

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0114-00

Planning Report Date: May 30, 2022

**PROPOSAL:**

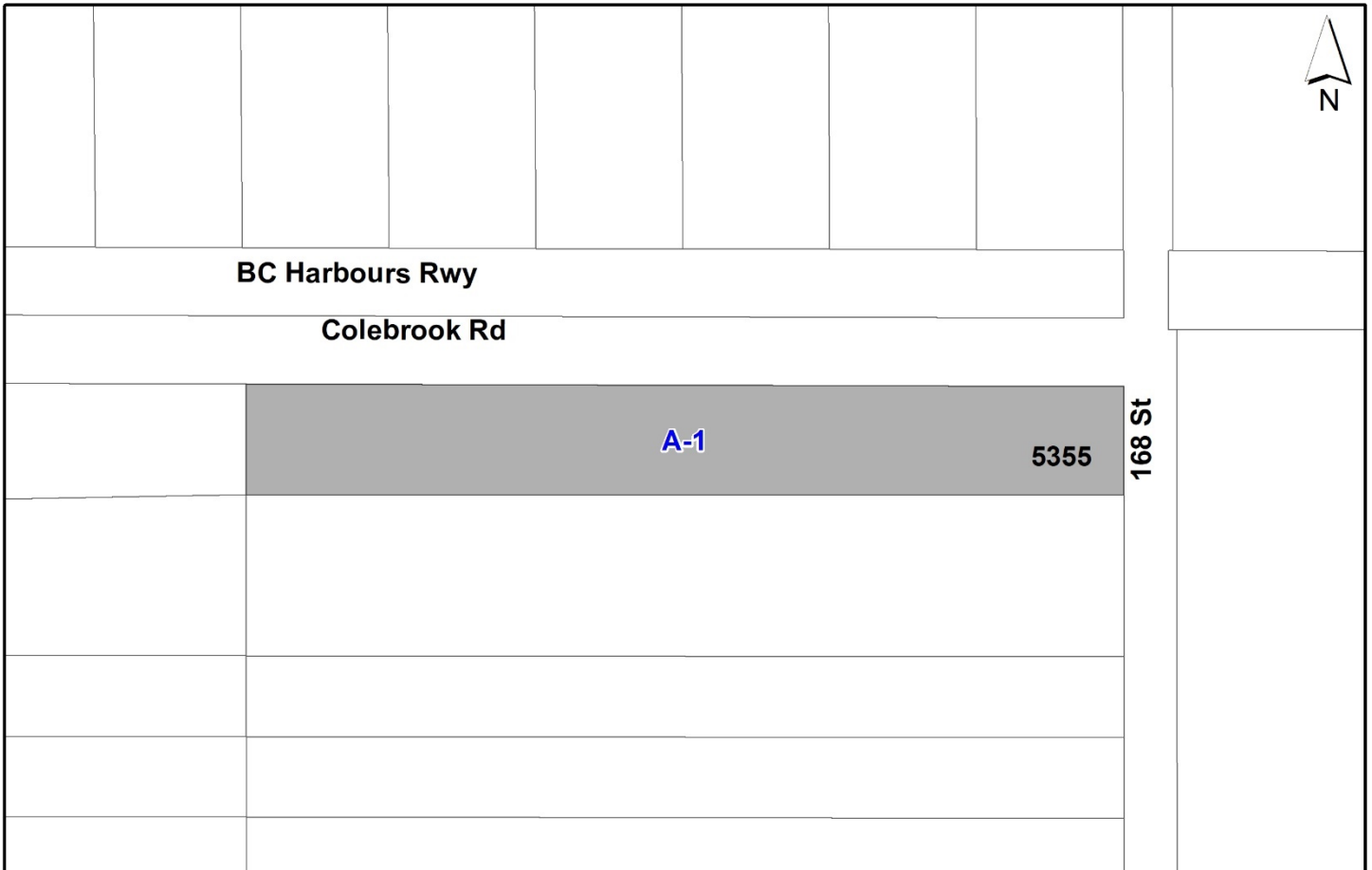
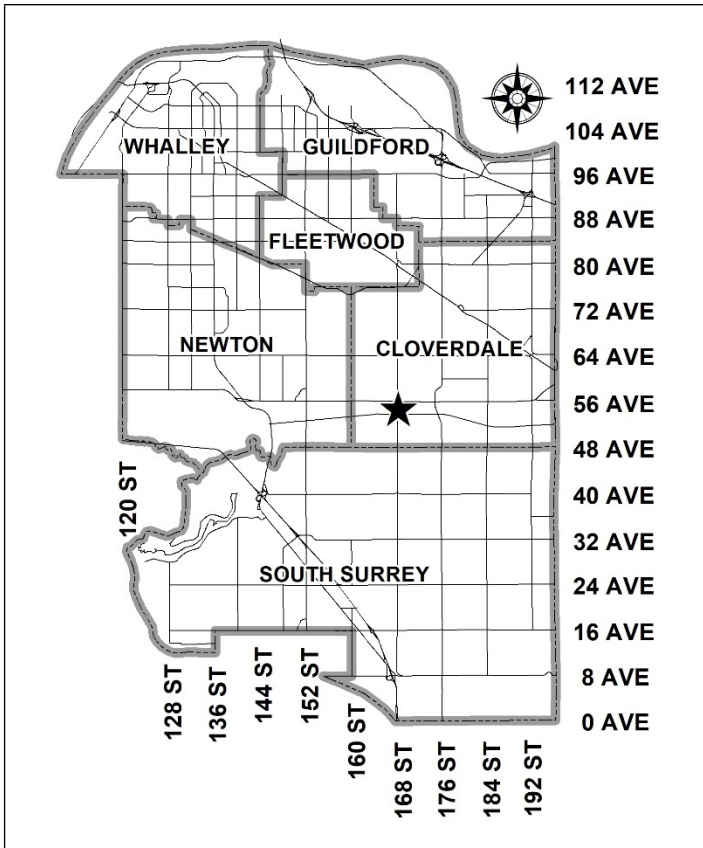
- **Development Variance Permit**

to reduce the minimum south side yard setback and the minimum north street side yard setback to permit the construction of a new farm building (storage barn).

**LOCATION:** 5355 - 168 Street

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the setbacks requirements of the A-1 Zone as follows:
  - the south side yard setback from 15 metres to 4.8 metres; and
  - the north street side yard setback from 30 metres to 22.6 metres.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Agricultural designation in the Official Community Plan (OCP).
- The proposal complies with the Agricultural designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The 1.9-hectare site is located in the Agricultural Land Reserve (ALR) and is used for the production of blueberries.
- The applicant is seeking to construct a farm building (storage barn) for the storage of blueberries and farm equipment.
- The requested setback variances would allow the proposed farm building to be sited in a location with the least disturbance to both the existing blueberry farm operation and the ultimate road edge of Colebrook Road.
- The proposal limits the overall impact on farmable land by clustering both farm and residential buildings in a contiguous area.
- The Agriculture, Environment, and Investment Advisory Committee (AEIAC) supports the proposal.
- The proposed variance was previously issued by Council under Development Application No. 7916-0444-00 on November 21, 2016 but lapsed before substantial construction had begun on site. Therefore, the applicant has applied to renew the variance for the proposed farm building.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0114-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of buildings for Agriculture and Horticulture is reduced from 15.0 metres to 4.8 metres to the principal building face; and
  - (b) to reduce the minimum north street side yard setback of buildings for Agriculture and Horticulture is reduced from 30.0 metres to 22.6 metres to the principal building face.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Existing single family dwelling and active farmland within the ALR	Agricultural	A-1
North (Across Colebrook Road and railway line):	Active farmland within the ALR	Agricultural	A-1
East (Across 168 Street):	City-owned park (Mound Farm Park) within the ALR	Agricultural	A-1
South:	Active farmland and single family dwelling within the ALR	Agricultural	A-1
West:	Active farmland and farm building within the ALR	Agricultural	A-1

### Context & Background

- The 1.93-hectare subject lot is located at 5355 – 168 Street in Cloverdale. The site is approximately 48.7 metres wide and 393.4 metres (1,291 ft.) deep and fronts 168 Street (designated arterial road) and flanks Colebrook Road (designated arterial road).
- The lot is designated "Agricultural" in the Official Community Plan (OCP) and is zoned "General Agriculture Zone (A-1)".
- The lot is located within the Agricultural Land Reserve (ALR) as well as within the 200-year flood plain of the Serpentine River.

- The lots to the north, east, south, and west of the subject lot are designated "Agricultural" in the Official Community Plan (OCP) and zoned "General Agriculture Zone (A-1)". All adjoining lots are actively farmed, including the City-owned site on the east side of 168 Street (Mound Farm).
- There is an intermittent Class 'A/O' (red-coded) watercourse located to the north of the subject property. The proposed farm building is not subject to a Sensitive Ecosystem Development Permit.
- The proposed variance was previously issued by Council under Development Application No. 7916-0444-00 on November 21, 2016 but lapsed before substantial construction had begun on site. Therefore, the applicant has applied to renew the variance for the proposed farm building.
- The owner purchased the property as a single lot, owner-operated farm operation for the production of blueberries. A building permit and concurrent soil permit was issued by the City in 2016 to permit the construction of a single family dwelling on a residential farm homeplate on the eastern edge of the subject property.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to reduce the required south side yard setback and the north street side yard setback requirements of the A-1 Zone to allow a new farm building (storage barn) to be located near the south property line.
- Since Colebrook Road is an arterial road, under the revised standards of the Subdivision & Development By-law approved by Council in 2012, the ultimate road width is 40 metres. The existing road allowance for Colebrook Road is 30.48 metres in width, and therefore requires an additional 9.52 metres of widening. The resultant north side yard on a flanking street setback on the subject property is therefore the full 9.52 metres of anticipated future road widening for Colebrook Street plus the required 30.0 metres north side yard setback on a flanking street under the A-1 Zone.
- The south side yard setback is proposed to be reduced from 15.0 metres to 4.8 metres and the north street side yard setback is proposed to be reduced from 30.0 metres to 22.6 metres under the A-1 zone.
- The proposed farm building would be used for storing machinery with a portion, approximately 397.7 square metres in size, used for the sale of farm products produced by the farm operation and as a lunchroom/washroom facility for farm workers. There are to be no dwelling units within the proposed farm building. The proposed farm building will have four (4) large overhead doors along the north side to allow farming machinery to easily drive in and out of the building.
- The proposed farm building is designed with a similar character to the existing single family dwelling. No dwelling units will be contained in the proposed structure.

## Referrals

Engineering:	The Engineering Department has no objection to the project.
Agriculture, Environment, and Investment Advisory Committee (AEIAC):	<p>The proposal was reviewed at the May 11, 2022, AEIAC meeting. AEIAC recommends support of Development Application No. 7922-0114-00 as there is no negative impacts on farming and would keep active agricultural land in production.</p> <p>AEIAC minutes were not available at the time of completion of this report.</p>

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the Agricultural designation in the Metro Vancouver Regional Growth Strategy (RGS). This designation is intended for agricultural uses, facilities and supporting services with an emphasis on food production.

### Official Community Plan

#### Land Use Designation

- The proposal complies with the Agricultural designation in the Official Community Plan (OCP). The Agricultural designation is intended to support agricultural uses and includes all lands within the Agricultural Land Reserve and other rural lands that are used for farming and other complementary uses.

### Zoning By-law

#### Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum south side yard setback of buildings for Agriculture and Horticulture is reduced from 15.0 metres to 4.8 metres to the principal building face; and
  - to reduce the minimum north street side yard setback of buildings for Agriculture and Horticulture is reduced from 30.0 metres to 22.6 metres to the principal building face.
- Clustering both the residential and farm buildings on the subject property will allow the owners to operate the farm more cost-effectively and efficiently.
- The proposal will afford the owner better sightlines to the blueberry fields to the west, helping with security on the property.

- The proposed flanking side yard and interior side yard variances, which would permit the farm building to be placed closer to the south property line, would allow for less restricted access to the blueberry fields as well as for the area between the northern property line and the proposed farm building to be used as a work area.
- The subject property is relatively narrow compared to other agricultural lands at only 48.4 metres in width. Applying the full 15-metre south side yard setback, 30-metre north side yard on a flanking street setback and the additional 9.52-metre special building setback of Zoning By-law No. 12000 would render construction of the proposed farm building impossible.
- The proposal limits the overall impact on farmable land within the Agricultural Land Reserve (ALR) by clustering both the residential and farm buildings in a contiguous area.
- The proposed variances were reviewed at the May 11, 2022, Agriculture, Environment, and Investment Advisory Committee (AEIAC) meeting. AEIAC recommended support of the variances as there is no negative impacts on farming and would keep active agricultural land in production.
- Staff support the requested variances to proceed for consideration.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Development Variance Permit No. 7922-0114-00

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

SJ/cm



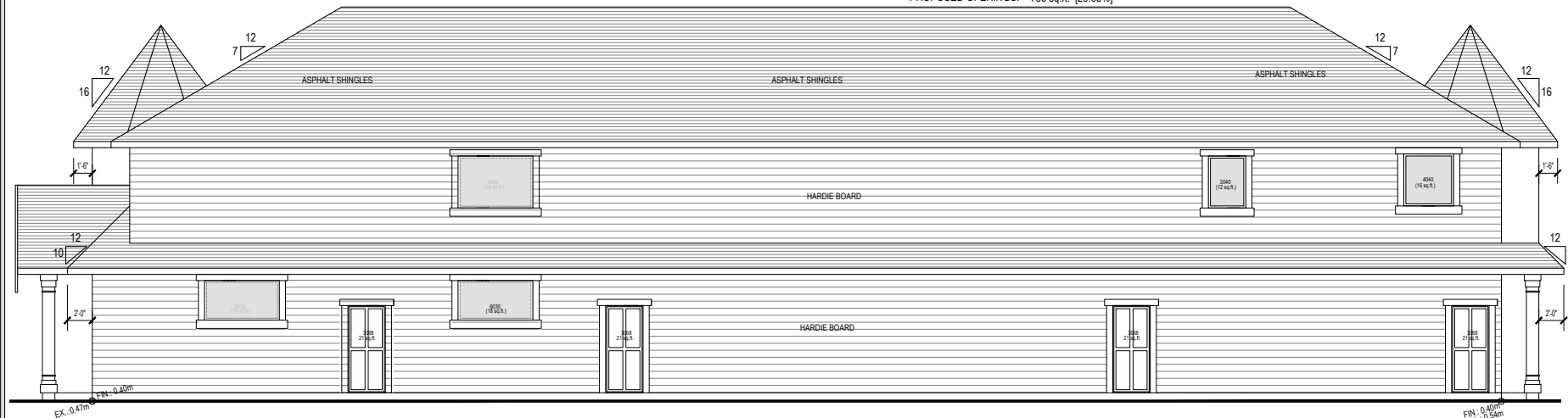


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**NORTH ELEVATION**

**SPATIAL CALCULATIONS:**  
 LIMITING DISTANCE: 32.12m  
 WALL AREA: 2,260 sq.ft. [209.95m]  
 PERMITTED OPENINGS: N/A (TABLE 9.10.14.4-A)  
 PROPOSED OPENINGS: 730 sq.ft. [29.66%]



**SOUTH ELEVATION**

**SPATIAL CALCULATIONS:**  
 LIMITING DISTANCE: 4.87m  
 WALL AREA: 2,260 sq.ft. [209.95m]  
 PERMITTED OPENINGS: 174 sq.ft. [7.79%]  
 PROPOSED OPENINGS: 162.00 sq.ft. [7.20%]

THESE PLANS CONFORM TO BCBC 2018 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.  
 CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.  
 THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.  
 DO NOT SCALE DRAWINGS

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DATE / DESCRIPTION / REVISIONS:  
 JOB DESCRIPTION:  
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ADDRESS:  
**5335 - 168th STREET**  
 SURREY, BC  
 LEGAL DESCRIPTION:

PID :  
 CLIENT:  
**BRAR RESIDENCE**

DATE: **APRIL 2022**  
 SCALE: **1/4" = 1'-0" (UND)**  
 DRAWN: **HARP** CHECKED: **D.M.**



# GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY D.MAND DESIGN AND DRAFTING SERVICES LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE 1996 CANADIAN FARM CODE. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE RESPONSIBILITY OF THE BUILDER/FRAMER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS. DO NOT SCALE THESE DRAWINGS.

ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.

STRUCTURAL FRAMING MATERIALS ARE TO BE:

- JOISTS: DOUGLAS FIR #2 OR BETTER.
  - LINTELS: DOUGLAS FIR #2 OR BETTER.
  - BEAMS: DOUGLAS FIR #2 OR BETTER.
  - HEADERS: DOUGLAS FIR #2 OR BETTER.
  - RAFTERS: DOUGLAS FIR #2 OR BETTER.
  - PLATES: DOUGLAS FIR OR SPF #2 OR BETTER.
  - STUDS: DOUGLAS FIR OR SPF STUD GRADE.
- UNLESS OTHERWISE STATED. APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C RESIDENTIAL STANDARDS AND THE SPAN BOOK 2004 EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS SPACED AT 6'-0" ON CENTER, UNLESS OTHERWISE STATED.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45LB. FELT, SILL GASKET OR OTHER APPROVED METHODS.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C.

FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C. BY 2" X 2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.

PARTITION WALL PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BLOCKING BETWEEN JOISTS. PARTITION WALLS, SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.

ALL LINTELS TO BE 2 - 2" X 10" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

ROOF SPACE SHALL BE VENTED WITH H ROOF TYPE, EAVER TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

CRAWLSPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

MINIMUM INSULATION REQUIREMENTS:

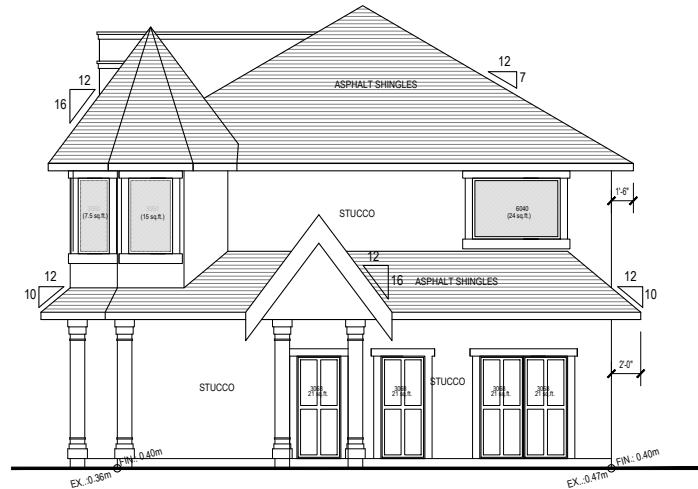
- FOUNDATION WALL: R-12
  - 2" X 4" WALLS: R-14
  - 2" X 6" WALLS: R-20
  - CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28
- WITH 6ML POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWLSPACES TO HAVE A MINIMUM 20" X 32" ACCESS HATCHWAY, WEATHERSTRIPPED

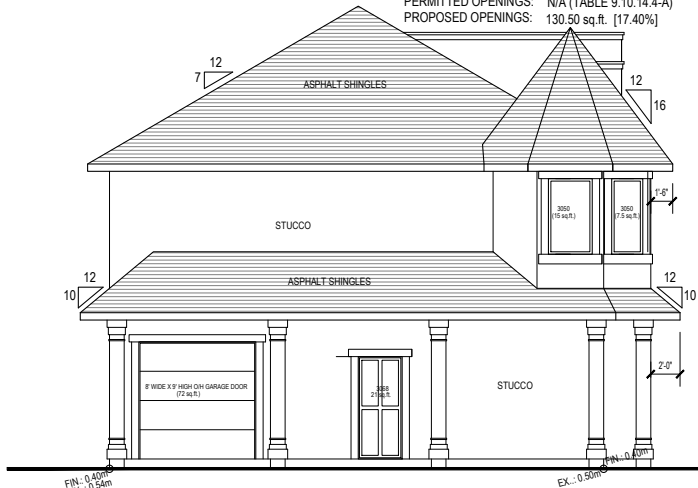
PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.



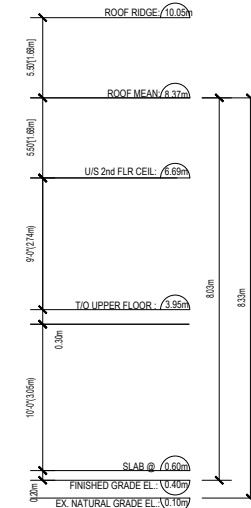
## WEST ELEVATION

**SPATIAL CALCULATIONS:**  
 LIMITING DISTANCE: 288.58m  
 WALL AREA: 750 sq.ft. [69.57m]  
 PERMITTED OPENINGS: N/A (TABLE 9.10.14.4-A)  
 PROPOSED OPENINGS: 130.50 sq.ft. [17.40%]



## EAST ELEVATION

**SPATIAL CALCULATIONS:**  
 LIMITING DISTANCE: 12.00m  
 WALL AREA: 750 sq.ft. [69.57m]  
 PERMITTED OPENINGS: 202.50 sq.ft. [27.00%]  
 PROPOSED OPENINGS: 131.50 sq.ft. [17.53%]



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THESE PLANS CONFORM TO BCBC 2018 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY LAWS.

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS

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JOB DESCRIPTION:  
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ADDRESS:  
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 LEGAL DESCRIPTION:

PID :

CLIENT:  
 BRAR RESIDENCE

DATE:	APRIL 2022	3
SCALE:	1/4" = 1'-0" (UND)	
DRAWN:	HARP	
CHECKED:	D.M.	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0114-00

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: 007-434-596

Lot 5 Expect: Parcel "A" (Reference Plan 35173), North East Quarter Section 1 Township 2  
New Westminster District Plan 1752

5355 - 168 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F.1 of Part 10 "General Agriculture Zone (A-1)", the minimum south side yard setback of buildings for Agriculture and Horticulture is reduced from 15.0 metres to 4.8 metres to the principal building face; and
  - (b) In Section F.1 of Part 10 "General Agriculture Zone (A-1)", the minimum north street side yard setback of buildings for Agriculture and Horticulture is reduced from 30.0 metres to 22.6 metres to the principal building face.
4. This development variance permit applies to only 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.

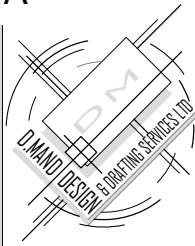
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



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SITE PLAN  
SCALE: 1/16" = 1'-0"

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LEGAL DESCRIPTION:

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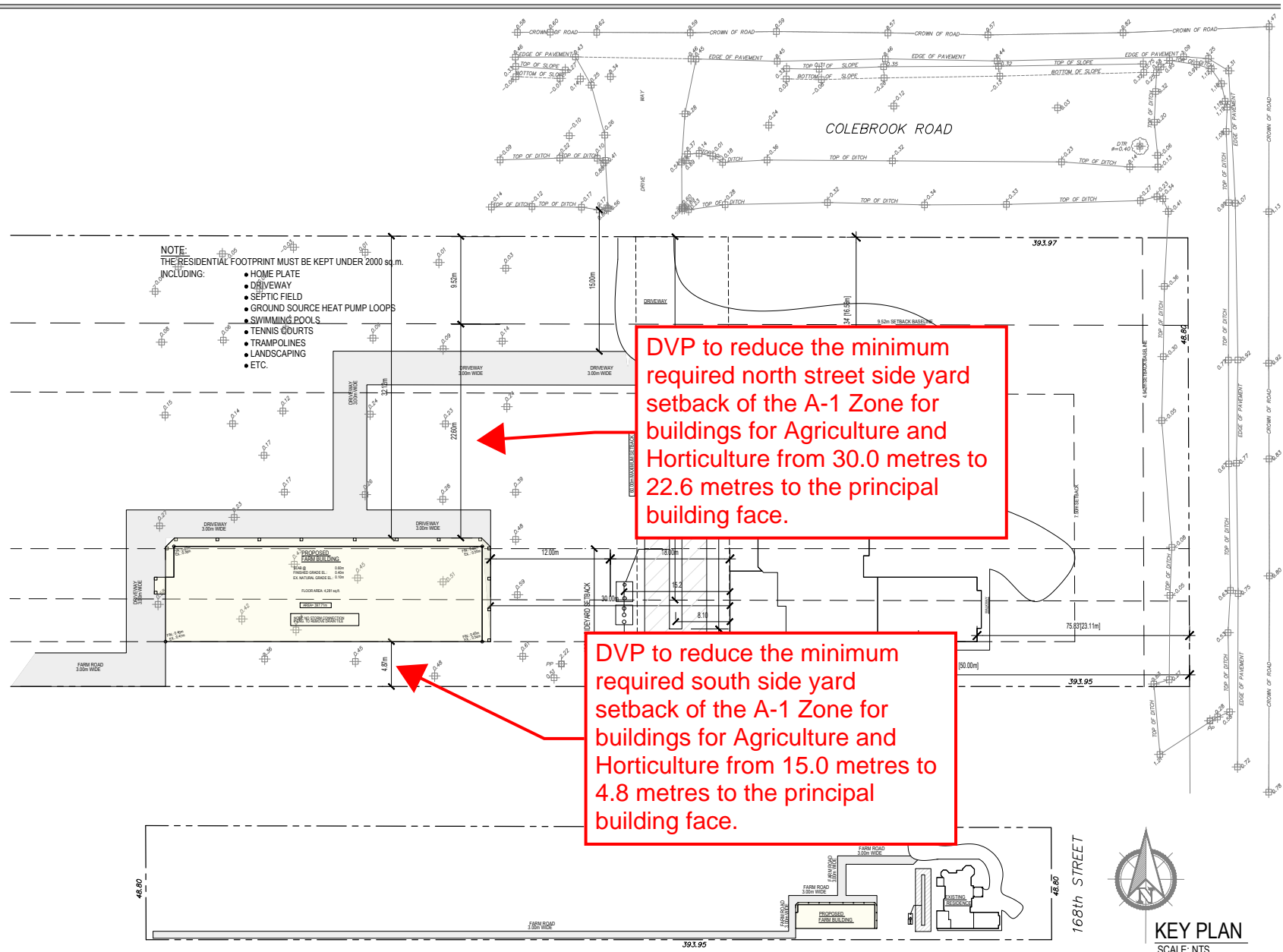
CLIENT:  
BRAR RESIDENCE

DATE: APRIL 2022

SCALE: 1/4" = 1'-0" (UND)

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KEY PLAN  
SCALE: NTS