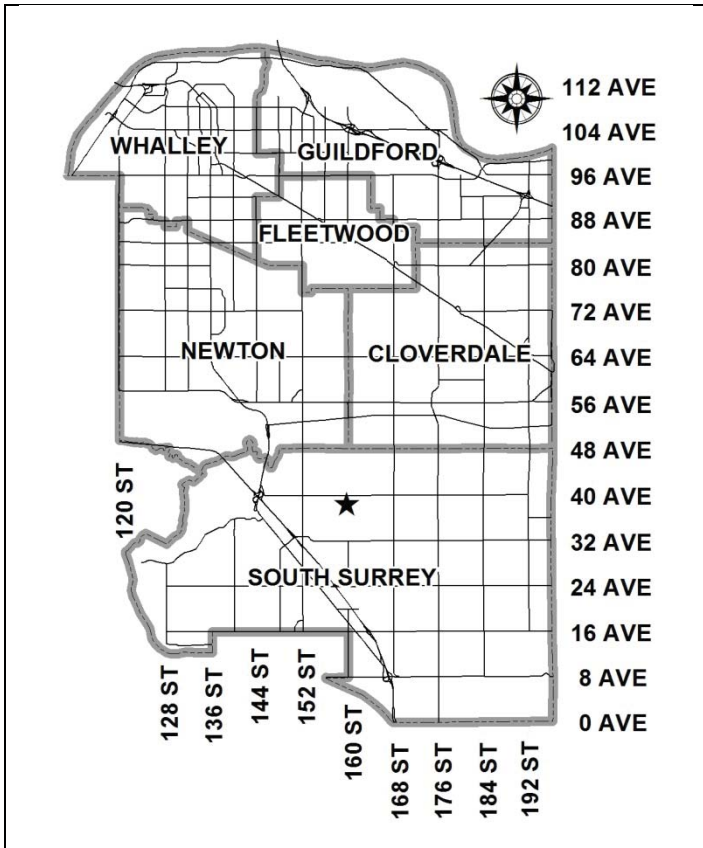


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0472-00

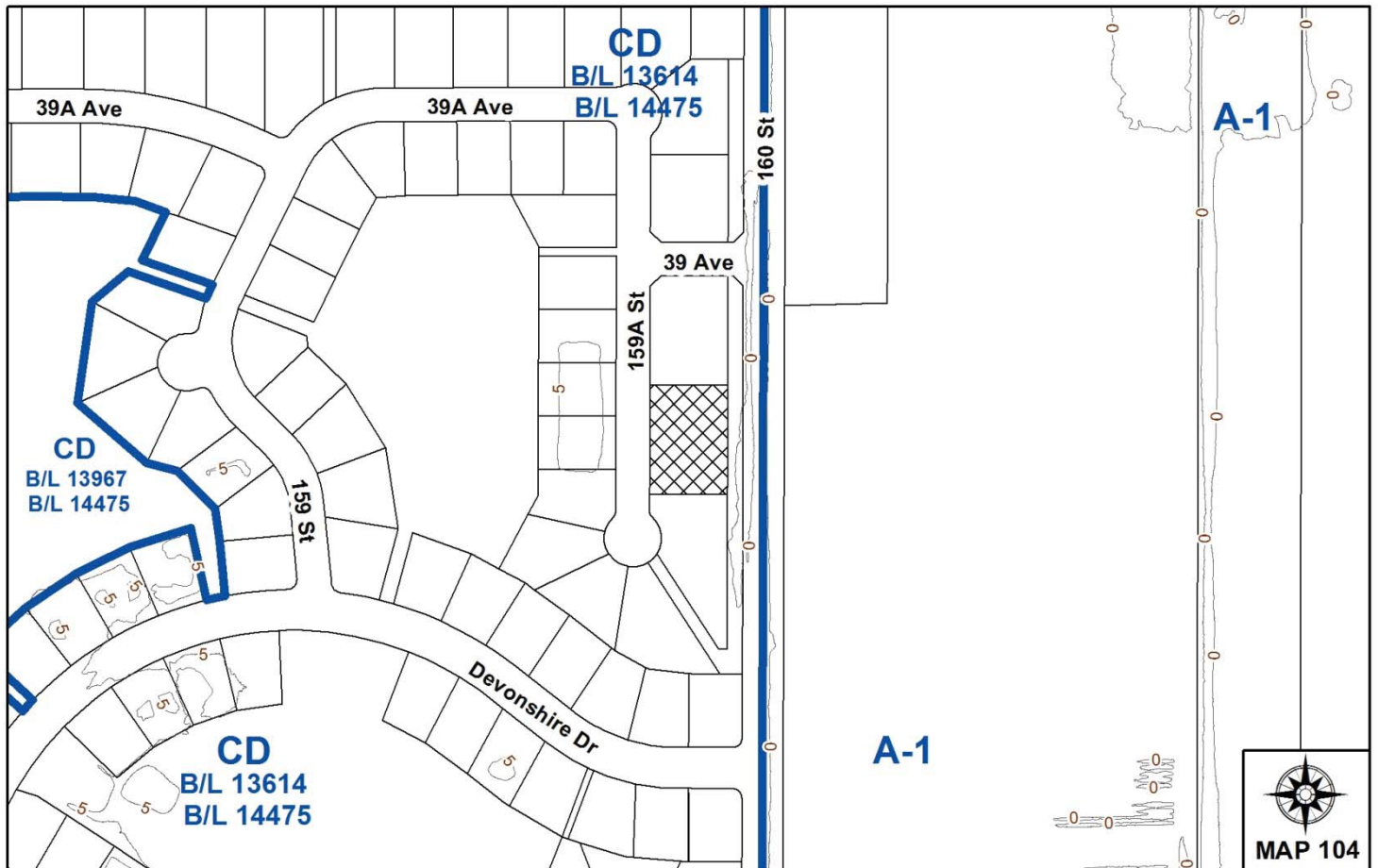
Planning Report Date: November 6, 2017



PROPOSAL:

- **Development Variance Permit**
 to reduce the minimum front yard setback for proposed accessory structures.

LOCATION: 3872 - 159A Street
ZONING: CD (Bylaw No. 13614 as amended by 14475)
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 to reduce the minimum front yard setback of an accessory shed and an in-ground pool.

RATIONALE OF RECOMMENDATION

- The requested variances are to accommodate two proposed accessory structures (a pool and a shed) that are to be located in the side yard of the property.
- The proposed in-ground pool and shed will be well-screened from the street by a rock wall and hedging, and separated from the adjacent property to the south by a 1.8 metre (6 ft.) high fence.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0472-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) To reduce the minimum front yard (west) setback of the CD Zone (By-law Nos. 13614 as amended by 14475) from 18 metres (59 ft.) to 10.6 metres (35 ft.) for an accessory building (shed); and
- (b) To reduce the minimum front yard (west) setback of the CD Zone (By-law Nos. 13614 as amended by 14475) from 18 metres (59 ft) to 14 metres (46 ft.) for an in-ground pool.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential Dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Suburban	CD (By-law No. 13614 as amended by By-law No. 14475)
East (Across 160 Street):	Agricultural (ALR)	Agricultural	A-1
South:	Single family dwelling	Suburban	CD (By-law No. 13614 as amended by By-law No. 14475)
West (Across 159A Street):	Single family dwelling	Suburban	CD (By-law No. 13614 as amended by By-law No. 14475)

DEVELOPMENT CONSIDERATIONS

Background/Proposal

- The subject property is located at 3872 - 159 A Street, is zoned Comprehensive Development (CD) (By-law No. 13614, as amended by By-law No. 14475), and designated Suburban in the Official Community Plan.
- The applicant is proposing a Development Variance Permit to reduce the minimum front yard (west) setback for two accessory structures of the current CD zoning from 18 metres (59 ft.) to 10.6 metres (35 ft.) for a shed and from 18.0 metres (59 ft.) to 14.0 metres (46 ft.) for an in-ground pool.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the CD Zone from 18 metres (59 ft.) to 10.6 metres (35 ft.) for a shed and from 18.0 metres (59 ft.) to 14.0 metres (46 ft.) for an in-ground pool.

Applicant's Reasons:

- The requested front yard setback variance is to permit the construction of a proposed in-ground pool and accessory shed that is to be located in the side yard of the property.
- The accessory shed and pool are proposed to be sited in the side yard close to the proposed house, allowing the rear yard to remain open space.

Staff Comments:

- The lot is relatively wide, which provides ample room in the south side yard to locate a pool and accessory shed.
- The pool is proposed to be setback a minimum of 5.2 metres (17 ft.) from the south side yard property line, which exceeds the minimum side yard setback of 1.0 metres (3 ft.) for an accessory structure by 4.2 metres (14 ft.).
- The accessory shed is proposed to be located approximately 2.1 metres (7 ft.) from the south side yard property line, which also exceeds the minimum side yard setback for an accessory structure by 1.1 metres (4 ft.).
- The proposed in-ground pool and accessory shed will be well-screened from the street by a rock wall and hedging, and separated from the adjacent property to the south by a 1.8 metre (6 ft.) high fence.
- Staff supports this variance proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary (Confidential)
Appendix II. Development Variance Permit No. 7917-0472-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0472-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 028-905-431
Lot 10 Section 26 Township 1 New Westminster District Plan BCP51218
3872 - 159A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F, Yards and Setbacks, of CD By-law No. 13614, as amended by By-law No. 14475, the minimum front yard setback for an accessory building (shed) is reduced from 18 metres (59 ft.) to 10.6 metres (35 ft.); and
 - (b) In Section F, Yards and Setbacks, of CD By-law No. 13614, as amended by By-law No. 14475, the minimum front yard setback for an accessory building (pool) is reduced from 18 metres (59 ft.) to 14.0 metres (46 ft.), as shown on Schedule A.

4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

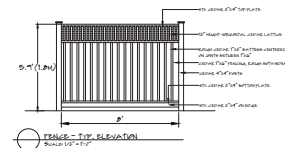
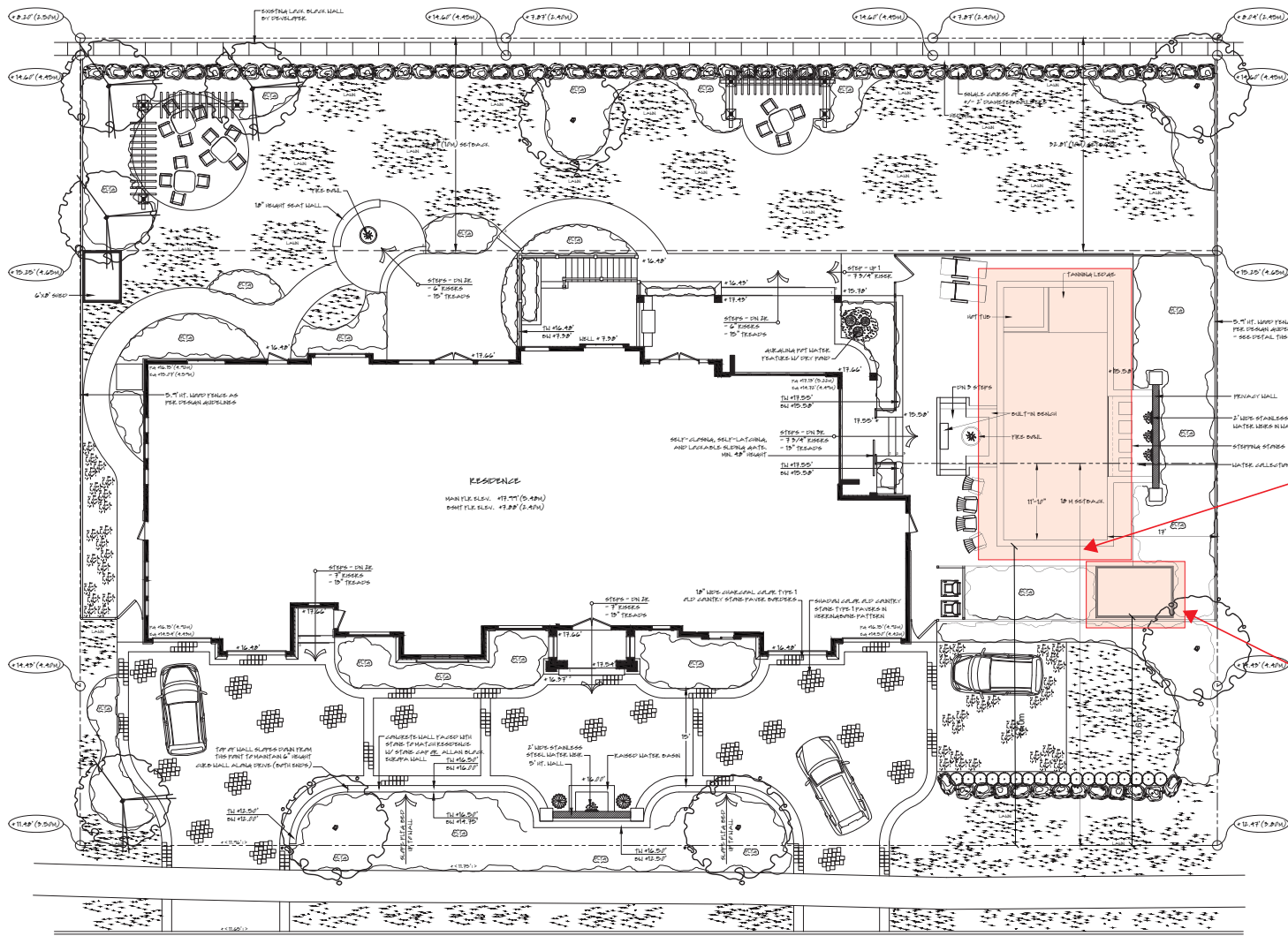
Mayor – Linda Hepner

City Clerk – Jane Sullivan



SCHEDULE A

SHEET 1 3



Vary Section F, Yards and Setbacks, of CD By-law No. 13614, as amended by By-law No. 14475, the minimum front yard setback for an accessory building (pool) from 18 metres (59 ft.) to 14.0 metres (46 ft.).

Vary Section F, Yards and Setbacks, of CD By-law No. 13614, as amended by By-law No. 14475, the minimum front yard setback for an accessory building (shed) from 18 metres (59 ft.) to 10.6 metres (35 ft.).

NOTE: CONTRACTOR AND ARCHITECT ARE TO VERIFY ON SITE AND TO CORRECT ANY OF THE DISCREPANCIES AND INCONSISTENCIES THAT MAY OCCUR TO THE INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CLIENT: Landscape Reserves
PROJECT #: LANDSCAPE PLAN
REVISIONS: AS ALL LANSCAPE PLAN

SCALE: 1/8" = 1'-0"
DESIGNED BY: [Name]
DRAWN BY: [Name]
DATE: JULY 28, 2011



MARKED AREAS:
+132.00' = PROPOSED AREAS
+130.00' = EXISTING AREAS FROM LINDS PLAN
+130.00' = INTERPOLATED AREAS