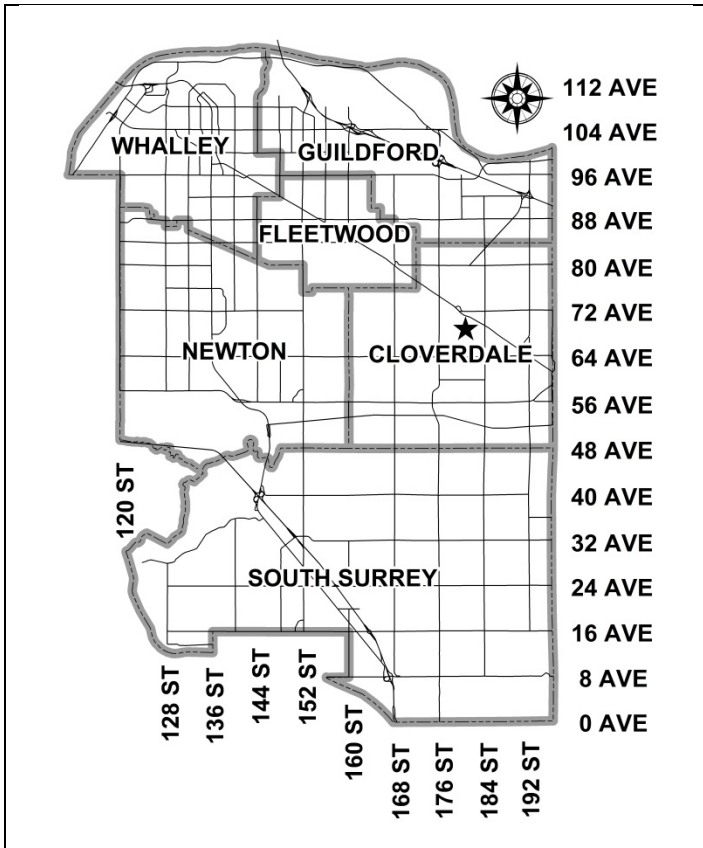


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0541-00

Planning Report Date: February 19, 2018



PROPOSAL:

- **Development Variance Permit**

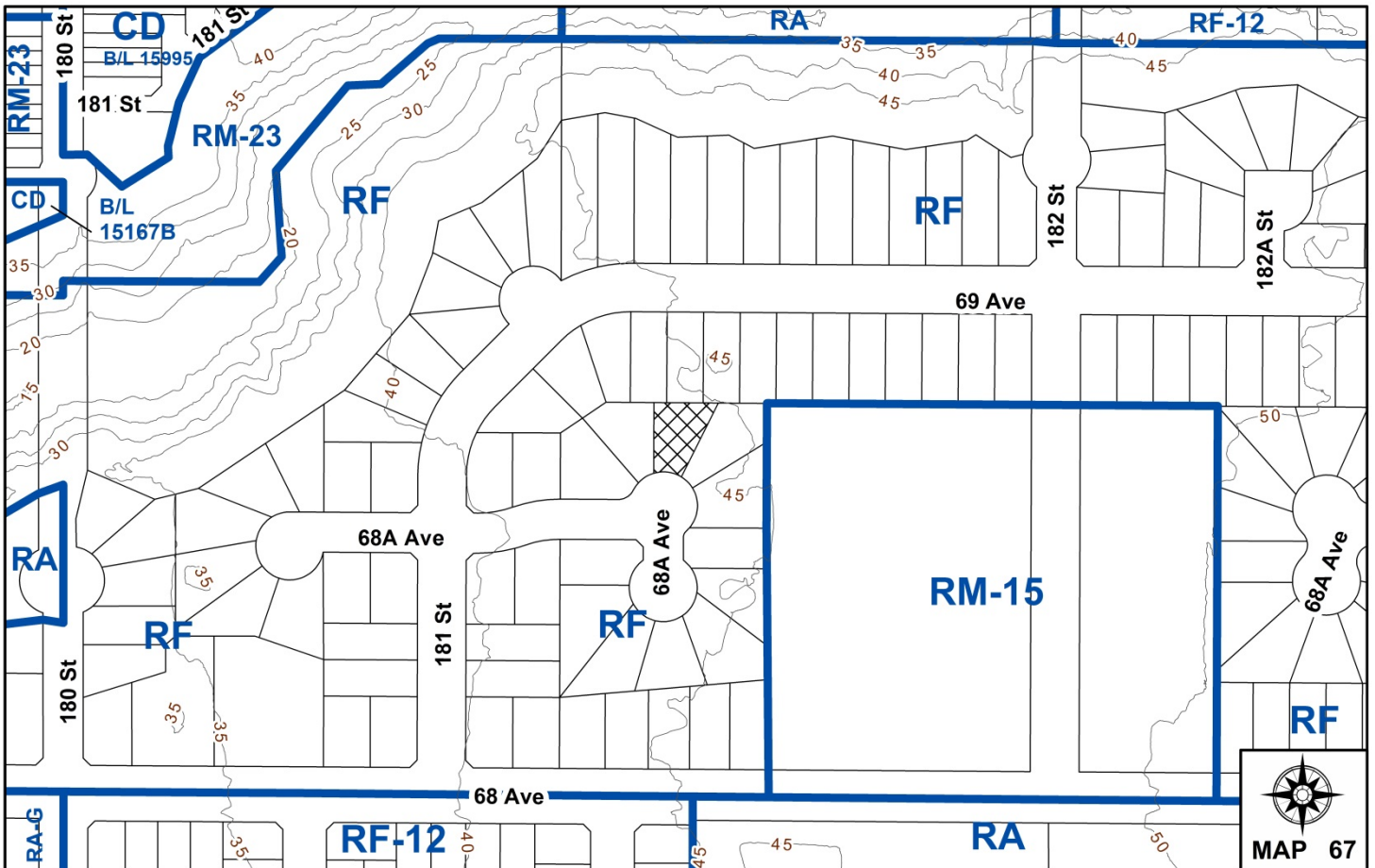
to reduce the rear yard setback of the RF Zone to retain an existing patio cover on the lot.

LOCATION: 18141 - 68A Avenue

ZONING: RF

OCP DESIGNATION: Urban

NCP/LAP DESIGNATION: North Cloverdale West



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 to retain an already constructed outdoor patio cover, constructed without a permit.

RATIONALE OF RECOMMENDATION

- The subject outdoor patio cover was constructed on the property in July of 2017 without a building permit. Since that time, the patio cover has not solicited any objections from neighboring property owners. There is also an existing shed on the lot, also constructed without a permit, that is located in a private drainage easement, which is to be removed.
- The existing patio cover has minimal visual impact on the neighboring properties to the north and west due to pre-existing privacy planting and tree coverage.
- The overall lot coverage of all existing buildings on the subject lot will be 30% including the covered patio, which is less than the 40% maximum lot coverage of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0541-00 (Appendix II), to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.4 metres (18 ft.) for an outdoor patio cover, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: A three-storey single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Dwelling	Urban	RF
East:	Single Family Dwelling	Urban	RF
South (Across cul-de-sac):	Single Family Dwelling	Urban	RF
West:	Single Family Dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 561-square metre (6,034 sq. ft.) subject property is located at 18141 - 68A Avenue in North Cloverdale West. The subject lot is approximately 11.8 metres (39 ft.) wide at the front, 26.5 metres (87 ft.) wide at the rear, and 34 metres (111.5 ft.) deep.
- The lot is designated "Urban" under the Official Community Plan (OCP) and "Single Family Residential" under the North Cloverdale West Plan (1996).
- The subject lot is zoned "Single Family Residential Zone (RF)" under Surrey Zoning By-law, 1993, No. 12000, as amended.
- A 250-square metre (2692-square foot) three-storey single family dwelling with an unfinished basement was constructed on the lot, with approved permits, in 1998.

- In July 2017, the owners applied for a building permit to finish the basement and install a secondary suite. At that time, the residential plan checker identified that an outdoor patio cover and a shed had been constructed without permits. The shed is to be removed as it is located within a private drainage easement. The owner is seeking to retain the outdoor patio cover and has therefore submitted the subject variance permit, as the patio cover does not meet the minimum rear yard setback of the RF Zone.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.4 metres (18 ft.) for an outdoor patio cover, as measured from the support posts of the patio cover to the rear lot line.

Applicant's Reasons:

- The applicant constructed the cover for the existing patio without permits. They advise that significant investments have been made in architectural and engineering consultation.
- The applicant wishes to complete their unfinished basement and add a secondary suite. The patio cover would provide adequate protection from the elements for the future tenants in the basement suite.

Staff Comments:

- The existing non-compliant patio cover has been onsite since July, 2017 without objections raised from the neighboring residents.
- The existing patio cover has minimal visual impact on the neighboring properties to the rear and side due to pre-existing privacy planting and tree coverage.
- The overall lot coverage of all existing buildings on the subject site will be 30% including the covered patio which is less than the 40% maximum lot coverage of the RF Zone.
- Staff supports 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 and Action Summary (Confidential)
Appendix II. Development Variance Permit No. 7917-0541-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

EM/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0541-00

Issued To:

("the Owner")

Address of Owners:

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: 023-940-921
Lot 71 Section 17 Township 8 New Westminster District Plan LMP34842

18141 - 68A Avenue

(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 is reduced from 7.5 metres (25 ft.) to 5.4 metres (18 ft.), for an outdoor patio cover, as measured from the north face of the support posts to the rear (north) lot line.
4. 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

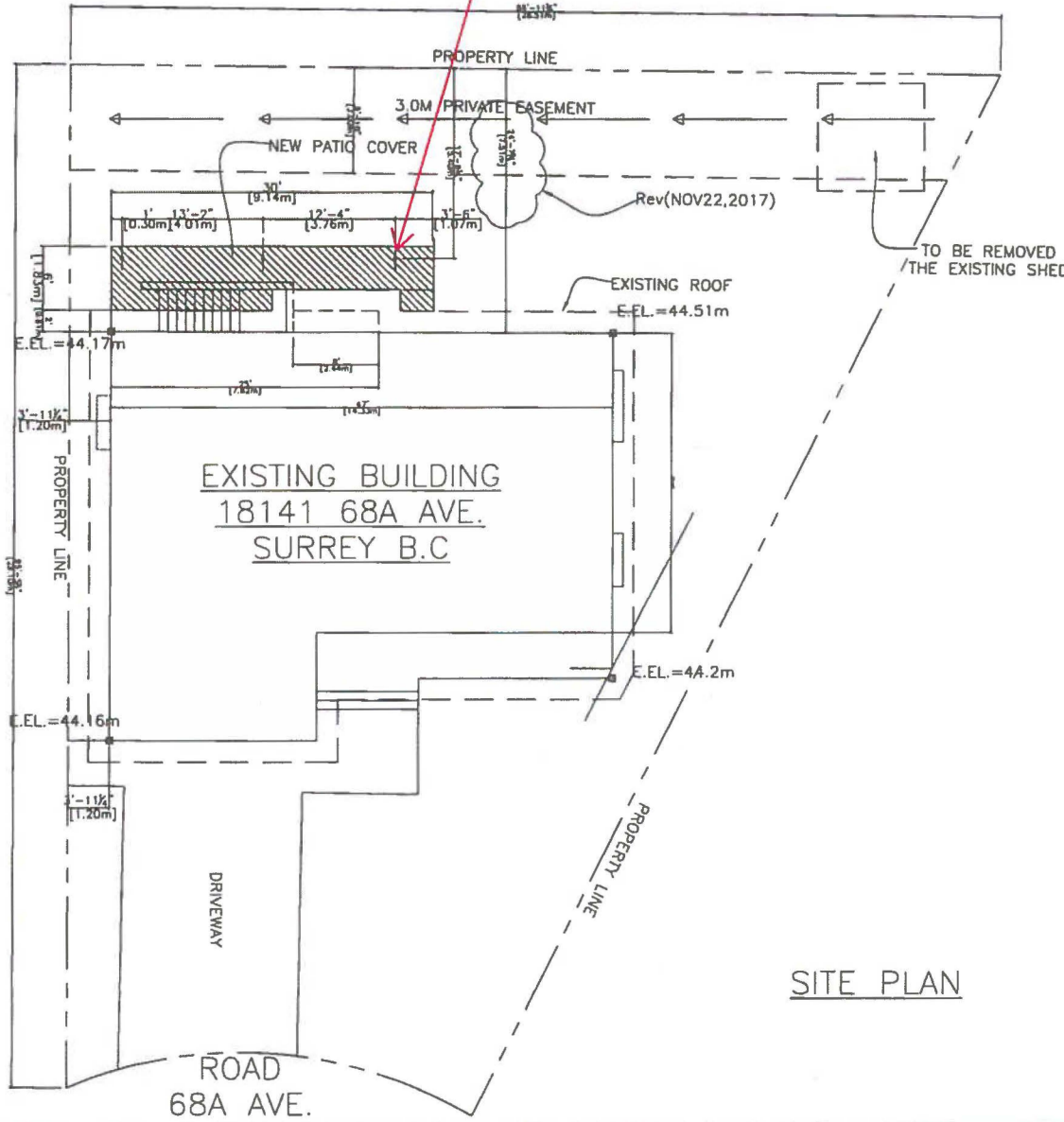
City Clerk - Jane Sullivan

Schedule "A"

Variance to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5.4 metres (18 ft.) for an outdoor patio cover, as measured from the support posts of the patio cover to the rear lot line.

NOTES:

1. WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE, 2012 EDITION.
4. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO CSA LATEST EDITION.
5. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
6. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
7. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.



SITE PLAN

WHITE ROCKY CONSTRUCTION AND INTERIOR DESIGN. TEL: (778) 323 7189			
PROJECT ADDRESS 18141 68A AVE SURREY B.C.			
PROJECT # WRI7_033101			
TITLE	SITE PLAN		
SCALE	3/32"=1'	DESIGNED BY	DAVID
DATE	NOV01/17	DRAWN BY	DAVID

THESE PLANS CONFORM TO REQUIREMENTS OF THE 2012 B.C. BUILDING CODE

A01

7917-0541-00