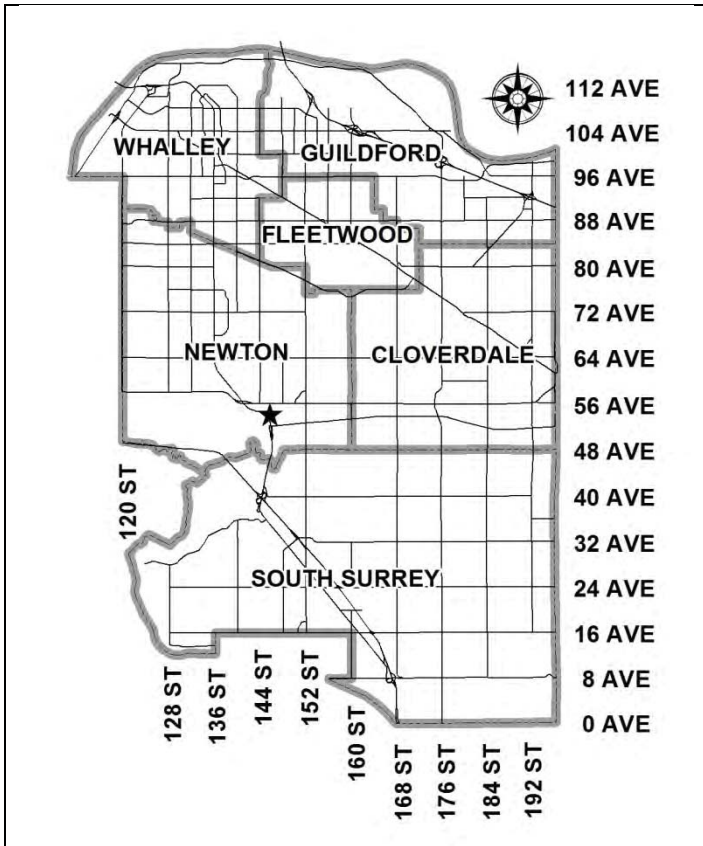


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0078-00

Planning Report Date: July 13, 2015



PROPOSAL:

- **ALR Exclusion** under Section 30 of the ALC Act

LOCATION:

5228 - King George Boulevard

OWNER:

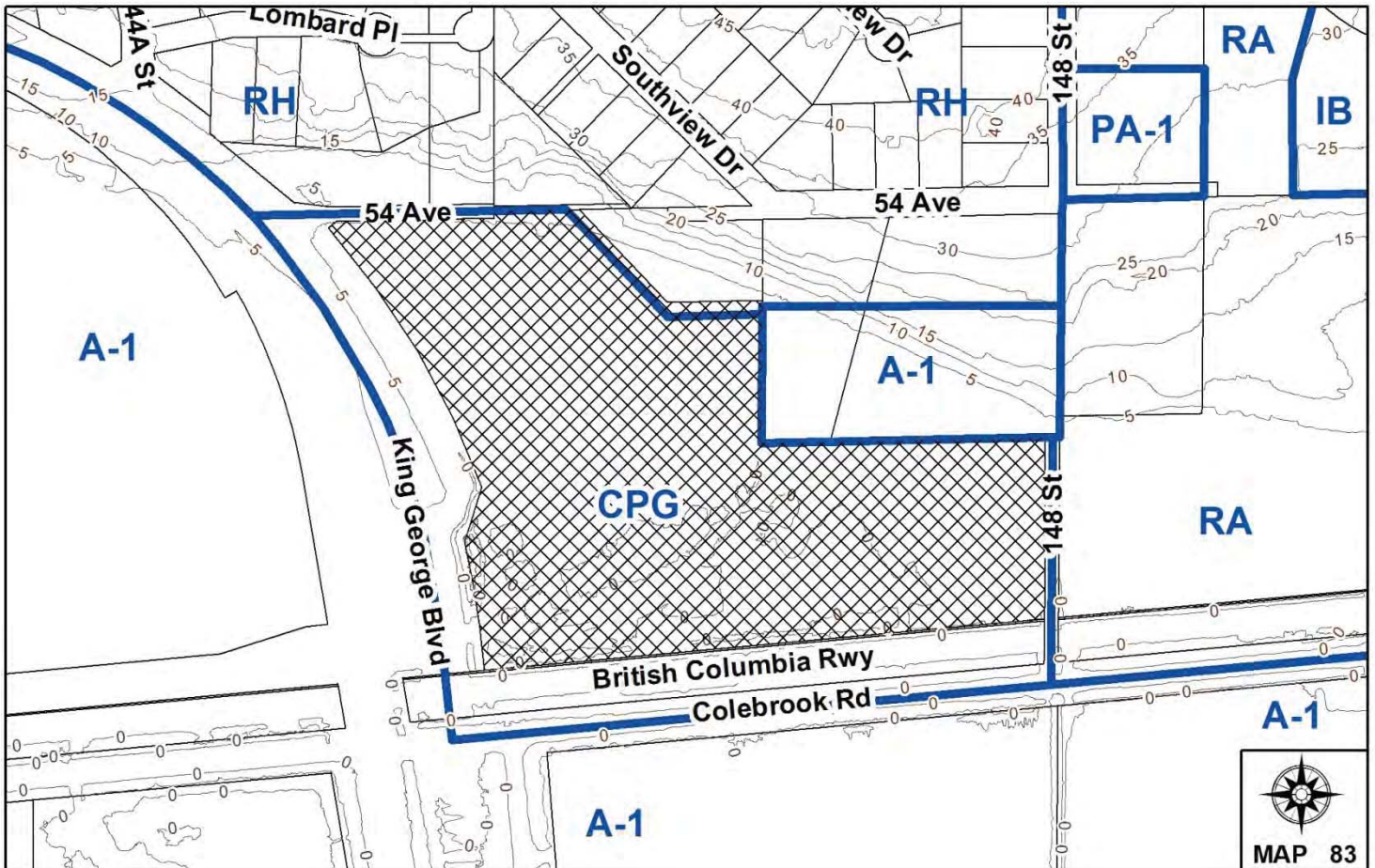
R.N.L. Investments Ltd.

ZONING:

CPG

OCP DESIGNATION:

Agricultural



RECOMMENDATION SUMMARY

- Refer the application to the Agricultural Land Commission (ALC) without comment.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- The *Agricultural Land Commission Act* allows for any owner of land within the ALR to apply to the ALC, through local government, to have their land excluded from the ALR.
- Although the proposed development is a departure from existing City and Metro Vancouver plans and policies, as described further in the report, the ALC has the expertise to assess the merits of exclusion applications, and to determine the suitability and capability of lands for agricultural purposes.
- Should the ALC, based on their expertise in evaluating exclusion applications, decide to support the exclusion application, a subsequent OCP amendment, rezoning and development permit application, and referral to Metro Vancouver, would still be required to accommodate the proposed development. Through this subsequent process, Council would have the opportunity to evaluate the merits of the proposal based on the City's overall land use objectives and with the benefit of appropriate community consultation.

RECOMMENDATION

The Planning & Development Department recommends that Council authorize referral of the application to the Agricultural Land Commission without comment.

REFERRALS

Engineering: Although the Engineering Department does not object to the application being considered for ALR exclusion, there are significant issues which would need to be addressed if the land use was to change on the subject site, as outlined in Appendix III.

Agricultural and Food Security Advisory Committee (AFSAC): At its May 14, 2015 meeting, AFSAC recommended the subject application be denied.

SITE CHARACTERISTICS

Existing Land Use: Par 3 golf course and driving range.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	City-owned greenbelt and single family residential	Suburban	RH and A-1
East:	Single family residential and a vacant lot	Suburban and Mixed Employment	RH, RA, A-1
South (Across Colebrook Rd and Southern Railway of BC):	Farmland in the ALR	Agricultural	A-1
West (Across King George Blvd):	City parkland in the ALR (Colebrook Park)	Agricultural	A-1

DEVELOPMENT CONSIDERATIONSThe Site and Background

- The subject property at 5228 - King George Boulevard is zoned "Golf Course Zone (CPG)" and is designated "Agricultural" in the Official Community Plan (OCP). The parcel is within the Agricultural Land Reserve (ALR).

- The parcel is bordered on the north and east by a City-owned greenbelt and single family residential parcels that are designated "Suburban" in the OCP and are not in the ALR. To the east is also a large vacant parcel that is designated "Suburban" and "Mixed Employment" in the OCP and is not in the ALR. South of the parcel, across the Southern Railway of BC line and Colebrook Road, there is farmland in the ALR. To the west, across King George Boulevard, is City-owned parkland that is in the ALR.
- The subject site contains a par 3 golf course and driving range (Birdies & Buckets Family Golf Centre). The golf course was developed in the late 1990s after the Agricultural Land Commission (ALC) approved a non-farm use application for the site and Council approved a rezoning from "General Agriculture Zone (A-1)" and "Half-Acre Residential Zone (RH)" to CPG and a development permit for a clubhouse and driving range facility (File No. 7994-0017-00).
- The applicant had previously applied for an ALR exclusion in March 2014 (File No. 7914-0073-00). The application was presented to the Agriculture and Food Security Advisory Committee (AFSAC) on May 1, 2014, and AFSAC recommended that the application be denied. File No. 7914-0073-00 was closed at the request of the applicant in June 2014. File No. 7914-0073-00 was not brought forward for Council's consideration. The applicant made the current application in March 2015.
- The subject parcel is 9.4 hectares (23.1 acres) in area. Approximately 75% of the site (7.2 hectares/17.6 acres) lies within the floodplain (Appendix III). In addition, there is a large red-coded pond on the site and various red-coded watercourses.
- The applicant provided a recent agricultural capability assessment by J.T. Standish, P.Ag.. The Standish report indicates that the unimproved soils range from Class 3-5 and if improved would be Class 2 soils. For reference, Class 1 soils have the highest agricultural capability while Class 7 soils have the lowest agricultural capability. The Standish report indicates that soil capability is not a crucial issue with respect to potential exclusion and states that feasibility is a more appropriate issue to review.

Applicant's Proposal and Rationale

- The applicant is proposing to exclude the property from the ALR and is therefore requesting that Council refer the application to the ALC. If the subject site was to be excluded from the ALR, the applicant intends to develop the site as an industrial business park as shown in the attached Appendix V.
- Should the ALC decide to support the exclusion application, a subsequent OCP amendment, rezoning and development permit application, and referral to Metro Vancouver, would still be required to accommodate the proposed development. Through this subsequent process, Council would have the opportunity to evaluate the merits of the proposal based on the City's overall land use objectives and with the benefit of appropriate community consultation.
- The applicant indicates that current rail traffic and proposed future rail traffic in the Roberts Bank rail corridor is having and will continue to have a significant negative impact on the current golf course operation. There is currently only one site access and that access can be blocked by trains on the Southern Railway of BC line south of the subject site. Rail traffic is proposed to increase from approximately 22 trains per day to potentially 60 trains per day in the future (Corporate Report No. R227, November 12, 2013).

- To mitigate the negative impact of train traffic the applicant is proposing a northbound and southbound access to King George Boulevard (Appendix VI). However, any direct access to King George Boulevard is not supported at this time due to significant conflicts with other infrastructure (multi-use path, bus stop, sanitary sewer corridor) and sight line issues.
- The applicant is also proposing a new road connection via "North Colebrook Road" to connect to 152 Street (Appendix VI). This road is not identified in the East Panorama Ridge Concept Plan. The proposed road would affect neighbouring properties, and would have significant topographical and environmental challenges. However, staff would not be opposed to the concept of the road connection, provided that the affected property owners supported the proposal, and that the applicant would address all of the acquisition and design challenges associated with the road connection. The applicant has not committed to funding the road connection; however the proposed connection would be a local road and, as such, would be required to be fully funded by the property owners/developers.
- The applicant contends that the subject site's "agricultural capability is impacted by varying soil conditions and limited drainage opportunities that demonstrate limited agricultural potential for the subject property. The agricultural suitability is further impacted by the isolation from other ALR-designated properties... By utilizing these lands for a higher and better use, greater benefits will be provided to the residents of Surrey...".
- A rationale from the applicant in support of their proposed ALR exclusion is provided in Appendix VIII.

Policy Considerations

- In considering the proposal to remove the subject site from the ALR, there are a number of Provincial, Metro Vancouver and City of Surrey policies and regulations that are designed to protect the Province's supply of agricultural land. These are described below.

Agricultural Land Commission (ALC)

- The mandate of the ALC is to preserve agricultural land and to actively engage farmers and ranchers to collaboratively encourage and enable agricultural businesses throughout British Columbia.
- The ALC has the authority and mandate to review the ALR boundary from time to time to determine whether land is appropriately designated and defensible as ALR lands. Due to budget constraints, the ALC is unable to conduct these reviews on its own but, at present, will respond to applications from individual land owners to adjust the ALR boundaries on their own properties.
- As such, according to Section 30(1) of the *ALC Act*, an owner of land within the ALR may apply to the Commission to have their land excluded from the ALR. The *Act* does not specify any criteria as to under what circumstances these applications should or could occur.
- According to Section 30(4) of the *ALC Act*, a resolution of the local government is required to allow the application to proceed to the ALC for consideration where the land is currently zoned for Agricultural use and/or where an amendment to an official community plan or an

official development plan is required. The proposed exclusion parcel at 5228 King George Boulevard is designated "Agricultural" in the Official Community Plan (OCP).

- Should an application to exclude land from the ALR be referred to the ALC by local government, the ALC may do one of the following:
 - Refuse permission to have land excluded from the ALR;
 - Grant permission to have land excluded from the ALR; or
 - Permit a non-farm use or subdivision on the land.

Metro Vancouver

- The proposed exclusion parcel at 5228 King George Boulevard is designated as "Agricultural" in Metro Vancouver's *Regional Growth Strategy* (RGS) and is located outside of the Urban Growth Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural areas, among other areas, while the "Agricultural" designation in the RGS is intended to reinforce provincial and local objectives to protect the agricultural land base of the region.
- Amendments to the Urban Containment Boundary and the "Agricultural" designation of the RGS must come from the affected municipal government, and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to a Council-authorized referral of the exclusion to ALC, and subsequent to ALC granting permission to exclude the subject site from the ALR.

Surrey Policies on Protection of Agriculture and Agricultural Areas and Floodplain Development

- The protection of agriculture and agricultural areas is a key objective of the City of Surrey. Surrey's *Official Community Plan (OCP)*, *Sustainability Charter* and the *Surrey Agriculture Protection and Enhancement Strategy* contain policies that are designed "to protect farmland as a resource for agriculture, a source of heritage and as a reflection of a distinct landscape" and "a stable, predictable and contiguous agricultural land base to operate upon is essential for the continued health and vitality of the agri-food sector". These policies seek to maintain the integrity of the ALR and its existing boundaries. They also seek to enhance the viability of agriculture as a component of the City of Surrey's economy.
- The position of the City has, to date, been that the lands outside the ALR are sufficient to accommodate population and employment growth in the City beyond 2021.
- In addition, Council has endorsed Policy No. O-51 ("Policy for Considering Applications for Exclusion of Land from the Agricultural Land Reserve"), adopted in 2004, which is to be considered in the evaluation of applications to exclude land from the ALR (Appendix VII). Policy No. O-51 is not meant to encourage removal of land from the ALR, but rather to describe a policy framework for dealing with exclusion applications.
- Policy O-51 indicates the following:

- If the land has a Soil Capability Rating of Class 1, 2, 3 or 4, the exclusion application will generally not be supported;

(The Standish report indicates that the unimproved soils on the subject site range from Class 3-5.)

- If the land has a Soil Capability Rating of Class 4 to 7, it still may lend itself to non-soil bound agriculture, especially if it is surrounded by other agricultural uses, and the exclusion application will generally not be supported;

(The Standish report indicates that the unimproved soils on the subject site range from Class 3-5.)

- If the land proposed for exclusion is to be zoned for a use that can be accommodated on alternative sites in the City, the application will generally not be supported; and

(There are many other properties in Surrey that can be utilized for business park uses.)

- To increase the merit of an exclusion application, a 2:1 replacement ratio is offered as a guideline. In this instance withdrawing 9.4 hectares (23.1 acres) of land from the ALR would mean the applicant would need to provide 18.8 hectares (46.2 acres) of land for inclusion into the ALR.

(No land replacement is being proposed.)

PRE-NOTIFICATION

ALC regulations require the applicant to provide neighbouring property owners with notification of the exclusion application, which was provided through signage, newspaper notices and registered mail in February 2015. In addition, City staff provided notice to area residents by doing a pre-notification mail-out on April 30, 2015 and also asking the applicant to erect 2 development proposal signs.

Staff received 1 phone call from a caller who was opposed to the proposal and 1 phone call from a caller who wondered what his probability of taking his parcel out of the ALR was. Staff received 20 emails from residents opposed to the proposal. In addition, both the East Panorama Ridge Community Association and the West Panorama Ridge Ratepayers Association wrote to express opposition to the proposal. Concerns mentioned include:

- Exclusion would set a bad precedent for conversion of ALR land to other uses;
- The ALR is there to protect farmland for present and future generations;
- Homeowners bought into the area knowing that the land is in the ALR and would not be developed for industrial purposes;
- Allowing industrial development in the ALR would dramatically change the character of the area and would also reduce the amount of green space in the area; and

- Industrial development would increase noise for surrounding residents.

OPTIONAL COURSES OF ACTION

The following is a summary of the optional courses of action for consideration, and the benefits and concerns of each approach.

Option A: Refer the Application to the Agricultural Land Commission Without Comment

Pros:

- The ALC is tasked with upholding the integrity of the provincial agricultural land base, has the expertise to assess the merits of exclusion applications, and determine the suitability and capability of lands for agricultural purposes.
- City staff do not have the expertise to determine the agricultural suitability and capability of land.

Cons

- There is the potential of setting a precedent that would generate future applications to exclude land from the ALR.

Option B: Deny the Application

Pros:

- Denying the application would be consistent with the City's policies relative to the protection of farmland as a resource for agriculture, a source of heritage and distinct landscape defining communities.
- This approach is consistent with AFSAC's recommendation.

Cons

- The applicant would then not be able to present their case for exclusion to the authority (the ALC) that ultimately makes decisions on exclusions.

CONCLUSION

- The Planning & Development Department recommends Option A, which is to refer the application to the ALC without comment.
- If Council is of the view that the relative merits of the application are not sufficient to allow the application to proceed, the application should be denied (Option B) and staff will close the application.

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 Location and ALR Map
Appendix III.	Engineering Comments
Appendix IV.	Site Location and Floodplain Map
Appendix V.	Applicant's Proposed Industrial Subdivision Concept Plan
Appendix VI.	Proposed Transportation Improvements Map
Appendix VII.	May 14, 2015 Agriculture and Food Security Advisory Committee Minutes
Appendix VIII.	Applicant's Rationale

INFORMATION AVAILABLE ON FILE

- ALR Exclusion Report prepared by Pacific Land Group, dated February 6, 2015.

Original signed by Nicholas Lai for
Jean Lamontagne
General Manager
Planning and Development

KB/da

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. 7/9/15 12:36 PM

Information for City Clerk

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

1. (a) Agent: Name: Oleg Verbenkov
 Pacific Land Resource Group
 Address: #101, 7485 - 130 Street
 Surrey, BC V3W 1H8

 Tel: 604-501-1624

2. Properties involved in the Application

- (a) Civic Address: 5228 - King George Boulevard

- (b) Civic Address: 5228 - King George Boulevard
 Owner: R. N. L. Investments Ltd.
 PID: 000-616-087
 Block 1 Except: Firstly: Part Outlined Red On Plan 6363 Secondly: Part Subdivided By Plan
 13934 Thirdly: East 33 Feet Fourthly: Parcel A (Plan 38428) Fifthly: Parcel B (Plan 42263)
 Sixthly: Part On Highway Plan 49472 Seventhly: Part Subdivided by Plan BCP24086
 District Lot 168 Group 2 New Westminster District Plan 3839

3. Summary of Actions for City Clerk's Office



ALR Boundary and Site Location : 5228 King George Blvd

INTER-OFFICE MEMO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **July 8, 2015** PROJECT FILE: **7815-0078-00**

RE: **Engineering Requirements
Location: 5228 King George Blvd**

ALR EXCLUSION

The following engineering comments are related to the proposed exclusion of the subject property from the Agricultural Land Reserve. Although the Engineering Department does not object to the application being considered for ALR exclusion, the following are of significant importance in considering any land use changes on the subject lands:

Drainage

The most significant issue with this property is that it is within the 200-year flood plain, and as per **Council resolution, development is not permitted within the flood plain**. The City's Strategic Plan for Lowlands Flood Control is the primary drainage study for the lowlands and has assumed this site to remain agricultural and have no additional fill. The Plan relies on the ability to flood agricultural sites for periods of up to 5 days. The need to allow this site to flood makes it unsuitable for a non-agricultural land use. However, should Council wish to consider a rezoning application for this site in the future, the applicant would need to:

- Review existing progress in the area (dyke completion, pump station upgrades, current flood cell flooding levels and duration, conveyance system) for the Strategic Plan for Lowlands Flood Control.
- Analyze the impact of the proposed land use and fill on increasing flows and volumes including the loss of flood storage.
- Prepare and implement a remediation plan to mitigate the negative impacts on farmland and provide ARDSA service levels.
- Retain experienced and specialized consultants who are able to perform the complex modelling and analysis of lowland flooding in farming areas.

The site is surrounded on four sides by red coded (AO) streams that require protection and appropriate setbacks. Additionally, at the time of the original CPG rezoning development (adopted in 2000, completed in 2003) a Restrictive Covenant was placed on title to prevent any future fill on the site due to the concerns Engineering had with flooding affecting adjacent agricultural lands and production. Rezoning to the current CPG land use was contingent on ensuring no significant change to the agricultural land use and the long term return to agricultural use when the commercial use was no longer desired.

Sanitary Sewer

The site is within the Metro Vancouver Fraser Sewerage Area but not within the Fraser Containment Area. An application to Metro Vancouver for inclusion of this site in the Fraser Containment Area will be required to be completed by the City upon Council approval. A sewer extension is likely to be required unless Metro Vancouver will permit a connection to their trunk main. Also, an additional statutory right-of-way is required for twinning of the Metro Van trunk main. This may have an impact on future potential land use plans.

Water

A significant water system upgrade, including but not limited to a water main upgrade and Pressure Reducing Valve installation along King George Blvd from 56 Avenue is anticipated. The applicant would be required to submit calculation to confirm that the proposed upgrade is adequate for the proposed zoning.

Transportation

The City, on behalf of the Roberts Bank Rail Corridor Project, had significant dialogue with the applicant pertaining to modifications to access to the facility ("Birdies and Buckets"). These were originally intended as part of the North Colebrook Road project. Initially, the project involved changes to this access and acquisition of a portion of the subject property to relocate the rail crossing to the east side of the King George Boulevard overpass. Unfortunately, an agreement could not be reached and the project proceeded with the existing west side crossing. Should the applicant wish to fund and construct a relocated crossing to the east side of the King George Boulevard overpass as part of a rezoning, the City and Rail Authority would be supportive of this.

During the negotiations with the City, the applicant expressed a desire to have the City plan to continue the North Colebrook Road project east to connect with the Panorama Business Park, potentially at Panorama Drive and 54 Avenue. This road is not identified in the NCP, would affect a neighbouring property, and would have significant topographical and environmental challenges. However, the Engineering Department would not be opposed to the concept of the road connection provided that support could be reached from the neighbouring property and that the applicant would address all of the design challenges associated with the road connection. This would be a local road and as such would be fully funded by the property owners/developers.

Any direct access to King George Blvd is not supported at this time due to significant conflicts with other infrastructure (multi-use path, bus stop, sanitary sewer corridor) and sight line issues.

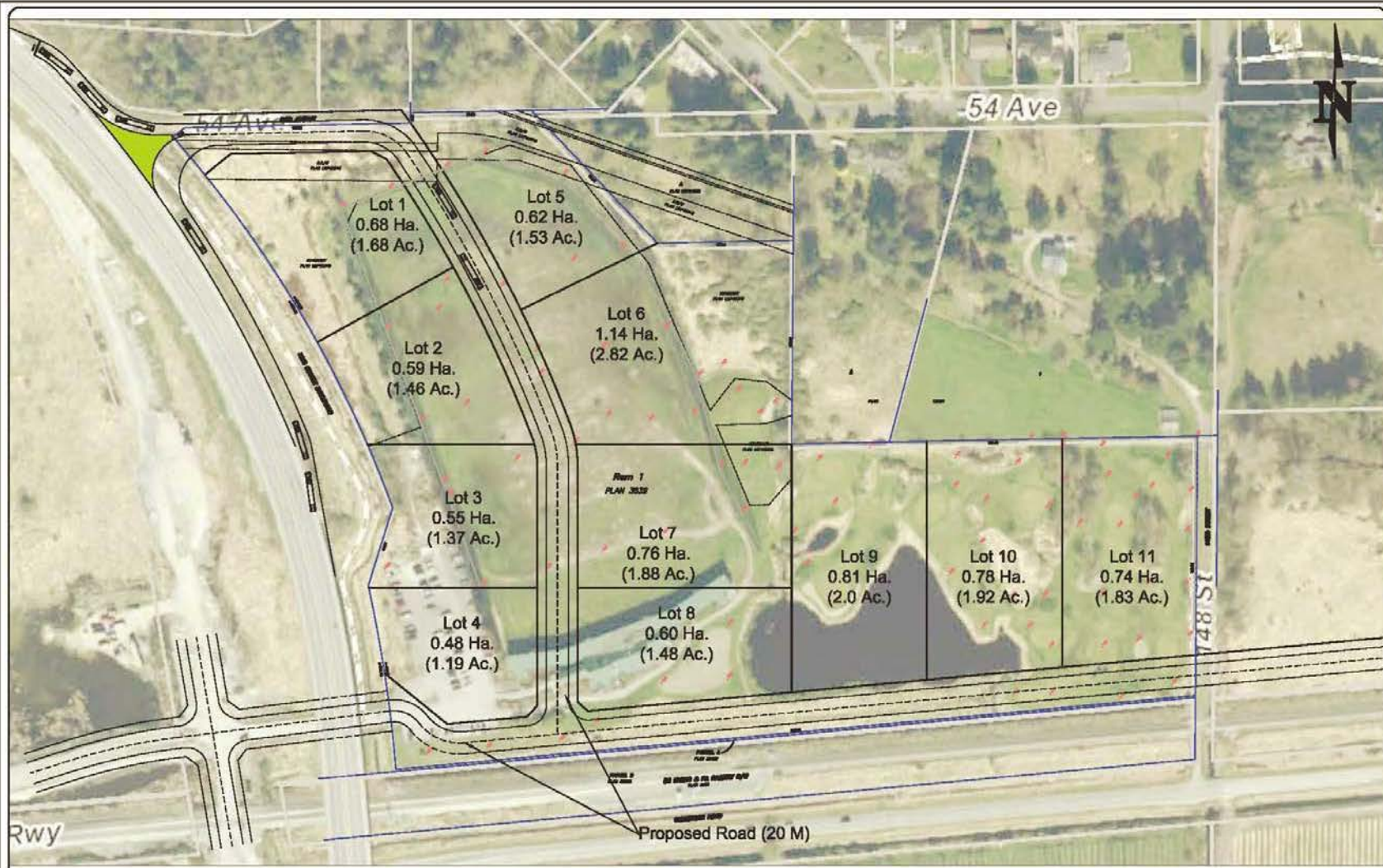


Rémi Dubé, P.Eng.
Development Services Manager

rd



Floodplain map: floodplain shown in blue



Statistics
 Subject Property: 9.35 Ha. / 23.10 Ac.
 Existing Zoning: CPG (Golf Course Zone)
 Proposed Zoning: IL (Light Impact Industrial Zone)
 Proposed Frontage Road Dedication: 1.61 Ha.
 No. Lots: 11

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 101 - 7485 130 Street
 Surrey, British Columbia
 Canada V3W 1H8

Tel: 604-501-1624
 Fax: 604-501-1625
 www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:

**5228 King George Hwy,
 Surrey**

DRAWING TITLE:

**Conceptual Subdivision
 Layout - Option 5**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

R.N.I Investments Ltd.

SCALE:

1:2000

DATE:

January 29, 2014

PROJECT No:

11-891

DRAWING No:

05-1

DESIGNED BY:	CHECKED BY:
EW	OV



Pacific Land Resource Group Inc.

Suite 101 - 7485 130 Street
 Surrey, British Columbia
 Canada V3W 1H8
 Tel: 604-501-1624
 Fax: 604-501-1625
 www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:

**5228 King George Blvd,
 Surrey**

DRAWING TITLE:

Context Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

R.N.L. Investments Ltd.

SCALE:

NTS

DATE:

November 26, 2013

PROJECT No:

11-891

DRAWING No:

00

DESIGNED BY:

EW

CHECKED BY:

OV



- Proposed Road by Applicant
- Proposed Ingress & Egress to King George Boulevard by Applicant
- Roberts Bank Rail Corridor Program

- Staff noted that the *ALC Act* and ALR regulations supersede zoning and the ALC will make the final decision, provided that Council recommends the application be forwarded to the ALC in the first place.
- The applicant has been forthright from the beginning when applying for the fill permit, stating that it was for construction of a duplex. Moving forward, issues like this will be captured with building permits and zoning review. If the Committee so chooses, the recommendation can be that duplexes are not supported by this Committee but recommend that this one move forward for ALC Consideration.
- Concern was expressed that recommending approval of this application would set a precedent going forward.
- It was suggested clarification be requested from the ALC regarding definitions around the issue of duplexes.

It was

Moved by S. VanKeulen
Seconded by P. Harrison
That:

- 1) The Agriculture and Food Security Committee recommend that the GM of Planning and Development recommend that Council forward this application to the ALC; and
- 2) Further discussion and review by the City is required into the issue of duplexes as a second dwelling.

Carried

4. **Application for ALR Exclusion (D. Sturgeon)**
File: 15-0078-00

The following comments were made:

- The subject property is a 23 acre parcel zoned CPG - Golf Course Zone. It is designated agriculture in the OCP and is zoned A-1 in the ALR. A large part of the site is within the floodplain, and the City does not support development of non-farm uses with the floodplain.
- The site is currently used for the operation of a family golf centre. The applicant proposes to exclude the subject parcel from the ALR and develop the site as an industrial business park.
- The applicant provided an agrologist report classifying soils on site. The report indicates that poor drainage is the major limitation, and that the soil itself does not appear to be a crucial issue.

Discussion

- There is a restricted covenant in place which prohibits the subject property from being used for any purpose other than a golf course, subject to terms and conditions set out by the ALC. Nothing has changed since the last time this application was brought forward.
- Under Surrey's current no net loss (Policy O-51) in the ALR, the applicant is not offering any compensation. The Compensation Policy for a 2:1 compensation for ALR lands has now been embedded into the OCP/ bylaw as a requirement for considering ALR exclusion applications.
- The comment was made that a business park would not likely be any more successful than the current operation due to transportation in and out.

M. Hilmer left the meeting at 10:30 a.m.

- Given that there is a restrictive covenant in place and the fact that nothing has changed since the previous application, it was felt that any further discussion was unnecessary.

It was

Moved by M. Bose

Seconded by D. Arnold

That the Agriculture and Food Security

Advisory Committee recommend that the GM of Planning and Development not support this application.

Carried

5. Variances to the A-1 Zone to Permit a New Dwelling (S. Long)

File: 15-0081-00

The following comments were made:

- The subject property is 72 acres in the ALR located at 8307 188 Street. It is designated agriculture in the OCP and zoned A-1. The site is actively farmed.
- The applicant proposes to construct a new dwelling on the southeast portion of the site behind one of the existing dwellings which would be removed following construction. The existing dwelling conforms to the maximum setback requirement of the A-1 Zone but is disconnected from the Farm Residential footprint. The proposed new dwelling does not comply with provisions of the A-1 Zone in terms of maximum setback requirement and because it is not part of a separate farm residential footprint.
- There are currently three houses on the existing site. It is proposed that House #1 be demolished and the land restored to farm use. House #2 would be retained, and the applicant would live in house #3 while the

July 8, 2015

Via email: kbroersma@surrey.ca

File: 11-891

Keith Broersma
Planning and Development Department
City of Surrey
13450 104 Avenue
Surrey British Columbia
V3T 1V8

Vancouver Office
Suite 1500 – 701 West Georgia Street
Vancouver, British Columbia
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Tel: 604-501-1624
Fax: 604-501-1625

www.pacificlandgroup.ca
info@pacificlandgroup.ca

Dear Mr. Broersma,

RE: MERITS FOR CONSIDERATION FOR AGRICULTURAL LAND RESERVE EXCLUSION APPLICATION

R.N.L. Investments Ltd. has applied to exclude 9.35 ha (23.10 ac) in Surrey from the Agricultural Land Reserve (ALR). This letter outlines the key details of the proposed ALC Exclusion of Birdies & Buckets Family Golf Centre at 5228 King George Boulevard (referred to as the “subject property”). The application is comprised of one parcel and is located in the geographic centre of the City of Surrey, bordered by King George Boulevard to the west along with Colebrook Road and the double-tracked CN Railway to the south.

Items of consideration include:

Surrounding Land Uses

- The subject property is surrounded by non-agricultural uses on all four sides, including residential uses to the north, King George Boulevard to the west, double-tracked CN Railway to the south, and 148 Street and industrially-designated land to the east;
- Lands immediately west and east of King George Boulevard, adjacent to the subject property, were recently excluded by the ALC for a multi-use pathway to permit two cycling routes, including one- and two-way bike lanes;
- Additional lands adjacent to the subject property and north of the CN Railway were recently excluded by the ALC to accommodate a new road, Colebrook Road North;
- This physical isolation is compounded by limited access to the subject property due to the presence of a double-tracked CN Railway, which has blocked access for up to one hour at times and may potentially increase with the presence of over sixty trains per day;

Agricultural Limitations

- The agricultural capability is impacted by varying soil conditions, complex sloping topography and the main constraint, limited drainage options, demonstrating limited agricultural potential for the subject property;
- Accommodating the main constraint would involve developing a water management system to control the water table, which would require significant financial resources;
- Historically, the subject property's zoning was originally non-agricultural and was only changed to an agricultural zone for tax purposes;

Proposed Area Enhancements and Net Benefits to Agriculture

- The application proposes to improve the viability of agricultural lands in the area with a floodplain compensation area onsite, that is designed to absorb, hold, and slowly release water back into the neighbouring agricultural ditches during the dry season to help irrigate neighbouring agricultural lands;
- The application proposes to install a landscaped buffer along the north side of Colebrook Road to help create a soft boundary edge to help buffer non-farm activity and enhance the visual separation of land uses;
- Future redevelopment of the application area will bring increased property tax benefits, Development Cost Charges, road dedications, and construction build-out benefits;
- A right in/right out connection from and to King George Boulevard will form part of the development plan, allowing users to easily access regional transportation infrastructure, including Highway #10;
- Additional east-west access will be provided through the construction of Colebrook Road North, which will facilitate access to and from 152 Street and King George Boulevard. This improved road systems will benefit citizens of Surrey and West Panorama Ridge;

Employment Growth and Locational Benefits

The City of Surrey and Metro Vancouver have prepared documents to guide growth in the community.

- Metro Vancouver's Regional Growth Strategy (Metro 2040) supports a strong employment base and appropriate industrial and business park lands that are located with access to infrastructure.
- The City of Surrey's Official Community Plan ("OCP") has an objective to encourage the production of high quality local employment. The OCP states that the City must

ensure an adequate supply of industrial and business park lands are available to supply projected employment needs of the City;

- The Metro Vancouver region is facing a critical shortage of industrial land and it is estimated that the supply will be utilized within approximately ten years;
- The subject property is located adjacent to industrial-designated land to the east and would form an extension to the Panorama Ridge Business Park area; and
- The location of the subject property, relative to transportation infrastructure, is ideal for an employment generating use.

The above considerations detail the application area's limiting conditions as well as its potential for a higher and better use. The subject property is situated between a transition in land use and topography with agricultural limitations. Significant financial investments are required to improve the agricultural viability of the subject property, which would be a financial burden to the property owner. The physical isolation of the property is further impacted by the double-tracked CN Railway, which has blocked access for up to one hour at times. With the isolation of the subject property by hard boundaries, including King George Boulevard, the double-tracked CN Railway, and Colebrook Road, from other ALR-designated properties, farming viability is severely restricted.

A business park development plan has been prepared which would divide the area into large lots required to accommodate the requirements of current users. The location of the subject property relative to transportation infrastructure, including Delta Port, is a significant factor influencing the type of business park desired. It is anticipated that the subject property will be developed immediately due to demand from the local market. With these users in place, residents of Surrey will be given the opportunity to work and live in their own community, offering them economic prosperity while ensuring they have enough time to spend with their families, rather than commuting to outside employment.

The proposed ALR exclusion of Birdies & Buckets Family Golf Centre represents an opportunity for the City of Surrey to capitalize on the need for industrial land in a region where significant limitations to the creation of new land exists.

We trust this letter provides a clear rationale for the exclusion application for the subject property.

Sincere regards,

Pacific Land Resource Group Inc.



Oleg Verbenkov, RPP, MCIP
Principal