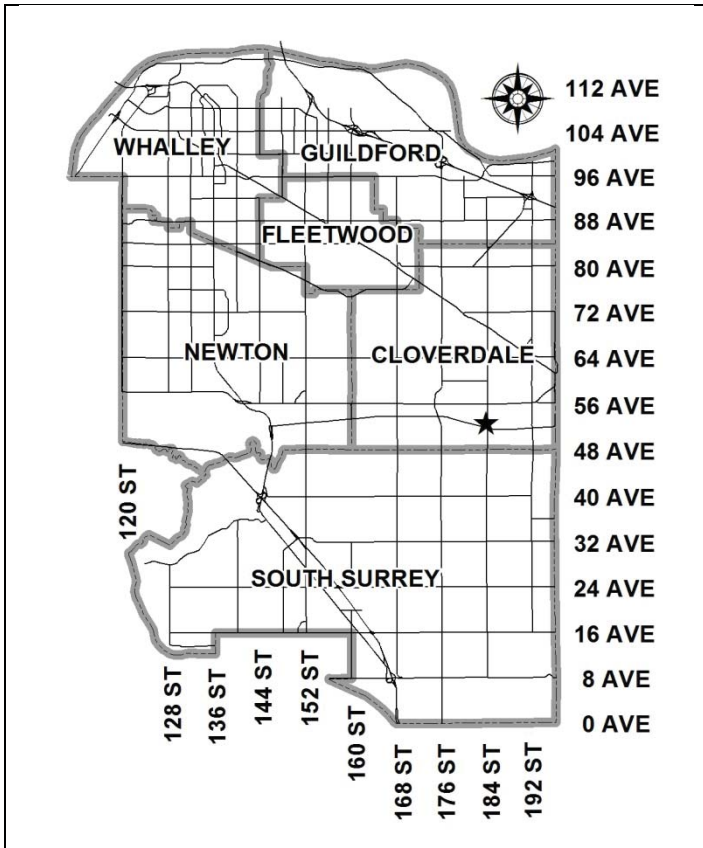


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0020-00

Planning Report Date: July 24, 2017

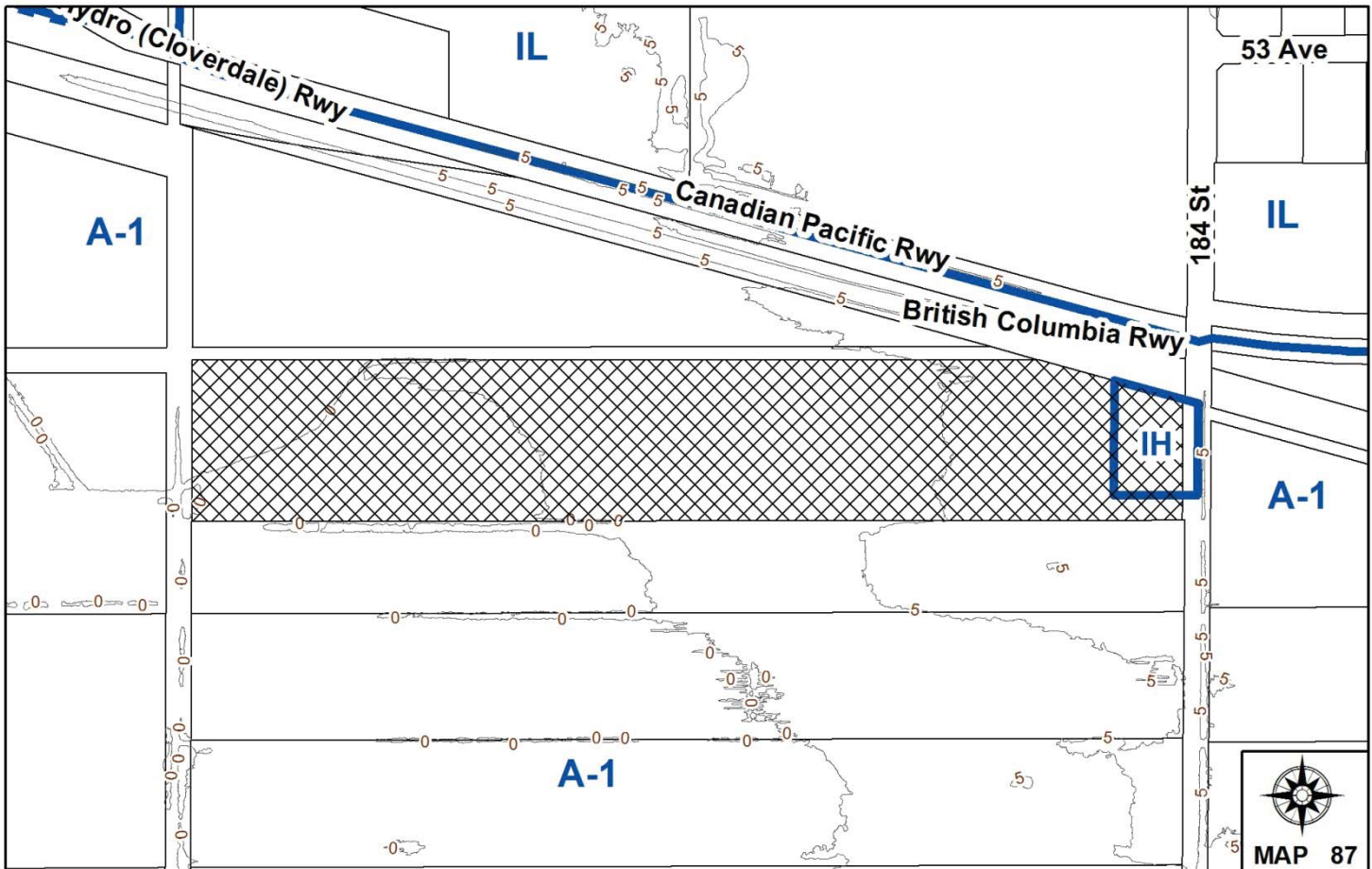


PROPOSAL:

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

to allow the redevelopment of an abattoir facility and continuation of agricultural uses.

LOCATION: 5175 - 184 Street
OWNER: o865838 B.C. Ltd.
ZONING: A-1 and IH
OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Refer the application to the Agricultural Land Commission (ALC) for non-farm use with support.
- By-law Introduction for Rezoning (without scheduling a Public Hearing).
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A non-farm use application is proposed to redevelop an existing abattoir on agricultural land.

RATIONALE OF RECOMMENDATION

- The existing abattoir, located within the eastern portion of the site (Appendix II) was approved by the Agricultural Land Commission to operate as a local facility.
- The applicant is seeking a Canadian Food Inspection Agency (CFIA) federal licence to become a federally registered meat establishment and expand the operation to process up to 100 head of cattle per day. This will also allow the transport of meat products beyond the boundaries of the province.
- There will be no loss of currently productive farmland, as the proposed abattoir will be sited within an area already occupied by buildings (barns).
- The proposal is supported by a number of Official Community Plan policies that encourage and promote diversification of agricultural operations and productions, as well as ancillary agricultural services that maintain and grow the food production, packaging and processing industries in Surrey. (Policies E1.5, E1.7, E2.17, E3.8, E3.10, E3.20, and E3.21)
- The proposal maintains the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries but allows added value to an existing agricultural related facility.
- The proposed CD Zone will be primarily based on the “General Agriculture (A-1) Zone” but will allow the abattoir use on the eastern portion of the site. This approach will ensure the agricultural nature of the property will continue while providing certainty that no other industrial uses except an abattoir are permitted.
- The site is located at least 400 metres (1/4 mile) from any residential areas reducing the likelihood of nuisance impacts.
- The proposed facility is well designed and the operation is required to meet the regulations of the Canadian Food Inspection Agency (CFIA) and the BC Ministry of Health.
- The Agriculture and Food Security Advisory Committee (AFSAC) supports the application.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council refer the non-farm use application to the Agricultural Land Commission (ALC) with support.
2. A By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" and "High Impact Industrial Zone (IH)" to "Comprehensive Development Zone (CD)". The applicant is required to obtain approval from the ALC for the proposed non-farm use prior to a Public Hearing being scheduled.
3. Council authorize staff to draft a Form and Character Development Permit generally in accordance with the attached drawings (Appendix II).
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) approval from the ALC for the non-farm use;
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a Wildlife Biologist's (RPBio) report to confirm if barn owls are present on the site and outline mitigation measures to ensure adequate habitat protection; and
 - (g) approval by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board for the inclusion of the subject property into the GVS&DD Fraser Sewerage Area, should the proposed non-farm use be supported by the ALC.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Surrey Fire Department: No concerns.

Agricultural and Food Security Advisory Committee (AFSAC):

The project was reviewed at the July 6, 2017 meeting. The Committee noted that the subject application is a net benefit to the City and the Province. The AFSAC recommended support of the application.

SITE CHARACTERISTICS

Existing Land Use: 9.95-hectare (25 acre) parcel within the Agricultural Land Reserve (ALR), with one single family dwelling, an abattoir, and accessory barns.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Farm and railway	Agricultural	A-1 (within the ALR)
East (Across 184 Street):	Farm	Agricultural	A-1 (within the ALR)
South:	Farm	Agricultural	A-1 (within the ALR)
West (Across unopened 180 Street Right-of-way):	Farm	Agricultural	A-1 (within the ALR)

DEVELOPMENT CONSIDERATIONS

Background and Proposal

- The 9.95-hectare (25 acre) subject site is located at 5175 – 184 Street in Cloverdale. The site is located within the Agricultural Land Reserve (ALR), is designated "Agricultural" in the Official Community Plan (OCP), and is split-zoned "General Agriculture Zone (A-1)" on the west portion and "High Impact Industrial Zone (IH)" on the east portion.
- The IH zoned portion of the site currently accommodates an existing abattoir, which has been on the site since the 1980s and was expanded in 1984 with the approval of the Agricultural Land Commission (ALC) through Resolution #597/84. The expansion was approved under the condition that the IH Zone be established on a portion of the lot defined within a registered lease and that at least 50% of the livestock be sourced from "neighbours".
- The existing abattoir is 565 square metres (6,071 sq.ft.) in size and, while it is operational, it is outdated and can only process a limited number of cattle. The applicant is therefore proposing a new larger abattoir facility that will be constructed to meet current federally inspected Canadian Food Inspection Agency (CFIA) standards and will process up to 100 head of cattle per day.
- There is currently only one small federally inspected beef plant in BC with the remainder of the province's cattle ranchers served either by provincially licensed facilities or by exporting livestock to Alberta or Washington State for processing and subsequent resale into BC for

merchandising. The applicant is seeking a CFIA federal licence to become a federally registered meat establishment. This will allow the transport of meat products beyond the boundaries of the province.

- The proposed new abattoir, while larger than other processing facilities in BC, would still be small by industry standards as compared to the largest meat processing plants in Alberta that process over 3,000 heads of cattle per day.
- The applicants have configured the site to allow the existing abattoir to continue to operate while construction of the proposed new facility is underway. The new facility will be developed where there are currently existing barns resulting in no loss of productive agricultural land. These barns may be replaced elsewhere on the site in the future if required.

Process

- The site is within the ALR and although the existing abattoir was approved by the ALC in 1984, any expansion of the current facility requires approval from the ALC as an expanded non-farm use. The proposal will be referred to the ALC for approval, should Council support the application.
- In addition to the proposed non-farm use application, the applicant is proposing to rezone the site to a “Comprehensive Development (CD) Zone” to facilitate the new expanded abattoir. A rezoning is necessary as the proposed location of the new abattoir is within the portion of the site currently zoned A-1, which does not include an abattoir as a permitted use. Should Council support this application in principle, the Public Hearing for the proposed rezoning will be deferred until the applicant obtains non-farm use approval from the ALC.

Planning Rationale

- The proposed expanded abattoir is supported by a number of Official Community Plan policies, including but not limited to:
 - E1.5 – Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare;
 - E1.7 – Develop flexible zoning regulations and bylaws to support more intensive uses of existing employment lands;
 - E2.17 – Encourage the growth of high value-added industries such as engineering and design services, advanced manufacturing, food processing, specialized construction materials and manufacturing and product innovations;
 - E3.8 – Maximize the productive utilization of agricultural land through such means as amending by-laws, policies and other regulations, as appropriate, to support agricultural production and innovation;
 - E3.10 – Encourage the diversification of agricultural operations and the production of new crops and commodities, particularly high-value crops and those serving new markets with growth potential;

- E3.20 – Support the development of ancillary agricultural services necessary for the viability of agricultural operations, in appropriate locations; and
- E3.21 – Partner with senior levels of government, commodity groups and industry associations to maintain and grow the food packaging and processing industries in Surrey.
- The proposed expanded abattoir has merits in this location for the following reasons:
 - The subject site is located in south Cloverdale approximately 425 metres (1,400 ft.) from the nearest residential area. This separation distance should ensure that any potential nuisances from the facility's operations are minimal;
 - The existing abattoir has been in operation for many years and there have been no documented complaints generated by residents in the area to date;
 - The proposed facility will be adequately serviced by municipal services;
 - The proposed operation will adhere to all federal and provincial regulations pertaining to the operation of a meat processing facility to minimize any negative impact on the community and the environment;
 - The proposed expansion of the abattoir will not result in any loss of already productive farmland;
 - The proposed facility will be fully contained within a building and is designed to not emit processing odours into the surrounding area; and
 - The application is supported by the City's Agricultural and Food Security Advisory Committee (AFSAC).

Proposed CD Zone

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed redevelopment of the abattoir while also still accommodating agriculture, horticulture and other farm uses permitted under the A-1 Zone.
- The proposed CD Zone (Appendix V) is based on the "General Agriculture Zone (A-1)" with the following modifications:
 - The western portion of the property (Block A) will permit agriculture, horticulture, and all activities designated as Farm Use in accordance with the Agricultural Land Commission Act, Regulations and Orders, consistent with the A-1 Zone.
 - The eastern portion of the property (Block B) will also permit agriculture, horticulture, and all activities designated as Farm Use but will also permit an abattoir, typically only permitted in the IH Zone, limited to a maximum floor area of 2,900 square metres (31,000 sq. ft.) to accommodate the proposed expanded abattoir facility, but no further future expansions.

- Block B of the CD Zone will also permit one single family dwelling, which may contain one secondary suite, consistent with the A-1 Zone.
- The proposed CD By-law will stipulate that all federal and provincial regulations pertaining to the operation of the abattoir must be adhered to including the CFIA Meat Inspection Act and the B.C. Food Safety Act.
- The proposed setbacks are consistent with the A-1 Zone with the exception of the south side yard setback, which has been reduced from the lesser of 13.5 metres (44f ft.), or 10% of the lot width, to 5.0 metres (16 ft.) to accommodate retention of the existing single family dwelling on the lot, which is intended to be a caretaker unit.
- The farm residential footprint requirements of the A-1 Zone have been incorporated in the proposed CD Zone should the owner choose to replace the existing single family dwelling in the future.
- Landscaping requirements for screen planting have been incorporated within Block B of the CD By-law, requiring a minimum 1.5 metre (5 ft.) wide landscape strip along the south side lot line of Block B and the front lot line along 184 Street.

DESIGN PROPOSAL AND REVIEW

- The proposed abattoir facility is 2,849 square metres (30,400 sq. ft) in total floor area and will have a low profile, with a building height of 10.1 metres (33 ft.).
- The proposed abattoir will be set back approximately 44 metres (143 ft.) from the north lot line, 19.8 metres (64 ft.) from the south lot line, 118 metres (387 ft.) from the east lot line (184 Street), and 590 metres (1,935 ft.) from the rear lot line.
- The proposed abattoir will be fully enclosed and designed to not emit processor odours into the surrounding area. Odour will also be mitigated through modern facility management methods such as daily washing and sanitizing of holding pens and processing areas and the facility is not proposed to include rendering or sewage lagoons as waste is to be hauled away daily.
- The site is proposed to be fenced and will utilize access control to ensure the property is secured.
- Further design details will be refined following the ALC review process for the proposed non-farm use and will be fully resolved prior to final adoption of the proposed rezoning by-law should the application be supported.

Parking and Circulation

- A total of 74 parking spaces are proposed on the site, which includes 3 spaces for the existing single family dwelling. A more detailed parking plan will be provided following the ALC review process for the proposed non-farm use.
- Vehicular access will be from 184 Street via two driveways providing for efficient site circulation.

- A future extension Colebrook Road is proposed along the north property line. In addition to 24 metres (79 ft.) road dedication, the applicant will provide a 16 metre (52 ft.) no-build area via restrictive covenant for the provision of future City infrastructure. The City will work with the applicant to secure a Statutory Right-of-Way over the no-build area subject to ALC approval to allow for the future construction of Colebrook Road to the 40.0 metre [131 ft.] Arterial Road Standard.

Landscaping

- Landscape screening, beyond what is typically require in the IH Zone is proposed along the southern property line adjacent to the residential buildings on the agricultural property to the south, and along the 184 Street road frontage, to minimize the visual impact of the abattoir use.

TREES

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

PRE-NOTIFICATION

Pre-notification letters were mailed on April 7, 2016 and staff received two responses as summarized below (staff comments in italics).

- One respondent expressed concerns about the potential for manure run-off and contamination.

The proposed facility will be fully enclosed, including the livestock holding pens that will have the dry manure loaded out daily with a complete wash-down to prevent odours and the attraction of flies and rodents.

- One respondent expressed concerns about lighting, hours of operation, flies, and noise.

The exterior of the facility will primarily be lit with downcast lighting and the typical hours of operation will be from 6:00 a.m. to 3:00 p.m. minimizing any impacts to adjacent property owners outside of standard business hours. The abattoir facility will be fully enclosed and will utilize state of the art technologies to minimize odour with the goal of being imperceptible to neighboring property owners and passersby. There may be minor odours from livestock being housed in any barns on-site; however, this will be similar to other agricultural operations in the area.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 3, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The site is located where an existing small scale abattoir is already located and is in close proximity to Highway 10.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed development will result in a mixture of agricultural and industrial uses on the site.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> N/A
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The site will utilize security fencing and access control as security features.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification letters were mailed to surrounding property owners, and a development proposal sign was installed on site. A Public Hearing will be held for the proposed rezoning.

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.	Site Plan, Building Elevations
Appendix III.	Engineering Summary
Appendix IV.	Draft Agricultural and Food Security Advisory Committee Minutes
Appendix V.	Proposed CD By-law

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Paul Loewen
 Krahn Engineering Ltd.
 Address: 1311 - Kootney Street Unit 210
 Vancouver, BC V5K 4Y3

2. Properties involved in the Application

- (a) Civic Address: 5175 - 184 Street

- (b) Civic Address: 5175 - 184 Street
 Owner: o865838 B.C. Ltd.
 Director Information:
 Kenneth Kooyman
 Jeffrey Kooyman

Officer Information as at November 9, 2016:

Jeffrey Kooyman (Secretary)
Kenneth Kooyman (President)

PID: 001-214-004
Parcel "A" (Reference Plan 3883) of the North Half of the North Half of the North Half of
the South East Quarter of Section 5 Township 8 Except: Firstly: Parcel "One" (Reference
Plan 32488), Secondly: Parcel "One" (Bylaw Plan 69906) New Westminster District

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the site (withhold setting Public Hearing).

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (based on A-1 and IH)

Required Development Data	Minimum Required / Maximum Allowed		Proposed
	A-1	IH	
LOT AREA* (in square metres)			
Gross Total			99,554 m ²
Road Widening area			4,249 m ²
Undevelopable area			
Net Total			95,305 m ²
LOT COVERAGE (in % of net lot area)			
Buildings & Structures	N/A	60%	2.83%
Paved & Hard Surfaced Areas	N/A	N/A	~19.16%
Total Site Coverage	N/A	60%	~21.99%
SETBACKS (in metres)			
Front	7.5m/30m*	7.5m	86.5m
Rear	12m/30m*	7.5m	25m from Block Boundary
Side	10% of Lot Width/15m*	3.6m	19.7m
BUILDING HEIGHT (in metres/storeys)			
Principal	9m/12m*	18m	12.2m
Accessory	12m	18m	N/A
NUMBER OF RESIDENTIAL UNITS			
Bachelor			N/A
One Bed			N/A
Two Bedroom			N/A
Three Bedroom +			N/A
Total			N/A
FLOOR AREA: Residential			N/A
FLOOR AREA: Commercial			
Retail			N/A
Office			N/A
Total			N/A
FLOOR AREA: Industrial			2,824 m ²
FLOOR AREA: Institutional			N/A
TOTAL BUILDING FLOOR AREA			2,824 m ²

** The A-1 Zone has multiple setback and height regulations depending on the use. The setbacks listed above pertain to single family dwellings and most typical uses permitted under the zone.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed		Proposed
	A-1	IH	
DENSITY			
# of units/ha /# units/acre (gross)	N/A		N/A
# of units/ha /# units/acre (net)	N/A		N/A
FAR (gross)	1.0		0.02
FAR (net)	N/A		N/A
AMENITY SPACE (area in square metres)			
Indoor	N/A		N/A
Outdoor	N/A		N/A
PARKING (number of stalls)			
Commercial	N/A		N/A
Industrial	74		74
Residential Bachelor + 1 Bedroom	N/A		N/A
2-Bed	N/A		N/A
3-Bed	N/A		N/A
Residential Visitors	N/A		N/A
Institutional	N/A		N/A
Total Number of Parking Spaces	74		74
Number of accessible stalls			1
Number of small cars			
Tandem Parking Spaces: Number / % of Total Number of Units			
Size of Tandem Parking Spaces width/length			

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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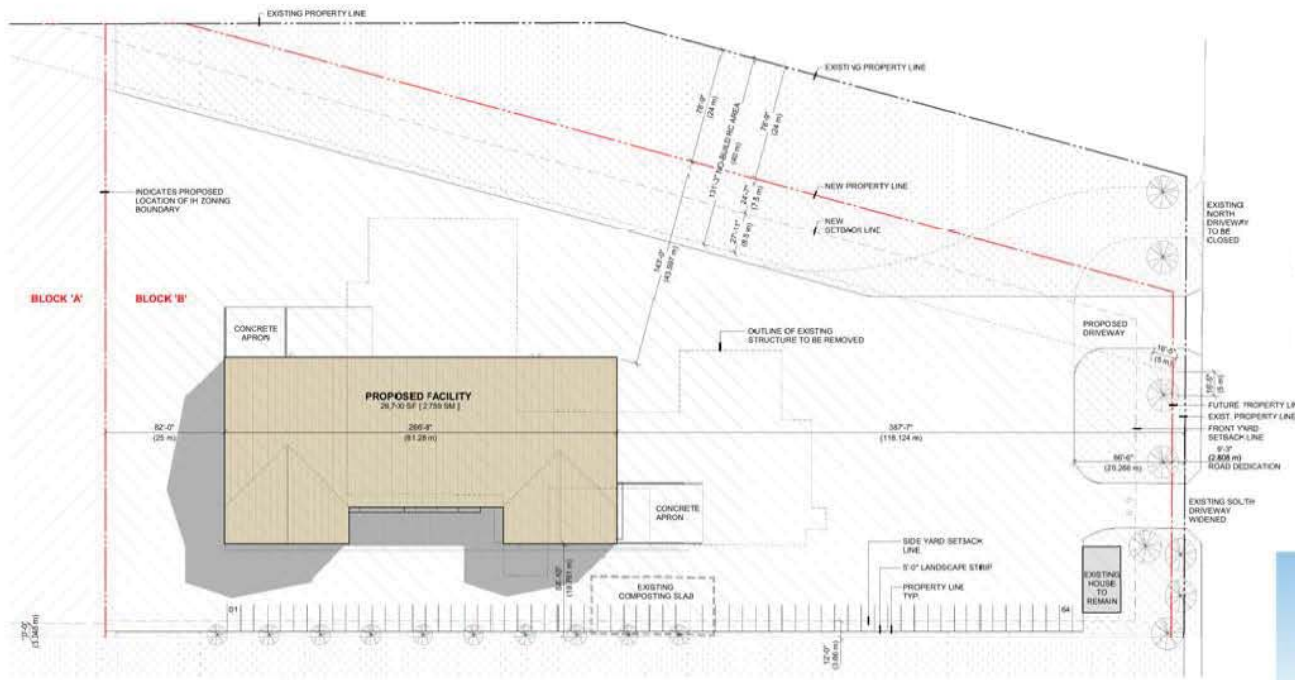
1 SITE PLAN - AERIAL VIEW
SCALE: 1" = 100'

PROPERTY INFORMATION:

CIVIC ADDRESS:	5175 - 184 STREET, SURREY, BC V3Z 1B5
LEGAL ADDRESS:	SECTION 5, TOWNSHIP 8 N/W4 PARCELA A, EXCEPT PLAN FIRSTLY P.C. ONE (REF PL 32663), SECONDLY P.C. ONE (BYLAW PL 69606), REF PL 3883 OF N/2 OF INT2 OF SEL4
SITE AREAS:	
BLOCK "A" (AGRICULTURAL)	774,931 SF (#71,809.8 SM)
BLOCK "B" (LIGHT INDUSTRIAL)	243,449 SF (#22,617.2 SM)
TOTAL SITE AREA:	1,018,380 SF (#94,427.0 SM)
*INCLUDING RIGHT-OF-WAY	
ZONING:	A-1 GENERAL AGRICULTURAL ZONE EXISTING - (95%) M-1 HIGH IMPACT INDUSTRIAL ZONE EXISTING - (5%)



MEADOW VALLEY MEATS (OPTION 1B)



1 SITE PLAN - ENLARGED
SCALE: 1" = 40'-0"

SITE LEGEND

- LANDSCAPING
- PROPOSED BUILDING
- EXISTING BUILDING
- INDUSTRIAL SITE
- AGRICULTURAL SITE
- EXISTING PROPERTY LINE
- FUTURE PROPERTY LINE
- SETBACK
- NO-BUILD RC AREA

PROPERTY INFORMATION

CIVIC ADDRESS: 5175 - 184 STREET, SURREY, BC, V1Z 1R5
 LEGAL ADDRESS: SECTION 5, TOWNSHIP 8 NWD PARCEL A, EXCEPT PLAN FIRSTLY, PCL ONE (REF PL 22486) SECONDLY PCL ONE (BY LAW PL 6906), REF PL 3883 OF N1/2 OF N1/2 OF SE1/4

SITE AREAS:
 BLOCK 'A' (AGRICULTURAL): 774,031 SF (17,309.6 IM)
 BLOCK 'B' (LIGHT INDUSTRIAL): 243,449 SF (5,227.2 IM)
 TOTAL SITE AREA: 1,017,480 SF (14,537.0 IM)

*INCLUDING RIGHT OF WAY

ZONING:
 A-1 GENERAL AGRICULTURAL ZONE EXISTING - [95%]
 I-1 HIGH IMPACT INDUSTRIAL ZONE EXISTING - [5%]

ZONING REVIEW FOR CITY OF SURREY:

ZONING REVIEW [I-1 - HIGH IMPACT INDUSTRIAL ZONE]:

LOT COVERAGE:	MAX. ALLOWED
SETBACKS:	
FRONT YARD (EAST)	25'-0" (7.6m)
SIDE YARD (SOUTH)	12'-0" (3.6m)
SIDE YARD (NORTH)	25'-0" (7.6m)
FLANKING STREET	25'-0" (7.6m)
REAR YARD (WEST)	25'-0" (7.6m)
BUILDING HEIGHT:	60'-0" (18.0m) FOR PRINCIPAL + ACCESSORY BLDG
DENSITY:	1.00

ZONING REVIEW [A-1 - GENERAL AGRICULTURAL ZONE]:

LOT COVERAGE:	MAX. ALLOWED
SETBACKS:	
FRONT YARD (EAST)	25'-0" (7.6m)
SIDE YARD (SOUTH)	10'-0" (3.0m)
SIDE YARD (NORTH)	25'-0" (7.6m)
FLANKING STREET	40'-0" (12.0m)
REAR YARD (WEST)	40'-0" (12.0m)
BUILDING HEIGHT:	40'-0" (12.0m) FOR PRINCIPAL OTHER THAN RESIDENTIAL OR SECTION 5.9 BLDGS
DENSITY:	N/A

PARKING:

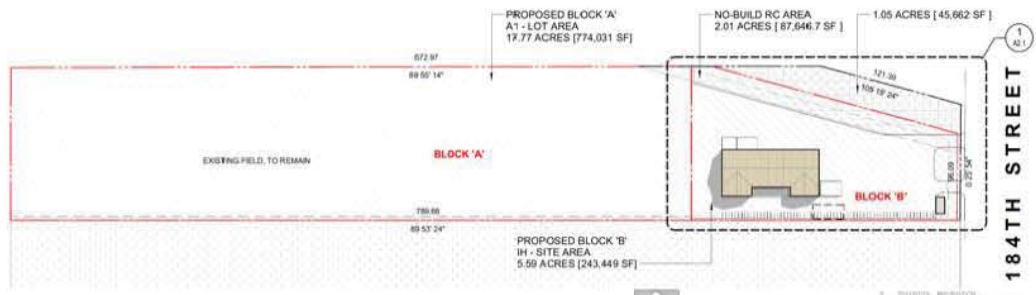
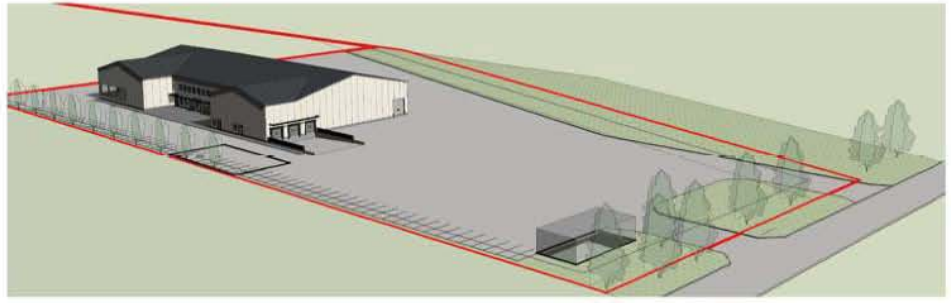
PARKING SPACES SIZES:	METERS	FEET	DRIVE ANGLE
LARGE STALL	2.85M x 5.5M	9'6" x 18'0"	6.1M (20')
MEDIUM STALL	2.75M x 5.5M	9'0" x 18'0"	6.7M (22')
SMALL CAR (50% ALLOWED)	2.60M x 5.5M	8'6" x 18'0"	7.0M (23')
HANDICAP	3.75M x 5.5M	12'4" x 18'0"	6.1M (20')

PARKING REQUIREMENTS:

INDUSTRIAL SPACE:	OFFICE SPACE:
1 STALL / 1,026.4 SF (100 SM)	1 STALL / 1,026.4 SF (100 SM) OR
2.5 STALL / 1,026.4 SF (100 SM)	1 STALL / 430.6 SF (40 SM)

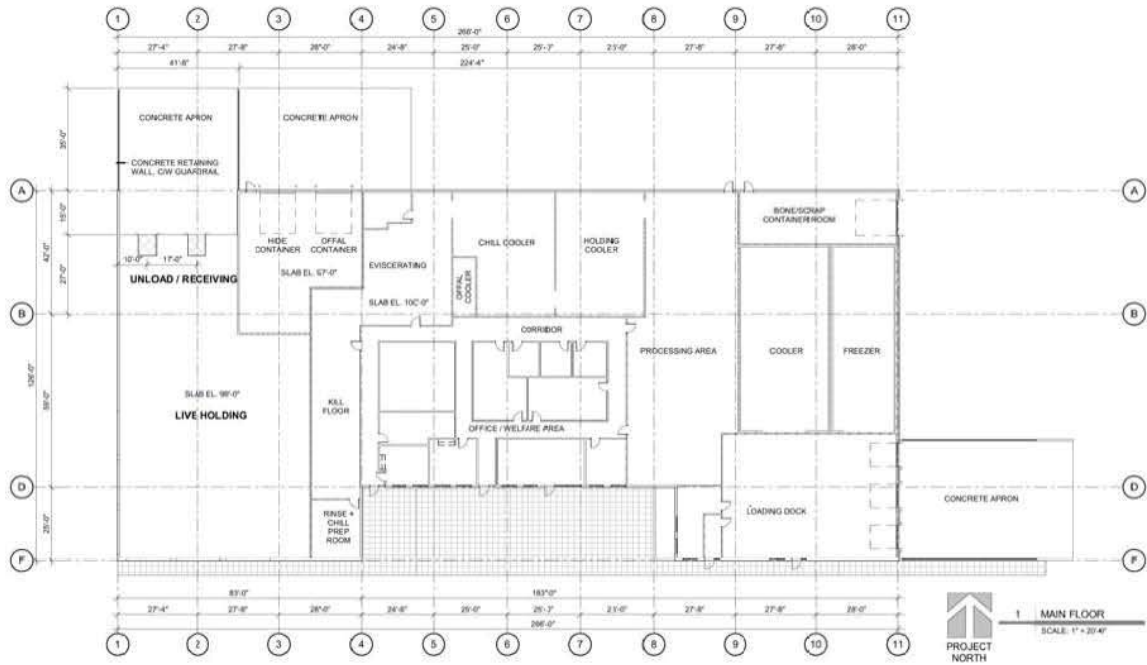
USE	AREA (SF)	AREA (SM)	FACTOR (SF)	FACTOR (SM)	PARKING REQUIRED NO. OF STALLS
OFFICE	1,196.22 SF	63.02 m ²	1.0%	100	4.8
WAREHOUSE	25,274.18 SF	2,341.26 m ²	4.0%	400	58.5
TOTAL:	26,470.40 SF	2,404.28 m ²			63.4

TOTAL PARKING REQUIRED: 64 STALLS
 TOTAL PARKING PROVIDED: 64 STALLS

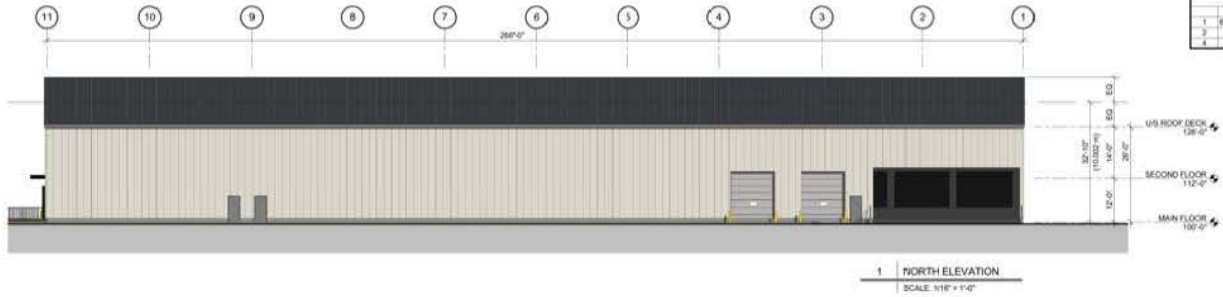


2 OVERALL SITE PLAN
SCALE: 1" = 100'-0"

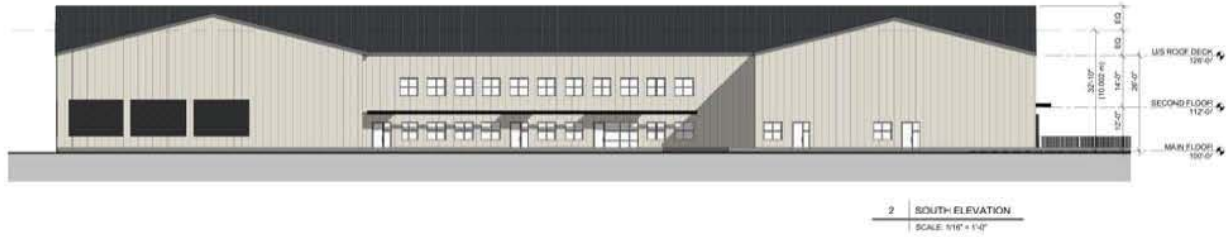
MEADOW VALLEY MEATS (OPTION 1B)



MEADOW VALLEY MEATS (OPTION 1B)



EXTERIOR FINISH LEGEND	
1	EXTERIOR METAL CLADDING PAINTED TO MATCH COLOUR C1
2	
3	
4	



MEADOW VALLEY MEATS (OPTION 1B)

PROJECT COLOURS

- C1 WESTMAN METALS LIGHT STONE
- C2 MAKIN METALS WEATHERED ZINC
- C3 BENJAMIN MOORE 2127-20 BLACK PAK



1. ARCHITECT: BRUNNEN
2. PROVIDED TO ARCHITECT FOR USE
BY THE CLIENT
REVISED AND APPROVED

larry podhora / architect
100 BRANDEGE AVENUE SUITE 101 VANCOUVER, BC V6L 2G2

**TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: July 19, 2017 **PROJECT FILE: 7815-0020-00**

**RE: Engineering Requirements (Industrial)
Location: 5175 184 Street**

ALR EXCLUSION

There are no engineering requirements relative to the ALR (Non-Farm Use) Application.

REZONE

Property and Right-of-Way Requirements

- Dedicate 24.0 metres for Colebrook Road along the north property line of the site.
- Dedicate 2.808 metres along 184 Street for ultimate 15.0 metres from centreline.
- Provide a 0.50 metre Statutory Right-of-Way (SRW) along 184 Street
- Register a 16.0 metre No-Build Restrictive Covenant (RC) adjacent to the Colebrook Road dedication to protect for future City infrastructure. The City will work with the applicant to secure a SRW over the No-Build RC area subject to ALC approval to allow for the future construction of Colebrook Road to the 40.0 metre Arterial Road Standard.

Works and Services

- Provide water, storm, and sanitary services to service the proposed development.
- Register applicable RCs' as determined through the building permit review process.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.

A Servicing Agreement is not required for the proposed Rezoning and Development Permit. The driveway crossing, sanitary and storm connections can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees.



Rémi Dubé, P.Eng.
Development Services Manager
CE4

D. NEW BUSINESS

5. **Development Application 7915-0020-00**
Meadow Valley Meats
Christopher Wilcott, Planner
File: 6880-75; 7915-0020-00

The following comments were made:

- The application was previously presented to the Committee on May 5, 2016, and was supported by the Committee for proposed non-farm use for an abattoir on the Agricultural Land Reserve. The site plan has since been reconfigured to accommodate road dedication for the future Colebrook Road. If a non-farm use application is supported, the application will be forwarded to the Agricultural Land Commission (ALC).
- If the application is supported, a Development Permit to regulate the form and character of the proposed abattoir will be submitted.

It was noted by the Committee that the subject application is a net benefit to both Surrey and the Province

It was

Moved by M. Bose
Seconded by S. VanKeulen
That the Agriculture and Food Security

Advisory Committee recommends that the General Manager of Planning and Development support Development Application 7915-0020-00.

Carried

CITY OF SURREY

BYLAW NO. _____

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

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

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

FROM: GENERAL AGRICULTURE ZONE (A-1) AND HIGH IMPACT INDUSTRIAL ZONE (IH)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-214-004

Parcel "A" (Reference Plan 3883) of the North Half of the North Half of the North Half of the South East Quarter of Section 5 Township 8 Except: Firstly: Parcel "One" (Reference Plan 32488), Secondly: Parcel "One" (Bylaw Plan 69906) New Westminster District

5175 - 184 Street

(hereinafter referred to as the "Lands")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of an abattoir, agricultural and horticultural uses, and activities designated as farm use in accordance with the *Agricultural Land Commission Act/Regulations/Orders*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by J. F. Squire, B.C.L.S. on the 12th day of July, 2017.

B. Permitted Uses

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

1. Block A

- (a) *Agriculture, horticulture, and all activities designated as farm use in accordance with the Agricultural Land Commission Act/Regulations/Orders.*

2. Block B

- (a) *Agriculture, horticulture, and all activities designated as farm use in accordance with the Agricultural Land Commission Act/Regulations/Orders.*

- (b) *Abattoir, provided that the total floor area of such use does not exceed 2,900 square metres [31,000 sq. ft.].*

- (c) *One single family dwelling which may contain 1 secondary suite.*

- (d) *Accessory uses limited to the following:*

- i. *Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and*
- ii. *The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.*

C. Lot Area

Not applicable to this Zone.

D. Density

Not applicable to this Zone.

E. Lot Coverage

Not applicable to this Zone.

F. Yards and Setbacks

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

(a) **Minimum setbacks:**

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Single Family Dwellings, and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	12.0 m. [40 ft.]	5.0 m. [16 ft.]	7.5 m. [25 ft.]
<i>Buildings for Uses Permitted Under Sub-sections B.1(a), and B.2(a) of this Zone.</i>		30.0 m. [100 ft.]	15.0 m.* [50 ft.]	15.0 m.* [50 ft.]	30.0 m. [100 ft.]
<i>Abattoir</i>		30.0 m. [100 ft.]	30.0 m.* [100 ft.]	15.0 m.* [50 ft.]	30.0 m. [100 ft.]

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

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

(b) **Maximum setbacks:**

No portion of a *single family dwelling* shall be located farther than 50.0 metres [164 ft.] from the *front lot line*.

G. Height of Buildings

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

1. *Single family dwelling*: The *building height* shall not exceed 9.0 metres [30 ft.].
2. *Abattoir*: The *building height* shall not exceed 11.0 metres [36 ft.].
3. *All other buildings and structures*: The *building height* shall not exceed 12.0 metres [40 ft.].

H. Off-Street Parking and Loading/Unloading

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

I. Landscaping

1. Block A: Not applicable.

2. Block B:

- (a) Along the developed sides of the *lot* that abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*;
- (b) The boulevard areas of *highways* abutting the *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*;
- (c) Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide, or a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along the south *side lot line*. This screen planting shall be increased to 2.5 metres [8 ft.] high in a strip at least 2.5 metres [8 ft.] wide, or a solid decorative fence at least 2.5 m [8 ft.] high along the south *side lot line* up to 118 metres [387 ft.] from the *front lot line*; and
- (d) Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
- 2. The following provisions shall apply to a *farm residential footprint*:
 - (a) The maximum size of the *farm residential footprint* shall be 2,000 square metres [0.5 acres]; and
 - (b) The maximum depth of the *farm residential footprint* from the *front lot line*, shall be 60 metres [197 ft.].
- 3. The *lot* is in compliance with the Surrey Soil Conservation and Protection By-law.
- 4. Soundproofing: For any noise generated by the abattoir on the *lot*, the noise level shall not exceed 60 dB measured at any point on the boundary of the *lot*.
- 5. Outdoor storage: Outdoor storage of goods, materials or supplies is specifically prohibited between the front of the abattoir *building* and the *highway*.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4 hectares [10 acres]	90 metres [298 ft.]	100 metres [328 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the A-1 Zone for Block A and the IH Zone for Block B as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the A-1 Zone for Block A and the IH Zone for Block B.

9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Noise is regulated by the "Surrey Noise Control By-law", 1982, No. 7044, as amended.
12. Unless prohibited or further regulated in this Zone, By-law, or other By-laws, activities and uses on lands located in the Agricultural Land Reserve shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.
13. Land used for an agricultural use is classified as a *farm operation* under the B.C. Assessment Act, R.S.B.C. 2002, c. 36, as amended.
14. *Farm-based winery* shall be subject to the Liquor Control and Licensing Act, S.B.C. 2015, C.19, as amended and the *Agricultural Land Commission Act/Regs/Orders*.
15. Abattoir shall be subject to the CFIA Meat Inspection Act, R.S.C, 1985 c. 25 (1st Supp.) or subsequent Acts as amended, or the B.C. Food Safety Act, S.B.C. 2002, c. 28 or subsequent Acts as amended.

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

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

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

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

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

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

_____ MAYOR

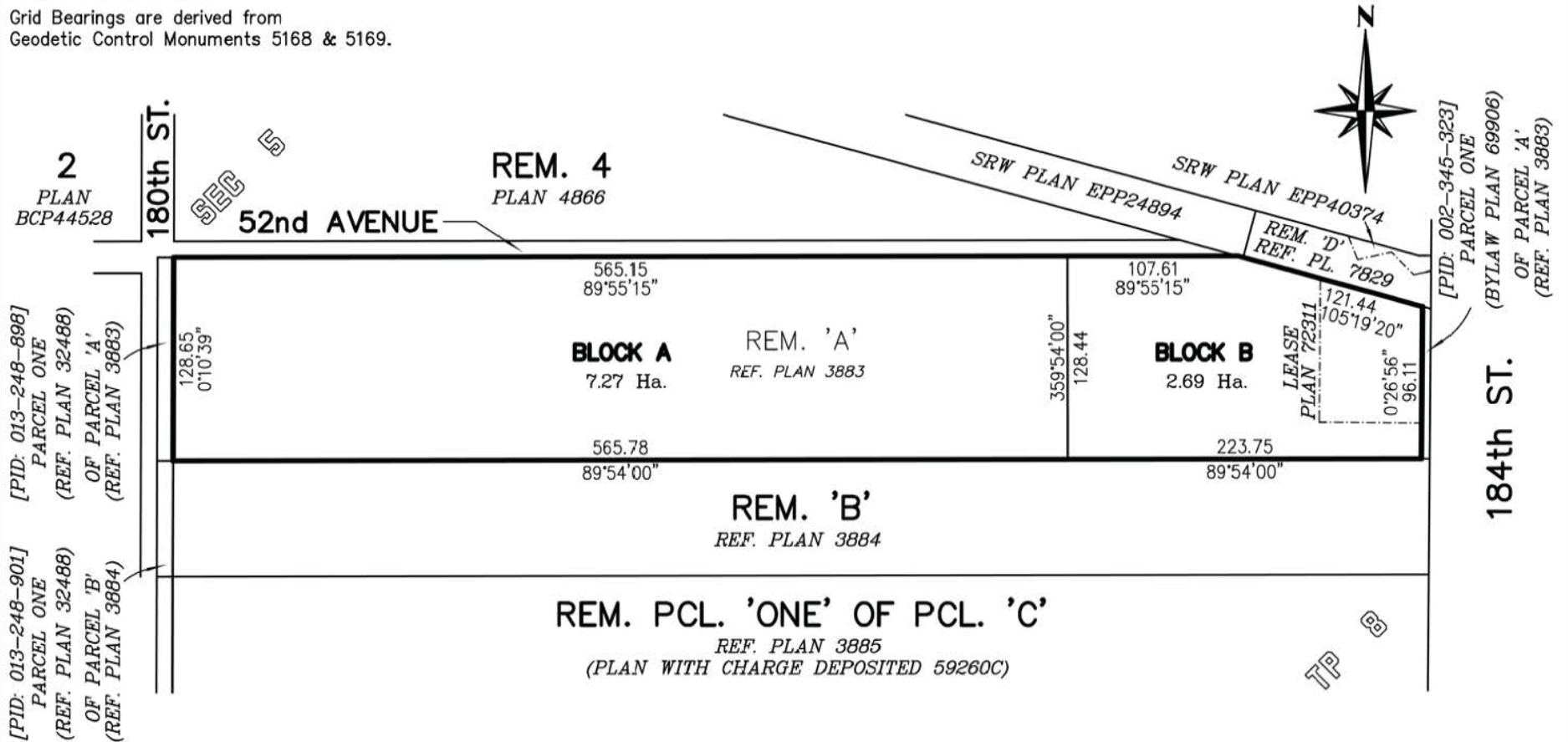
_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #_____ OF PARCEL 'A' (REFERENCE PLAN 3883) OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF SECTION 5 TOWNSHIP 8 EXCEPT: FIRSTLY: PARCEL 'ONE' (REFERENCE PLAN 32488), SECONDLY: PARCEL 'ONE' (BYLAW PLAN 69906) N.W.D.

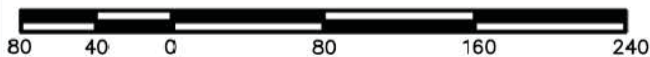
CIVIC ADDRESS
 5175 184th STREET
 SURREY, B.C.
 P.I.D.: 001-214-004

CITY OF SURREY

Grid Bearings are derived from
 Geodetic Control Monuments 5168 & 5169.



SCALE 1:4000



ALL DISTANCES ARE IN METRES

Underwater Land Surveying
 B.C. Land Surveyors
 #104-5830 176A Street
 Cloverdale B.C.

FILE: JS1152_RZ2

*This Plan Lies Within The
 Greater Vancouver Regional District*

Certified correct, completed on
 the 12th day of July, 2017.

©

J.F. Squires

B.C.L.S.

SCHEDULE A