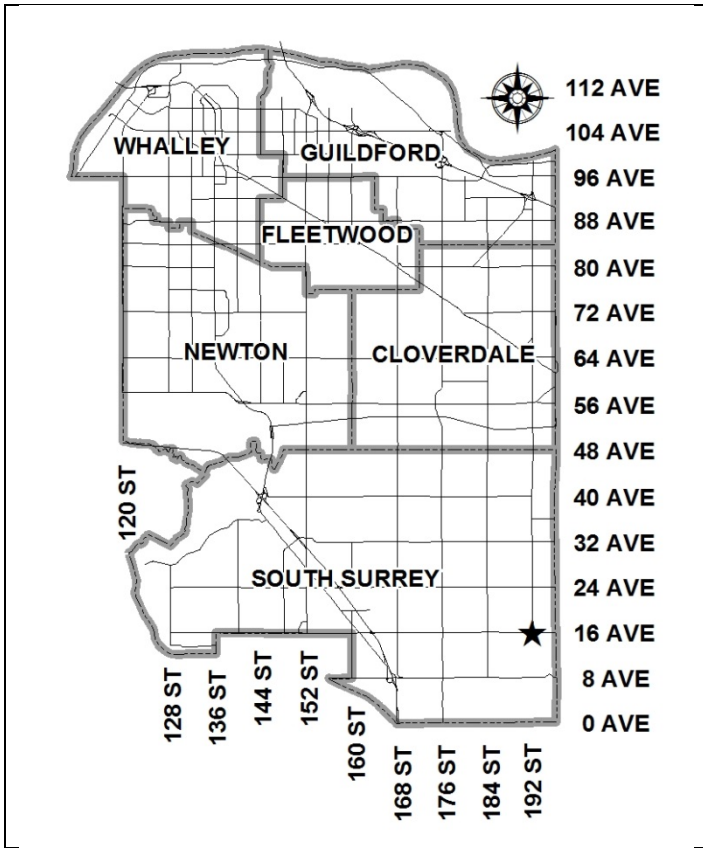


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0288-00

Planning Report Date: October 20, 2015



PROPOSAL:

- **Rezoning** from A-1 to PC

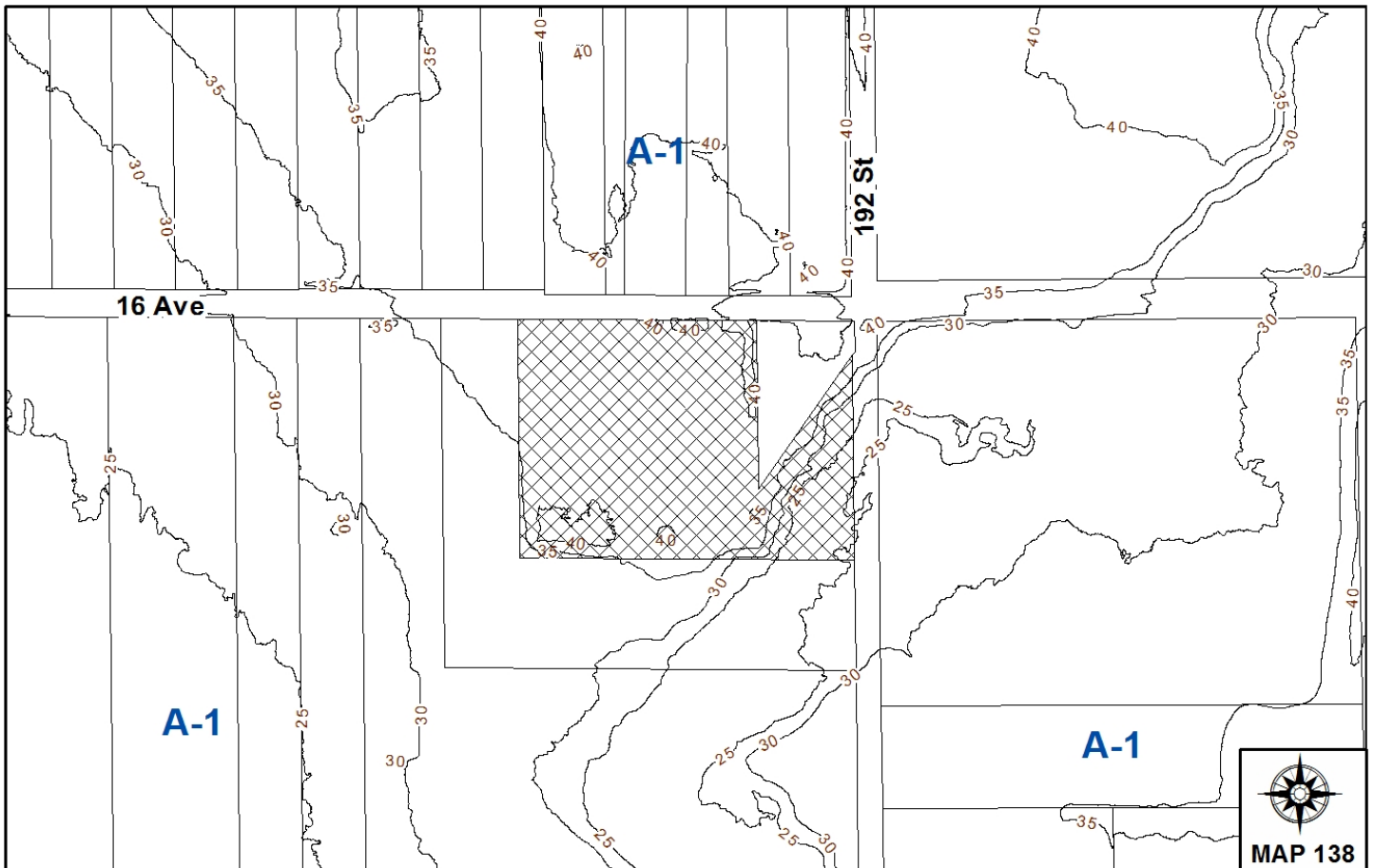
to permit the development of a cemetery.

LOCATION: 19082 - 16 Avenue

OWNERS: Randall T Buhr et al

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The applicant has demonstrated community support for the proposal.
- There is an existing municipal cemetery adjacent to the proposed one.
- The applicant is proposing to convey at no cost to the City, 0.9 hectares (2.3 acres) of a Regional Biodiversity Conservation Strategy (BCS) Corridor containing the Little Campbell River, in accordance with the objectives of the BCS.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Cemetery Zone (PC)" (By-law No. 12000) and a date be set for Public Hearing.
2. 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) confirmation from the British Columbia Ministry of Environment that the existing site contamination has been remediated;
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (f) completion of a P-15 agreement with the City to ensure completion and maintenance of riparian enhancement works on conveyed lands, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	Parks notes the presence of a regionally significant BCS corridor (#49) on the site. Parks accepts the conveyance of the area marked as Environmental Area at no cost to the City, to meet the requirements of the BCS. Fencing should be provided along the proposed parkland, and should not be higher than 1.2 m.
Fraser Health Authority:	No concerns.
Agricultural and Food Security Advisory Committee (AFSAC):	Presented to the AFSAC on September 04, 2014. Application endorsed, with the recommendation for access/maintenance connections to the existing City-owned cemetery site (Hazelmere Cemetery) adjacent to the subject site.

Ministry of Environment (MoE): Final approval from the MoE required to confirm existing site contamination has been remediated.

SITE CHARACTERISTICS

Existing Land Use: Huckleberry Farm & Nursery (no longer operational)

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North (Across 16 Avenue):	Vacant	Agricultural (not in the Agricultural Land Reserve, ALR)	A-1
East:	Hazelmere Cemetery		
South and West:	Paintball facility and single family dwelling		

DEVELOPMENT CONSIDERATIONS

Background

- The subject 4 hectares (11 acres) site is located at 19082 16 Avenue, zoned "General Agriculture Zone (A-1)" and designated Agricultural in the Official Community Plan. The property was formerly occupied by the Huckleberry Farm and Nursery, which is no longer operational.
- The northern portion of the site currently has a residential home and some greenhouses, and the central and southern portions of the site were a fill site in the 1980's and 1990's. The fill area is currently undeveloped, and vegetated with field grasses and a tree farm to the southwest. The southeast portion of the site contains the Little Campbell River ravine.

South Campbell Heights Special Study Area

- The site is located in the South Campbell Heights Special Study Area. At the Regular Council Meeting on September 08, 2014, Council considered Corporate Report No.R152;2014, regarding the initiation of background studies, including an environmental study, a market demand assessment and engineering servicing studies in advance of a Local Area Planning process for the South Campbell Heights Special Study Area. At this same meeting, Council did not approve staff's recommendation authorizing staff to process the subject Development Application No. 7913-0288-00 to proceed in advance of the Local Area Plan process.
- Subsequently, at the June 29, 2015 Regular Council Meeting, staff provided Council with a summary of the completed environmental study for the South Campbell Heights Special Study Area in Corporate Report R141;2015.
- Noting that the environmental study has been concluded, and that the subject application does not require an OCP amendment or a resolution for the Metro Vancouver Regional Growth Strategy, Council, at its July 27, 2015 Regular Council – Public Hearing, passed a resolution to allow the subject application to be processed and presented to Council with a Planning Report, ahead of the completion of the South Campbell Heights Special Study Area Local Area Plan.

Proposal

- The applicant proposes to rezone the property from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)", to permit development of a cemetery. Proposed zone is compatible with Agriculture designation in the OCP.
- There are a number of existing buildings on the property. The existing residence will be repurposed to accommodate office, reception and indoor gathering space. The existing shed will be used for cemetery maintenance and operations, and all other buildings will be removed.
- The site is adjacent to the existing Hazelmere Cemetery to the east, and the Little Campbell River. The riparian areas (approximately 2.3 acres) adjacent to the creek will be conveyed to the City as part of this application. The applicant has prepared a soil stability report and water quality report, and is working closely with the Little Campbell Watershed Society to inspect, remediate and prevent water contamination.
- Anticipated services that may be offered include green burial, small ceremonial services and gatherings in the existing residential building, columbaria (but not cremation), and traditional and non-traditional services.
- The applicant is currently working on detailed design, and plans that will incorporate the following:
 - Designated areas for in-ground burial, ashes, green burials, and other traditional and non-traditional services within naturalized landscape;
 - Landscaped areas will provide green space;
 - Moving water throughout the site that recirculates and protects the Little Campbell River;
 - Planting of native vegetation and limiting of paved surfaces to increase natural storm water infiltration (approximately 92% of permeable surface is planned).

PRE-NOTIFICATION

Pre-notification letters were sent on June 12, 2014 and a Public Information Meeting was held on June 24, 2014. There was general support for the application, with a few concerns regarding the impact that the proposed land use could have on the water quality.

(The applicant has prepared a report, and is working closely with the Little Campbell Watershed Society (LCWS) to address concerns and to monitor the water quality. The LCWS has submitted a letter of support for this proposal.)

TREES

- Nick McMahon, ISA Certified Arborist of ACL Group 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
Alder and Cottonwood Trees			
Alder / Cottonwood	3	1	2
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	3	0	3
Vine Maple	1	0	1
Paper Birch	1	1	0
Pacific Dogwood	2	0	2
Apple	2	0	2
Bitter Cherry	1	0	1
Flowering Cherry	3	0	3
Black Locust	3	1	2
Weeping Willow	2	1	1
Coniferous Trees			
Grand Fir	1	0	1
Sawara Cypress	3	0	3
Norway Spruce	1	0	1
Austrian Pine	1	0	1
Douglas Fir	44	1	43
Western Redcedar	33	0	33
Western Hemlock	5	1	4
Total (excluding Alder and Cottonwood Trees)	106	5	101
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		103	
Contribution to the Green City Fund		\$3,300	

- The Arborist Assessment states that there are a total of 106 protected trees on the site, excluding Alder and Cottonwood trees. 3 existing trees, approximately 2.8% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 103 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- The site consists of predominantly open vacant land with the exception of the existing building and landscaped yard in the northwest corner of the property. The majority of the significant existing trees are located at the perimeter of the lot, and consist of mature Douglas Firs and Western Redcedars. Various young mixed landscape and native trees are located in the interior of the site.
- Several trees along 16 Avenue have been topped and are deemed unsuitable for retention. Most of the trees on the inside of the lot and along the other property lines are proposed to be retained, including some trees that are not By-law size.
- Trees within the riparian area that is proposed to be conveyed to the City are not included in Table 1. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 11 replacement trees on the site. Since no replacement trees are proposed on the site, the deficit of 11 replacement trees will require a cash-in-lieu payment of \$3,300, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- A landscape plan will be required for buffer planting along the property lines, which will include a 3 m (10 ft.) wide planted buffer.
- In summary, a total of 103 trees are proposed to be retained or replaced on the site with a contribution of \$3,300 to the Green City Fund.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Campbell Heights BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Very High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters and target area of 25 hectares (63 acres). It is noted that approximately 9,500 square metres (2.4 acres), or 3.8% of the corridor are found within the subject property. This represents approximately 21% of the site area. The applicant proposes to convey approximately 0.9 hectares (2.3 acres) of land to the City for habitat along the Little Campbell River, and the area generally complies with the target area identified in the BCS.

- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City.
- The proposal will preserve approximately 0.9 hectares (2.3 acres) of the subject site to support the BCS Strategy, through Parkland Conveyance which is 21 % of the total gross area of subject site, or 3.8 % of the target GIN area. This method of GIN retention/enhancement will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout and Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Agricultural and Food Security Advisory Committee Minutes
Appendix V.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Water Quality Analysis Prepared by Maxxam Analytics, dated June 16, 2014
- Slope Assessment Prepared by GeoPacific Consultants Ltd., dated April 11, 2014
- Limited Soil and Surface Water Sampling Prepared by McElhanney Consulting Services Ltd., dated August 26, 2013
- Phase I Environmental Site Assessment (ESA) Prepared by McElhanney Consulting Services Ltd., dated August 07, 2013

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

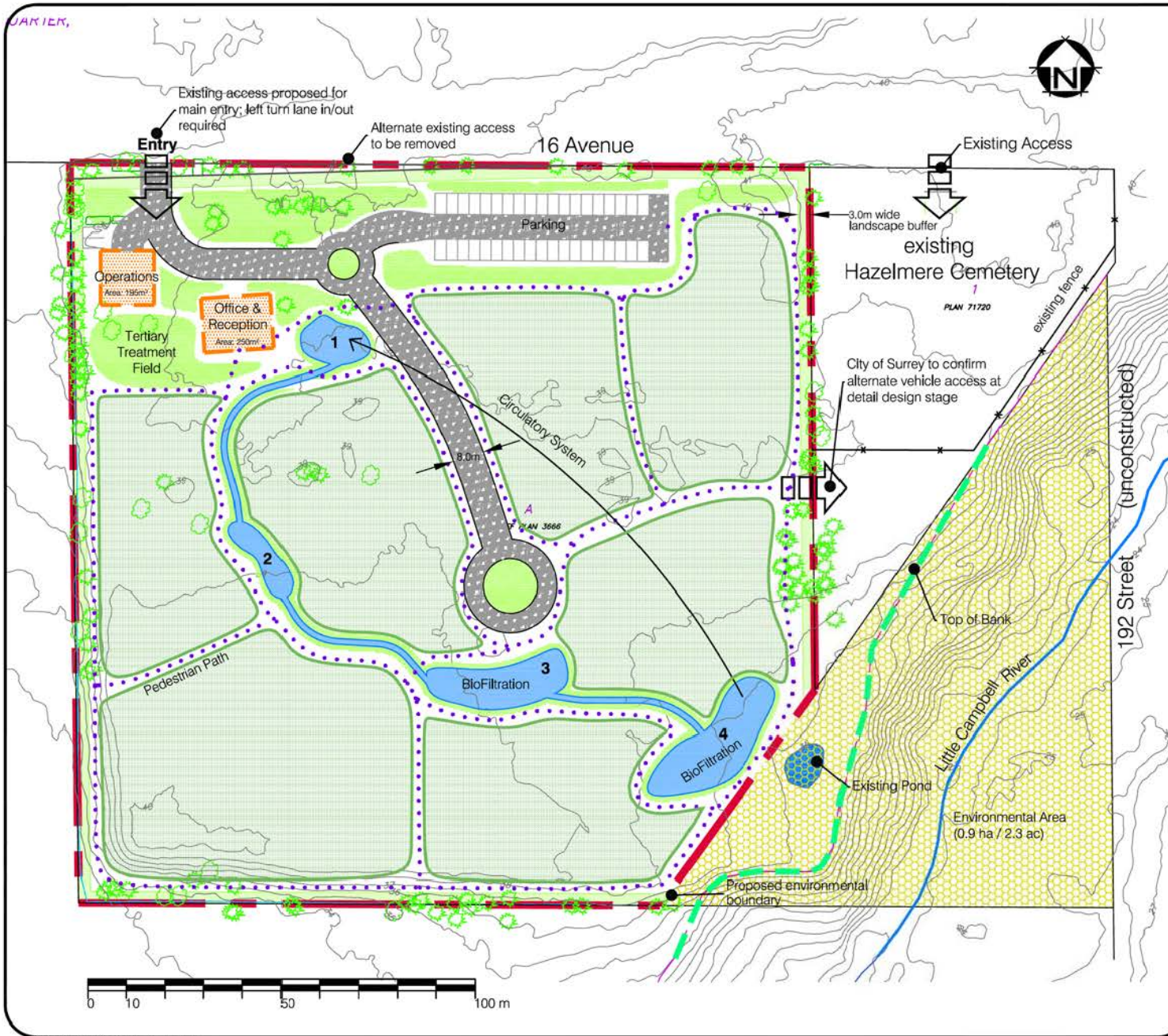
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SUBDIVISION DATA SHEET

Proposed Zoning: PC

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	11.07 acres
Hectares	4.48 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2 (one PC lot and one Park lot)
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	35,000 m ² (PC) / 9,000 m ² (Park)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	0.5 uph / 0.2 upa
Lots/Hectare & Lots/Acre (Net)	0.3 uph / 0.12 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	20%
Estimated Road, Lane & Driveway Coverage	6%
Total Site Coverage	26%
PARKLAND	
Area (square metres)	9,000 m ²
% of Gross Site	21%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	YES
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



Proposed Cemetery
1982 16 Avenue, Surrey

CONCEPT

- Landscaping & Landscape Buffer
(0.5 ha / 1.3 ac = 15%)
- Cemetery Grounds
(2.6 ha / 6.5 ac = 75%)
- Circulatory Pond System
(0.1 ha / 0.4 ac = 5%)
- Road Right-of-Way Dedication
(272 m²) - City of Surrey to confirm
- Paved Road
(0.2 ha / 0.5 ac = 6%)
- Total Area
(3.5 ha / 8.7 ac = 100%)

NB: Area calculations are approximate

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Project 13-275
14 September 2015

Drawing

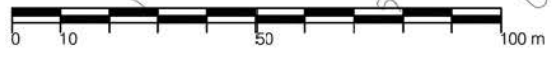
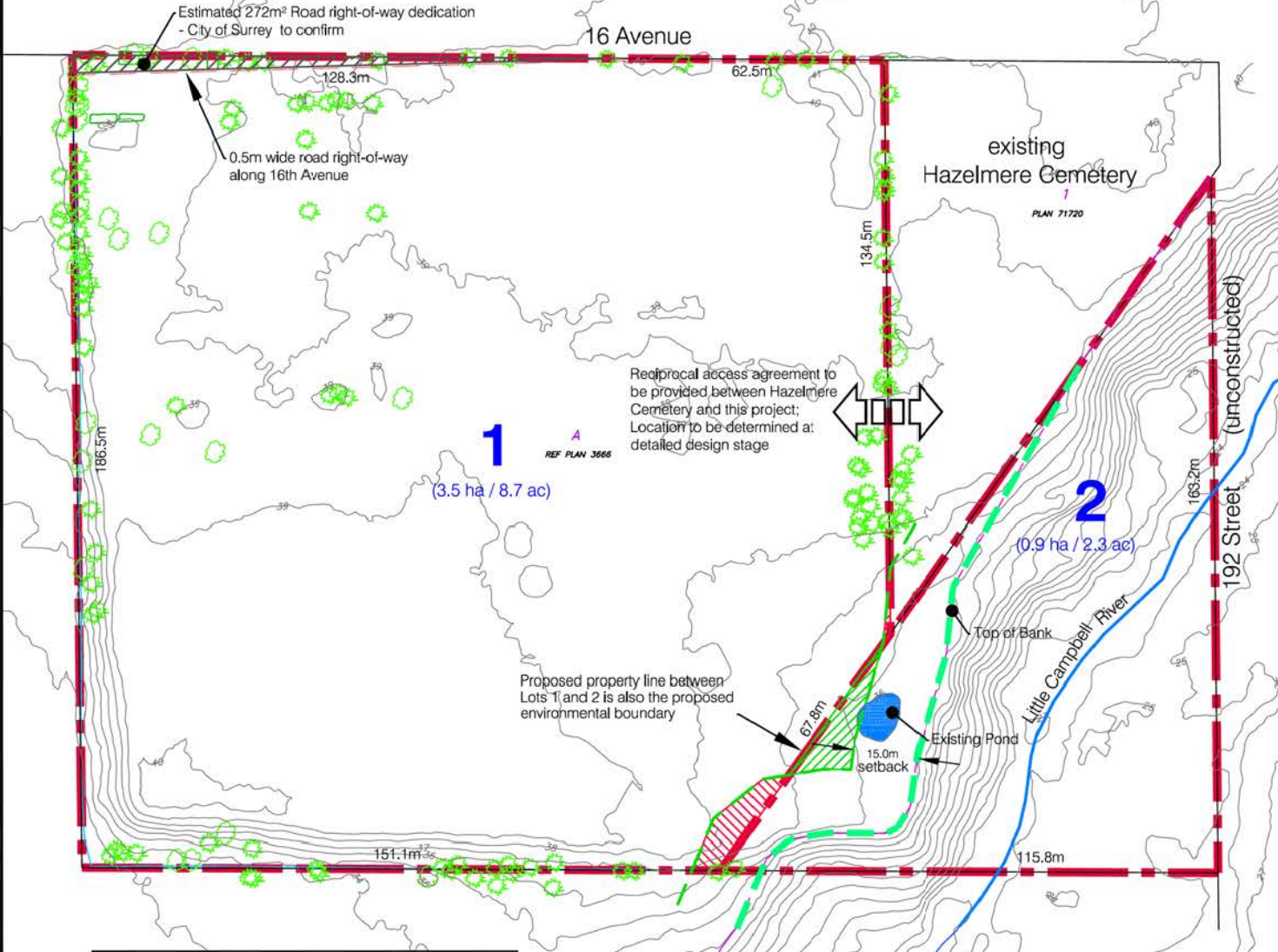
JARIEK,



Proposed Cemetery
19082 16 Avenue, Surrey

SUBDIVISION

-  Habitat Gain - 193.5m²
-  Habitat Loss - 189.9m²



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Project 13-275
14 September 2015

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Agriculture and Food Security Advisory Committee Minutes

2E - Community Room A
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, SEPTEMBER 4, 2014
Time: 9:00 a.m.
File: 0540-20

Present:

Councillor Hepner - Chair
M. Bose - Vice-Chair
P. Harrison
D. Arnold
K. Thiara
S. Van Keulen
J. Sandhar

Environmental Advisory**Committee Representative:**

B. Stewart

Regrets:

B. Sandhu
M. Hilmer
O. Schmidt, Ministry of Agriculture

Guests:

N. Sekhon, BC Farm & Ranch

Staff Present:

M. Kischnick, Planning & Development
C. Stewart, Planning & Development
R. Dube, Engineering
C. Craig, Legislative Services

Youth Representatives:

J. Gosal
S. Malhotra

A. ADOPTION OF MINUTES

It was

Moved by M. Bose
Seconded by P. Harrison
That the Agriculture and Food Security
Advisory Committee adopt the minutes of the July 3, 2014 meeting.
Carried

B. DELEGATIONS**C. OUTSTANDING BUSINESS****D. NEW BUSINESS****1. Proposed Rezoning Application to "Cemetery Zone (PC)"**

19082 - 16 Avenue

File Nos.: 7913-0288-00; 6880-56

L. Moraes, Associate Planner, was in attendance to provide an overview of Proposed Rezoning Application to "Cemetery Zone (PC)", 19082 - 16 Avenue. The following was noted:

- The Applicant is proposing to rezone the property from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)". The property was formerly occupied by the Huckleberry Farm and Nursery, which is no longer operational.
- The existing residence will be repurposed to accommodate an office, and reception and indoor gathering space. The existing shed will be used for cemetery maintenance and operations. All other buildings including the greenhouses will be removed. Soil stability and water quality reports are currently being conducted.

- Anticipated services offered include green burials (more biodegradable, no coffin), columbaria (no cremation), and traditional and non-traditional services.
- The PC Zone requires at least 3 metres (10 ft.) of screen planting along all property lines.

J. Gosal joined the meeting at 9:07 a.m.

The Committee commented as follows:

- Once the plots in the cemetery are sold out, the cemetery becomes a public space (without a crematorium it is not an operating business).
- In response to a question from the Committee regarding future city maintenance of the Private Cemetery when sold out, it was identified that an in perpetuity fund is put in place, that carries on to cover the costs of maintaining the property so that the maintenance does not fall to the City.
- If this site is to be developed and rezoned to a Cemetery Use, and the future cemetery maintenance becomes part of the existing City-owned property, it will be important to ensure it looks contiguous with the existing cemetery site, so there is access available for any future maintenance.

It was

Moved by M. Bose

Seconded by B. Stewart

That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7913-0288-00 be supported, as the proposed cemetery use is permitted under the existing Agricultural designation in the Official Community Plan (OCP), and the lands are located outside of the Agricultural Land Reserve (ALR); with a condition that if the site is to be rezoned, that the new cemetery provide future opportunities for access/maintenance connections with the existing City-owned cemetery site.

Carried

S. Van Keulen joined the meeting at 9:15 a.m.

2. **Proposed OCP Amendment Application (Hazelmere)**
18115/18253 - 0 Avenue
 File Nos.: 7914-021300; 6635-01

K. Broersma, Planner, was in attendance to provide an overview of a Proposed OCP Amendment Application (Hazelmere). The following comments were made:

- The Applicant is proposing an OCP Amendment application from "Agricultural" to "Suburban" to allow for rezoning and subdivision from three (3) lots into 136 lots. The Applicant is not proposing any changes to the ALR portion of the site.
- Staff is recommending to Council as a "Denial" application, as the proposed subdivision does not fully comply with City Policy O-23 and the proposed development does not comply with the OCP.

The Committee commented as follows:

