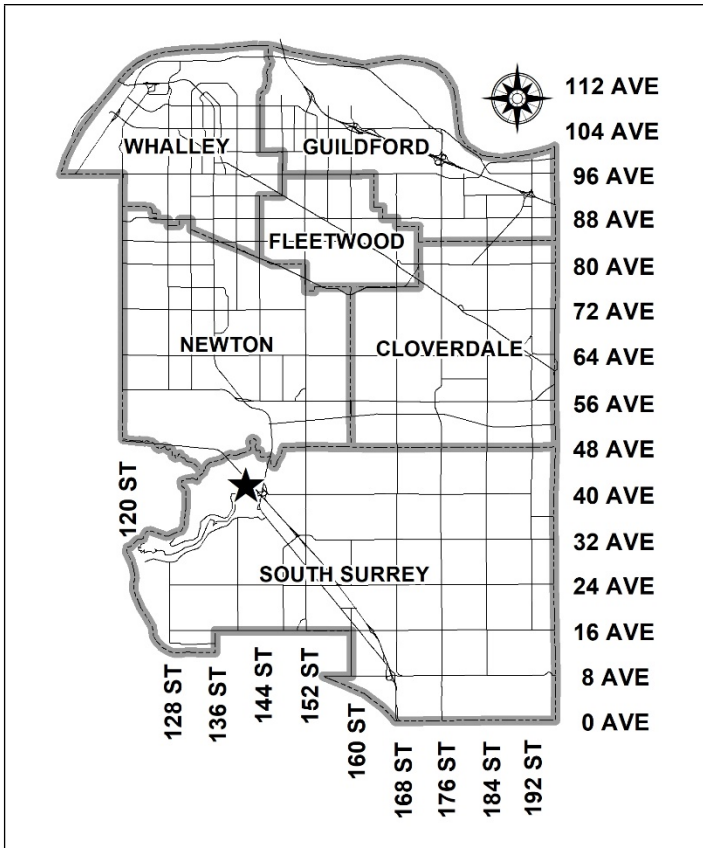


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7920-0258-00  
 Planning Report Date: February 13, 2023



**PROPOSAL:**

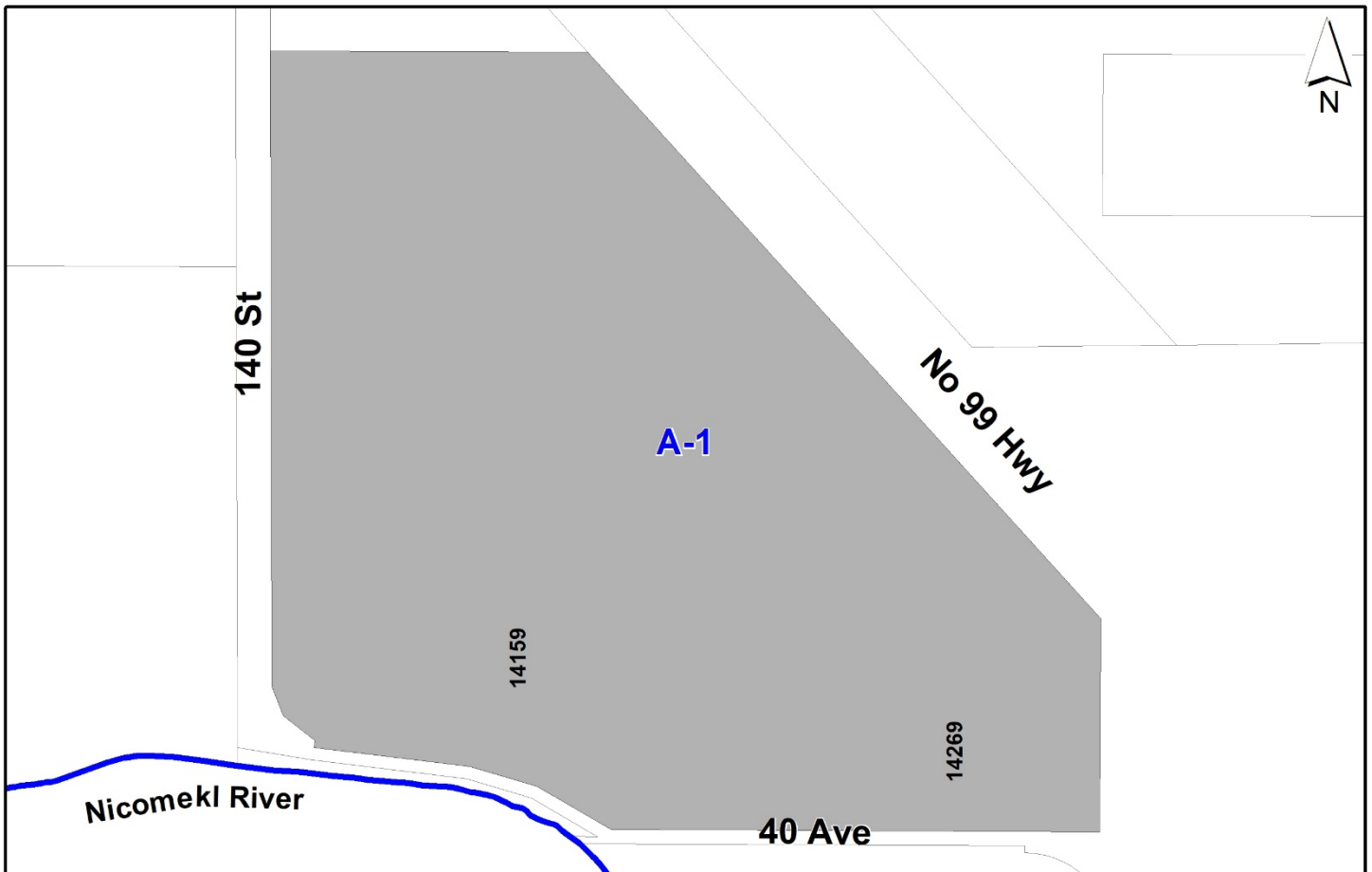
- **Rezoning** from A-1 to CD
- **Development Permit**
- **Non-farm use** under Section 20(2) of the *ALC Act*.
- **Soil Use** under Section 20.3(5) of the *ALC Act*.

to permit the development of a dairy processing facility with an accessory farm market and eating establishment.

**LOCATION:** 14159 - 40 Avenue  
 (14269 - 40 Avenue)

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural



## RECOMMENDATION SUMMARY

- By-law Introduction for Rezoning (without scheduling a Public Hearing).
- Refer the application to the Agricultural Land Commission (ALC) for consideration of the non-farm use and soil use.
- Approval to draft Development Permit for Sensitive Ecosystems.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing a Comprehensive Development (CD) Bylaw to allow dairy processing as a permitted use. Dairy processing is not captured under the definition of “primary processing” in the Zoning Bylaw, which is a permitted use in the “General Agriculture Zone (A-1)”.
- Proposing to allow more farm retail sales than is permitted in the A-1 Zone and a restaurant use which is not permitted in the A-1 Zone. These two components of the application require approval by the ALC under a non-farm use application.
- Proposing a total project footprint of 13,700 square metres, which will require approval by the ALC under a soil use application.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Agricultural designation in the Official Community Plan (OCP).
- The proposal will promote Surrey’s agricultural sector by allowing on-site processing of farm products, supporting the sale of value-added farm products on agricultural land and provide opportunities for agri-tourism.
- The Agricultural, Environment and Investment Advisory Committee (AEIAC) reviewed the subject application at their February 9, 2022 meeting, recommending that the application be supported.
- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Flood Prone Areas).
- The applicant is proposing a project footprint of 13,700 square metres, which includes the pre-load area, building footprint, parking, loading and vehicle maneuvering area, on-site utilities, environmental protection areas and site landscaping.
- The project footprint and proposed volume of fill will have minimal impacts on flood storage in the immediate area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council refer the non-farm use and soil use application to the Agricultural Land Commission (ALC) to allow for the following on the subject site:
  - (a) a farm retail market in excess of 300 square metres;
  - (b) a restaurant; and
  - (c) the placement of fill in excess of 1,000 square metres.
2. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)". The applicant is required to obtain approval from the ALC for the proposed non-farm use and soil use prior to a Public Hearing being scheduled.
3. Council authorize staff to draft Development Permit No. 7920-0258-00 for Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Flood Prone Areas) in accordance with the finalized Ecosystem Development Plan and Geotechnical Report.
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) Approval from the Ministry of Transportation & Infrastructure;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (g) demonstrate the feasibility of on-site fire protection compliant with BCBC and NFPA 13, to the satisfaction of the Planning and Development Department;
  - (h) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;

- (i) registration of a Section 219 Restrictive Covenant to prohibit habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion; and
- (j) registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the environmental protection area.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Agriculture	Agricultural	A-1
North, East (Across Highway 99), South (Across 40 Ave), West (Across 140 St):	Agriculture	Agricultural	A-1

### Context & Background

- The subject site is located at 14269 – 40 Avenue, which is immediately west of Highway 99 near the King George Boulevard interchange. The site is approximately 23.8 hectares in area.
- The property is designated "Agricultural" in the Official Community Plan (OCP), zoned "General Agriculture Zone (A-1)" and is located within the Agriculture Land Reserve (ALR).
- The site is located within the 200 year flood plain of the Nicomekl River.
- The subject site is actively farmed and currently classified as farmland under the BC Assessment Act.
- There are three barns on the southwest corner of the subject site which house 100 calves and 160 heifers. The remainder of the site is used to grow corn for livestock feed.
- There are two existing homeplates on the property. One of the homeplates is in the southwest corner, adjacent to the barns. This home is used to house farmworkers and will be retained. The other homeplate is in the southeast corner of the property. The existing structures located on this homeplate will be demolished and replaced with the proposed development.
- The site is part of a large, established dairy operation, Donia Farms Ltd. In the immediate area the applicant owns four additional properties and leases one other property. These five properties are not part of the application. In total, Donia Farms Ltd. operates on 364.2 hectares of land in Surrey and another 80.9 hectares in Delta (approximately 445 hectares total).

- The applicant is proposing to construct a dairy processing facility on the subject site to bring their dairy processing in-house.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing the following applications to allow the development of a 2,256 square metre building that includes a dairy processing facility with an accessory farm retail market and eating establishment:
  - Rezoning from “General Agriculture Zone (A-1)” to “Comprehensive Development Zone (CD)”;
  - Non-farm Use under Section 20(2) of the *ALC Act* to allow a farm retail market in excess of 300 square metres and an eating establishment;
  - Soil Use under Section 20.3(5) of the *ALC Act* to allow the placement of fill in excess of 1,000 square metres; and
  - Development Permit for Sensitive Ecosystems (streamside protection) and Hazard Lands (flood prone areas).
- 1,172 square metres of the 2,256 square metre building will be used for the dairy processing operation.
- Additional value-added uses will occupy the ground floor of the building including 634 square metres for a retail store and butcher and 134 square metres for an eating establishment. A 500 square metres outdoor amenity area, which features a patio and fire pit, will be located adjacent to the eating establishment.
- The second floor will feature 267 square metres of office space.
- In addition to the above uses, agri-tourism is intended to be an important aspect of the proposal. The retail store features a viewing window to allow customers to view the processing facility from the retail area. Farm tours may be offered to the public and the outdoor amenity area is provided to enhance the connection to the farm for visitors.

	Proposed
<b>Lot Area</b>	
Net Site Area:	23.80 hectares
<b>Building Height:</b>	13.8 metres
<b>Floor Area Ratio (FAR):</b>	0.01
<b>Floor Area</b>	
Dairy Processing:	1,172 square metres
Farm Retail:	634 square metres
Eating Establishment:	134 square metres
Office:	267 square metres
Total:	2,256 square metres

**Referrals**

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	The future Nicomekl Riverfront Park will be the closest active and natural area park and will include amenities such as walking paths, canoe/kayak boat launches, and play spaces throughout the linear park system. The park is within 1 kilometer walking distance from the development.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has granted preliminary approval of the Rezoning provided that all drainage is diverted to the municipal drainage system rather than the highway drainage system.
Surrey Fire Department:	<p>Surrey Fire Department generally has no concerns with the proposal.</p> <p>Given the site's location in the lowlands, water service for commercial fire protection will not be provided by the City of Surrey. The applicant is required to provide on-site water storage for on-site fire protection and sprinkle the new building under BC Building Code and National Fire Protection Association 13 requirements. The applicant will need to demonstrate the feasibility of complying with these requirements before receiving Final Adoption.</p>

Agriculture, Environment, and Investment Advisory Committee (AEIAC):

The project was reviewed by the AEIAC at their February 9, 2022 meeting. The Committee passed a resolution for the General Manager of Planning and Development to recommend support for the proposal (Appendix IV).

While the Committee was unanimously supportive of the proposal, the Committee requested that additional information be provided on two items in the planning report (*staff response in italics*).

- 1) The Committee was interested in knowing if there were similar establishments to that proposed in the region.

*There are not any directly comparable facilities to the proposal, when considering the type of product processing, the scale of the operation, and the mix of value-added uses.*

*The proposal would be most similar to the farm-based alcohol production operations found in Langley and the Okanagan. These ventures offer a similar mix of on-farm processing, tasting, and retail. However, the scale of these operations and the type of agri-tourism offered are not necessarily consistent with the proposal.*

*Other similar examples in the region would include Krause Berry Farm in the Township of Langley and EcoDairy in Abbotsford, although the latter does not do on-site dairy processing.*

- 2) The Committee expressed concern regarding the treatment of wastewater on the site.

*The applicant has indicated they do not have a finalized plan for waste water treatment at this stage in the process, but have indicated that it is their aim to recycle as much waste water as possible, which is standard agricultural practice.*

*One such practice is called "flush water" where wastewater is used to flush the barn clean. Once the water is used in this capacity, the solids (manure and sand) are separated from the liquids and are treated. The sand is re-used in the barns, the manure is used for fertilizer and the water can be used for irrigation.*

### Transportation Considerations

- Road dedication is not required as part of the application.
- Access to the site and surface parking lot will be from 40 Avenue to the south. The applicant will be required to upgrade and widen their existing driveway to accommodate the agro-industrial and commercial uses.

- The site is approximately 1 km from the South Surrey Transit Park & Ride, which is serviced by 5 bus routes providing regional and local service at peak and off-peak times. However, despite the proximity to the transit station, the pedestrian infrastructure between the site and the South Surrey Park & Ride is limited.
- The site is adjacent to a planned portion of the Mud Bay Dyke Trail. The site is approximately 650 metres away from the constructed Nicomekl Greenway, which provides connection to the Semiahmoo Trail, Crescent Beach and Grandview Heights via other existing active transportation networks. The site is well situated to accommodate patrons by bicycle.

## POLICY & BY-LAW CONSIDERATIONS

### Agricultural Land Commission

#### Agricultural Land Reserve Use Regulation

- The proposal partially complies with the *Agricultural Land Reserve Use Regulation* (ALR Use Regulation).
- Part 2, subsection 11(2)(a) of the ALR Use Regulation allows agricultural land to be used for the processing of farm product provided that 50% of the farm product being processed is produced on the farm operation.
- The proposed dairy processing facility will process dairy produced solely from the applicant's farm operation and will comply with the ALR Use Regulation.
- Part 2, subsection 11 (3)(b) of the ALR Use Regulation allows for farm retail sales on agricultural land provided that:
  - The total area used for farm retail sales does not exceed 300 square metres; and
  - A minimum of 50% of the retail area is limited to the sale of farm products produced on that agricultural land.
- The applicant is proposing farm retail sales in the form of a retail market and a butcher. The items offered for sale will be primarily products produced by the farm operation, and will exceed the required 50% threshold.
- The retail market and butcher is proposed to be 634 square metres, exceeding the maximum 300 square metres area permitted in the ALR Use Regulation.
- A 134 square metre eating establishment is also proposed. An eating establishment is not a permitted use in the ALR Use Regulation.
- Part 5, subsection 35 (a) of the ALR Use Regulation limits the removal and/or placement of fill for farm use to an area that does not exceed 1,000 square metres.
- The applicant is proposing a project footprint of 13,700 square metres, which exceeds the permitted fill area stated in the ALR Use Regulation.



### Discussion

- The proposal requires ALC authorization to permit the size of the proposed farm retail market and butcher, and the proposed restaurant through a Non-Farm Use application and authorization to permit the placement of fill over a 13,700 square metre area through a Soil Use application.
- The applicant is proposing to supplement the primary use of the proposal, dairy processing, with value-added accessory uses that will help draw people to the farm and promote an understanding and appreciation of dairy farming.
- While the scale of the operation is larger than what the ALC permits, by regulation, the processing facility is commensurate to the size of the applicant's overall dairy operation and the value-added, accessory uses are appropriate in scale to the processing facility.
- The closest comparable operations to the proposed facility are farm-based wineries. By regulation, farm-based alcohol production facilities are permitted to manufacture on-site, provide tasting rooms and sell food through a food and beverage service lounge endorsement.
- A food and beverage service lounge endorsement are the only way that the ALR Use Regulation permits an eating establishment on agricultural lands.
- The applicant intends to set up their eating establishment in a similar manner to a food and beverage service lounge. At 134 square metres in floor area, the size of the restaurant is modestly larger than the size permitted for a food and beverage service lounge, which may be a maximum of 125 square metres. As the menu of a food and beverage service lounge is designed to pair with and highlight the alcohol produced in such wine operations, the menu that the applicant will design for the proposed eating establishment will highlight the dairy products produced and processed on the farm operation.
- The total footprint of the project is 13,700 square metres. The project footprint includes all areas of the site that will be disturbed, including fill areas, building footprint, parking, loading and vehicle maneuvering area, on-site utilities, environmental protection areas and site landscaping. This area is relatively small compared to the size of the property, at 5.8%. ALC Policy L-24, "Development of Farm Structures for Farm-Related Commercial and Farm-Related Industrial Uses in the ALR" recommends a limit of 5%.
- The project footprint is only modestly larger than the ALC's recommended limit and a significant portion of the footprint features impervious surfaces to limit directing storm water drainage onto farm land, which is one of the concerns listed in ALC Policy L-24. Additionally, the site will feature a storm water drainage system, which will direct on-site surface flows to the municipal drainage system, further limiting the impact of storm water drainage onto farmland.
- From a flood management perspective, the proposed fill has been evaluated against its impact on the immediate area in a 200 year flood scenario. It was determined the proposal would have a negligible impact on displacing flood waters elsewhere on the property and other properties in the immediate area.

- The applicant's proposal will situate the business in a unique position within the Lower Mainland's agricultural sector, as there are no comparable facilities with the mix of dairy processing, farm retail, farm to table restaurant and agri-tourism.
- As one of the first proposals seeking to establish this type of facility in Surrey, acceptance of the proposal may spur other agricultural business development and agri-tourism investments in the City.
- Staff support the proposal being forward to the ALC for consideration of the proposed non-farm and soil uses.

### **Regional Growth Strategy**

- The site is designated Agricultural in the Regional Growth Strategy (RGS).
- The Agricultural designation is intended for agricultural uses, agricultural facilities and supporting services, all with an emphasis on food production.
- The proposal is consistent with the Agricultural RGS land use designation.

### **Official Community Plan**

#### Land Use Designation

- The site is designated Agricultural in the Official Community Plan (OCP).
- The Agricultural designation is intended to support agriculture, complimentary land uses and public facilities.
- The proposal is consistent with the Agricultural OCP land use designation.

#### Themes/Policies

- Policy E3.10 – Encourage the diversification of agricultural operations and the production of new crops and commodities, particularly high-value crops and commodities, particularly high-value crops and those serving new markets with growth potential.

*The proposed dairy processing facility and accessory, value-added uses will enable vertical integration of the applicant's farm operation, enabling them to create a more diverse and resilient business.*

- Policy E3.20 – Support the development of ancillary agricultural services necessary for the viability of agricultural operations, in appropriate locations.

*The proposed processing facility is an ancillary agricultural service that allows the applicant to bring their processing in-house and improve the viability of their business. The location of the site provides an excellent connection to markets, given its proximity to Highway 99 and King George Boulevard.*

**CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed dairy processing facility with an accessory farm retail market and restaurant on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "General Agriculture Zone (A-1)" .
- The CD By-law will only include a few deviations from the A-1 Zone that pertain to building height, permitted accessory uses and floor area restrictions. A comparison of the proposed building height and uses between the A-1 Zone and the CD-Bylaw is illustrated in the following table:

Zoning	A-1 Zone (Part 10)	Proposed CD Zone
<b>Building Height:</b>	Building height for accessory uses: 9 metres	Building height for accessory uses: 13.8 metres
<b>Accessory Uses:</b>	<ul style="list-style-type: none"> <li>• Farm Retail Sales;                             <ul style="list-style-type: none"> <li>○ 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.</li> <li>○ excludes the sale dressed fowl, poultry, butchered meat and preserved food.</li> <li>○ shall be limited to 125 square metres in area; and</li> <li>○ shall be accessory to a single family dwelling and the agriculture and/or horticulture use of the lot.</li> </ul> </li> <li>• Eating Establishment is <b>NOT</b> permitted</li> </ul>	<ul style="list-style-type: none"> <li>• The processing of dairy products and goods;</li> <li>• Farm Retail Sales;                             <ul style="list-style-type: none"> <li>○ At least 50% of the floor area for product sales and display shall be limited to product produced by the farm operation.</li> <li>○ <b>NO</b> restrictions on the type of farm product sold on the premises, provided 50% of the retail area is dedicated to products produced on the farm operation.</li> <li>○ Limited to 634 square metres in floor area;</li> <li>○ Shall be accessory to the agriculture and/or horticulture use of the lot.</li> </ul> </li> <li>• Eating Establishment, limited to 134 square metres.</li> </ul>

Building Height

- The proposed uses are considered accessory uses under the CD By-law and underlying A-1 Zone. The A-1 zone restricts accessory building height to 9 metres.
- The proposed facility is being designed in a comprehensive manner to have the appearance of a traditional barn, which is typically considered a primary use in the A-1 Zone and allowed a building height of up to 12 metres.

- While the building has the appearance of an agricultural building, the primary use within the building will be agro-industrial and a second storey office space will be provided. The extended height will help accommodate the industrial dairy processing equipment and the second storey office in the proposed building.

#### Dairy processing

- Dairy processing is proposed as an accessory use under the CD By-law.
- Dairy Processing is not captured under *primary processing* of products under the A-1 Zone, as the definition of *primary processing* is limited to horticultural products. As per the Zoning By-law definitions, dairy is considered an agricultural product rather than a horticultural product.
- The *Agricultural Land Commission Act* (ALC Act) and *Agricultural Land Reserve Use Regulation* (ALR Use Regulation) are not as prescriptive as the Zoning By-law in describing a farm product. Under the ALR Use Regulation, dairy processing is a permitted farm use.
- A floor area maximum is not proposed for the processing operation in the CD By-law. Instead, the CD By-law will require the dairy operation to ensure 50% of the farm product is produced on the farm operation. This is aligned with the ALR Use Regulation and will ensure that the size of the processing facility remains commensurate to the dairy operation over time.

#### Farm Retail Sales

- Farm retail sales is already a permitted accessory use in the A-1 Zone, with certain conditions. The CD Zone will amend sub-section J.5 to reflect the proposal, simplify the regulations and make it more consistent with the regulations of the ALR Use Regulation.
- Sub-section J.5.(a) currently requires that all of the products offered for sale are produced by the farm operation or that a minimum of 50% of the floor area is reserved for products produced by the farm operation. This sub-section will be amended in the proposed CD Zone so that only the latter restriction applies, aligning the Zoning with the ALR Use Regulation.
- The applicant has indicated that they will be able to supply a minimum of 50% of the products offered for sale from their farm operation as required by the A-1 Zone and the ALR Use Regulations.
- Sub-section J.5.(b) will be deleted as it excludes certain agricultural products from being sold on the premises, including butchered meat, poultry and preserved products. The sub-section is suitable to be deleted as it does not align with the applicant's business model. The meat offered for sale will not be slaughtered on-site and it will allow the applicant to sell a greater variety of products.
- Sub-section J.5.(c) will be updated to reflect the proposed 634 square metre display and retail area proposed by the applicant.
- The size of the display and retail area is proportionate to the size of the processing area.

- The proposed retail floor area beyond 300 square metres is not consistent with the ALR Use Regulation and requires ALC approval.
- Sub-section J.5.(e) requires that retail sales are accessory to both a single family dwelling and agricultural and/or horticultural uses. The CD By-law proposes to eliminate the need for the retail component to be accessory to the single family dwelling. The retail sales will need to be accessory to an agricultural or horticultural use, which is aligned with the intent of the A-1 Zone.

### Eating Establishment

- An eating establishment is not a permitted use in the A-1 Zone.
- An eating establishment will be included in the CD By-law as an accessory use, with a floor area not to exceed 134 square metres.
- The eating establishment is intended to showcase Donia Farm's products, as their farm products will be the primary ingredients in the restaurant's offerings. The eating establishment is part of their agri-tourism strategy, to help build a connection for the consumer between farm and table.

### **Public Art Policy**

- The applicant will be required to provide public art, or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on May 19, 2022, and the Development Proposal Sign was installed on May 14, 2021. Staff received five responses from neighbouring residents. Their comments are listed below (*staff comments in italics*):
- Four of the respondents sought clarification on the proposal. Once the proposal was clarified two of the respondents indicated support for the proposal.
- The majority of the respondents expressed concern about odour and one expressed concern about the proposed building blocking their view.

*The applicant has indicated that dairy processing is a relatively odourless procedure and should not produce additional odours beyond those of their existing dairy operation. However, the proposed dairy processing is a permitted farm use in the Agricultural Land Reserve. The Farm Practices Protection Act protects farmers from nuisance complaints, including odour, that arise out of typical farm practices. The Act establishes a complaint process managed through the BC Farm Industry Review Board.*

*The subject application is focused on land use rather than built form. The proposed use change will not be more impactful on views from south of the Nicomekl River to the north shore mountains, compared to the existing zoning.*

- One respondent indicated that they did not support the application. The primary reasons for their non-support pertains to development in the floodplain and concerns about increased traffic.

*The potential flood impacts on the proposal were reviewed by a Qualified Professional (QP). The QP determined that the development is proposed within a portion of land which is above the 200 year modeled water level; therefore, the proposed development will have no net negative impact with respect to flood storage.*

*Based on the proposed land use and empirical data from the Institute of Transportation Engineers, the number of trips generated from the proposed development is proposed to be 20 trips for the morning peak time and 28 trips for the afternoon peak time. In comparison, the City typically requires applicants provide a transportation impact assessment when the peak trip generation exceeds 100.*

## **DEVELOPMENT PERMITS**

### **Sensitive Ecosystems (Streamside Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A/O (red-coded) watercourse, which flows along 40 Avenue. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A/O (red-coded) ditch requires a minimum streamside setback of 10 metres, as measured from the top of bank. The proposed development setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Oliver Busby, MBA, R.P.Bio., P.Ag, of EBB Environmental Consulting and dated November 2022 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

### **Hazard Lands (Flood Prone) Development Permit Requirement**

- The subject property falls within the Hazard Lands (Flood Prone) Development Permit Area (DPA) in the OCP, given that the site is within the 200-year floodplain of the Nicomekl River. The Hazard Land (Flood Prone) Development Permit is required to protect developments from hazardous conditions.
- The site is generally flat and sits around 1 metre geodetic elevation.
- A geotechnical report, including a feasibility study, prepared by Logan Brown, P. Eng., of Valley Geotechnical Ltd. and dated July 6, 2021, was reviewed by staff and found to be

generally acceptable, with some modifications to content of the report still required. The finalized study will be incorporated into the Development Permit.

- The study investigated issues related to flooding to determine the feasibility of development the site and proposing recommendations to mitigate potential hazards.
- A minimum flood plain elevation of 3.4 metres geodetic is required. The proposed building slab is 1.7 metres geodetic. No habitable floor area is proposed and all mechanical/electrical switchgear within the proposed building will be required to be located above 3.4 metres geodetic to satisfy the flood plain requirements.
- Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion is required as a condition of final adoption.

## TREES & LANDSCAPING

- Alexander Groenewold, ISA Certified Arborist of KD Planning and Design LTD. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Bitter Cherry	2	0	2
Yellow Birch	3	3	0
Big Leaf Maple	1	1	0
Maple sp.	3	3	0
<b>Coniferous Trees</b>			
Douglas Fir	3	2	1
Norway Spruce	1	0	1
Western Hemlock	1	0	1
Cedar sp.	1	1	0
<b>Total</b>	<b>15</b>	<b>10</b>	<b>5</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>22</b>	
<b>Total Retained and Replacement Trees</b>		<b>27</b>	
<b>Contribution to the Green City Program</b>		<b>\$0</b>	

- The Arborist Assessment states that there are a total of 15 mature trees on the site. There are no Alder and Cottonwood trees on-site. It was determined that 5 trees can be retained as part of this development proposal.
- The existing trees are situated in proximity to the existing single family dwelling. As the proposal aims to minimize its impact on productive agricultural land and flood storage, the project has been sited on top of the existing Homeplate, which limits the possibilities for tree retention.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 20 replacement trees on the site. The applicant is proposing 22 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a White Oak, Frans Fontaine Hornbeam, and Amur Maple trees.
- The applicant is also proposing modest landscaping on the site, located primarily on the edges of parking lot and drive aisle, where the storm water swales are proposed. The landscaping will consist of a variety of shrubs and grasses.
- In summary, a total of 27 trees are proposed to be retained or replaced on the site and a contribution to the Green City Program is not required as the applicant is exceeding City requirements for tree replacement.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

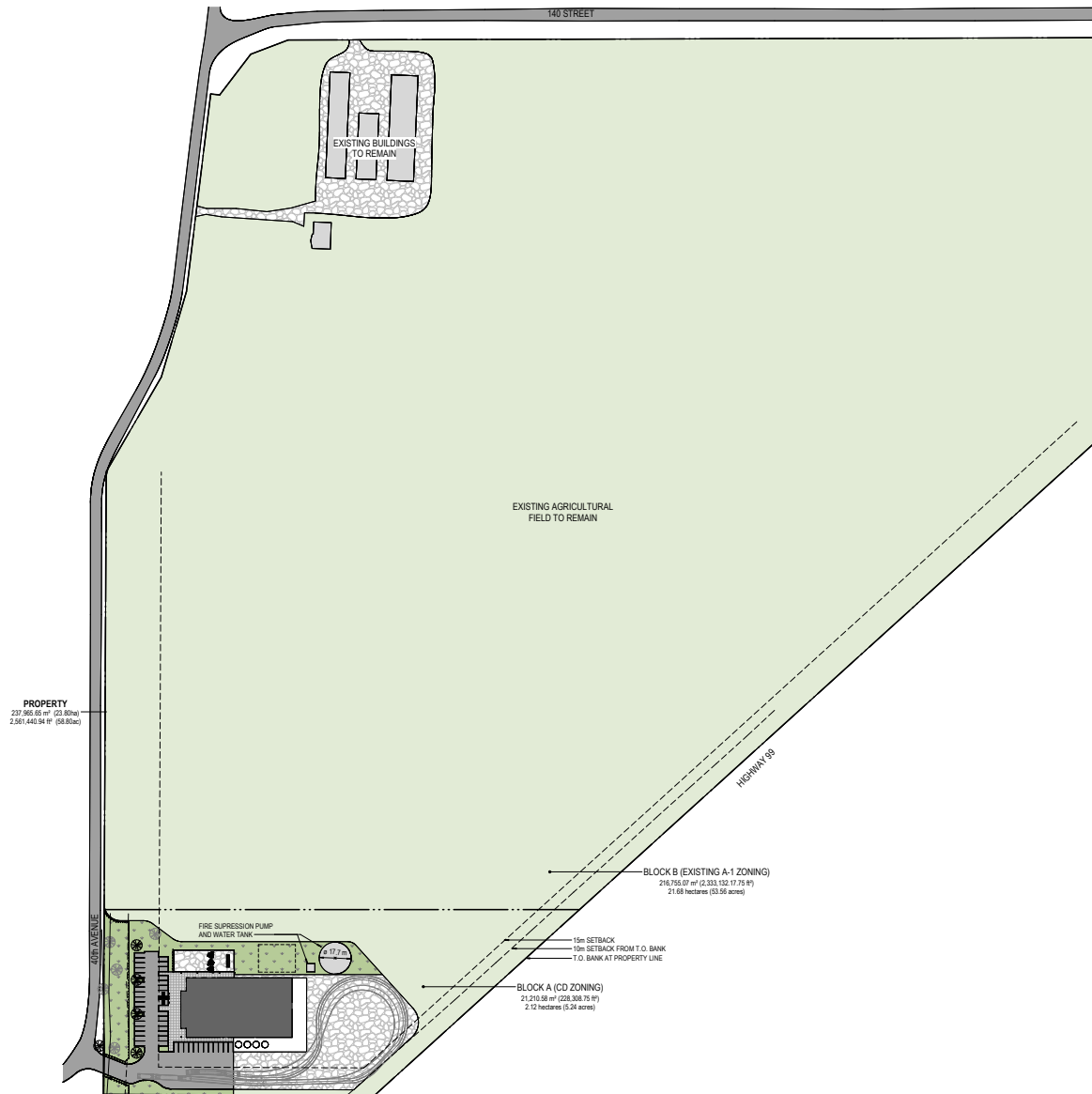
Appendix I.	Site Plan, Floor Plans Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV	Agricultural and Food Security Advisory Committee Minutes

*approved by Shawn Low*

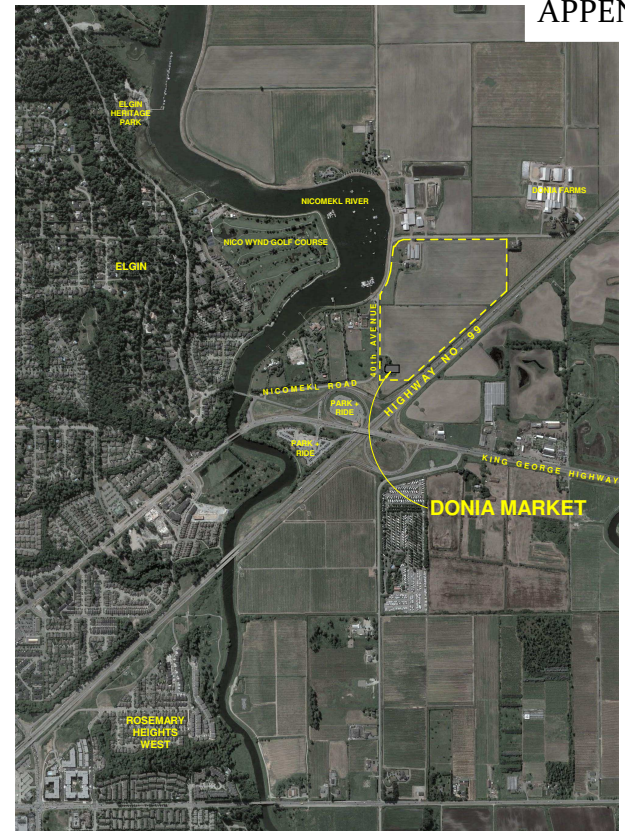
Jeff Arason  
Acting General Manager  
Planning and Development

BD/ar





**1 OVERALL SITE PLAN**  
SCALE: 1" = 100'-0"



CONTEXT PLAN N.T.S.

**PROJECT TEAM**

ARCHITECT OF RECORD	BUILDING DESIGN	STRUCTURAL
LARRY PODHORA   ARCHITECTURE INC. 1457 HOWCREST RD S.ANICH   B.C. V6L 5K1 P. 604.853.8831	KRAHN GROUP OF COMPANIES 400 - 34077 GLADYS AVENUE ABBOTSFORD B.C. V2S 2E8 P. 604.853.8831	KRAHN ENGINEERING LTD. 110 - 2920 VIRTUAL WAY VANCOUVER B.C. V5M 0C4 P. 604.294.6662
CONTACT: LARRY PODHORA	CONTACT: CURTIS GRAY	CONTACT: GEOFF KRAHN
MECHANICAL	ELECTRICAL	CIVIL
KD MECHANICAL CONSULTANTS LTD. 400 - 34077 GLADYS AVENUE ABBOTSFORD B.C. V2S 2E8 P. 604.853.8831	KD ELECTRICAL CONSULTANTS LTD. 400 - 34077 GLADYS AVENUE ABBOTSFORD B.C. V2S 2E8 P. 604.853.8831	KM CIVIL CONSULTANTS LTD. 100 - 34077 GLADYS AVENUE ABBOTSFORD B.C. V2S 2E8 P. 604.853.8831
CONTACT: CHAD NIWRANSKI	CONTACT: EMMANUEL MENDIOLA	CONTACT: STUART MCGREGOR
LANDSCAPE	INTERIOR DESIGN	SURVEY
KD PLANNING & DESIGN LTD. 400 - 34077 GLADYS AVENUE ABBOTSFORD B.C. V2S 2E8 P. 604.853.8831	KG INTERIOR DESIGN 110 - 2920 VIRTUAL WAY VANCOUVER B.C. V5M 0C4 P. 604.294.6662	TARGET LAND SURVEYING 10422 168 STREET SURREY B.C. V4N 1R9 P. 604.583.6161
CONTACT: JESSICA THIESSEN	CONTACT: SUZANNE GRATHAM	CONTACT: FINNY PHILIP

## PROPERTY INFORMATION

CIVIC ADDRESS: 14269 40th AVENUE, SURREY, BC  
 LEGAL ADDRESS:  
 P.I.D. 001-736-540  
 ZONING | CURRENT | A-1 - GENERAL AGRICULTURE ZONE  
 BUILDING AREA: 1,989.30 m<sup>2</sup> | 21,412.67 ft<sup>2</sup>  
 TOTAL SITE AREA: 237,965.65 m<sup>2</sup> [23,800 hectares] | 2,561,440.94 ft<sup>2</sup> | 58.80 acres  
 BLOCK A (CD ZONING): 21,210.58 m<sup>2</sup> (228,308.75 ft<sup>2</sup>) | 2.12 hectares (5.25 acres)  
 BLOCK A (CD ZONING): 216,755.07 m<sup>2</sup> (2,333,132.17 ft<sup>2</sup>) | 21.68 hectares (53.56 acres)

## CITY OF SURREY ZONING REVIEW

### SITE COVERAGE & BUILDING AREAS

BUILDING FOOTPRINT AREA CALCULATIONS		BUILDING AREA		MAXIMUM SITE COVERAGE	
SITE AREA	PROP. SITE COVERAGE	SO M	SO FT	%	SO M
237,965.65	0.94%	1,989.30	21,412.67	N/A	N/A

GROSS FLOOR AREA CALCULATIONS		FLOOR AREA	
LEVEL	OCCUPANCY	SO M	SO FT
SECOND FLOOR		268.67	2,870.43
MAIN FLOOR		1,989.30	21,412.67
TOTAL		2,257.97	24,283.10

F.A.R. CALCULATIONS  
 PROPOSED F.A.R. 0.01  
 ALLOWABLE F.A.R. N/A

BUILDING HEIGHT:		REQUIRED		PROVIDED	
MAXIMUM HEIGHT:	PROPOSED HEIGHT:	FRONT YARD:	REAR YARD:	FRONT YARD:	REAR YARD:
12.0m (40'-0")	13.8m (45'-3")	30.0m (98'-2")	15.0m (49'-2")	33.8m (110'-10")	38.9m (127'-7")
		15.0m (49'-2")	15.0m (49'-2")	31.5m (103'-4")	30.6m (100'-3")

LANDSCAPING REQUIREMENTS:  
 LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH SECTION 1111

### OFF-STREET PARKING REVIEW

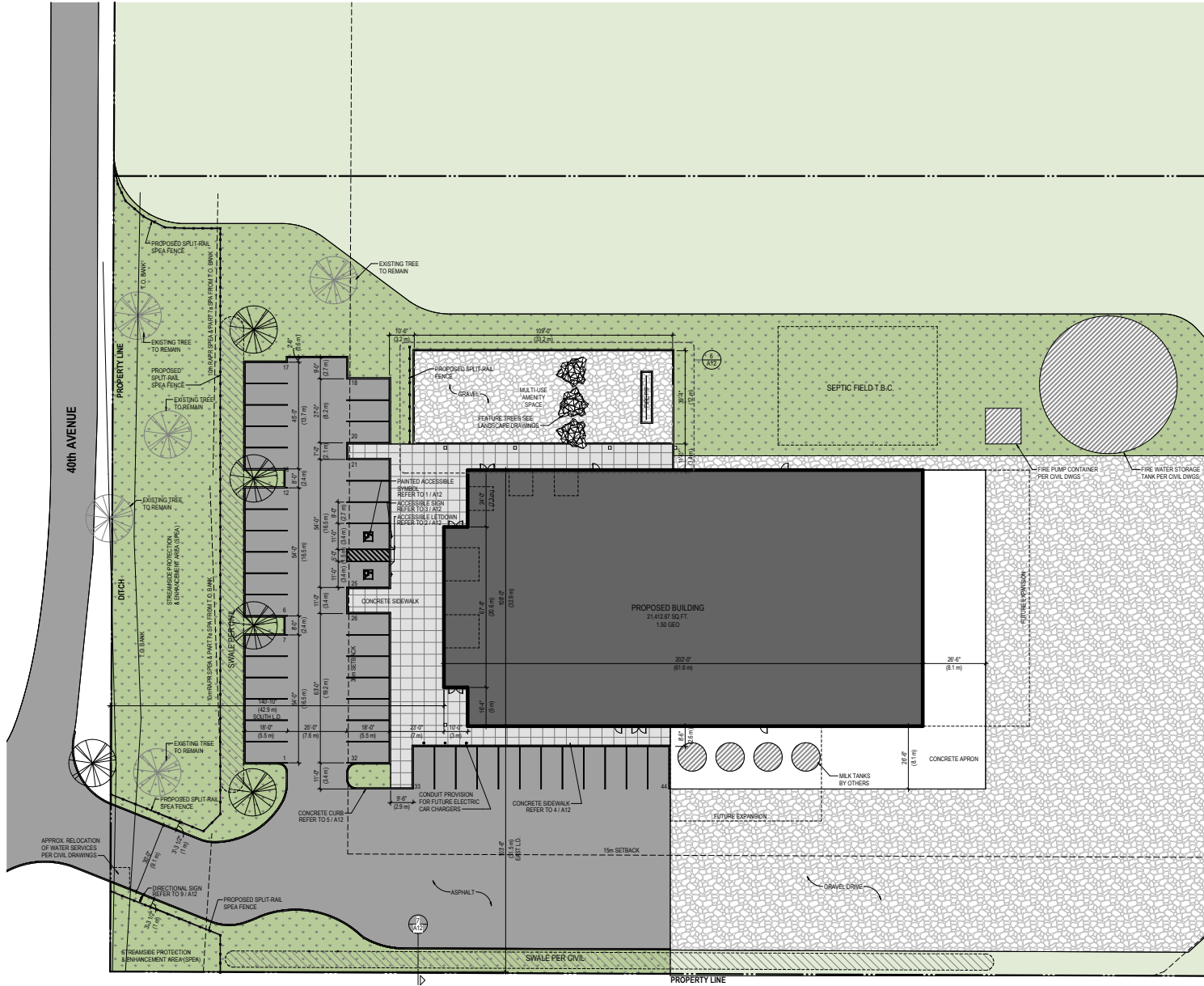
PARKING + MANEUVERING DIMENSIONS - MINIMUM DIMENSIONS REQUIRED	
STANDARD PARKING STALL	2.6m [9'-0"] x 5.5m [18'-0"]
VAN ACCESSIBLE PARKING STALL	3.4m [11'-0"] x 5.5m [18'-0"]
LOADING STALL	4.0m [13'-0"] x 9.2m [30'-0"]
MANEUVERING AISLE:	7.3m [24'-0"]

PARKING REQUIREMENTS	
SALE OF PRODUCTS:	2.5 SPACES PER 1,075 SQ.FT. OR 4 (WHICHEVER IS GREATER)
2.5 x (8,793.7 + 1,075) = 20.45	
LIGHT IMPACT INDUSTRIAL:	1 SPACE PER 1,075 SQ.FT.
1.0 x (15,819.0 + 1,075) = 11.24	
OFFICE USE:	2.5 SPACES PER 1,075 SQ.FT.
2.5 x (2,870.4 + 1,075) = 6.68	

TOTAL REQUIRED: 38.87 SPACES = 39  
 LOADING REQUIREMENTS: 1 STALL

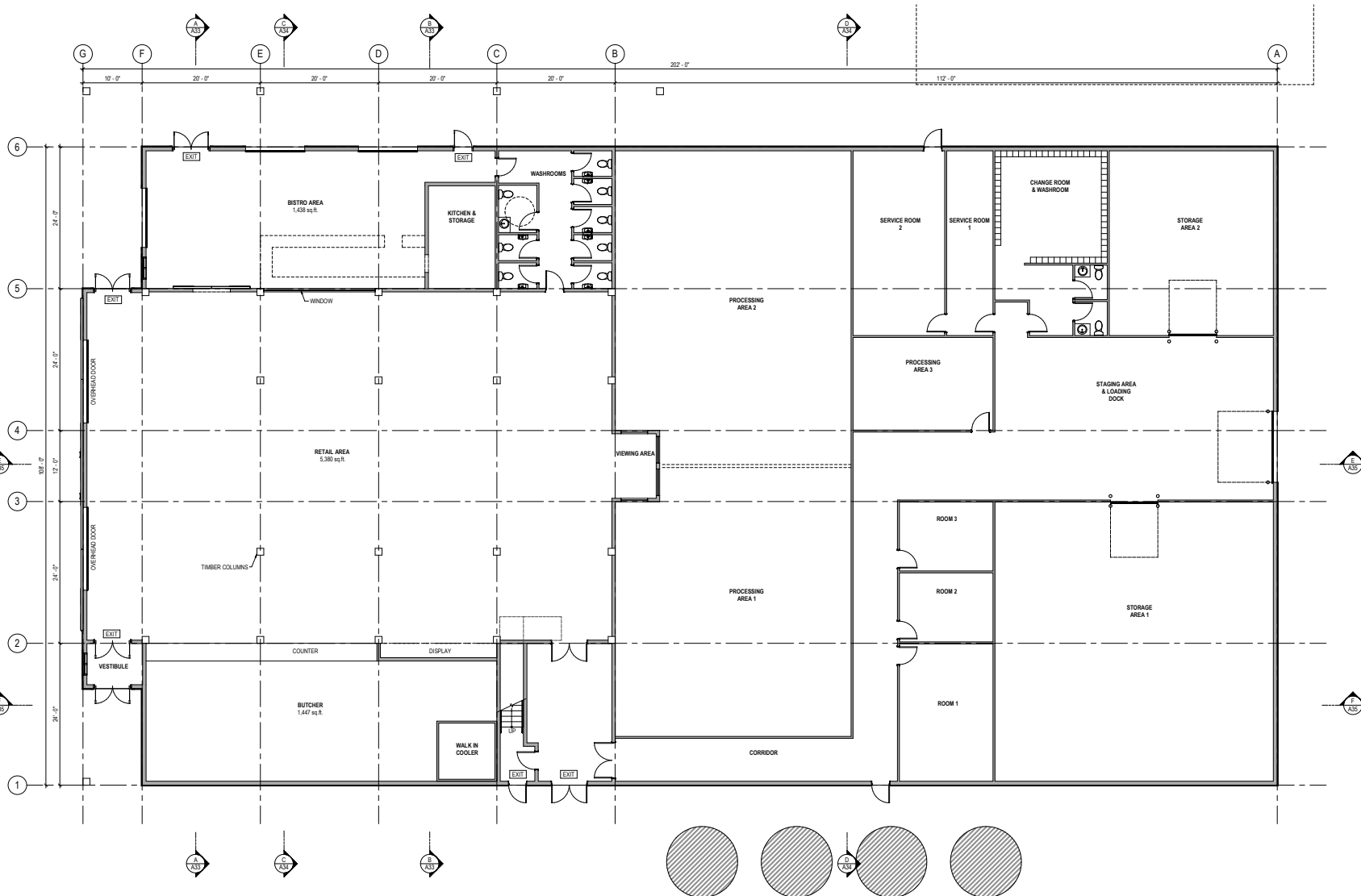
VEHICLE PARKING PROVIDED	
PARKING TYPE	NO. OF SPACES
ACCESSIBLE PARKING	2
COMMERCIAL PARKING	42
TOTAL PARKING SPACES PROVIDED	44



1 ENLARGED SITE PLAN  
 SCALE: 1" = 20'-0"

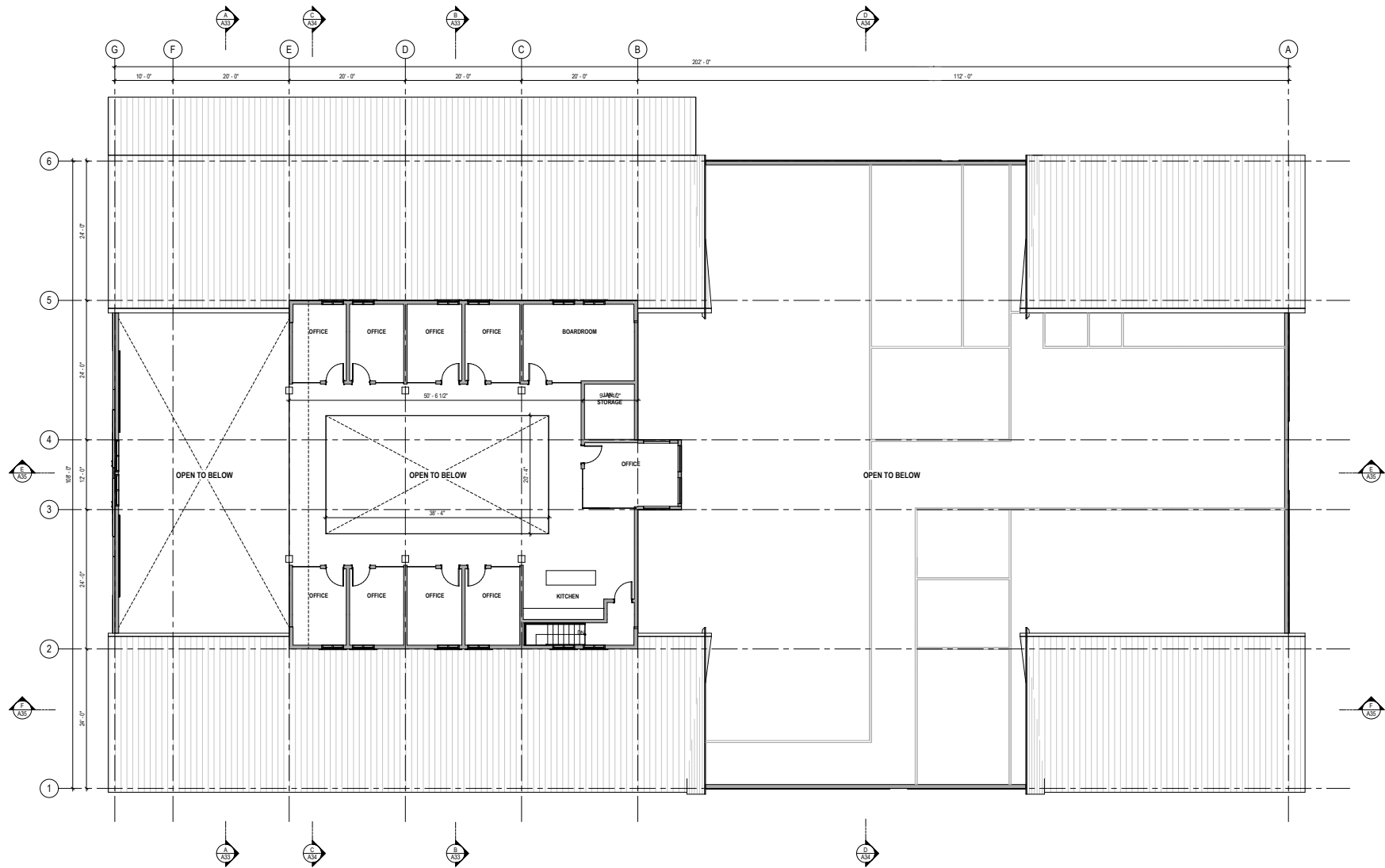


DATE PLOTTED: 2022.12.02 10:58 AM  
 PLOTTER: HP DesignJet T1100PS  
 PLOT SCALE: 1" = 20'-0"



1 MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"

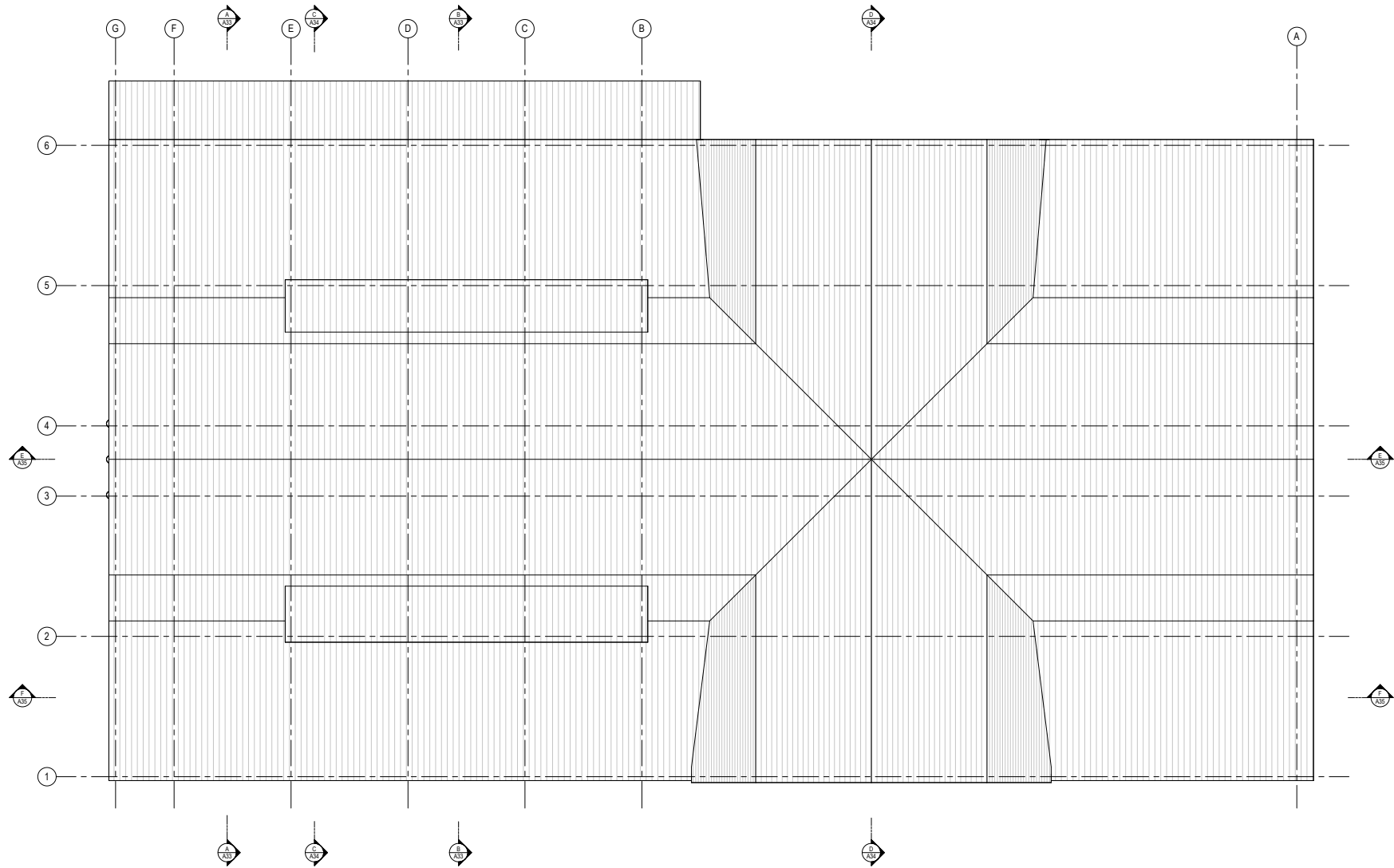




1 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"





**1 | ROOF PLAN**

SCALE: 1/8" = 1'-0"

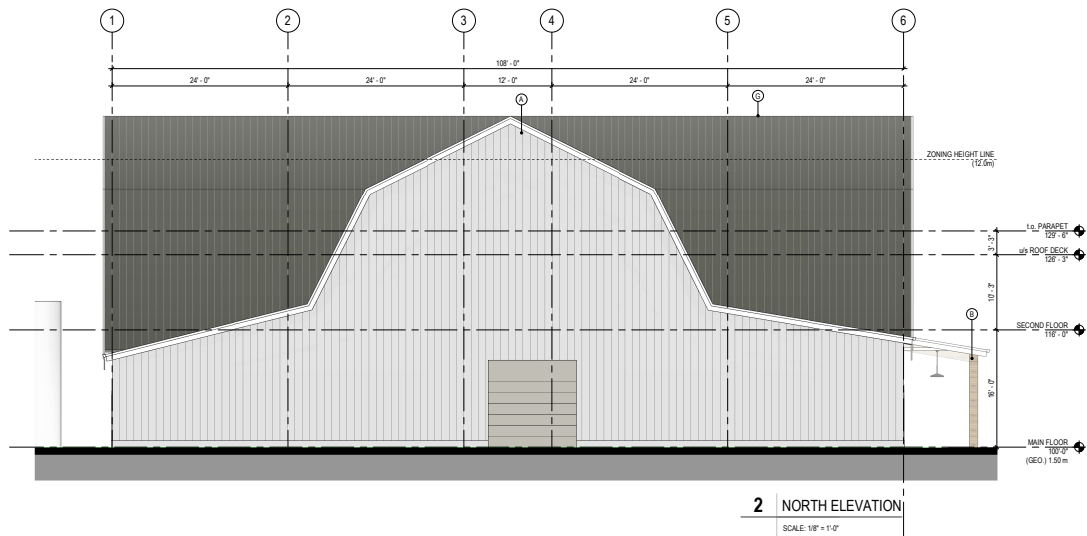
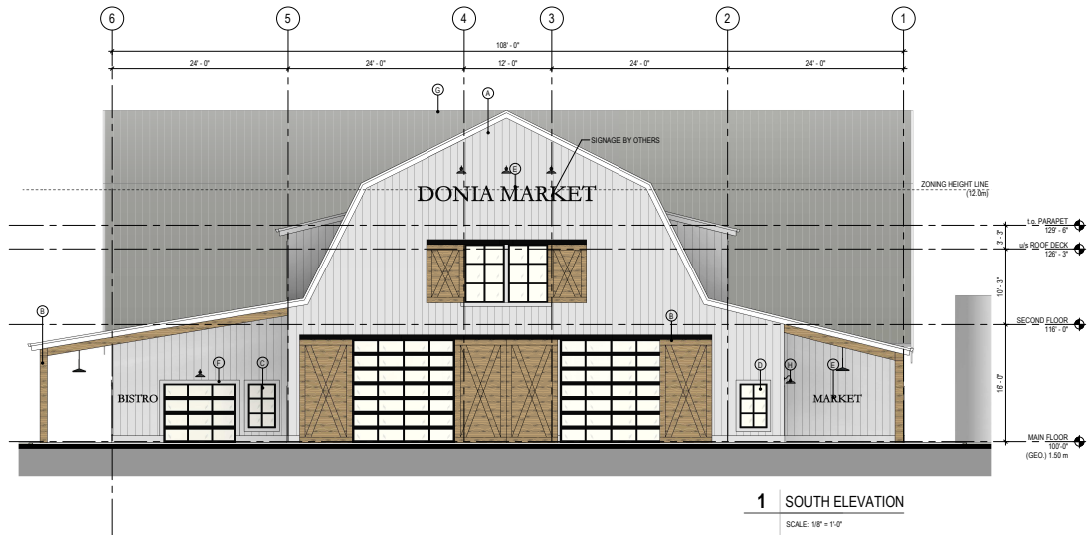


THE KRAHN GROUP OF COMPANIES  
ABBOTSFORD • EDMONTON • VANCOUVER  
ABBOTSFORD OFFICE  
1465 JACOBI-FRANZ AVE. ABBOTSFORD, BC V3G 0R8  
TEL: (604) 887-7700 FAX: (604) 887-7701 WWW.KRAHN.CO.UK

larry podhora | architecture inc  
1467 HOWRESEY RD. NORTH SAANICH B.C. V8L 5K7

**DONIA FARMS PUBLIC MARKET**  
14269 40th AVENUE  
SURREY, BC V3S 0L2

**190697 | A23**

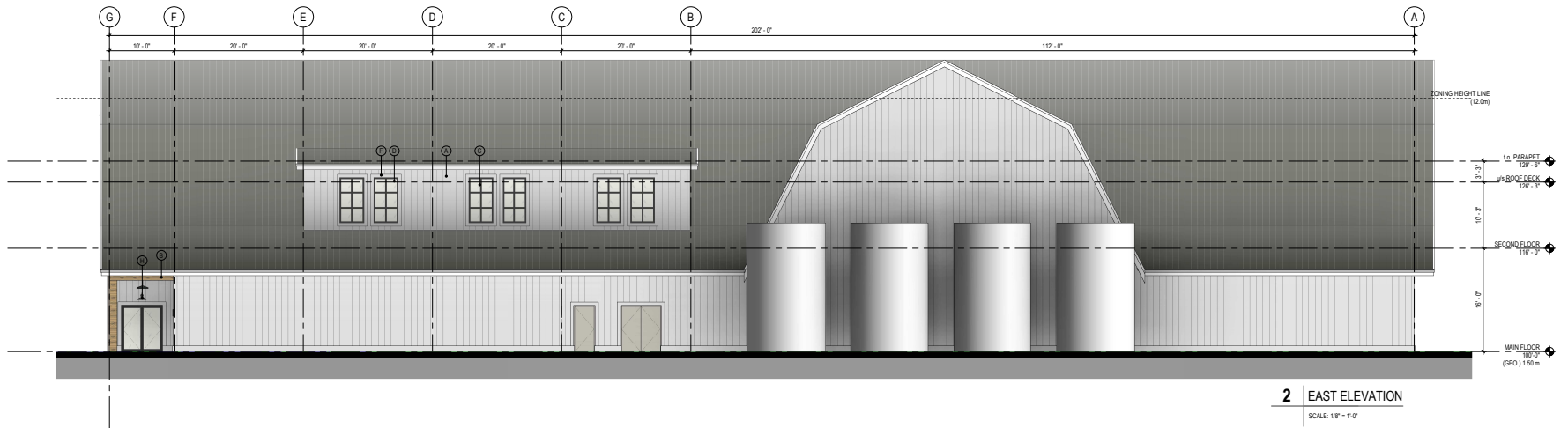


**MATERIAL LEGEND**

- A.** BOARD AND BATTEN SIDING PAINTED
- B.** ROUGH SAWN TIMBER
- C.** ALUMINUM MULLIONS PREFINISHED BLACK ANODIZED
- D.** GLAZING PREFINISHED CLEAR VISION GLASS
- E.** ACCENT LETTERS PREFINISHED BLACK ANODIZED ALUMINUM
- F.** EXTERIOR WINDOW TRIM PAINTED
- G.** STANDING SEAM ROOFING PREFINISHED GALVANIZED METAL
- H.** GOOSENECK LIGHT PREFINISHED BLACK



**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

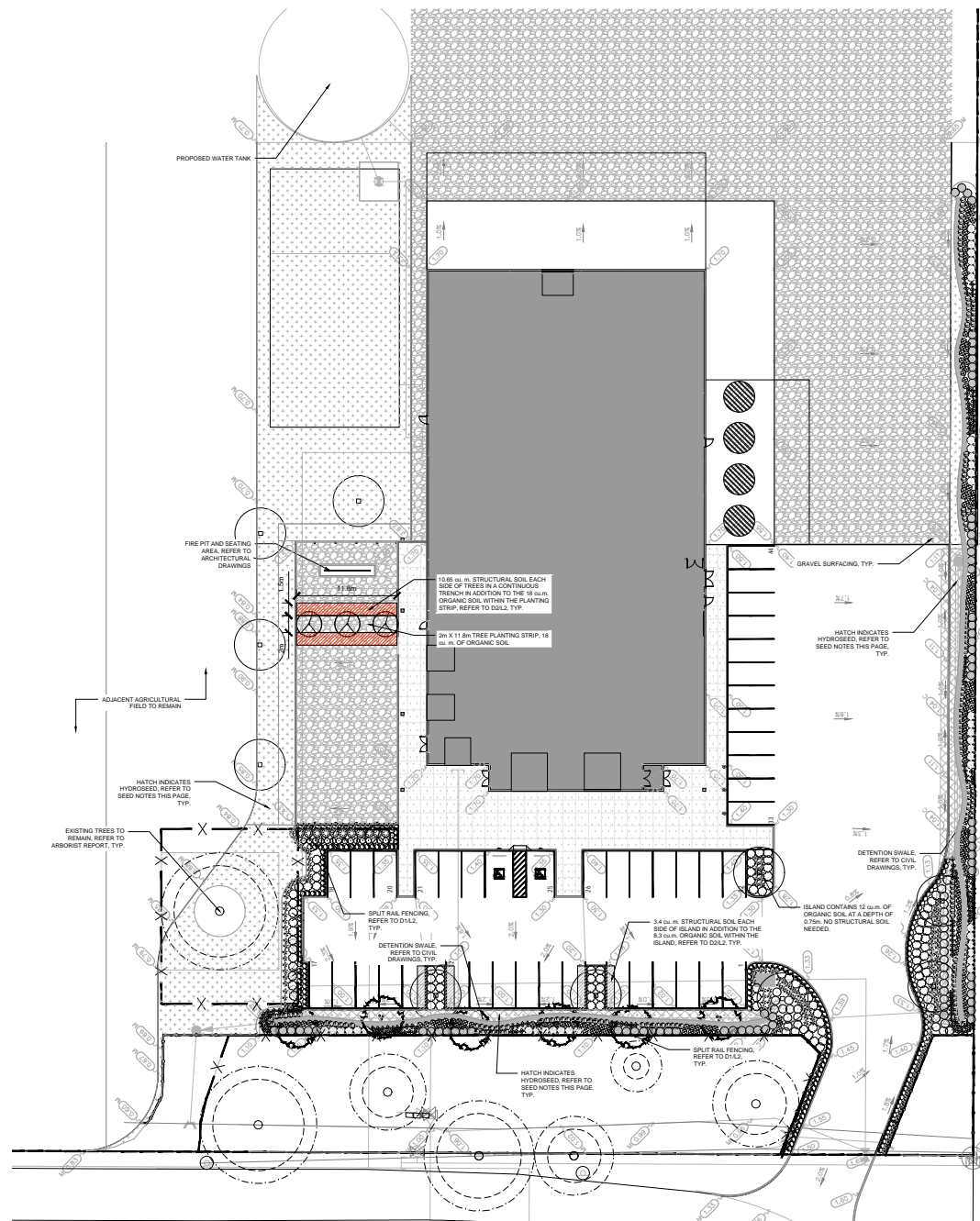


**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

LEGEND



PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
<b>DECIDUOUS TREES</b>						
	10	<i>Quercus alba</i>	White Oak	60mm Cal.	As Shown	W.B.
	6	<i>Carpinus betulus 'Frans Fontaine'</i>	Frans Fontaine Hornbeam	60mm Cal.	As Shown	W.B.
	6	<i>Acer glabris</i>	Amur Maple	60mm Cal.	As Shown	W.B.
<b>SHRUBS</b>						
	11	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	60mm Ht.	1.0m	#3 Pot
	35	<i>Ilex glabra</i>	Strawberry Holly	40cm Ht.	1.0m	#3 Pot
	24	<i>Salvia yongii</i>	Rusler Sage	30cm Ht.	1.0m	#3 Pot
	69	<i>Vaccinium ovatum</i>	Evergreen Luchberry	30cm Ht.	1.0m	#3 Pot
	164	<i>Cornus sericea 'Kalleyi'</i>	Kalley's Dwarf Red-Osier Dogwood	40cm Ht.	0.8m	#3 Pot
	18	<i>Lonicera nitida</i>	Sea Hollyhock	40cm Ht.	0.8m	#3 Pot
	18	<i>Ribes sanguineum</i>	Red Flowering Currant	40cm Ht.	1.0m	#3 Pot
<b>PERENNIALS, GROUND COVERS, AND GRASSES</b>						
	188	<i>Nassella tenuissima</i>	Mexican Feather Grass	1 Gal.		Potted
	176	<i>Rudbeckia hirta</i>	Black-eyed Susan	1 Gal.		Potted
	142	<i>Blechnum spicant</i>	Dwarf Fern	1 Gal.		Potted
	155	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	1 Gal.		Potted



5	02/12/22	RE-ISSUED FOR PERMIT
4	07/03/22	RE-ISSUED FOR PERMIT
3	09/11/21	ISSUED FOR SITE PLAN REVISIONS
2	3/18/21	RE-ISSUED FOR DP
1	1/4/20/20	ISSUED FOR DP
NO.	DATE	DESCRIPTION
ISSUES & REVISIONS:		
REV:		



PROJECT NAME:  
**DONIA FARMS PUBLIC MARKET**

PROJECT ADDRESS:  
**14269 40 AVENUE, SURREY, BC**

DRAWING TITLE:  
**LANDSCAPE PLAN**

SCALE: 1:200  
DRAWN: RM  
CHECKED: JT

PROJECT NO. 190697-L

DRAWING NO.

**L1**





SOUTH-EAST PERSPECTIVE



FIREPIT PERSPECTIVE

# 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: February 06, 2023**      **PROJECT FILE: 7820-0258-00**  
~~January 20, 2022~~

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 14159 40 Ave**

## REZONE/DEVELOPMENT PERMIT

The following conditions are associated with the Rezone and Development Permit but can be addressed through Building Permit Process prior to issuance of the Building Permit.

- Construct minimum 6.0m wide driveway.
- Provide a water and drainage service connection.
- Submit a water meter and service connection sizing calculations.
- The off-site roadside ditch along 40 Avenue should be protected and maintained via Combo RC/SRW if the setbacks are triggered by the application. The QEP is to advise for WSA permitting requirement for the drainage service connection to the ditch.
- Low impact drainage features to be incorporated on-site to reduce the 2 year post development surface run-off to pre-development level including but not limited to bio-swales, infiltration galleries or trenches, 450mm topsoil on pervious areas and gravel parking areas. A Restrictive Covenant (RC) is to be registered for the onsite low impact development (LID) drainage feature requirements.
- A RC to be registered on the title of the land require maintenance of the water quality/sediment control inlet chamber.
- Any proposed on-site septic sewer system to be designed and installed in accordance with the requirements of the Fraser Health Authority, register RC for protection and maintenance of any on-site septic system along with requirements to decommission the septic tank once sanitary is available. A new sanitary connection to the sanitary main will be required, along with any latecomer charges, LSA or DCC fees.



Jeff Pang, P.Eng.  
Development Services Manager  
BKD

## Tree Preservation Summary

**Surrey Project No:**

**Address:** 14269 40 Ave, Surrey, BC

**Registered Arborist:** Alexander Groenewold ISA TRAQ

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	15
<b>Protected Trees to be Removed</b>	10
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	5
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>10</u> X two (2) = 20	<b>20</b>
<b>Replacement Trees Proposed</b>	22
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>0</u> X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

Summary, report and plan prepared and submitted by:



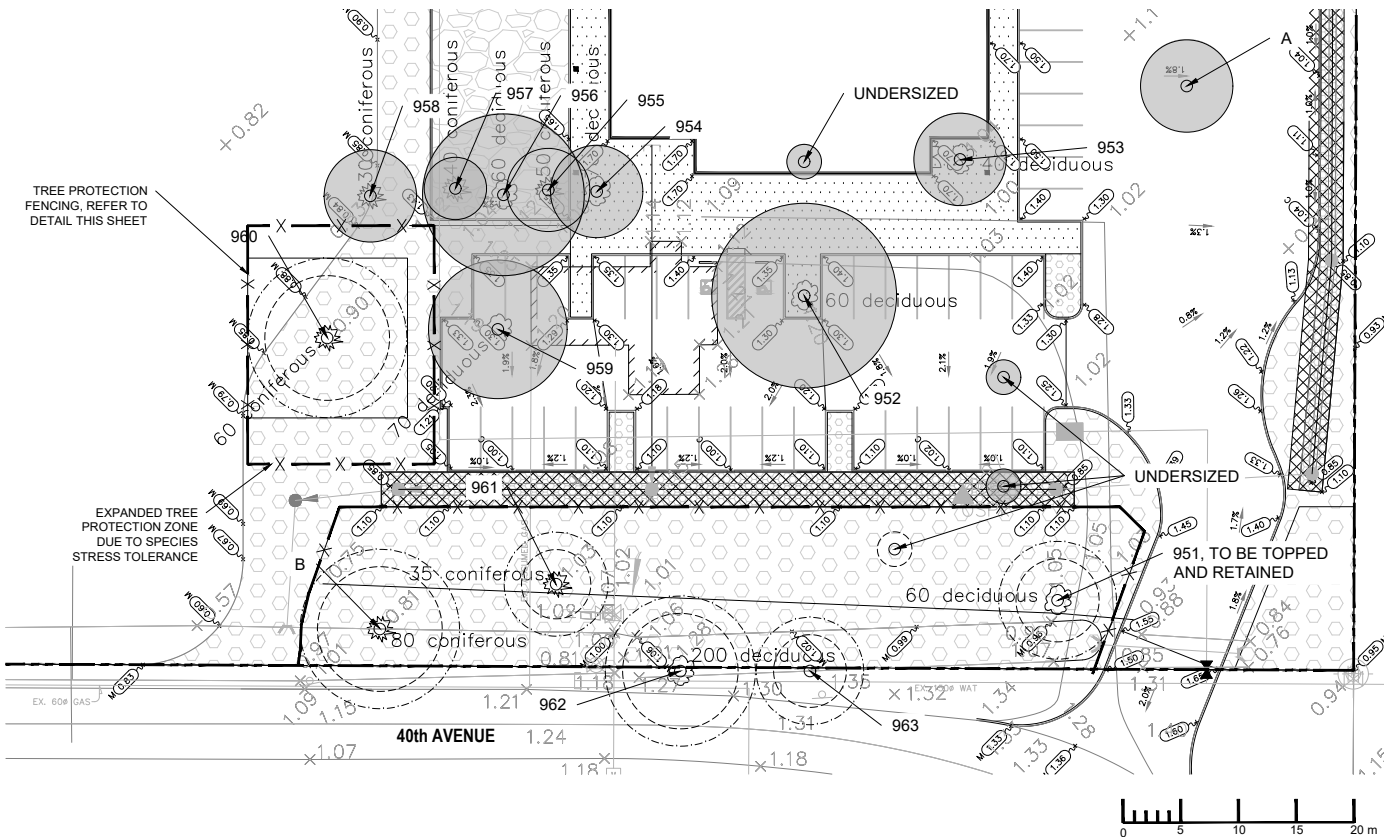
January 16<sup>th</sup> 2023

(Signature of Arborist)

Date:

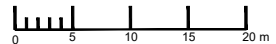
**LEGEND**

	EXISTING TREE PROPOSED FOR EXISTING TREE TO BE RETAINED
	TREE PROTECTION FENCING
	TREE TAGGING
	CRITICAL ROOT ZONE
	TREE PROTECTION ZONE 1.5m OFFSET FROM CRITICAL ROOT ZONE CANOPY



TREE PROTECTION FENCING, REFER TO DETAIL THIS SHEET

EXPANDED TREE PROTECTION ZONE DUE TO SPECIES STRESS TOLERANCE



**PROTECTING AND MANAGING TREES DURING CONSTRUCTION**

- Upon receiving the necessary approvals and prior to the commencement of tree removals, all areas designated for preservation must be flagged in the field. All designated preservation areas must be left standing and undamaged during the removals work. All tree removals must be felled into the development area. The removals are to be completed outside of the migratory bird nesting season which is generally between mid-March to mid-April. A Qualified Environmental Professional must provide a report indicating the presence or absence of bird nests for any permit submissions for tree removals during this time of the year.
- Upon completion of the tree removals, all felled trees are to be removed from the site, and all brush chipped and removed, unless otherwise directed by the Project Manager. No lumber or brush from the clearing is to be stored on the site, all brush, roots and wood debris must be shredded into pieces.
- The Protection Fencing with install along retained tree areas adjacent to areas where construction will encroach into the adjacent tree edge. Refer to detail provided by Arborist and/or Municipality.
- Areas within the drip line of the trees designated for preservation are not to be used for any type of storage (e.g. storage of debris, construction material, surplus soils, and construction equipment). No trenching or staking for underground services shall be located within the tree protection zone or drip line of trees designated for preservation within or adjacent to construction zones.
- Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas. Further, no contaminants shall be dumped or buried where they may come into contact with the feeder roots of the trees.
- In the event that it is necessary to remove additional limbs or portions of trees, after construction has commenced, to accommodate construction, the Consulting Arborist or project administrator is to be informed and the removal is to be executed carefully and in full accordance with arboricultural techniques, by a certified and licensed arborist.
- During excavation operations in which roots are affected, the Contractor is to prune all exposed roots clearly. Pruned root ends shall point obliquely downwards. The exposed roots should not be allowed to dry out. The Contractor shall discuss waling of the roots with the Owner and Contract Administrator prior to pruning to ensure that soil optimum soil moisture is maintained during construction and backfilling operations. Backfilling must be completed with clean, uncontaminated native topsoil.

**CONSTRUCTION MITIGATION AND MANAGEMENT**

**POTENTIAL CONSTRUCTION IMPACTS TO TREES**  
Trees are living organisms that react to changes in their environment. Trees can be damaged during construction without showing signs of damage until some years later. Many of the problems relate to the roots and result in slow death of the tree through its inability to absorb sufficient water and nutrients.

**SOIL COMPACTION**  
The leading cause of construction damage to trees is compaction of the soil around the roots. Equipment entering into a preservation zone compresses the air pockets around the roots reducing the tree from absorbing nutrients and water. This damage ultimately reduces the health of the tree. Accordingly, during the removal stage, equipment use within the preservation zones should be restricted to ensure that the tree's roots are not disturbed, thereby assisting to maintain their continued health.

**MECHANICAL DAMAGE**  
Equipment can also physically damage the trees through striking the trunk, limbs and/or roots. Felled trees can also cause damage during the tree removal stage of development. Some damage is unavoidable due to the density of the trees, however, through the use of proper equipment and best management practices the damage can be minimized. The contractor should be held responsible for all avoidable damage to the trees during all stages of development.

**ROOT DAMAGE**  
Tree preservation is dependent not only on protecting the root zone from compaction and damage, but it is also critical to ensure that the structural roots within the root zone are not disturbed. Impacts to this area may result in a failure of the trees.

During construction, there are situations where work must be completed within a protection zone that will have an impact to the roots of the preservation trees. The most common root injury is cutting typically caused by trenching for utilities. The feeder roots of a tree are typically situated within the upper 30 cm of the soil profile. Any trenching or excavations within this zone will damage roots and result in a critical root in anchoring a tree. If major support roots are severed the tree is more susceptible to wind throw damage and could pose a hazard to adjacent structures and people.

**DISCLAIMER**

The assessment of the trees presented within this report has been prepared using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree for structural defects, such as external indications of decay, evidence of insect presence, the general condition of the trees and the surrounding site, as well as the proximity of property and people. None of the trees examined were diseased, insect, rotted, or damaged, and detailed root cover examinations involving excavation were not undertaken.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered or implied, that these trees or any part of them will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree or group of trees in all circumstances. Inevitably a standing tree will always pose some risk. Most trees have the potential for failure provided with the necessary combinations of stresses and stresses. This risk can only be eliminated if the tree is removed.

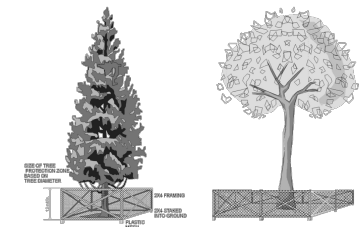
Although every effort has been made to ensure that this assessment is reasonably accurate the trees should be re-assessed periodically. The assessment presented here is valid at the time of inspection.

**SUMMARY: SURVEY**  
15 SIGNIFICANT TREES ASSESSED

0 ON SITE TREES PROPOSED FOR REMOVAL  
3 UNDERSIZED TREES ARE PROPOSED FOR REMOVAL

1 ON SITE TREE PROPOSED FOR RETENTION  
2 BULLEVARDE TREES PROPOSED FOR RETENTION

1 ON SITE TREE PROPOSED FOR RETENTION AND TOPPING (TAG 951)  
1 UNDERSIZED ON SITE TREE PROPOSED FOR RETENTION



Signage to be posted on each tree protection barrier (weather-proof, 110x7" minimum size)

**NO ENTRY**  
**TREE PROTECTION ZONE**  
No grade change storage of material or equipment is permitted within this fenced area.  
Tree protection barrier must remain in place for the duration of construction.  
For information call Trees & Landscape Section (604) 951-4075

TREE PROTECTION FENCING

Assessment Done Jan. 13, 2021  
By Reed Moss I.S.A. #PN-8960A



PROJECT NAME:  
**DONIA FARMS PUBLIC MARKET**

PROJECT ADDRESS:  
14269 40 AVE,  
SURREY, BC

DRAWING TITLE:  
**OVERALL TREE MANAGEMENT PLAN**

SCALE: 1/50  
DESIGN: RM  
CHECKED: JT  
PROJECT NO.: 100697-4  
DRAWING NO.:

**T1**



# *Agriculture, Environment and Investment Advisory Committee Minutes*

Location: Virtual  
WEDNESDAY, FEBRUARY 9, 2022  
Time: 6:05 p.m.

**Present:**

Councillor Patton, Chair  
Councillor Elford  
M. Lamont  
S. Rai  
S. Van Keulen

**Regrets:**

Councillor Nagra  
Shannon Lambie, Agriculture Land  
Commission  
Mikayla Roberts, Ministry of Agriculture

**Staff Present:**

Y. Yohannes, Manager, Utilities  
N. Aven, Manager of Parks  
L. Peterson, Environmental Technologist  
B. Daly, Planner  
I. Matthews, Planner  
P. Zevit, Planner  
L. Blake, Administrative Assistant  
S. Hayer, Assistant City Clerk

1. **Development Application 7920-0258-00**  
Ben Daly, Planner  
Address: 14159 – 40 Avenue

S. Van Keulen declared a conflict of interest at 6:32 p.m. and left the meeting.

Ben Daly, Planner, summarized the report dated January 31, 2022, regarding Development Application No. 7920-0258-00 which proposes to construct a 1,989 square metre building at the southeast corner of the site to allow for a dairy processing facility with additional value-added uses including a retail store, butcher, and small café. The following information was highlighted:

- The site is 23.8 hectares in area and forms part of a larger dairy operation, Donia Farms Ltd. In total, Donia Farms Ltd. operates on 364.2 hectares of land in Surrey and another 80.9 hectares in Delta, with approximately 445 hectares in the Lower Mainland.
- Approximately 1,117 square metres of the building will be used for dairy processing. Additional value-added uses will occupy the ground floor of the building including approximately 573 square metres for a retail store and butcher and 171 square metres for a café. A 500 square metres outdoor amenity area will be located adjacent to the café. An office that is approximately 322 square metres in area is proposed on the second floor.
- The Applicant intends to create a space that can connect consumers to agriculture. The vision of the proposed dairy processing facility is to have a location that people can visit, learn, and connect to the farm.
- The bistro will be used to highlight and showcase Donia Farm's products, while building a connection between farm and table.
- The proposed retail area exceeds the maximum area allowed in both the Agricultural Land Reserve (ALR) Use Regulation and the Zoning Bylaw.

- The ALR Use Regulation only permits a maximum of 1,000 square metres of land to be filled for a particular farm use before the placement of soil needs to be considered by the Commission.

In response to questions from the Committee, Mr. Daly and Yonatan Yohannes, Manager, Utilities, provided the following information:

- An analysis of similar operations in the Lower Mainland can be completed and included in the Planning report.
- The proposal will not be connecting to City infrastructure as it is outside the Fraser Sewerage Area. The Applicant will be required to deal with sanitary waste onsite at the Applicant's expense. The Applicant will need to make an application to create an onsite sewage system and obtain necessary Provincial approvals and support from Fraser Health Authority.
- Nicomekl Waterfront Park, which is currently being designed, is the closest attraction to the subject location. One or two small parking lots will be associated with the park with one parking lot on parkland. Designs are underway and there is interest to connect roads in the area for residents to have the option to cycle to the park and surrounding area.

The Committee expressed concerns regarding the treatment of wastewater onsite, as there is a fair amount of wastewater and sewage that results in the daily operation of a milk processing facility. The Committee also questioned if there is an option for the Applicant to connect to a nearby sanitary sewer connection.

Staff noted the Committee's concerns and advised:

- There is no main nearby to the subject property for the Applicant to connect to the sanitary sewer.
- The Consulting Engineer for this application is very familiar with this kind of work and has completed similar projects in the Fraser Valley. Planning and Engineering staff can detail in the report that is forwarded to Council on what approvals are required for the sanitary sewer discharge and how it can be accommodated onsite.

It was  
Investment Advisory Committee recommend that the General Manager of  
Planning and Development support Development Application 7920-0258-00.  
Carried by members remaining

Moved by Councillor Elford

Seconded by M. Lamont

That the Agriculture, Environment, and

Investment Advisory Committee recommend that the General Manager of

Planning and Development support Development Application 7920-0258-00.

Carried by members remaining

S. Van Keulen rejoined the meeting at 6:51 p.m.