Gurdial S Gill  
          PID:                 007-469-608  
          Lot 2 Except: Part on Highway Plan 49472; District Lot 168 Group 2 New Westminster  
          District Plan 22884
  
3.       Summary of Actions for City Clerk's Office
  - (a)       Proceed with Public Notification for Development Variance Permit No. 7917-0072-00 and  
          bring the Development Variance Permit forward for issuance and execution by the Mayor  
          and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0072-00

Issued To: GURDIAL S GILL  
RAJWANT GILL  
  
(the "Owner")

Address of Owner: 4924 - King George Boulevard  
Surrey, BC V3Z 1G6

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: 007-469-608  
Lot 2 Except: Part on Highway Plan 49472; District Lot 168 Group 2 New Westminster  
District Plan 22884

4924 - King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section G. Height of Buildings of Part 10 General Agricultural Zone (A-1), the maximum Building Height for a Single Family Dwelling is increased from 9 metres (30 ft.) to 9.84 metres (32.3 ft.).
4. This development variance permit applies to only the 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. 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 terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

6. 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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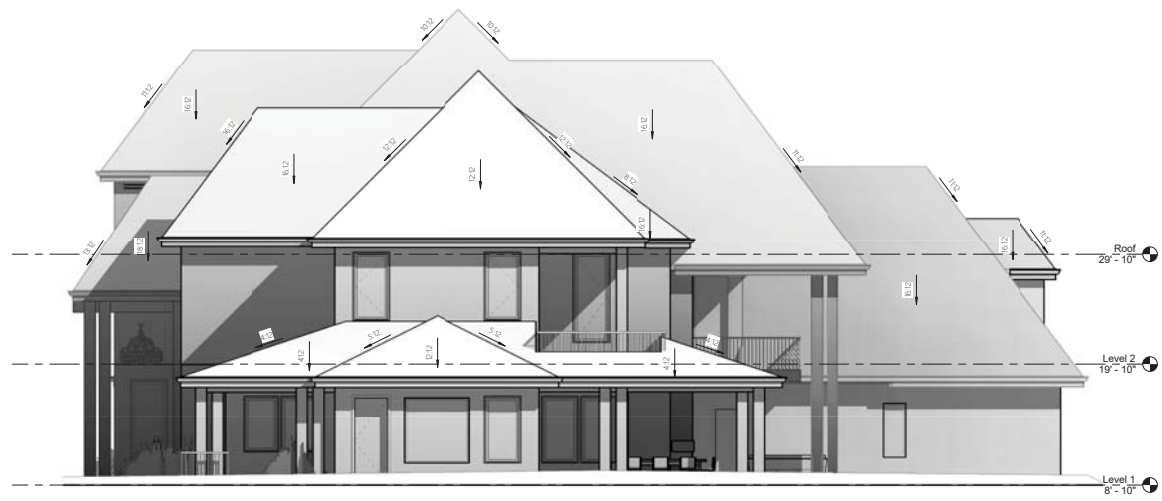
Mayor – Linda Hepner

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City Clerk – Jane Sullivan



① West  
3/16" = 1'-0"



② South  
3/16" = 1'-0"

DATE	DESCRIPTION
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KING GEORGE RESIDENCE

4924 King George Blvd  
Surrey, B.C. V3S 0L2

Elevations

scale: 3/16" = 1'-0"

06 FEB 2017

1102  
A300

2017-02-06 9:58:10 AM  
Drawings are to be read in conjunction with each other; any discrepancies found on any drawings are to be reported to the architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code.  
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