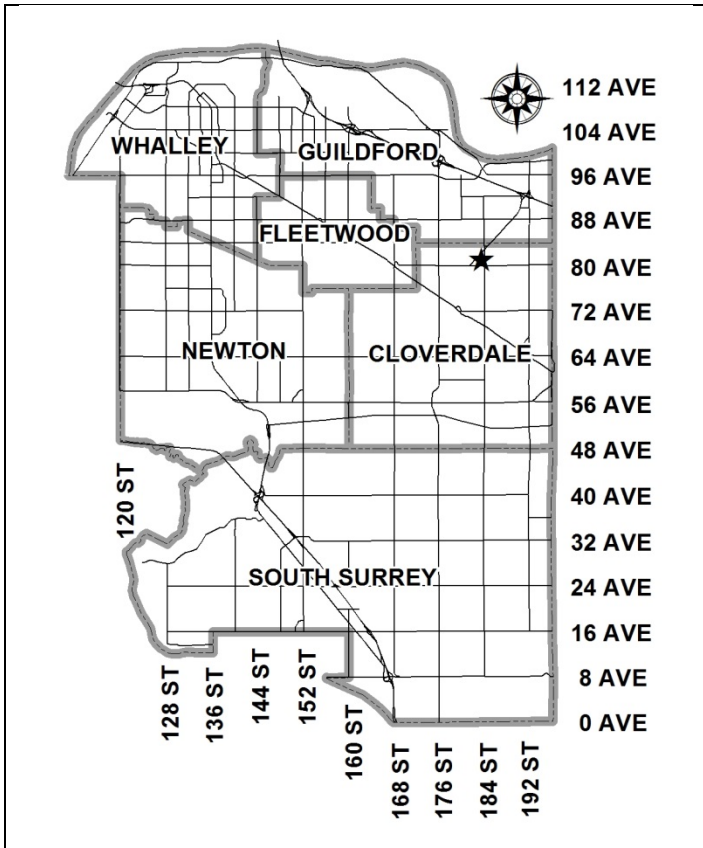


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7917-0112-00

Planning Report Date: April 9, 2018



PROPOSAL:

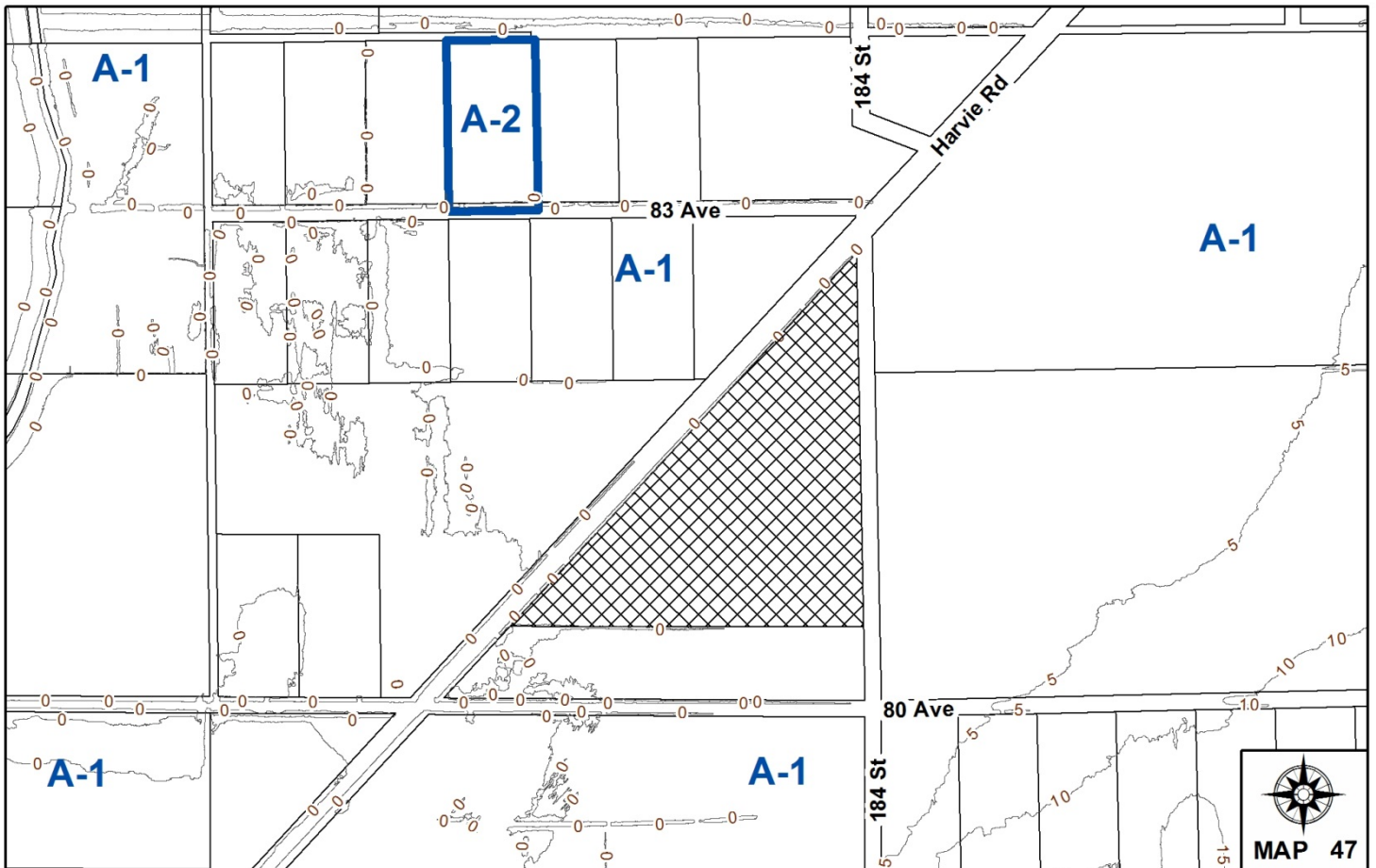
- **Rezoning from A-1 to CD (based on A-1)**
- **Non-farm use** under Section 20(3) of the *ALC Act*
- **Development Permit**

to permit construction of a second dwelling on an agricultural property within the ALR.

LOCATION: 8050 - Harvie Road

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Rescind Resolution R17-2513 of the September 11, 2017 Regular Council – Land Use Meeting granting Second Reading of By-law No. 19375.
- Amend By-law No. 19375 to include the requirements of the Agricultural Land Commission (ALC) as described in this report and as shown in Appendix IV.
- Consider Second Reading of By-law No. 19375, as amended, and set date for Public Hearing.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to construct a second dwelling on the subject farm property, which is not permitted under the A-1 Zone of Surrey By-law, 1993, No. 12000, as amended.

RATIONALE OF RECOMMENDATION

- On September 11, 2017 Council considered the Initial Planning Report for the subject site, proposing rezoning from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (based on the A-1 Zone) and a Sensitive Ecosystems (Streamside Areas) Development Permit in order to permit construction of a second dwelling on the subject agricultural lot. As the subject site is located within the Agricultural Land Reserve (ALR), a concurrent non-farm use application to the Agricultural Land Commission (ALC), under Section 20(3) of the *ALC Act*, was required to determine if the additional dwelling is necessary from a farm use perspective.
- Following consideration of the Initial Planning Report, Council approved the referral of the subject non-farm use application to the ALC, and gave First and Second Readings to Rezoning By-law No. 19375. Council authorized staff to draft Sensitive Ecosystems Development Permit No. 7917-0112-00.
- Following consideration of the non-farm application, the ALC panel approved the proposal with the following conditions:
 - the siting of the second dwelling must be in accordance with the location reviewed and approved by the ALC under the subject non-farm use application;
 - the total combined farm residential footprint on the subject property cannot exceed 2,000 square metres (0.5 acres);
 - the principal dwelling (primary residence of the property owners) cannot exceed 500 square metres (5,382 sq.ft.) in floor area;
 - the second dwelling for farm worker accommodation cannot exceed 402 square metres (4,327 sq.ft.);
 - the total combined floor area of all single family dwellings on the subject property cannot exceed 902 square metres (9,709 sq.ft.); and

- the ALC must review and approve any CD By-law associated with the rezoning of the subject property, prior to final adoption by the City of Surrey.
- CD By-law No. 19375 has been revised to incorporate the provisions required by the ALC as conditions of approval for the subject non-farm use application. Council is therefore requested to consider introducing the amended CD By-law No. 19375 and scheduling a date for Public Hearing for the amended By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution R17-2513 of the September 11, 2017 Regular Council – Land Use Meeting granting Second Reading of Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19375.
2. Council amend Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19375 to include the requirements of the Agricultural Land Commission (ALC) as described in this report and as shown in Appendix IV.
3. Council consider Second Reading of Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19375, as amended, and set a date for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) approval from the ALC of a Transportation, Utility and Recreational Trail Use application for the 4.942 metres (16 ft.) of proposed road dedication along the 184 Street;
 - (d) registration of a Section 219 Restrictive Covenant ensuring that the additional single family dwelling is to be used exclusively as a farm worker dwelling for full-time farm workers associated with the subject property;
 - (e) registration of a combined Statutory Right-of-Way / Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access; and
 - (f) submission of a finalized Nest Management Plan, prepared by a Registered Professional Biologist, outlining mitigation measures to ensure adequate habitat protection for the adjacent Bald Eagle nest.

DEVELOPMENT CONSIDERATIONS

Background

- The property owners are proposing a rezoning from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" (based on A-1) in order to retain an existing single family dwelling at the southwest corner of the subject site for farm help accommodation and permit construction of a second dwelling, to be used as the primary residence of the property owners, in the north corner of the subject site.

- The north corner of the subject property contains a 1,200-square metre (12,915-sq.ft.) pre-load pad, which was approved under a valid Soil Permit in April 2007. A portion of the existing pre-load pad is to be relocated to ensure that the proposed dwelling and farm residential footprint comply with the maximum setbacks of the proposed CD By-law, based on the A-1 Zone.
- The existing farm operation, overseen by a farm management company (Sanghera Farm Ltd.), employs 4 to 5 full-time farm workers and approximately 40 seasonal workers. The farm workers typically work 65-hour weeks and are responsible for the following tasks:
 - Maintenance of the 8.9 hectares (22 acres) of blueberry fields (i.e., pruning, planting, fertilizing);
 - Weed control;
 - Maintenance and repair of existing farm buildings and farm machinery;
 - Inspection and repair of the irrigation system; and
 - Harvesting and packaging of the farm product.
- At the July 6, 2017 meeting of the Agriculture and Food Security Advisory Committee (AFSAC), the Committee supported the application and recommended that the application be brought forward for Council's consideration in order to forward to the Agricultural Land Commission (ALC) for comment.
- On September 11, 2017, the Initial Planning Report (Appendix III) was presented to Council that recommended that Council refer the non-farm use application to the ALC, to allow for the construction of an additional dwelling and the placement of fill in excess of 2,000 square metres (0.5 acres) on the subject lot.
- Under Sub-Section 18(a)(ii) of the *ALC Act*, a local government may not approve more than one residence on a parcel of land unless the additional residence is necessary for farm use. If there is any doubt with respect to the necessity of the second dwelling, an application under Section 20(3) of the *ALC Act* for permission for a non-farm use is required. As the City does not employ any staff with the expertise to adequately evaluate if a given farm operation requires additional residences for farm help, the City requests that a non-farm use application to the ALC be undertaken to help determine if there is legitimate need.
- If the second dwelling were to be approved, the resulting non-contiguous farm residential footprint would be approximately 0.22 hectares (0.55 acres) in area, and be comprised of both the 1,313-square metre (14,133-sq.ft.) northern and 930-square metre (10,010-sq.ft.) southern farm residential footprints. As the proposed 0.22 hectares (0.55 acres) exceeds the municipality's permitting authority for structural fill within the ALR, as per ALC Policy #15 "Placement of Fill or Removal of Soil: Construction of a Single Family Residence", the non-farm use application included a request to permit fill in excess of 0.2 hectares (0.5 acres) for all residential related uses on the subject property.
- Following consideration of the Initial Planning Report, Council approved the referral of the subject non-farm use application to the ALC, and gave First and Second Readings to Rezoning By-law No. 19375. Council authorized staff to draft Sensitive Ecosystems Development Permit No. 7917-0112-00.

Transportation and Utility Use Application

- Subsequent to Council consideration of Planning Report No. 7917-0112-00, staff identified that an additional non-farm use (for Transportation and Utility Use) application to the ALC is required in order to proceed with the 4.942 metres (16 ft.) of road dedication requested for the 184 Street right-of-way, along the eastern property line of the subject property.
- The proposed widening of 184 Street, classified as an arterial road, is identified within the Engineering Department's "10-Year (2017-2026) Servicing Plan" and is driven by the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) approximately 1.5 kilometers to the north of the subject property. The construction of works and services within the 184 Street right-of-way will not be required as part of the subject application.
- In accordance with Section 29 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, B.C. Reg. 171/2002, a Transportation and Utility Use application does not require a resolution by Council in order to forward the application to the ALC for review.

Review and Decision by the Agricultural Land Commission

- In January 2018, the South Coast Panel of the Agricultural Land Commission (ALC) reviewed the subject non-farm use application to determine whether the level of agricultural activity on the subject property warranted the construction of a second dwelling and the application for fill in excess of 2,000 square metres (0.5 acres).
- The Panel determined that the level of intensive blueberry production taking place on the subject property warranted an additional dwelling for farm help accommodation.
- In considering the proposal, the ALC also reviewed both the size of the farm residential footprint and overall building area of the existing and proposed dwellings on the subject property.
- In accordance with the A-1 Zone, the maximum allowable size of the farm residential footprint, which is that portion of a lot that includes a principal single family dwelling and any accessory farm residential facilities, is 2,000 square metres (0.5 acres).
- The applicant had requested a small increase to the maximum size of the farm residential footprint of the subject site, incorporating both the 930 square metre (10,010 sq.ft.) footprint of the existing dwelling and 1,313 square metre (14,133 sq.ft.) footprint of the proposed dwelling. However, in order to reduce the impact of the proposal on the agriculturally viable portion of the subject property, the Panel determined that the combined farm residential footprint should not exceed the 2,000 square metre (0.5 acre) maximum of the Surrey Zoning By-law.
- The A-1 Zone does not contain any density (floor area ratio or maximum allowable floor area) with respect to the construction of a single family dwelling, aside from the restrictions placed on the maximum allowable size of the farm residential footprint.
- In considering whether the size of the proposed second dwelling is appropriate, the Panel referred to Section 2.4.6.5.3 of the Ministry of Agriculture's "Guide for By-law Development in Farm Areas" (2015). The Ministry recommends that the maximum size of principal farm residences should not exceed 500 square metres (5,381 sq.ft.) and that the maximum size of each additional farm residence should not exceed 300 square metres (3,230 sq.ft.). As the

subject property contains one existing dwelling with an approximate floor area of 402 square metres (4,327 sq.ft.), the Panel determined that proposed second dwelling, identified as the primary residence of the property owners, must be limited to a maximum of 500 square metres (5,381 sq.ft.) in floor area.

- Furthermore, the Panel restricted the overall floor area of all residential uses on the property to 902 square metres (9,709 sq.ft.).
- In addition to limitations placed on the combined farm residential footprint and overall floor area of all residential uses on the subject property the Panel required, as a condition of approval for the subject non-farm use application, that the ALC review and approve the revised CD By-law prior to Council consideration.

Proposed Amended CD By-law No. 19375

- The proposed amended "Comprehensive Development Zone (CD)" is based on the "General Agricultural Zone (A-1)" of Surrey Zoning By-law, 1993, No. 12000, as amended. A CD Zone is required to allow a second dwelling as a permitted use on the subject property.
- The amended CD By-law (based on the A-1 Zone) proposed is identical to that considered by Council at the Regular Council – Land Use Meeting on September 11, 2017, with the following changes:
 - the total combined farm residential footprint on the subject property cannot exceed 2,000 square metres (0.5 acres);
 - the principal dwelling (primary residence of the property owners) cannot exceed 500 square metres (5,382 sq.ft.) in floor area; and
 - the second dwelling for farm worker accommodation cannot exceed 402 square metres (4,325 sq.ft.).
- As per the conditions of approval for the associated non-farm use application, ALC staff have reviewed the amended CD By-law and found it to be acceptable.

TREES

- No existing mature trees are proposed to be removed from the subject property as a result of the proposed development.

CONCLUSION

- The farm residential footprint for the existing single family dwelling, intended for farm worker accommodation, has been reduced from 930 square metres (10,010 sq.ft.) to 686 square metres (7,384 sq.ft.) to reflect the existing 402 square metre (4,325 sq.ft.) dwelling, patio area and driveway. No changes have been proposed to the size of the northern farm residential footprint.

- The applicant has amended their proposal to show a combined, non-contiguous farm residential footprint of 2,000 square metres (0.5 acres), reduced from the 2,200 square metres (0.55 acres) previously reviewed by Council on September 11, 2017, as per the conditions of approval from the ALC.
- The amended CD By-law No. 19375 has been reviewed by both ALC and City staff and found to be acceptable.
- Council is therefore requested to rescind Second Reading of CD By-law No. 19375, amend the By-law as required by the ALC, and as shown in Appendix IV, consider granting Second Reading of By-law No. 19375, as amended, and if so, to then set a date for the Public Hearing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners and Action Summary (Confidential) |
| Appendix II. | Proposed Site Plan |
| Appendix III. | Initial Planning Report No. 7917-0112-00, dated September 11, 2017 |
| Appendix IV. | Proposed Amended CD By-law No. 19375 |

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

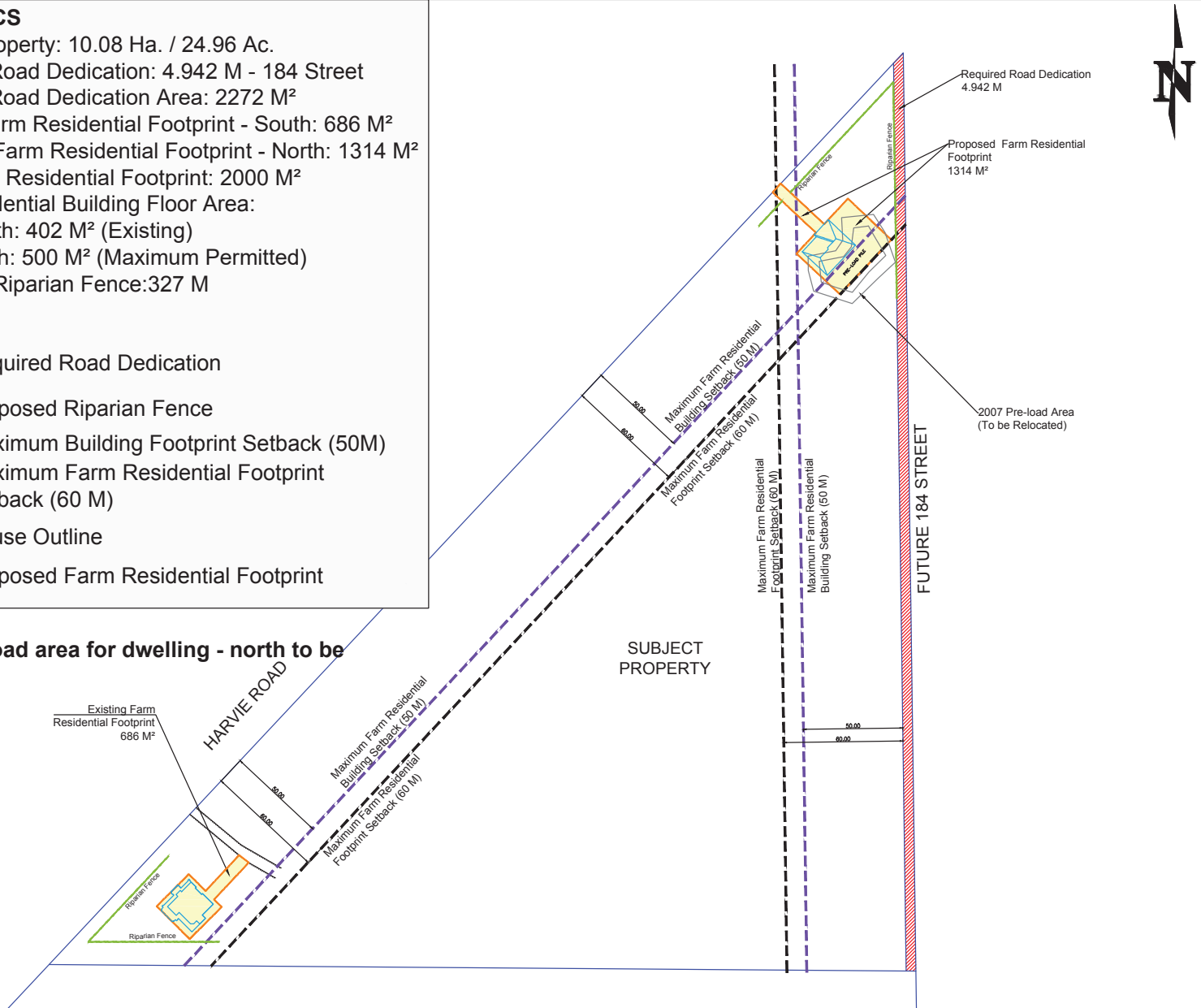
STATISTICS

Subject Property: 10.08 Ha. / 24.96 Ac.
 Required Road Dedication: 4.942 M - 184 Street
 Required Road Dedication Area: 2272 M²
 Existing Farm Residential Footprint - South: 686 M²
 Proposed Farm Residential Footprint - North: 1314 M²
 Total Farm Residential Footprint: 2000 M²
 Total Residential Building Floor Area:
 South: 402 M² (Existing)
 North: 500 M² (Maximum Permitted)
 Proposed Riparian Fence: 327 M

Legend

-  Required Road Dedication
-  Proposed Riparian Fence
-  Maximum Building Footprint Setback (50M)
-  Maximum Farm Residential Footprint Setback (60 M)
-  House Outline
-  Proposed Farm Residential Footprint

NOTE:
 2007 Pre-load area for dwelling - north to be relocated.



PACIFIC LAND GROUP
 Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 212 - 12992 76 Avenue
 Surrey, British Columbia
 Canada V3W 2V6

Tel: 604-501-1624
 Fax: 604-501-1625
 www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:

8050 Harvie Road, Surrey

DRAWING TITLE:

**Subject Property
 Farm Residential Footprint**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

Baldev Bath

SCALE:

1:2000

DATE:

March 28 18

PROJECT No:

16-1449

DRAWING No:

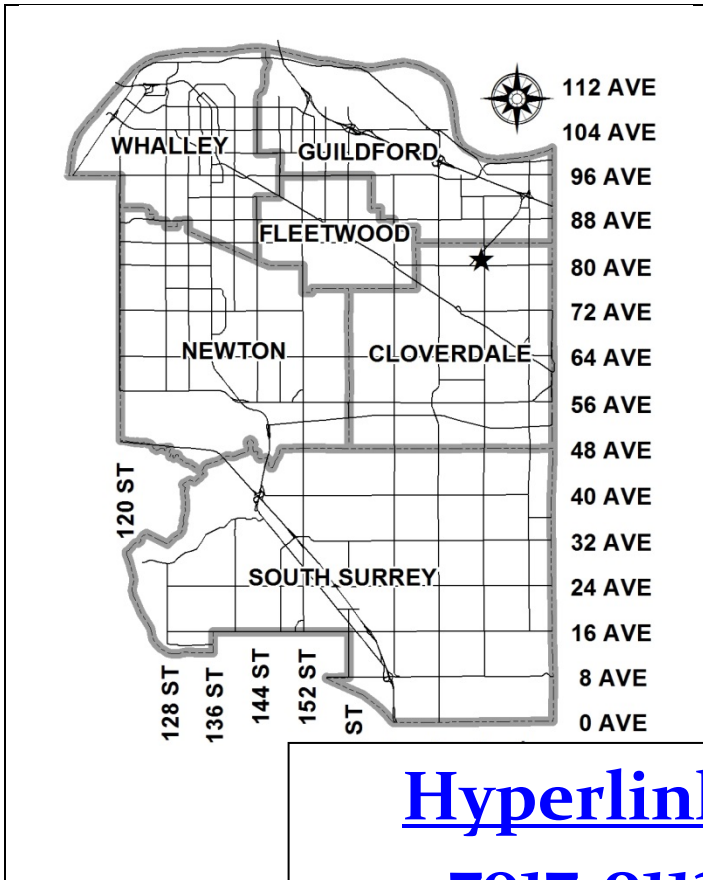
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| DESIGNED BY: | CHECKED BY: |
| EW | OV |

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0112-00

Planning Report Date: September 11, 2017



PROPOSAL:

- **Rezoning from A-1 to CD** (based on A-1)
- **Non-farm use** under Section 20(3) of the *ALC Act*.
- **Development Permit**

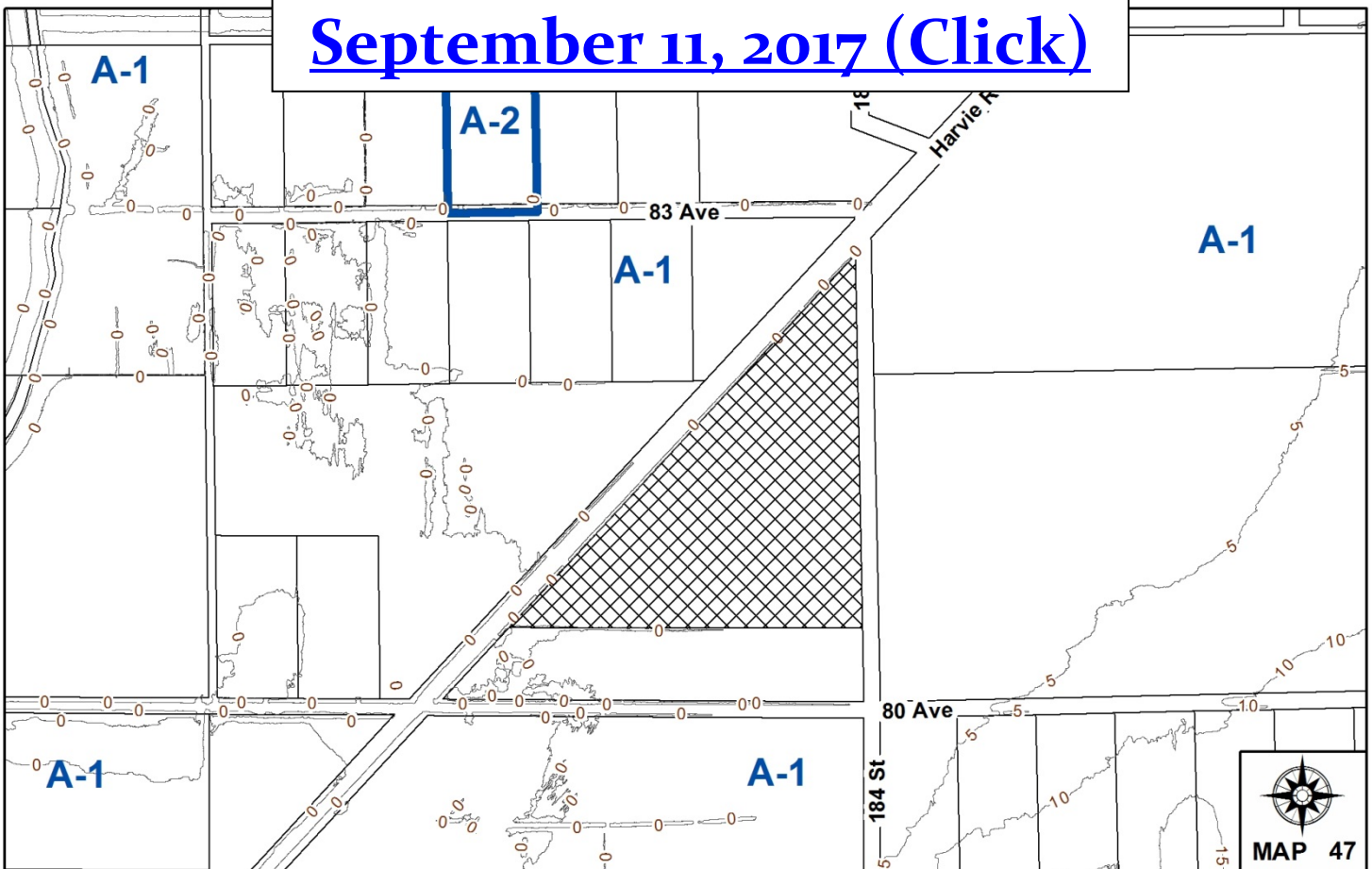
to permit construction of a second dwelling on an agricultural property within the ALR.

LOCATION: 8050 - Harvie Road

OWNER: Baldev S. Bath
 Resham K. Bath
 Amrit S. Bath

ZONING: A-1

[Hyperlink To Report](#)
[7917-0112-00 dated](#)
[September 11, 2017 \(Click\)](#)



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURE ZONE (A-1)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 013-232-061
 Parcel "E" (Reference Plan 3420) South East Quarter Section 29 Township 8 Except Parcel "One" (Reference Plan 11758), New Westminster District

8050 - Harvie Road

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate *agricultural* and *horticultural* uses and allows for the development of a second *single family dwelling* for accommodation for farm workers engaged in *farm operation* on the *Lands*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Agriculture* and *horticulture*.
- 2. One *single family dwelling*, which may contain one *secondary suite*, and one additional *single family dwelling* to be used exclusively for accommodation for farm workers engaged in *farm operation* on the *Lands*.

3. *Intensive agriculture.*
4. *Farm-based winery* provided that the use is in accordance with the *Agricultural Land Commission Act/Regs/Orders.*
5. *Forestry.*
6. Provided that the total area covered by *buildings* and *structures* shall not exceed 10% of the *lot*:
 - (a) *Agricultural* and *horticultural* education;
 - (b) Conservation and nature study;
 - (c) Fish, game and wildlife enhancement;
 - (d) Hunting and wilderness survival training; or
 - (e) *Agri-tourism.*
7. Horse-riding, training and/or boarding facility provided:
 - (a) there are not more than 40 stalls; and/or
 - (b) it does not include a racetrack licensed by the British Columbia Racing Commission; and
 - (c) they are in accordance with the *Agricultural Land Commission Act/Regs/Orders.*
8. *Accessory uses* limited to the following:
 - (a) Display and retail sale of products provided all of the following are satisfied:
 - i. all of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
 - ii. products offered for sale shall be limited to *agricultural* and/or *horticultural* products and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
 - iii. the cumulative maximum floor area for the display and sale of products shall not exceed 93 square metres [1,000 sq.ft.];
 - iv. the products offered for sale and related displays shall be located entirely within a *building*; and

- v. products offered for sale and related displays shall be *accessory uses* to a *single family dwelling* and the *agricultural* and/or *horticultural* use of the *lot*.
- (b)
 - i. Food and beverage service lounge associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*; and
 - ii. Retail sales associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders* provided the maximum floor area for retail sales and wine tasting does not exceed 93 square metres [1,000 sq.ft.].
- (c) *Primary processing* of products provided that at least 50% of the product being processed shall be produced by the same *farm operation* or is feed required for the *farm operation*;
- (d) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (e) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (f) *Soil amendment*.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. For *single family dwelling* construction on the *Lands*:
 - (a) The maximum allowable floor area is as follows:
 - i. 500 square metres [5,382 sq.ft.] for the *single family dwelling*, which may contain one *secondary suite*; and
 - ii. 402 square metres [4,327 sq.ft.] for the additional *single family dwelling* to be used exclusively for accommodation for farm workers engaged in *farm operation* on the *Lands*.

E. Lot Coverage

Not applicable to this Zone.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited in accordance with the following setbacks:

(a) **Minimum setbacks:**

| Setback | <i>Front Yard</i> | <i>Rear Yard</i> | <i>Side Yard</i> | <i>Side Yard on Flanking Street</i> |
|---|----------------------|----------------------|----------------------|-------------------------------------|
| Use | | | | |
| <i>Single Family Dwellings, and associated Accessory Buildings and Structures</i> | 7.5 m. [25 ft.] | 12.0 m. [40 ft.] | 13.5 m. [44 ft.] | 7.5 m. [25 ft.] |
| <i>Buildings for Uses Permitted Under Sections B.1, B.4, B.5, B.6, and B.7 of this Zone, and associated Accessory Building and Structures</i> | 30.0 m [100 ft.] | 15.0 m.* [50 ft.] | 15.0 m.* [50 ft.] | 30.0 m. [100 ft.] |
| <i>Buildings for Uses Permitted Under Section B.3 of this Zone</i> | 90.0 m. [300 ft.] | 30.0 m. [100 ft.] | 30.0 m. [100 ft.] | 30.0 m. [100 ft.] |

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

* If the *side yard* or *rear yard* abut a *residential lot*, any exhaust fans or machinery used in the said *building* shall be located at least 24 metres [80 ft.] from any *lot line* and shall emit a noise level no greater than 60 dB at the perimeter of any *lot line*.

(b) **Maximum setbacks:**

No portion of a *single family dwelling* shall be located farther than 50.0 metres [164 ft.] from the *front lot line* provided that, on a *corner lot*, no portion of a *single family dwelling* shall be located farther than 50.0 metres [164 ft.] from either the *front lot line* or the *side lot line* on a *flanking street*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Single family dwellings or buildings for uses permitted under Section B.8:*
The *height* shall not exceed 9 metres [30 ft.].

2. All other buildings and structures: The *height* shall not exceed 12 metres [40 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following shall be provided:
 - (a) Where 3 patrons or less are accommodated, 1 *parking space* shall be provided; and
 - (b) Where more than 3 patrons are accommodated, 2 *parking spaces* shall be provided.
3. *Vehicles* over 5,000 kilograms [11,023 lbs.] *G.V.W.* and associated trailers may be parked on the *lot* provided that:
 - (a) There is a *farm operation* on the *lot*;
 - (b) The *vehicles* and associated trailers are owned and operated by the owner or occupant of the *lot* and are utilized for farm purposes occurring on the *lot*;
 - (c) The *vehicles* and associated trailers are parked on the *farm residential footprint*;
 - (d) The *vehicles* and associated trailers shall not be parked within the required *building setbacks*; and
 - (e) There is a maximum of 3 vehicles and 3 associated trailers.

I. Landscaping

Not applicable to this Zone.

J. Special Regulations

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

2. The following provisions shall apply to the *farm residential footprint*:
 - (a) The maximum size of the *farm residential footprint* shall be 2,000 square metres [0.5 acres]; and
 - (b) The maximum depth of the *farm residential footprint* from the *front lot line*, or the *side lot line* on a *flanking street* if it is corner lot, shall be 60 metres [197 ft.].
3. The lot is in compliance with the "Surrey Soil Conservation and Protection By-law."

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

| <i>Lot Size</i> | <i>Lot Width</i> |
|--------------------------|--|
| 4 hectares [10 acre] | Not less than 1/10 of total lot perimeter |

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements of the A-1 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to the Surrey Development Cost Charge By-law, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the A-1 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Noise is regulated by the Surrey Noise Control By-law, 1982, No. 7044, as amended.
12. Unless prohibited or further regulated by this Zone, By-law, or other By-laws, activities and uses on lands located in the Agricultural Land Reserve shall be in accordance with the *Agricultural Land Commission Act/Regs/Order*, where applicable.
13. Lands used for an agricultural use are classified as farms under the B.C. Assessment Act, R.S.B.C., 1996, C.20, as amended.
14. *Farm-based winery* shall be subject to the Liquor Control and Licensing Act, S.B.C. 2015, C.19, as amended and the *Agricultural Land Commission Act/Regs/Orders*.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2018, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

MAYOR

CLERK