

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0144-00

Planning Report Date: May 28 2018

**PROPOSAL:**

- **Development Variance Permit**

to defer the works and services requirement associated with a 2-lot subdivision in Campbell Heights.

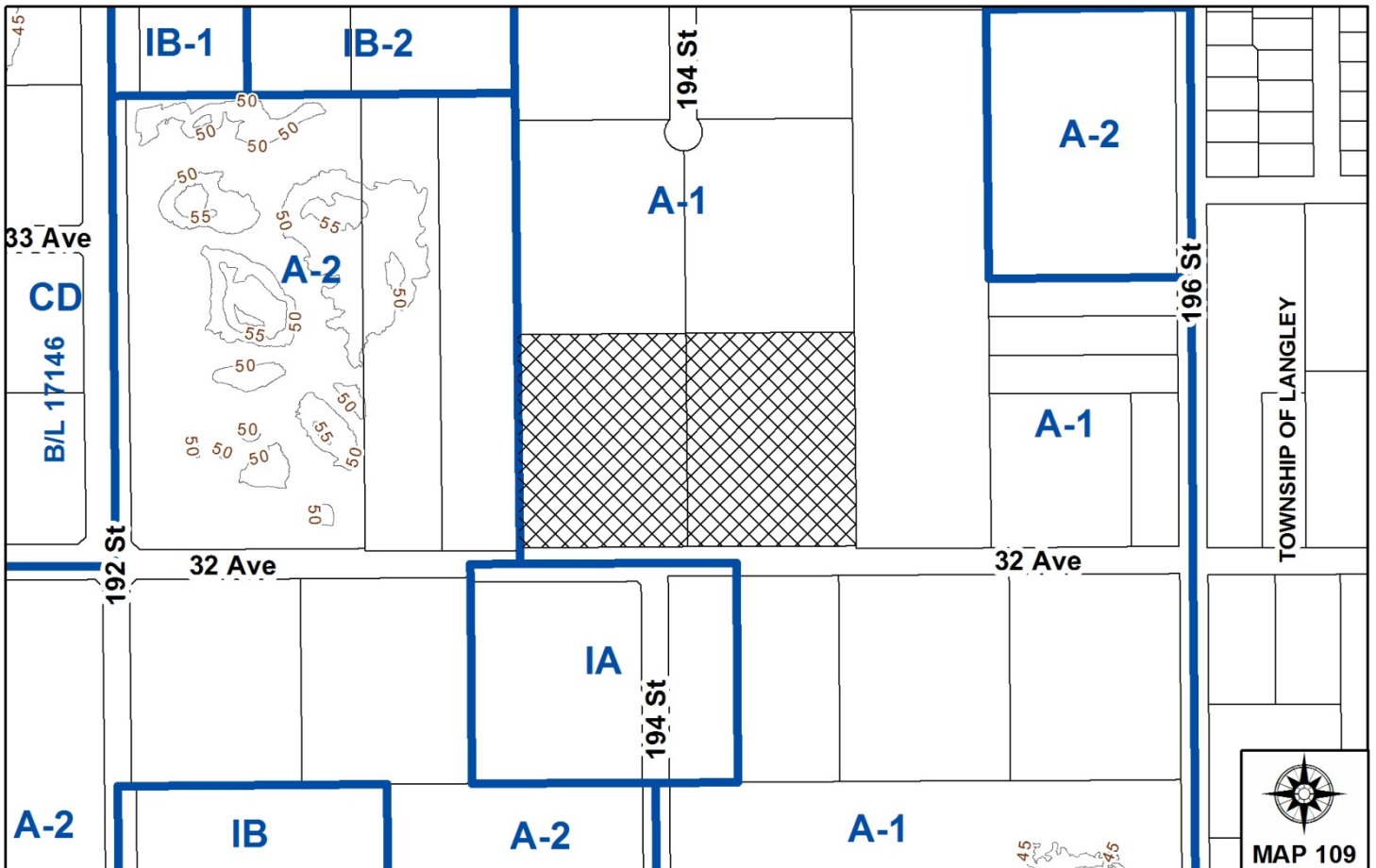
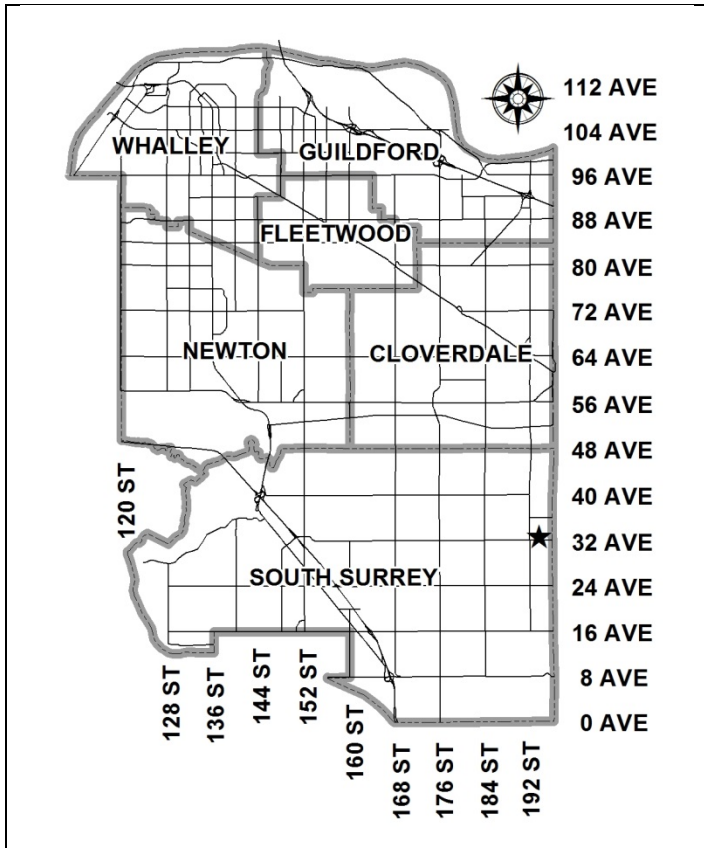
**LOCATION:** 19363 - 32 Avenue

19437 - 32 Avenue

**ZONING:** A-1

**OCP DESIGNATION:** Mixed Employment

**LAP DESIGNATION:** Business Park and Landscape Strips



### 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 defer the works and services requirements of the Surrey Subdivision and Development By-law, 1986, No. 8830, for the proposed subdivision.

### RATIONALE OF RECOMMENDATION

- The realignment of 194 Street through the subject properties makes it difficult for the properties to develop independently. Deferring the requirement for works and services will allow a “subdivision of convenience”, that will provide the required 194 Street dedication, while allowing each property to proceed with separate Rezoning and Development Permit applications.
- The properties are within the Campbell Heights Business Park Local Area Plan, and the proposed subdivision will facilitate the development of Employment Lands within Surrey.
- Works and services will be required from the two new properties when development applications, inclusive of Rezoning, are proposed on the respective properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0144-00 (Appendix IV), to vary the Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring works and services for a proposed two-lot subdivision until future development, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) registration of a “no-build” Section 219 Restrictive Covenant until future rezoning and provision of all required works and services.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: single family residential on an acreage lot.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	acreage single family and unauthorized RV parking	Business Park	A-1
East:	acreage single family	Business Park and Landscape Strips	A-1
South (Across 32 Avenue):	acreage single family	Business Park and Landscape Strips	A-1 and IA
West:	acreage single family	Business Park and Landscape Strips	A-1

DEVELOPMENT CONSIDERATIONS

- The subject site comprises two fee-simple lots located on the north side of 32 Avenue at 194 Street in Campbell Heights. Each property has an area of 2 hectares (5 acres).

- A jog in the road between the two properties is required to properly align 194 Street with the existing portions of the road to the north and south of the subject site. This necessitates a portion of the western lot having to be consolidated with a portion of the eastern lot.
- The resulting two lot subdivision is shown in Appendix II. Proposed Lot 1 will be 1.95 hectares, and proposed Lot 2 will be 2.05 hectares in area, to accommodate the realignment of 194 Street. Both lot sizes comply with the minimum provisions of the A-1 Zone, with Lot 1 utilizing the permitted 10% relaxation.
- The applicant has submitted a Development Variance Permit application to vary works and services requirements of the Surrey Subdivision and Development By-law, 1986, No. 8830, which are typically triggered by a subdivision application.

#### Development Application No. 7917-0529-00

- Development Application No. 7917-0529-00 includes the eastern property of the subject site (19437 32 Avenue) and the property to the north (3338 194 Street). This application includes rezoning of the properties and a Development Permit. Works and services will be applicable to the development application, which is also being considered by Council on May 28, 2018.

#### PRE-NOTIFICATION

- A Development Proposal Sign was installed on May 14, 2018. Staff has received no comments.

#### BY-LAW VARIANCE AND JUSTIFICATION

##### (a) Requested Variance:

- To vary the Surrey Subdivision and Development By-law, 1986, No. 8830 by deferring the required works and services for a proposed two lot subdivision until future development.

##### Applicant's Reasons:

- Proposed Lots 1 and 2 are not being developed to the ultimate proposed land use at this time.

##### Staff Comments:

- The required works and services for proposed Lots 1 and 2 will be achieved once the properties are rezoned and developed to their ultimate standard.
- The proposed subdivision will help achieve an important road connection in Campbell Heights, which will support expansion of development of Employment Lands in the area.
- The applicant has indicated that they have a very tight timeline associated with their proposal. The proposed subdivision will ensure that the desired road alignment is

achieved while ensuring that all the lands in the area are developed most efficiently without any orphaned pieces of land.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7918-0144-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

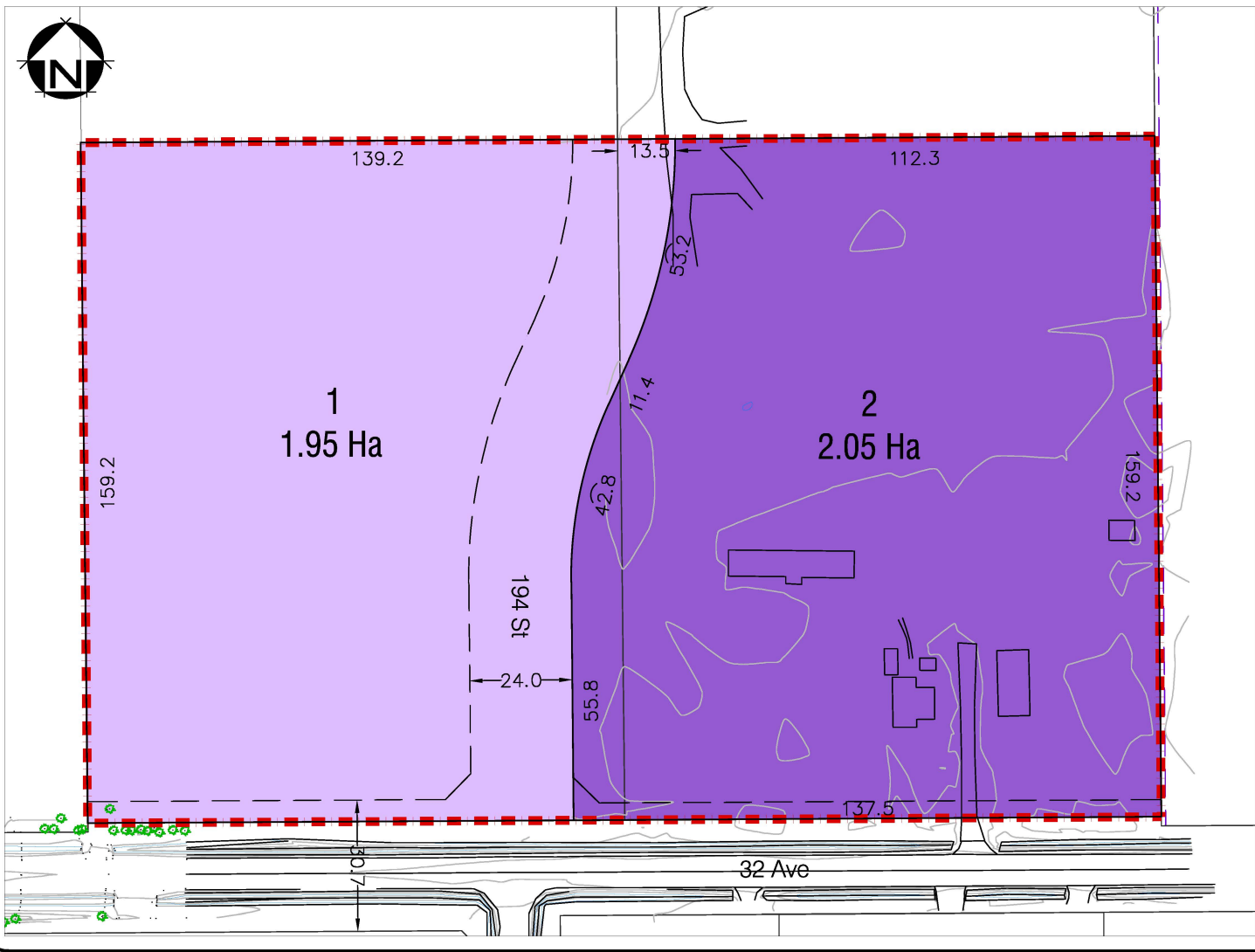
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APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Existing Zoning: A-1

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	9.9 acres
Hectares	4 hectares
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	112.3 m – 159.2 m
Range of lot areas (square metres)	19,500 – 20,500
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	0.5 uph / 0.2 upa
Lots/Hectare & Lots/Acre (Net)	0.57 uph / 0.23 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	n/a
Estimated Road, Lane & Driveway Coverage	n/a
Total Site Coverage	n/a
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	NO
<b>MODEL BUILDING SCHEME</b>	NO
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	YES
Building Retention	NO
Others	NO



Seven Horses Transport Ltd.  
 194 Street Extension  
 19363 & 19437 32 Ave, Surrey, BC

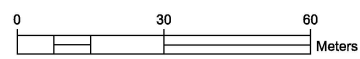
**SUBDIVISION CONCEPT**

Development Variance Permit required to defer works and services.

LEGAL DESCRIPTION  
 PID 002-292-548  
 PID 003-302-237

GROSS SITE AREA  
 4 hectares / 9.9 acres  
 NET SITE AREA  
 3.5 hectares / 8.7 acres

EXISTING DESIGNATIONS  
 OCP: Mixed Employment  
 NCP: N/A  
 Zoning: A-1  
 PROPOSED DESIGNATIONS  
 OCP: Mixed Employment  
 NCP: N/A  
 Zoning: A-1



**APLIN  
 MARTIN**  
 Project 17-243A  
 16 / 04 / 2018

Drawing  
**1**

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## INTER-OFFICE MEMO

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TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **May 17, 2018** PROJECT FILE: **7818-0144-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19437 & 19363 - 32 Avenue**

### SUBDIVISION

The following issues are to be addressed as a condition of Subdivision:

#### *Property and Right-of-Way Requirements*

- dedicate 24.00 m on 194 Street for a new Collector Road.
- dedicate 6.0m x 6.0m corner cuts at the intersection of 194 Street and 32 Avenue.
- dedicate 5.008 m fronting 32 Avenue toward the ultimate 30 m Arterial road.

#### *Works and Services*

- pay Development Cost Charges in Accordance with City of Surrey Bylaw No. 19478 (or applicable at time of subdivision).

### DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit:

- provide No Build Restrictive Covenants on Lots 1 & 2 for future Works and Services.



Rémi Dubé, P.Eng.  
Development Services Manager  
LR1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0144-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

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: 002-292-548

Lot 15 Section 27 Township 7 New Westminster District Plan 60596  
19363 - 32 Avenue

Parcel Identifier: 003-302-237

Lot 16 Section 27 Township 7 New Westminster District Plan 63317  
19437 - 32 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

- (a) In Part V – Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer, drainage works, underground wiring, and street lighting systems in conjunction with the proposed subdivision of the Land shown on Schedule A, is deferred until future development of the Land.

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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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.

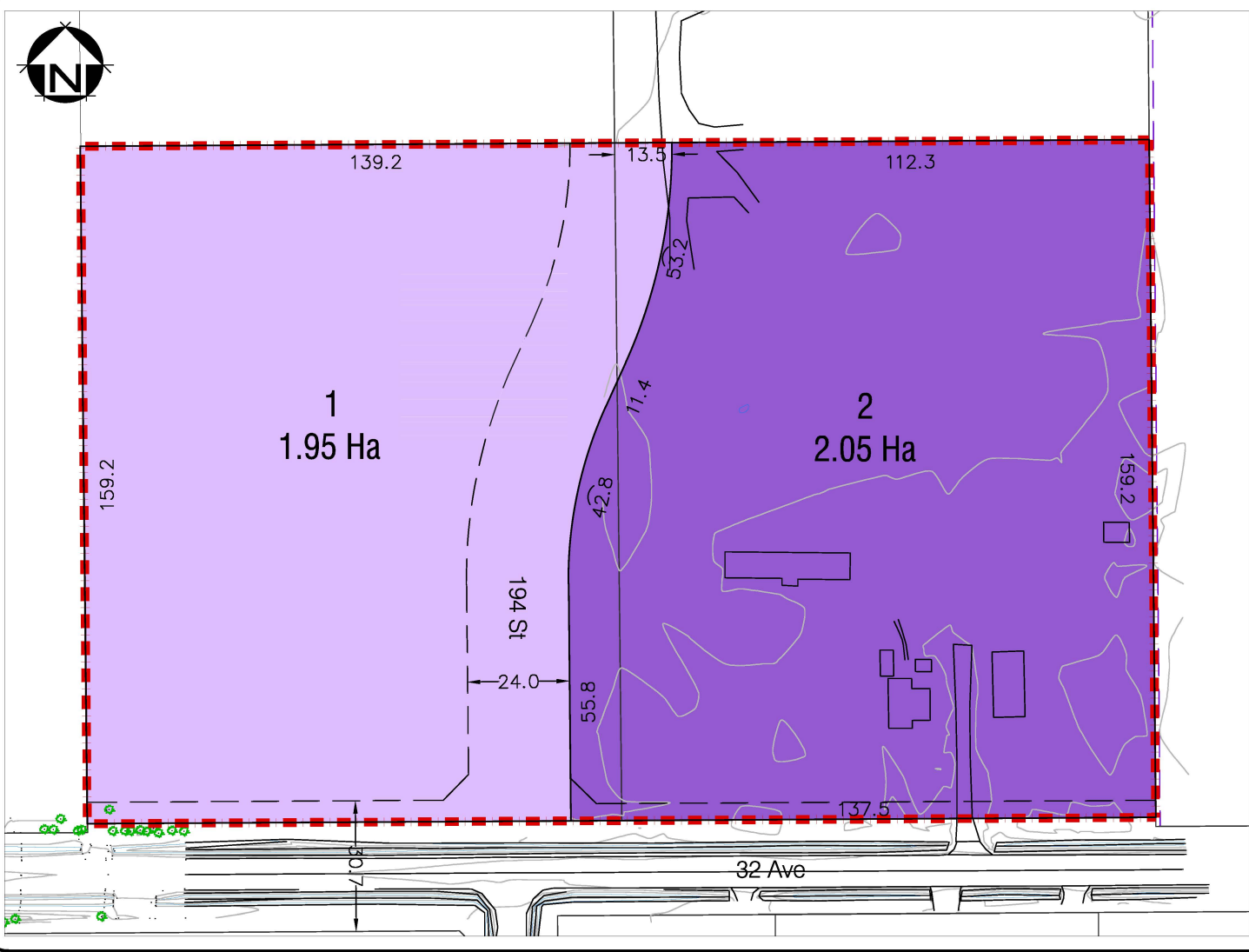
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



Seven Horses Transport Ltd.  
 194 Street Extension  
 19363 & 19437 32 Ave, Surrey, BC

**SUBDIVISION CONCEPT**

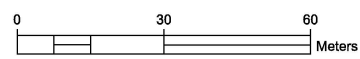
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Project 17-243A  
 16 / 04 / 2018



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