

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0260-00

Planning Report Date: November 4, 2019

PROPOSAL:

- **Development Variance Permit**

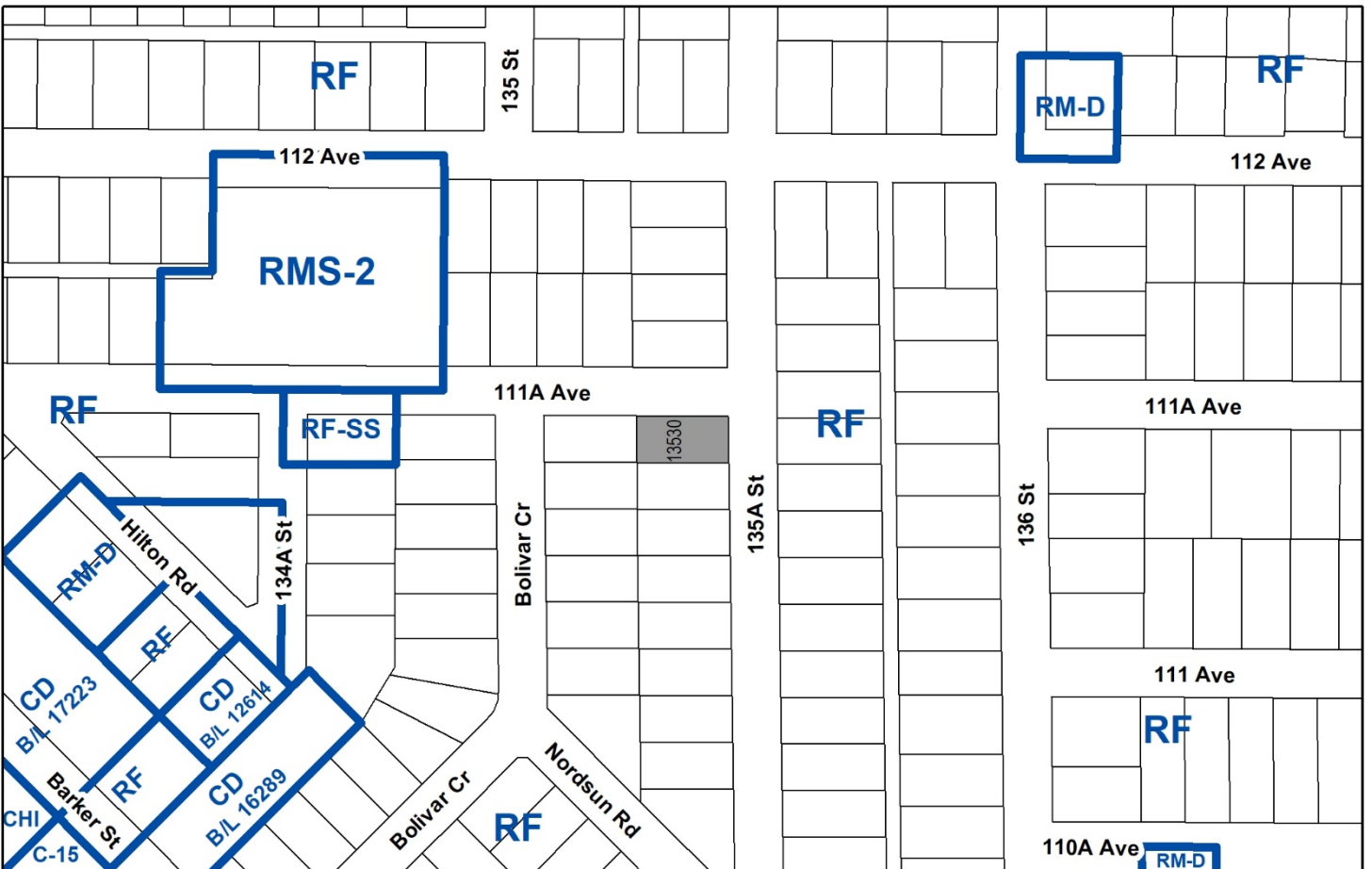
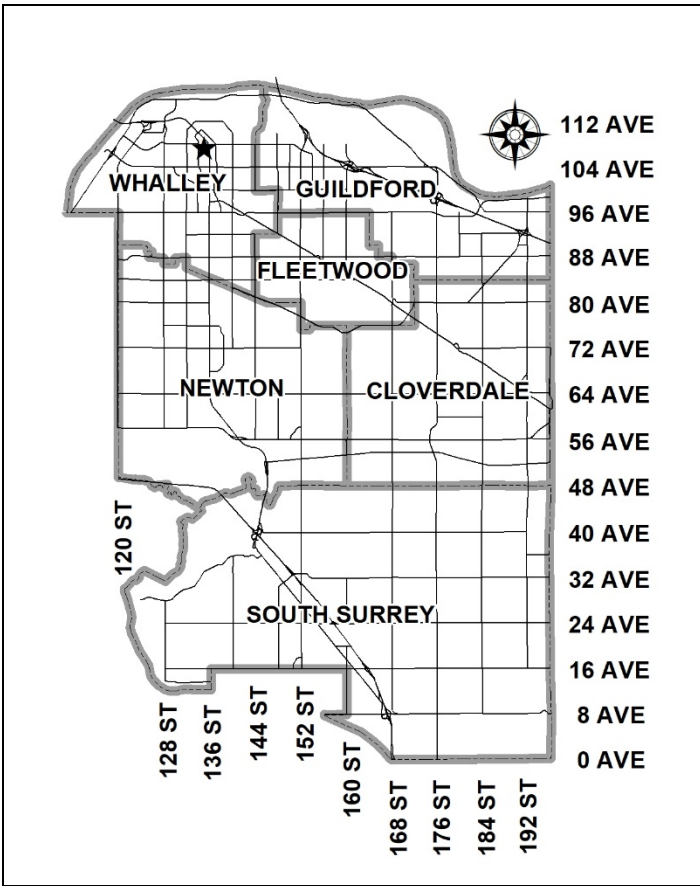
to allow for the off-street parking space for a secondary suite to be located on a second driveway that does not lead to the garage on the lot.

LOCATION: 13530 - 111A Avenue

ZONING: RF

OCP DESIGNATION: Urban

CCP DESIGNATION: Single Family/Duplex 0.6 FAR



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 allow for the off-street parking space for a secondary suite to be located on a second driveway that does not lead to the garage on the lot, under the RF Zone. (Appendix I)

RATIONALE OF RECOMMENDATION

- A new single-family dwelling is nearing construction completion on the lot.
- The driveway leading to the garage from 111A Avenue is not long enough to meet the minimum length requirements for a third parking space, and it would be cost prohibitive to construct a parking pad next to the driveway due to grade challenges on the lot.
- The proposed second driveway from 135A Street is in the same location as a previous driveway for the previous dwelling on the lot.
- The proposal is consistent with the City's typical practices for driveway spacing and does not result in any pedestrian or traffic concerns.
- No trees are proposed to be removed to accommodate the second driveway.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0260-00 (Appendix II) to proceed to Public Notification. The Development Variance Permit is to allow for the off-street parking space for a secondary suite to be located on a second driveway that does not lead to the garage on the lot, under the RF Zone.

REFERRALS

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

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 111A Avenue):	Single Family Dwelling	Urban	RF
East (Across 135A Street):	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling	Urban	RF
West:	Single Family Dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject lot is located at 13530 111A Avenue in the City Centre. The corner lot is 731 square metres (7,871 sq. feet) in area. It is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The applicant is seeking a variance to allow for the off-street parking space for a secondary suite to be located on a second driveway that does not lead to the garage on the lot, under the RF Zone.
- According to Part 1, Definitions of Zoning By-law 12000, the front lot line of a property is the shortest of lot lines abutting a highway. The property is at the corner of 135A Street and 111A Avenue, with the lot line along 135A Street being the shortest lot line. 135A Street is therefore the frontage of the property.
- Section H.3(b) of Part 16 "Single Family Residential Zone (RF)" of Zoning By-law 12000 stipulates that parking spaces shall be located only on a driveway leading to a garage, car port or parking pad, in a garage, in a car port, or on a parking pad. Additionally, Section H.3.(c).i. states that "every lot may have one driveway with a uniform width of 8.0 metres (26 ft.) extending from the lot line to the garage, car port, or parking pad on the lot".

- The City of Surrey's Design Criteria Manual in Section 6.5.4 stipulates that "all single-family residential lots shall be permitted only one driveway".
- On September 27, 2018, the applicant was issued Building Permit No. 2018-030748-00 to build a two-storey single family dwelling with a secondary suite. The approved building plan proposed that all three required off-street parking spaces be accessed from 111A Avenue,
- The approved Building Permit drawings included one driveway to access two of the off-street parking spaces, located within the garage. The driveway leading to the garage is not long enough to accommodate a parking space with the required length under the Zoning By-law No. 12000, and as such, the third off-street parking space was proposed on a second parallel driveway next to the driveway leading to the garage from 111A Avenue.
- At time of boulevard damage inspection, the curb was not granted final approval as the applicant had constructed two driveways to 111A Avenue, which is not permitted under both Zoning Bylaw 12000 and the Design Criteria Manual as outlined above. The second driveway to 111A Avenue will be removed.
- In order to still accommodate parking for the secondary suite, the applicant has submitted a revised proposal, which still includes a second driveway but the second driveway is proposed to be accessed from 135A Street instead of 111A Avenue. This proposal still requires Council approval of a variance, as well as an exception from the City's Design Criteria Manual, however, the location is considered an improvement over two parallel driveways from the same road.
- The applicant has submitted the subject variance application to pursue Council approval for the second driveway from 135A Street. The proposed third off-street parking space is intended for the tenants of the secondary suite in the basement.
- The new single-family dwelling has already been built and the owner is waiting for final building approval. Walkways, retaining walls and landscaping have already been installed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To permit the off-street parking space for a secondary suite to be located on a second driveway that does not lead to the garage on the lot.

Applicant's Reasons:

- The boulevard damage inspection associated with the approved Building Permit failed because of a second driveway accessed from the same street (111A Avenue). The second driveway was proposed because of a grade difference of 0.91 metres (3 ft.) between the driveway leading to the garage and the third parking space.
- The new single family dwelling has already been built. Walkways, retaining walls and landscaping have already been installed. The third off-street parking space will be within the front yard setback area.

Staff Comments:

- The current proposal with one driveway to 111A Avenue and one driveway to 135A Street is consistent with the City's typical practice of driveway spacing and does not result in any significant pedestrian or traffic concerns. 135A Street is classified as a local road. Driveway access from this local road will not increase conflicts with pedestrians nor decrease safe vehicle operations.
- The third parking space meets the parking space dimensional requirement of Part 5, Table C.1 Number of Off-Street Parking Spaces of Zoning By-law 12000.
- It would be cost prohibitive for the applicant to construct a parking pad next to the driveway on 111A Avenue due to grade challenges on the lot.
- The proposed second driveway from 135A Street is in the same location as a previous driveway for the previous dwelling on the lot.
- The proposed variance will allow the Building Permit for the constructed single-family dwelling to be granted final approval.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Development Variance Permit No. 7919-0260-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DQ/cm

RF
(no types)

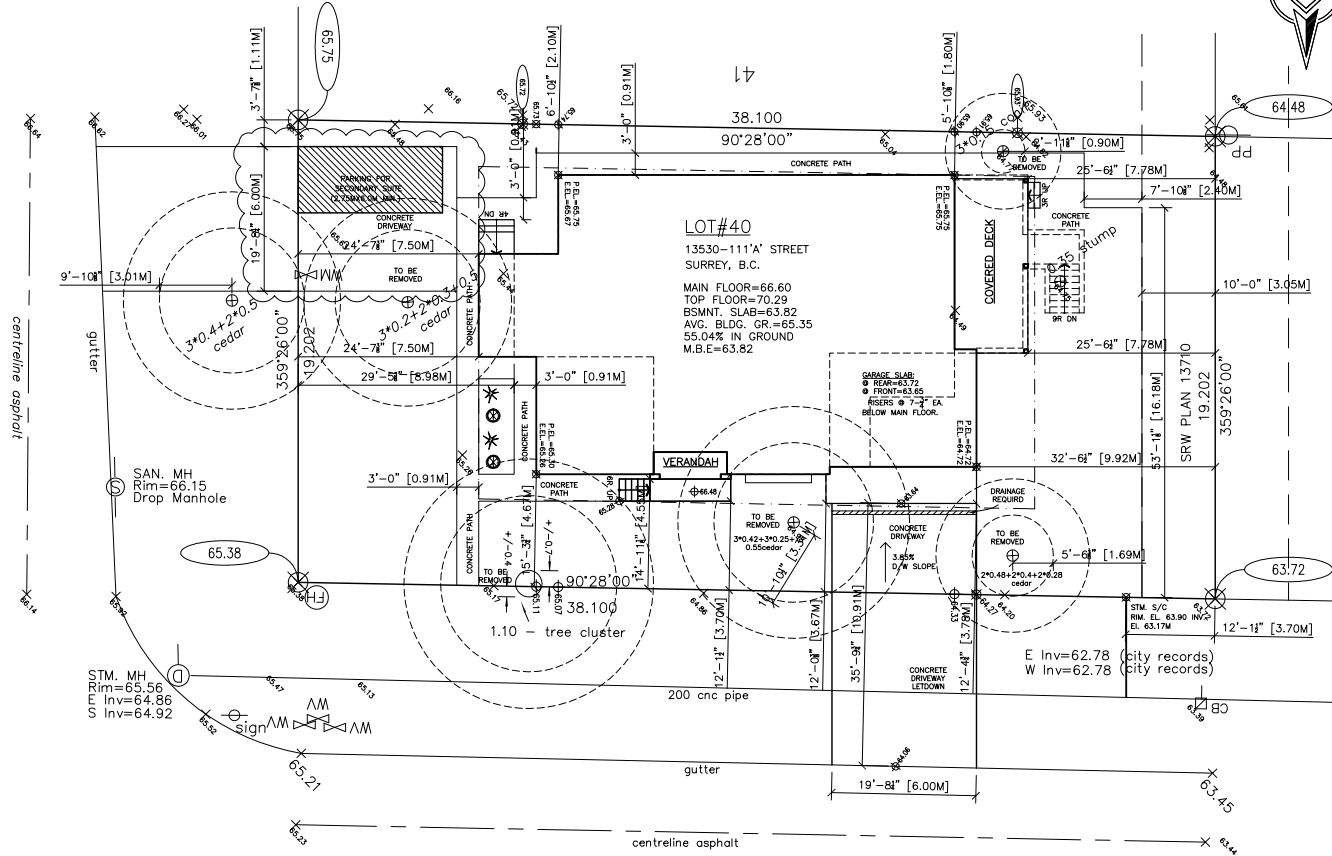
Appendix I



ZONING ANALYSIS		RF ZONE
LOT NUMBER : 40 LOT AREA = 731.00 m ² ADDRESS : 13530-111 th STREET, SURREY, BC		
SINGLE FAMILY RESIDENTIAL ZONE (SF)		
SECTION B. PERMITTED USES SHADE TREES BEYOND DWELLING: YES SECONDARY SUITE DECLARED: YES		
SECTION D. DENSITY (FLOOR AREA) PERMITTED EXISTING DRIVE INCLUDING FRONT PORCH (INCL.) (60.67 + 65.28 + 64.73 + 65.75) / 4 = 65.35 EXISTING DRIVE CLEAR TO DRIVEWAY = 2.78 = 10 FT. (8.54M) PROPOSED BASEMENT SLAB ELEVATION = 23.82 BASEMENT IS 55.04% BELOW AN EXISTING GRADE (CONCRETE BASEMENT AREA NOT COUNTED) MAX. FLOOR AREA RATIO (F.A.R.) = 0.60 FOR FEET 50.00 PLUS 0.15 FOR REMAINING AREA IN EXCESS OF 50.00 MINIMUM FLOOR AREA BASED ON F.A.R. = 365.85 m ² FLOOR AREA CAP = 485 m ² (5205 SQAFT) THEREFORE MAX. FLOOR AREA = 365.85 m ²		
PROPOSED FLOOR AREA		
MAIN FLOOR EXCLUDING DECKS	2211.77	2401.65
COVERED DECKS	132.00	132.00
SPRINKLER RISER ROOMS	0.00	0.00
STAIR TO BASEMENT IN EXCESS OF 18.2 m ²	0.00	0.00
OUTSIDE SPACE > 1.8 m HIGH	0.00	0.00
GARAGE AREA (IN BASEMENT)	3.48	100.00
MINIMUM FLOOR AREA	3.48	100.00
ACCESSORY BLDG. IN EXCESS OF 10 m ²	0.00	0.00
TOTAL	2347.25	2633.65
* WHERE EXTENDED HEIGHT > 12 FEET (EXCEPT STAIRS EXCEPT) * EXCEPT FOR SIZE OF MAX. FLOOR AREA OF WHICH 15% MAY BE EXCEEDED FOR A FRONT PORCH OR VERANDA		
80/20 CALCULATION:		
MIN. FRONT AREA INCLUDING VERANDA	28.59 m ²	
AREA OF MAIN FLOOR AREA INCLUDING VERANDA	65.32 m ²	
AREA OF UPPER FLOOR SET BACK FROM FRONT OF LOTS (BUT NOT NEARER THAN 1.5m FROM FRONT LOT LINE)	43.14 m ²	
SECTION E. LOT COVERAGE LOT COVERAGE FOR LOTS <= 500 m ² = 0.40 FOR LOTS > 500m ² SUBJECT LOT USE = 0.0015 (HOWEVER, LOT COVERAGE NEED NOT BE LESS THAN 0.25) MAX. LOT COVERAGE @ 36.35% = 265.5 m ²		
PERMITTED LOT COVERAGE		
AREA OF DWELLING BLDG. FROM	224.13	242.15
AREA OF DECKS BEYOND DWELLING	34.80	34.80
AREA OF STAIRS	0.00	0.00
STAIRS > 1.8m ABOVE EXISTING GRADE	0.00	0.00
STAIRS > 1.8m ABOVE EXISTING GRADE	0.00	0.00
TOTAL	264.92	281.94
SECTION F. YARDS AND SETBACKS FRONT ACCESS DRIVEWAYS: - MINIMUM FRONT SETBACK TO GARAGE = 7.5m - IF SIDE OF DWELLING IS SET BACK 9.0m OR MORE THEN THE SIDE SETBACK CAN BE REDUCED TO 4.0m - IF COLLISION WITH < 4.0m FRONTAGE, MIN SETBACK = 11.0m - FRONT FACING GARAGE DOES NOT EXTEND FOR MORE THAN HALF ITS DEPTH BEYOND DRIVEWAY OR - THIS SIDE OF ANY THIRD SIDE SET BACK 0.9m N/A FRONT SETBACK TO PRINCIPAL DWELLING: - MIN. FRONT SETBACK TO BOTH FLOORS DWELLING = 7.5m - SIDE OF REAR SIDE BE SET AT 5.0m (ONE STORY ONLY) REAR SETBACK TO PRINCIPAL DWELLING: - MIN. REAR SETBACK 7.5m, OR SIDE SET 4.0m FROM REAR IF OTHER SIDE SET 5.0m FROM REAR INTERIOR SIDE SETBACK TO PRINCIPAL DWELLING = 1.8 m (OR 1.2m ON ONE SIDE AND 2.4m ON THE OTHER) PRINCIPAL DWELLING: FRONT SETBACK TO GARAGE 6.70m/2.07m N/A FRONT SETBACK TO UPPER FLOOR 7.40 8.98 FRONT SETBACK TO MAIN FLOOR 15.90m/2.07m 7.50 REAR SETBACK 7.5m OR 4.0m/3.3m 7.5m 6m/4.5m 7.5m FRONT SIDE SETBACK (PLANNING) 1.2m/2.4m/2.6m 1.80 LEFT SIDE SETBACK		
ACCESSORY STRUCTURE > 10 m ²		
FRONT SETBACK	18.00	N/A
REAR SETBACK	1.00	0.00
INTERIOR SIDE SETBACK	1.00	0.00
OPPOSITE INTERIOR SIDE SETBACK	1.00	0.00
FLANKING SIDE SETBACK	7.50	0.00
ACCESSORY STRUCTURE <= 10 m ²		
FRONT SETBACK	0.00	N/A
REAR SETBACK	0.00	0.00
INTERIOR SIDE SETBACK	0.00	0.00
OPPOSITE INTERIOR SIDE SETBACK	0.00	0.00
FLANKING SIDE SETBACK	7.50	0.00
SECTION G. HEIGHT OF BUILDINGS NOTE: SEE ELEVATION DRAWINGS FOR DETAILS		
PRINCIPAL DWELLING IF ROOF SLOPE > 3:12	9.00	8.98
PRINCIPAL DWELLING IF ROOF SLOPE < 3:12	7.50	N/A
ACCESSORY DWELLING	3.00	N/A
ACCESS. DWELLING SAME SLOPE AS HOME	3.00	0.00

SECTION H. OFF-STREET PARKING			
1) MINIMUM 3' OFF-STREET PARKING SPACES	OK		
2) DRIVEWAY WITH MINIMUM 8.0 m, OR 10.0 m, THE MINIMUM OF SIZE BY SIDE PARKING SPACES AT FRONT SETBACK	OK		
3) DRIVEWAY AREA <= SIZE OF FRONT YARD AREA	OK		
GARAGE DIMENSIONS (m ²)			
MINIMUM	REQUIRED	ACTUAL	
MINIMUM DRIVEWAY WIDTH	4.50	5.40	
MINIMUM DRIVEWAY DEPTH	4.50	6.10	
MINIMUM GARAGE AREA	36.00	100.00	
NO ENCROACHMENTS OF ANY KIND WITHIN REG. DIMENSIONS.			
SECTION I. LANDSCAPING			
MINIMUM POROUS SURFACE AREA:	REQUIRED	ACTUAL	
ENTER YARD AREA > 300	218.3	281.49	

SECTION J. SPECIAL REGULATIONS			
BASEMENT ENTRY WELL			
1) PROVIDED IN REAR YARD ONLY AND IN SCHEDULED OF REAR PART OF DWELLING			
BASEMENT ENTRY WELL			
MAX. AREA INCLUDING STAIRS (m ²)	REQUIRED	ACTUAL	
SECONDARY SUITE:	REQUIRED	ACTUAL	
FLOOR AREA CAP FOR SUITE (m ²)	90	0.00	
MAX. USE OF UNPERMITTED FLOOR AREA	0.00	0.00	
SECTION L. OTHER REGULATIONS:			
FRONT SETBACK IS MEASURED FROM THE NONE RETENTION OF THE FRONT LOT LINE OR FROM THE CENTRELINE OF THE URBAN HIGHWAY ALIGNMENT (SEE SCHEDULE 4, BLM PLAN IN INFO)			
* MEASURED FROM THE FRONT LOT LINE FOR THIS LOT.			



LOT#40
13530-111th STREET
SURREY, B.C.
MAIN FLOOR=66.60
TOP FLOOR=70.29
BSMNT. SLAB=63.82
AVG. BLDG. GR.=65.35
55.04% IN GROUND
M.B.E.=63.82

SITE PLAN
SCALE: 1/8" = 1'

- CB ☒ ...denotes catch basin
- ⊕H ...denotes hydrant
- WV ⊗ ...denotes water valve
- WM ⊗ ...denotes water meter
- MH ○ ...denotes manhole
- PP ⊗ ...denotes power pole

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE
1.			ADDED DRIVEWAY FOR THE SUITE PARKING ON THE EAST SIDE OF THE PROPERTY LINE.	PKC	AUG. 23/19



TITLE		DWN.	S.P.
PROPOSED RESIDENCE FOR MR. SANTOKH SAHOTA LOT#40, 13530-111 th AVENUE SURREY, B.C.			1/4" = 1'
SCALE: 1/8" = 1'		DATE:	APR. 18, 2018
		CHGR:	R.N.
		PHONE:	604-916-3757

DRAWING NO.		DHILLON DESIGNS LTD.	
DD18-7772-P1		UNIT 215-1280-50th AVE. SURREY, B.C. V3W 4A6	PHONE: (604) 590-2898
		FAX: (604) 590-2878	EMAIL: info@dhillondesigns.ca

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

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0260-00

Issued To:

(the "Owner")

Address of 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: 005-513-979
Lot 40 Section 15 Block 5 North Range 2 West New Westminster District Plan 13647
13530 - 111A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section H.3(b) and Section H.3(c)i. of Part 16 "Single Family Residential Zone (RF)" is varied to permit the required off-street parking space for a secondary suite on the lot to be located on a second driveway that does not lead to the garage on the lot.
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. 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 Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli

RF

(no types)

To allow for the off-street parking space for a secondary suite to be located on a second driveway that does not lead to the garage on the lot.

Schedule A



ZONING ANALYSIS RF ZONE

LOT NUMBER: 40 LOT AREA = 731.00 m²

ADDRESS: 13530-1111^A STREET, SURREY, BC

SINGLE FAMILY RESIDENTIAL ZONE (SF)

SECTION B. PERMITTED USES

DRIVE TRAIL BEHIND DWELLING: YES

SECONDARY SUITE DECLARED: YES

SECTION D. DENSITY (FLOOR AREA)

PERMITTED EXISTING DRIVE INCLUDING FRONT YARD DRIVING

(60.67' x 65.28' + 64.72' x 65.70') / 4 = 65.35

PROPOSED BASEMENT SLAB ELEVATION = 2.78' @ 10 FT. (840)

BASEMENT ELEVATION = 2.78' @ 10 FT. (840)

PROPOSED BASEMENT AREA (COUNT)

MAX. FLOOR AREA RATIO (F.A.R.) = 0.60 FOR FEET 50.00

PLUS 0.15 FOR REMAINING AREA IN EXCESS OF 50.00

MINIMUM FLOOR AREA BASED ON F.A.R. = 365.85 m²

FLOOR AREA CAP = 485 m² (5205 SQAFT)

THEREFORE MAX. FLOOR AREA = 365.85 m²

PROPOSED FLOOR AREA

MAIN FLOOR INCLUDING DECKS: 2211.17 2401.65

EXPOSED DECK SURFACE TO BE REMOVED: 132.92

OPEN TO BELOW IN EXCESS OF 10.0 m: 00.00

OUTSIDE SPACE > 1.8 m HIGH: 00.00

GARAGE AREA (IN BASEMENT): 3.48 100.00

ACCESSORY BLDG. IN EXCESS OF 10 m²: 00.00

TOTAL: 2078.73 2502.65

WHERE EXTENDED HEIGHT > 12 FEET (EXCEPT STAIRS EXCEPT)

EXCEPT FOR USE OF MAX. FLOOR AREA OF WHICH 15% MAY BE EXCEEDED FOR A FRONT PORCH OR VERANDA

80/20 CALCULATION:

MIN. FLOOR AREA INCLUDING VERANDA = 28.59 m²

AREA OF MAIN FLOOR AREA INCLUDING VERANDA = 65.32 m²

AREA OF UPPER FLOOR SET BACK FROM FRONT OF SITES (BUT NOT NEARER THAN 1.5m FROM FRONT LOT LINE) = 63.34 m²

SECTION E. LOT COVERAGE

LOT COVERAGE FOR LOTS < 500 m² = 0.40

FOR LOTS > 500m² SUBJECT LOT USE = 50.00% (0.50015)

(HOWEVER, LOT COVERAGE NEED NOT BE LESS THAN 0.25)

MAX. LOT COVERAGE @ 36.35% + 265.5 m²

PERMITTED LOT COVERAGE

AREA OF DWELLING BLDG. PROJ. = 224.13 2422.15

AREA OF DECKS BEYOND DWELLING = 14.80 374.83

AREA OF STAIRS BEYOND DWELLING = 0.00 0.00

STAIRS > 0.9m ABOVE EXISTING GRADE = 0.00 0.00

STAIRS > 0.9m ABOVE EXISTING GRADE = 0.00 0.00

TOTAL: 244.93 2841.98

SECTION F. YARDS AND SETBACKS

FRONT YARD SETBACKS

MINIMUM FRONT SETBACK TO GARAGE = 7.5m

IF SIDE OF DWELLING IS SET BACK 9.0m OR MORE THEN

THE FRONT SETBACK CAN BE REDUCED TO 4.0m

IF COLLISION WITH < 4.0m FRONTAGE, MIN. SETBACK = 11.0m

FRONT FACING GARAGE DOES NOT EXCEED FOR MORE

THAN HALF ITS DEPTH FROM REAR OR

THIS SIDE OF ANY THIRD SET BACK 0.9m N/A

FRONT SETBACK TO PRINCIPAL DWELLING:

MIN. FRONT SETBACK TO BOTH FLOORS DWELLING = 7.5m

IF SIDE OF REAR OR SET BACK 5.0m (ONE STORY ONLY)

REAR SETBACK TO PRINCIPAL DWELLING:

MIN. REAR SETBACK 7.5m, OR SIDE SET 4.0m FROM REAR

IF OTHER SIDE SET 5.0m FROM REAR

INTERIOR SIDE SETBACK TO PRINCIPAL DWELLING = 1.8 m

(OR 1.2m ON ONE SIDE AND 2.4m ON THE OTHER)

PRINCIPAL DWELLING:

FRONT SETBACK TO GARAGE: 6.70/2.9(11.6) N/A

FRONT SETBACK TO UPPER FLOOR: 7.50 9.08

FRONT SETBACK TO MAIN FLOOR: 6.70/2.9(11.6) 7.50

REAR SETBACK 7.5m OR 4.0m/3.0m 7.5m 6.0/4.5(m) 7.5m

FRONT SIDE SETBACK (PLANNING): 1.2m/2.4m/2.4m 1.80

LEFT SIDE SETBACK: 1.2m/2.4m/2.4m 1.80

ACCESSORY STRUCTURE > 10 m²

FRONT SETBACK: 18.00 N/A

REAR SETBACK: 1.00 0.00

INTERIOR SIDE SETBACK: 1.00 0.00

SPECIAL INTERIOR SIDE SETBACK: 0.00 0.00

PLANNING SIDE SETBACK: 7.50 0.00

ACCESSORY STRUCTURE <= 10 m²

FRONT SETBACK: 0.00 N/A

REAR SETBACK: 0.00 0.00

INTERIOR SIDE SETBACK: 0.00 0.00

SPECIAL INTERIOR SIDE SETBACK: 0.00 0.00

PLANNING SIDE SETBACK: 7.50 0.00

SECTION G. HEIGHT OF BUILDINGS

NOTE: SEE ELEVATION DRAWINGS FOR DETAILS

PRINCIPAL DWELLING IF ROOF SLOPE > 3:12: 9.00 9.08

PRINCIPAL DWELLING IF ROOF SLOPE < 3:12: 7.50 N/A

ACCESSORY DWELLING: 8.00 N/A

ACCESS. DWELLING SAME SLOPE AS HOME: 8.00 0.00

SECTION H. OFF-STREET PARKING

1) MINIMUM 3' OFF-STREET PARKING SPACES: OK

2) DRIVEWAY WITH MINIMUM 8.0 m, OR 10.0 m, THE MINIMUM

OF SIDE BY SIDE PARKING SPACES AT FRONT SETBACK: OK

3) DRIVEWAY AREA <= SIZE OF FRONT YARD AREA: OK

DRIVEWAY DIMENSIONS (m²):

DRIVEWAY WIDTH: 4.50 4.50

DRIVEWAY LENGTH: 6.10 6.10

DRIVEWAY DRIVE AREA: 36.15 m²

NO ENCROACHMENTS OF ANY KIND WITHIN REG. DIMENSIONS:

SECTION I. LANDSCAPING

MINIMUM POROUS SURFACE AREA: 219.3 281.49

ENTRY YARD AREA > SIDE: 219.3 281.49

SECTION J. SPECIAL REGULATIONS

BASEMENT ENTRY WELL:

MAX. AREA INCLUDING STAIRS (m ²)	REQUIRED	ACTUAL
28.00	28.00	28.00

BASEMENT ENTRY WELL:

FLOOR AREA CAP FOR SUITE (m ²)	REQUIRED	ACTUAL
48.00	48.00	48.00

MAX. USE OF UNPERMITTED FLOOR AREA: 0.00 0.00

SECTION L. OTHER REGULATIONS:

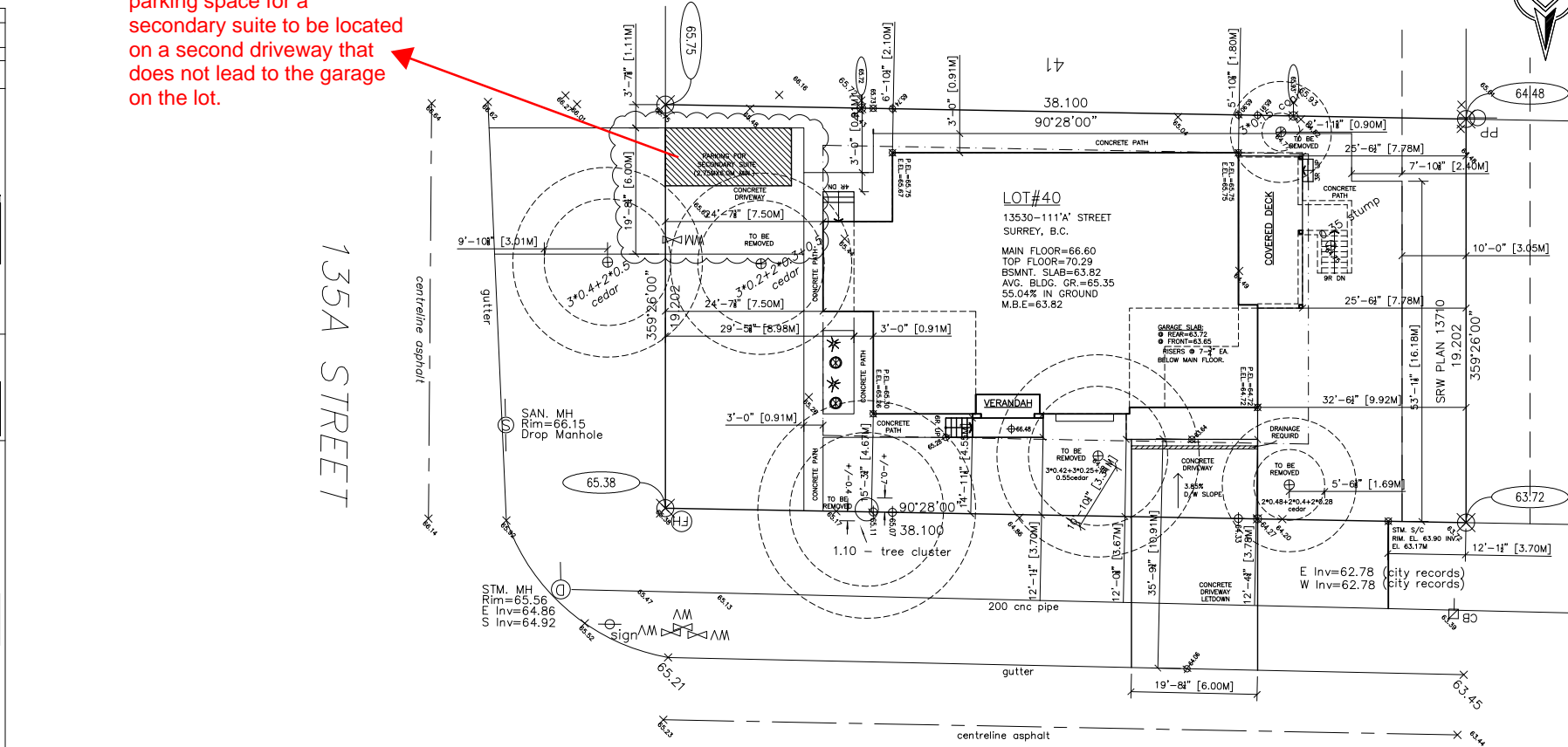
FRONT SETBACK IS MEASURED FROM THE MORE

RETROACTIVE OF THE FRONT LOT LINE OR

FROM THE CENTRELINE OF THE UTMATE HIGHWAY

ALIGNMENT (SEE SCHEDULE A, DRAWING 18A IN THIS)

MEASURED FROM THE FRONT LOT LINE FOR THIS LOT.



111A AVENUE

SITE PLAN
SCALE: 1/8" = 1'

- CB ☒ ...denotes catch basin
- Ⓜ ...denotes hydrant
- WV ⊗ ...denotes water valve
- WM ⊗ ...denotes water meter
- MH ○ ...denotes manhole
- PP ⊗ ...denotes power pole

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE
1.			ADDED DRIVEWAY FOR THE SUITE PARKING ON THE EAST SIDE OF THE PROPERTY LINE.	PJK	AUG. 23/19



TITLE

PROPOSED RESIDENCE FOR
MR. SANTOKH SAHOTA
LOT#40, 13530-1111^A AVENUE
SURREY, B.C.

DWN. S.P.
SCALE: 1/4" = 1'
DATE: APR. 18, 2018
CHRG: R.N.
PHONE: 604-916-3757

DRAWING NO. DD18-7772-P1

DHILLON DESIGNS LTD.
UNIT 215-12830-50th AVE.
SURREY, B.C. V3W 4A6
PHONE: (604) 590-2888
FAX: (604) 590-2878
EMAIL: info@dhillondesigns.ca

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