

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0102-00

Planning Report Date: January 13, 2025

PROPOSAL:

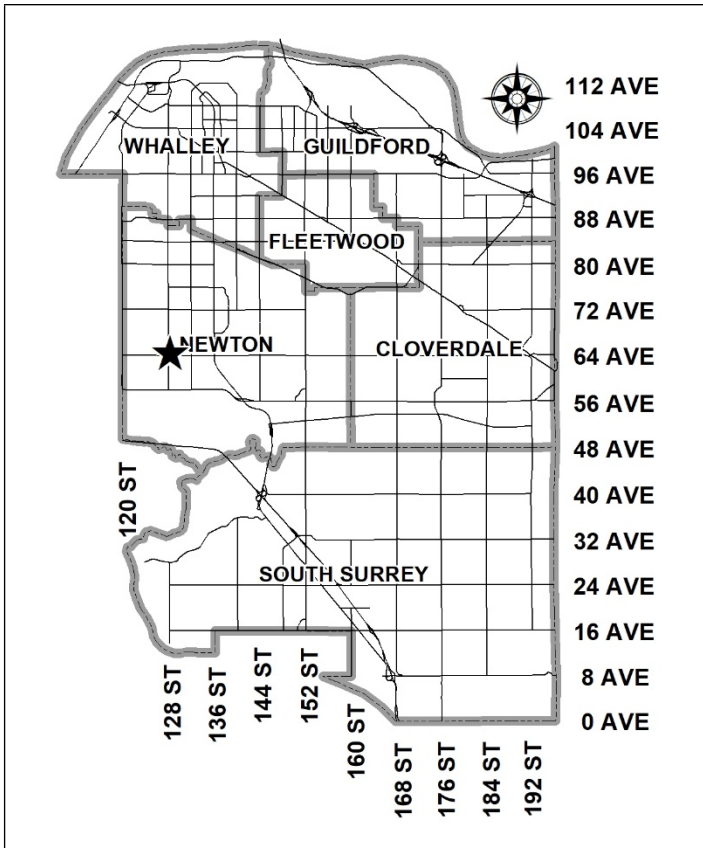
- **Development Variance Permit**

to reduce the rear yard setback for an existing accessory building.

LOCATION: 12847 - 64A Avenue

ZONING: R₃

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum rear yard (north) setback requirements of the Urban Residential (R₃) Zone for an existing accessory building.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed variance for the rear yard setback is for an existing accessory building and will not further impact adjacent properties.
- The proposed rear yard setback variance is to convert the existing unpermitted garden suite into an accessory building that meets the Urban Residential Zone (R₃) and B.C. Building Code
- Without the proposed setback variance, the applicant will not be able to legally permit the accessory building in its current location.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0102-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the Urban Residential Zone (R3) from 1.8 metres to 1.2 metres to the accessory building.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	R3
North:	Single Family Dwelling	Urban	R3
East:	Single Family Dwelling	Urban	R3
South (Across 64A Ave):	Single Family Dwelling	Urban	R3
West:	Single Family Dwelling	Urban	R3

Context & Background

- The subject property is an irregular shaped parcel located at 12847 64A Avenue on a cul-de-sac. The property is designated Urban in the Official Community Plan (OCP) and currently zoned Urban Residential Zone (R3).
- The subject site is approximately 666 square meters in size and abuts single family dwellings with the same R3 zoning.
- Several years ago, the applicant constructed a building that was used as an unpermitted garden suite that is now proposed to be converted into a permitted accessory building. The FAR and lot coverage remain in compliance with the retention of the one storey accessory building, which is approximately 50.5 square metres in size.

DEVELOPMENT PROPOSAL

Planning Considerations

- The owner of subject site – 12847 64A Avenue is proposing to convert the unpermitted garden suite into a permitted accessory building.

Referrals

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

Building: The Building Division has no objection to the proposal.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

Zoning By-law

Setback Variance

- The applicant is requesting the following variance:
 - to reduce the minimum rear yard setback of the R3 Zone from 1.8 metres to 1.2 metres to the accessory building.
- The applicant is requesting the variance to bring the unpermitted garden suite into compliance with the Urban Residential Zone (R3) and B.C. Building Code by converting it into a permitted accessory building.
- Staff support the requested variance to proceed for consideration.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 14, 2024. Staff received four (4) responses from neighbouring residents (*staff comments in italics*):
 - Citizens inquired about the proximity of the existing accessory building to the property line and clarification on whether this variance is for an accessory dwelling unit.

Staff provided details on the proposed variance noting it is a 0.6-meter reduction in the rear yard setback and clarified that the variance is for 'accessory building' under the R3 Zone, not a garden suite.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Image of existing unpermitted garden suite
- Appendix II. Development Variance Permit No. 7924-0102-00

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

AB/cb



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0102-00

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: 003-874-214
Lot 10 Section 17 Township 2 New Westminster District Plan 71547

12847 - 64A Avenue

(the "Land")

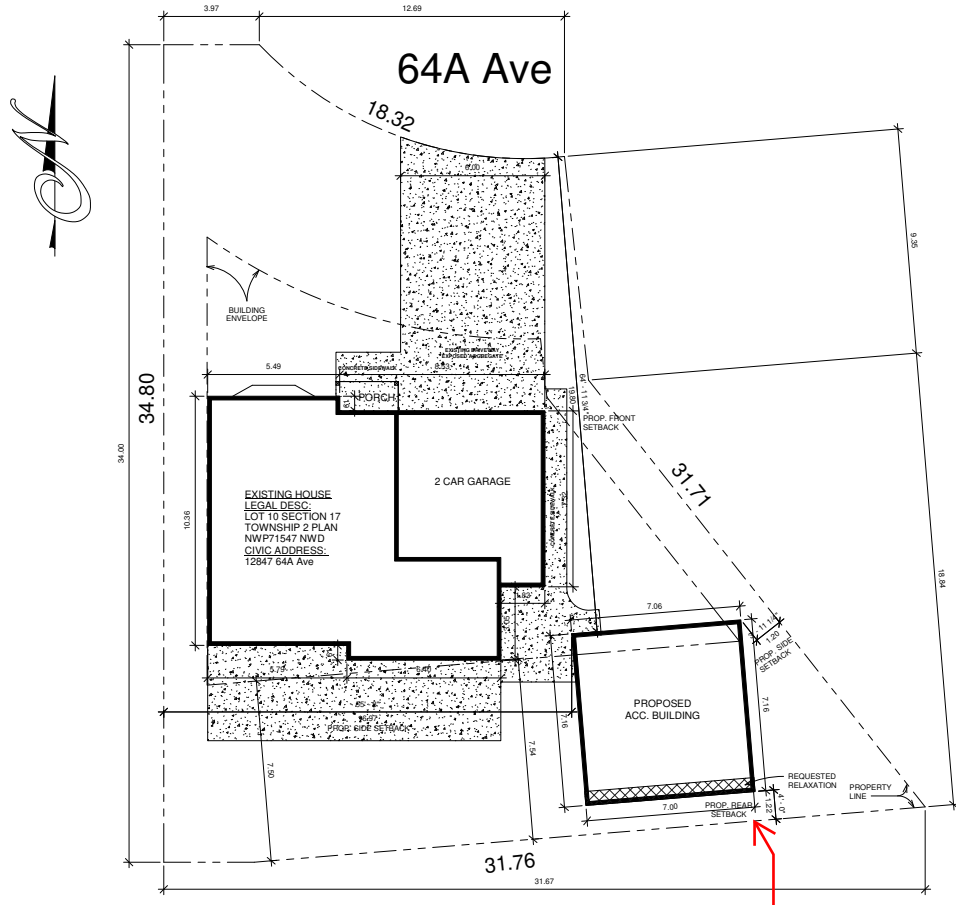
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 15, Table F in the Urban Residential Zone (R3) to reduce the minimum rear yard setback from 1.8 metres to 1.2 metres in order to permit the existing accessory building.
4. This development variance permit applies to only that 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.
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 DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

General Manager, Planning and
Development Department by his designate,
Shawn Low, Director of Development
Planning



1 Site Plan
1/8" = 1'-0"

Development Variance Permit No. 7924-0102-00 to reduce the rear yard setback from 1.8 meters to 1.2 meters for the accessory building.

Lot Area = 7166 SQFT
 Allowed Lot Coverage = 2699 SQFT
 Allowed FAR = 400% SQFT
 Proposed Lot Coverage = 2092.17 SQFT
 Proposed FAR = 2723.42 SQFT

EXISTING MAIN FLOOR AREA: 1078.00 SQFT
 EXISTING GARAGE AREA: 424.00 SQFT
 TOTAL: 1502.00 SQFT
 EXISTING UPPER FLOOR AREA: 677 SQFT
 PORCH: 33 SQFT
 PROPOSED ACC. BUILDING AREA: 544.42 SQFT
 EXISTING MAIN FLOOR: 1502.00 SQFT
 EXISTING UPPER FLOOR: 677 SQFT
 PROPOSED ACC. BUILDING : 544.42 SQFT
 TOTAL: 2723.42 SQFT

THESE PLANS CONFORM TO BCBC 2018
 CONSTRUCTION SHALL FOLLOW LOCAL BUILDING BY-LAWS ALONG WITH THESE PLANS.
 CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
 THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS AND OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO REVIEW AND VERIFY THE WHOLE PLAN (i.e. ALL LEVELS, DIMENSIONS, STRUCTURAL ADEQUACIES) PRIOR TO CONSTRUCTION.
 DO NOT SCALE DRAWINGS.
 PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTENDED TO BE ISSUED FOR CONSTRUCTION UNTIL APPROVED BY CITY.

VARINDERPAL SINGH
 DHALIWAL
 PH: (778) 384 6805
 vdhalwal431@gmail.com

12847 64A AVE,
 SURREY, B.C.
 RF- ZONE

RK
 R. Kehar Construction Ltd.
 Surrey BC
 PH: (604) 600-4863
 email: inforkehar@gmail.com

SITE PLAN, NOTES & CALCULATIONS
 Date: 15 APRIL 2024
 Drawn by: HK
 Scale: 1/8" = 1'-0"