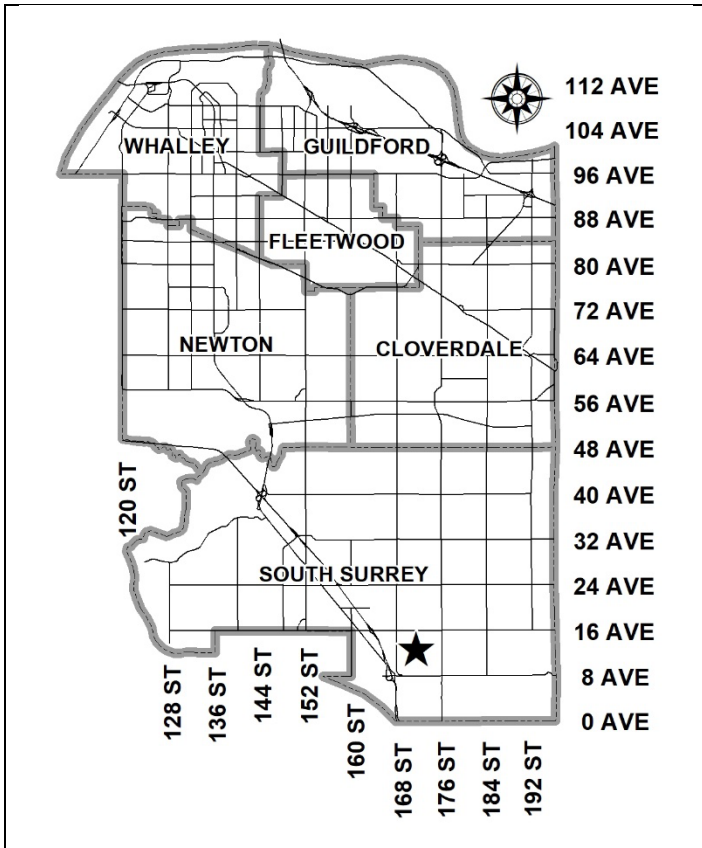


City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7924-0018-00
Planning Report Date: February 26, 2024



PROPOSAL:

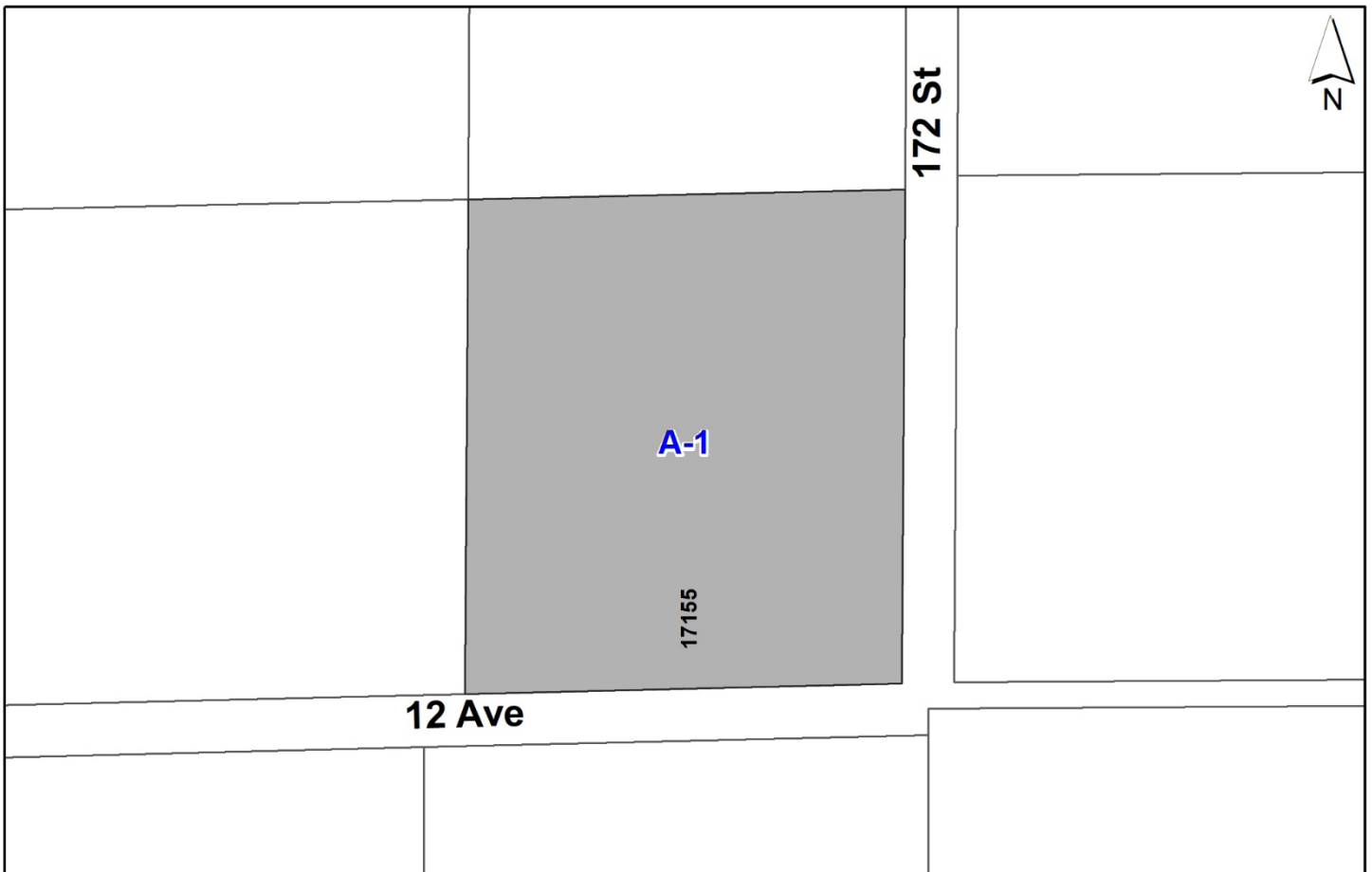
- **Development Variance Permit**

to allow a shipping container as a building on an agricultural zoned lot to be used as a liquor tasting room for a winery.

LOCATION: 17155 - 12 Avenue

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 vary the General Provisions of the Zoning Bylaw to allow a shipping container to be located on a lot zoned for agricultural use.

RATIONALE OF RECOMMENDATION

- The proposed shipping container will function as a liquor tasting room and facilitates and supports the agricultural use currently operating on the property and is not anticipated to have a negative impact on surrounding properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0018-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to vary Part 4. General Provisions, Section B.17 Shipping Containers to allow a shipping container to be used as a building to be located on a lot that is zoned for agricultural use.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Agricultural use	Agricultural	A-1
North:	Agricultural use	Agricultural	A-1
East (Across 172 Street – unopened to east):	Agricultural use	Agricultural	A-1
South (Across 12 Avenue - unopened):	Agricultural use	Agricultural	A-1
West:	Agricultural use	Agricultural	A-1

Context & Background

- The 3.18 hectare subject site is located within the Agricultural Land Reserve, is designated “Agricultural” in the Official Community Plan (OCP), and is zoned “General Agriculture Zone (A-1)”.
- The subject site has obtained Approval in Principle from the Liquor and Cannabis Regulation Branch (LCRB) to operate as a liquor manufacturer (winery). Liquor manufacturers are permitted to provide samples within a tasting room; however, a formal tasting lounge requires a separate lounge endorsement, with support from the local government.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to locate a shipping container on the agriculturally zoned property for the purposes of operating a tasting room (sampling area) in conjunction with the manufacturing license as a winery. The shipping container is proposed to be used as a building and will include a door and seating within for patrons. This is considered a food and beverage service lounge under the “General Agriculture Zone (A-1)” and is restricted to 125 square metres for an indoor lounge.

- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I Development Variance Permit No. 7924-0018-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0018-00

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: 011-108-452
Lot 16 Section 7 Township 7 New Westminster District Plan 4821
17155 12 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 4. General Provisions, Section B.17 Shipping Containers is varied to allow a shipping container to be used as a building to be located on a lot that is zoned for agricultural use.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings (the "Drawings") which are attached hereto as Schedule A and form 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

