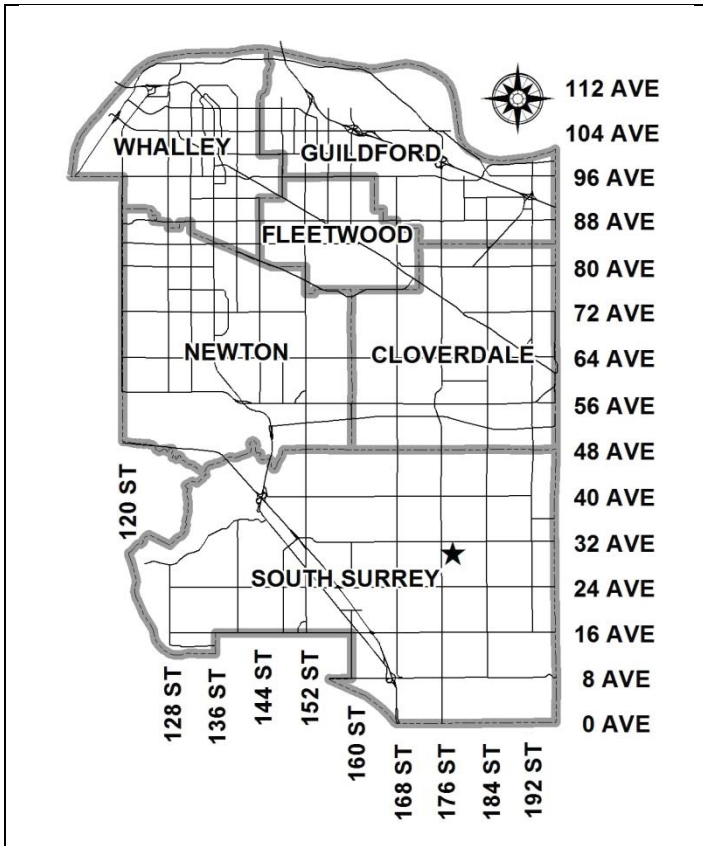


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0093-00

Planning Report Date: July 13, 2015



PROPOSAL:

- ALR Exclusion under Section 30(1) of the ALC Act
- ALR Inclusion under Section 17(e) of the ALC Act.

LOCATION:

2932 - 176 Street
 17800 - 32 Avenue

OWNER:

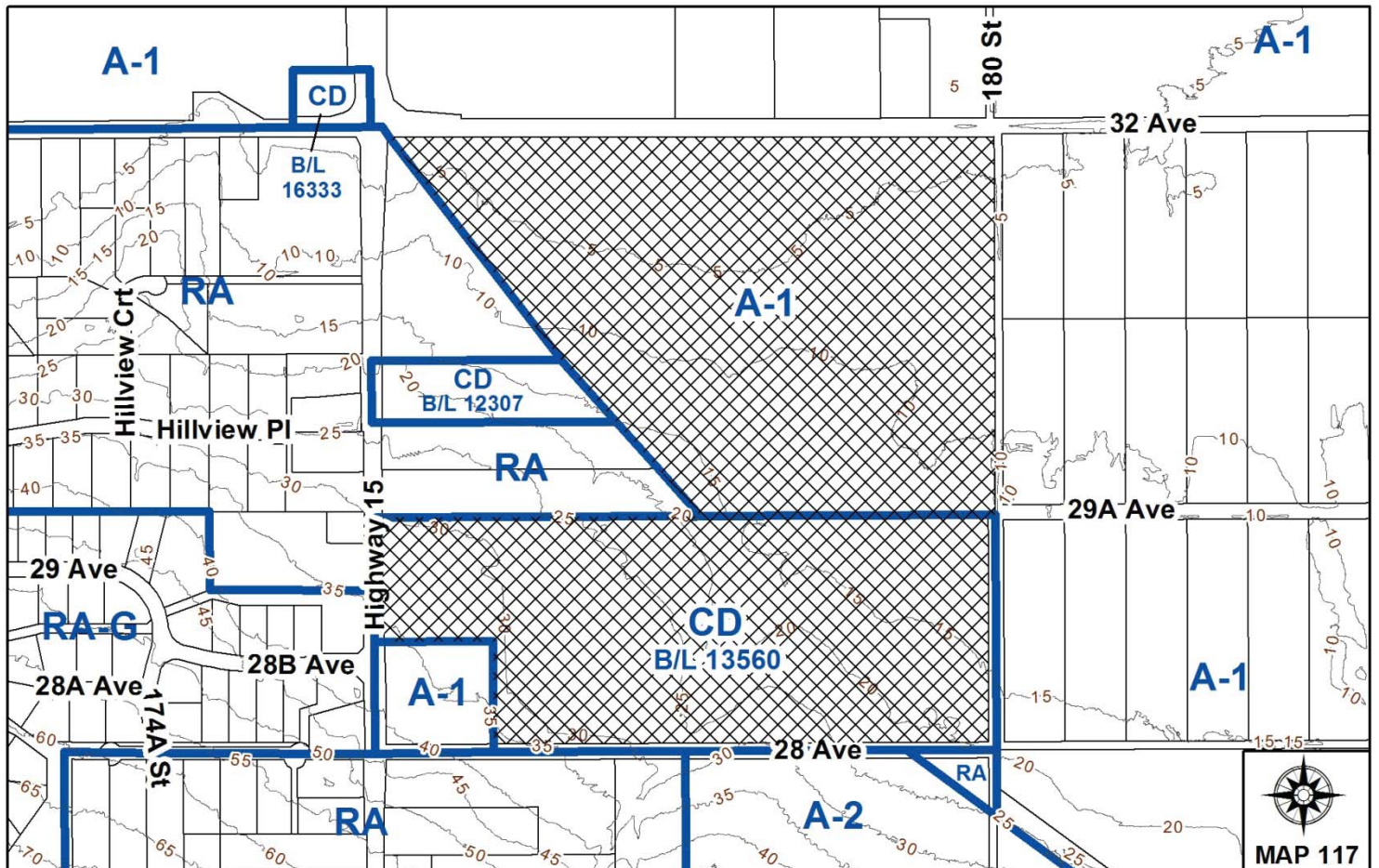
Radha Soami Society Beas Canada

ZONING:

A-1 & CD (Bylaw 13560)

OCP DESIGNATION:

Agricultural and Suburban-Urban Reserve



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal represents a significant deviation from the policies contained within the City's Official Community Plan to maintain the existing boundaries and integrity of the Agricultural Land Reserve.

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.
- The Agricultural Land Commission has the appropriate expertise in agricultural land suitability and economic viability and is therefore in a better position to evaluate the merit of ALR exclusion proposals.

RECOMMENDATION

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

REFERRALS

Engineering: The Engineering Department does not oppose the exclusion and inclusion proposal; however there are a number of broader servicing concerns that would need to be addressed in conjunction with any future land use change and/or development (Appendix II).

Agricultural and Food Security Advisory Committee (AFSAC) At its June 4, 2015 meeting, AFSAC recommended that the application not be supported on the basis that it does not meet the 2:1 ALR Exclusion Policy contained in Section E3.6 of the Official Community Plan (Appendix III).

SITE CHARACTERISTICS

Existing Land Use: Existing farmland and existing institutional facility.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 32 Ave):	Agricultural	Agricultural	A-1 (ALR)
East:	Agricultural	Agricultural	A-1 (ALR)
South:	Single Family Residential	Suburban-Urban Reserve	RA/A-2
West (Across 176 St):	Single Family Residential	Suburban	RA/RA-G

DEVELOPMENT CONSIDERATIONSSite Description

- The application site is comprised of two separate but contiguous parcels totaling 49.3 hectares (122 acres). The two separate parcels are shown in Appendix IV and identified as Parcel #1 and Parcel #2. The applicant currently owns both properties.

- Parcel #1 is located at 17800 - 32 Avenue and is 28.5 hectares (70.5 acres) in size. The site is bordered to the north by 32 Avenue and to the east, south, and west by existing agricultural and suburban parcels. It is zoned "General Agriculture Zone (A-1)", designated 'Agricultural' in the Official Community Plan (OCP), and located entirely within the Agricultural Land Reserve (ALR). The south-western facing property line of this parcel forms the boundary of the ALR.
- Parcel #1 is currently being farmed for hay and forage crops and does not contain any structures. A red-coded (Class AO) watercourse is located in the north-west corner, flowing north into a ditch along 32 Avenue. Also in this corner of the parcel is a driveway, providing access for an adjacent property (that is not involved with the subject application) for which access easements are in place. This access configuration results from a previous subdivision application (File #07-0320-00).
- Parcel #2, located at 2932 176 Street, is south of and partially contiguous to Parcel #1. This 20.8 hectare (51.5 acre) site is zoned "Comprehensive Development Zone (CD)" (By-law No. 13560). 6.2 hectares (15 acres) of the eastern portion of the property is within the ALR. The property is designated in the OCP as 'Agricultural' and 'Suburban-Urban Reserve', split along the ALR Boundary.
- Parcel #2 was rezoned in 1999 to permit institutional uses on the non-ALR portion of the site and agricultural uses on the eastern ALR portion (Application 98-0152-00). The western portion of Parcel #2 is currently occupied by a privately owned and operated institutional facility with several buildings. The property also contains a yellow-coded (Class B) watercourse. East of this creek, the property is currently farmed for hay. A single family dwelling is also currently being constructed to the east of the riparian area, as permitted by the existing Zoning for the parcel.

Proposal Description and Applicant's Rationale

- The applicant proposes to make an adjustment to the boundary of the Agricultural Land Reserve, effectively swapping an equal amount of ALR land from Parcel #1 to Parcel #2.
- Specifically, the applicant proposes to exclude from the ALR 4.0 acres (9.8 acres) of land from Parcel #1, and to include into the ALR 4.0 hectares (9.8 acres) of land from Parcel #2. The areas proposed for inclusion and exclusion are identified in Appendix V.
- The applicant is requesting that Council refer this application to the Agricultural Land Commission (ALC) for consideration. While the proposed ALR inclusion does not require staff or Council approval (an inclusion application can be made directly to the ALC), an exclusion of land from the ALR requires that the proponent make an application to the overseeing Local Government, and the respective Council decides whether it be forwarded to the ALC for consideration. Therefore, the inclusion aspect of the proposal is also discussed; however it is unlikely the applicant will opt to include land into the ALR if the corresponding proposal to exclude land is not supported.

- Pursuant to Council's decision and any outcome of a referral to the ALC, the applicant intends to pursue development opportunities on the portion of land proposed to be excluded, in conjunction with the development associated with Grandview Area #4 Neighbourhood Concept Plant (discussed later in this report). Further details on this tentative development are not available (nor required) at this time.
- Additionally, pending Council and ALC decisions, separate OCP amendment, rezoning and subdivision applications, alongside an application to Metro Vancouver, would still be required to accommodate any development on the land proposed to be excluded. Through this subsequent process, Council would have the opportunity to evaluate the merits of any land use proposal based on the City's overall land use policies, objectives and bylaws and with the benefit of appropriate community consultation. These requirements are discussed further into this report.

Agrologist Report & Applicant's Rationale

- The applicant has provided an Agrologist Report, including soil capability ratings and an agricultural impact assessment, prepared by Statlu Consulting.
- The Statlu Report assigns soil capability ratings to the portions of the site affected by the application. These ratings are based upon the Land Capability for Agriculture classification, a standardized system used province-wide. Soils are assigned two classes, unimproved (in the current state) and improved (potentially capability with management techniques). For reference, Class 1 soils have few if any limitations for agricultural production, whereas Class 7 soils have no capability for agriculture.
- For the area proposed to be excluded, the unimproved rating ranges between Classes 4 to 5, and the improved rating is Class 3. For the area proposed to be included, the unimproved ratings range between Classes 2 to 4, and the improved rating is Class 2. (The inclusion area requires the importation of top-soil in-order to realize the improved Class rating).
- The Statlu report also provides a detailed assessment of the impacts on and benefits to agriculture. The assessment is based upon a range of considerations, including soil capability, convenience of parcel access, farm vehicle movements, potential conflicts at the ALR boundary, and lot size.
- Statlu Consulting concludes that the portion of land proposed to be included (in the context of the adjoining ALR land already contained within the same parcel) is more functionally viable for agriculture and, given the relatively similar improved soil ratings for each portion of land, the proposal does present a benefit to agriculture.
- Additionally, the applicant rationalizes that the inclusion of land into the ALR on Parcel #2 affords the applicant increased privacy for the currently operating institutional facility and that the existing watercourse on this site, including riparian area plantings, provides a suitable buffer against the ALR.

- The applicant has also, as a demonstration of their commitment to agriculture, indicated their willingness to subdivide the 2 existing parcels along the proposed ALR boundary, and consolidate the resulting ALR lands (pending a successful outcome of this exclusion and inclusion proposal) into one large parcel. This potential scenario is illustrated in Appendix VI and would result in a 37 hectare (91 acre) single ALR parcel.
- A rationale from the applicant in support of their proposed ALR exclusion is provided in Appendix VII.

Policy Considerations

- In considering the proposal to remove land from the ALR, there are a number of Provincial, Metro Vancouver and City of Surrey policies and bylaws that regulate agricultural. These are discussed below.

Agricultural Land Commission

- The ALC is mandated through the Agricultural Land Commission Act and the accompanying ALR Use, Subdivision and Procedure Regulation.
- The purpose of the ALC is 1) to preserve agricultural land, 2) to encourage farming in collaboration with other communities of interest, and 3) to encourage all levels of government in British Columbia to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws, and policies.
- 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 does not currently conduct these reviews on its own but, at present, will respond to and assess 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. Furthermore, the *Act* does not specify the conditions against which the basis for support or rejection of application is determined.
- 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 area proposed for exclusion at 17800 32 Avenue 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 portion of 17800 32 Avenue 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, while the "Agricultural" designation in the RGS is intended to reinforce provincial and local objectives to protect the agricultural land base of the region.
- Proposed 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 portion of this site from the ALR, should this be the case.

City of Surrey Official Community Plan

- The protection of agriculture and agricultural areas is a key objective of the City of Surrey. As identified within the City's *Official Community Plan* (OCP), *Sustainability Charter* and the *Surrey Agriculture Protection and Enhancement Strategy* the City's policies are to "to protect farmland as a resource for agriculture, a source of heritage and as a reflection of a distinct landscape". It is acknowledged that "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 an integral component of the City of Surrey's economy.
- The City of Surrey Official Community Plan identifies several policies which directly address agricultural land use, as follows.
 - Theme 'A' Policies (Growth Management) call specifically for development that is consistent with the Metro Vancouver Regional Growth Strategy and within the Urban Containment Boundary. Furthermore, applications for urban expansion into the ALR are discouraged;
 - Theme 'E' Policies (Economy), call for continued maintenance of the integrity of the Agricultural Land Reserve and its existing boundaries, and the protection of the continued designation and use of agricultural land for agricultural purposes, regardless of soil types and capabilities; and
 - Theme 'E' Policies also require that in the event of any ALR exclusion application, land of equivalent or better soil capability be provided (included into the ALR) on a 2:1 basis.
- The proposal is generally inconsistent with OCP Policies to maintain consistency with Regional Growth Strategy designations.

- The applicants have demonstrated that the land proposed to be included has potentially (with improvements) better soil capability than the land proposed to be excluded, however the proposal generally does not meet the policies contained within the Official Community Plan to maintain the existing ALR Boundary regardless of soil types.
- The applicants have proposed a 1:1 exclusion/inclusion scenario, which is inconsistent with OCP Policy to required inclusion of ALR land on a 2:1 basis. Furthermore, there is an existing riparian area and buffer within the lands proposed to be included, resulting in the net amount of farmable land being less should the proposal be supported.
- 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, notwithstanding boundary adjustments where appropriate.

Farming Protection Development Permit Guidelines (Official Community Plan)

- Any residential, institution, industrial and/or commercial lands abutting or within 50 metres of the ALR boundary are designated in the OCP as Development Permit Areas for the protection of farming. The Official Community Plan requires that all new construction and/or development within this area install buffering and/or other measures for the protection of farming, in accordance with the DP4 Guidelines contained in the OCP.
- A Development Permit would be required at the time of any proposed development on the subject sites (only on lands outside of the ALR) and would likely coincide with a subdivision and/or rezoning application. Development Permits are not required as part of an inclusion or exclusion application.
- An existing riparian area forms a natural landscaping buffer for a portion of the proposed modified ALR Boundary on Parcel #2.

City Policy O-51 (Policy for Considering Applications for Exclusion of land from the ALR)

- Policy O-51 provides context and criteria to be considered in the evaluation of applications to exclude land from the ALR. The policy is not a guide for ALR exclusions, but rather a framework and guideline for the evaluation of exclusion applications in the context of ALC and OCP regulations.
- Section 3.1 ("Minor Boundary Adjustments") of Policy O-51, which is most relevant to the proposal at hand, states that boundary adjustments will be considered given the following conditions:
 - the proposed exclusion abuts non-agricultural lands;
 - the proposed exclusion is a 'sliver' as opposed to an entire parcel;
 - the inclusion forms a logical extension of the ALR and does not lengthen the ALR boundary;
 - the proposed ALR boundary is clearly defined by physical features (such as roads, streams, existing landscape buffers and/or topography); and

- landscaping is provided along the boundary.
- Policy O-51 also contains the following provisions with respect to the exclusion of land from the ALR:
 - If the land has a Soil Capability Rating of Class 1, 2, 3 or 4, the exclusion application will generally not be supported;
 - 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;
 - 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
 - To increase the merit of an exclusion application, a 2:1 replacement ratio is offered as a guideline.
- Generally speaking, the proposal meets the criteria identified in Policy O-51 for a boundary adjustment, except that the proposed inclusion will lengthen the ALR Boundary. Whether or not the inclusion and exclusion form a logical extension of the ALR is arguable based upon the consideration of the other factors discussed in this report. The existing ALR boundary is a straight line (Appendix IV) where it crosses through the two subject parcels, whereas the proposal for a boundary adjustment represents a distinct interruption of this congruity.
- With respect to the other aspects of Policy O-51, the proposal does not meet the required 2:1 replacement ratio, as previously discussed in relation to the Official Community Plan, and is generally inconsistent with the other guidelines provided.

Neighbourhood Concept Plan (Grandview #4)

- The Draft Land Use Concept for the Grandview Heights Area #4 Neighbourhood Concept Plan was approved by Council resolution on October 7, 2013. The proposed NCP follows the ALR Boundary from the intersection of 176 Street and 32 Avenue through to 184 Street (at 24 Avenue). The draft Land Use Concept map is contained, for reference, within Appendix VIII.
- The Stage 2 Servicing Concept of this NCP is currently being drafted; the City has retained a private consultant to perform this work and completion is anticipated in early 2016. No development of land is occurring within this NCP area at this time.
- The portion of Parcel #2 that is located outside of the ALR is contained within the Grandview Heights #4 NCP. It is tentatively designated as 'Flex-Detached Residential', 'Existing Institutional', 'Low Density/Medium Density Residential', and 'Riparian Area'. It is also the tentative location of a stormwater detention facility (at the ALR Boundary within a future landscape buffer). The portion of Parcel #1 that is proposed to be excluded is not contained within the Grandview #4 NCP.
- Pursuant to completion of the Grandview #4 NCP, any future land use change on Parcel #2 that is inconsistent with the Grandview #4 NCP would require an amendment application, accompanied by an application to also amend the OCP and rezone the property accordingly.

- Any future development on the portion of Parcel #1 proposed to be excluded, as has been indicated by the application to be their intention, would need to be evaluated in the context of the Grandview #4 NCP and the corresponding impacts on servicing and land use. This would occur at a later date, in conjunction with the other aspects of land use already discussed.
- Should Council support forwarding this application to the ALC, it is unlikely that a decision from the ALC will be rendered prior to completion of the Grandview #4 NCP. Changes to the servicing component of the NCP (as are identified in the Engineering Comments in Appendix II) will be addressed pending the outcome of the ALC's decision and any future land development applications on or within the vicinity of the subject sites.

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 January 2015. In addition, City staff required the applicant to erect 2 green development proposal signs fronting each respective property.
- Staff received 2 phone calls regarding the proposal. Both callers requested further information and expressed concern over the proposed exclusion of ALR land, however no other substantive comments were provided.

RECOMMENDATION AND COUNCIL OPTIONS

- The following are the courses of action that are available to Council, a brief description of the advantages and disadvantages of each alternative, and Staff's recommendation.

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 and has the agricultural expertise to assess the merits of exclusion applications and determine the suitability and capability of lands for agricultural purposes.
- The applicant can present their proposal directly to the commission for consideration.
- There is potential for consolidation of existing ALR properties, should the ALC support the proposal.

Cons

- Regardless of the ALC's decision, this course of action sets an expectation for the future consideration of ALR boundary adjustments and ALR exclusions, regardless of their merit or adherence to City Policy, and may result in increased future applications of similar scope.

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, as described throughout this report.
- This approach is consistent with AFSAC's recommendation.

Cons

- The applicant would 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 and Action Summary
Appendix II.	Engineering Summary
Appendix III.	Draft AFSAC Minutes (June 4 th 2015) for application 7915-0093-00
Appendix IV.	Context Plan
Appendix V.	Proposed Inclusion and Exclusion Areas
Appendix VI.	Potential Subdivision and Consolidation Scenario
Appendix VII	Applicant's Rationale provided to City Staff
Appendix VIII	Grandview Area #4 NCP Draft Land Use Concept Plan (With inclusion and exclusion areas highlighted)

INFORMATION AVAILABLE ON FILE

(All the following are optional depending on the individual case)

- Agrolgist's Report prepared by Statlu Environmental Consulting, dated May 25, 2015.
- Full text of Policy O-51, *Policy for Considering Applications for Exclusion of land from the ALR*

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

DS/da

\\file-server1\net-data\cscd\generate\areaproduct\save\18271665005.doc
. 7/9/15 1:04 PM

Information for City Clerk

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

1. (a) Agent: Name: Dexter Hirabe
 Hunter Laird Engineering Ltd.
 Address: 65 - Richmond Street, Suite 300
 New Westminster, BC V3L 5P5

 Tel: 604-525-4651 - Work
 604-525-4651 - Cellular

2. Properties involved in the Application

- (a) Civic Address: 2932 - 176 Street
 17800 - 32 Avenue

- (b) Civic Address: 2932 176 St
 Owner: Radha Soami Society Beas Canada Inc
 PID: 013-243-012
 South 15 Chains North West Quarter Section 20 Township 7 Except: Firstly: The East 33 Feet Secondly: The South 33 Feet And Thirdly: Part Subdivided By Plan 25115 Fourthly: Part On Statutory Right Of Way Plan 84545 New Westminster District

- (c) Civic Address: 17800 - 32 Avenue
 Owner: Radha Soami Society Beas Canada
 PID: 027-996-115
 Lot 2 Section 20 Township 7 New Westminster District Plan BCP41639

3. Summary of Actions for City Clerk's Office

None.



INTER-OFFICE MEMO

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

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

DATE: **July 6, 2015** PROJECT FILE: **7815-0093-00**

RE: **Engineering Requirements
Location: 2932 176 Street and 17800 32 Avenue**

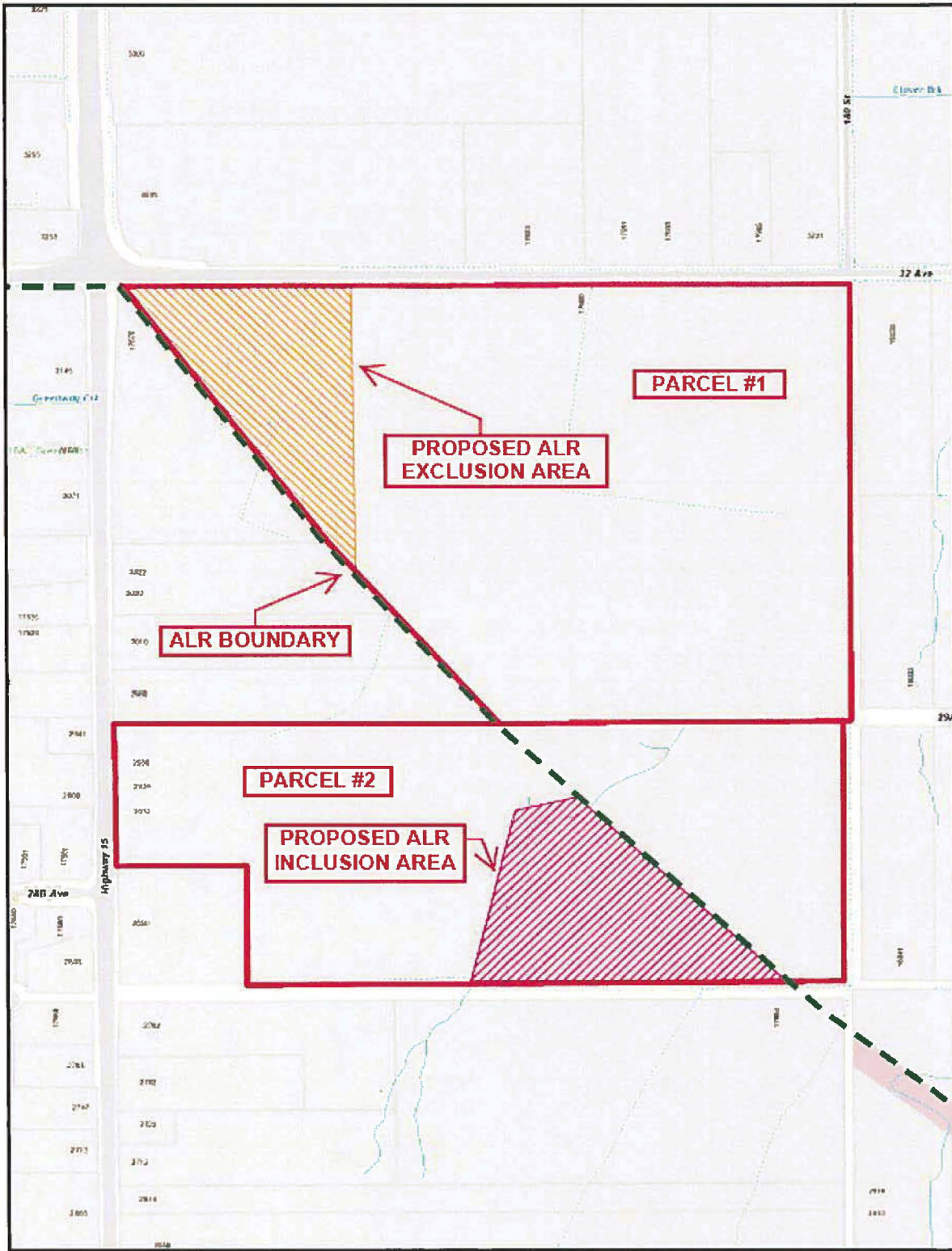
ALR INCLUSION/EXCLUSION

Engineering has the following comments to make on the proposed exclusion from the ARL of 4.0 hectares of land located on 17800 - 32 Avenue and inclusion into the ARL of an equal portion of land on 2932 - 176, all as shown on the attached sketch:

- While no road dedications and/or road constructions are required at this time for the proposed ALR inclusion/exclusion, it is noted that the subject properties are located within Grandview Heights Area 4 NCP (NCP) where new roads are identified within the subject properties. Any application for rezoning/subdivision on the proposed ALR exclusion area may require changes to the road network as identified in the NCP.
- The proposed exchange appears to include less farmable lands if the endorsed land use for Grandview Heights Area 4 NCP is considered. The NCP identifies a significant riparian corridor within the inclusion lands. The proposed NCP shows that there is 1.48 ha of developable land in the proposed inclusion area while the exclusion area has been identified as 4.0 ha.
- The proposed exchange will impact the conceptual servicing plan of the NCP as detention ponds are identified along the boundaries of both the exclusion and inclusion areas. The inclusion area would eliminate the location for the proposed Pond G2 while making Pond G10 location more flexible. Pond G2 protects a significant reach of stream through farm land and will need to be relocated up the slope if the exclusion/inclusion is supported.
- A buffer has been identified in the NCP, between the residential areas and the ALR, the inclusion will require a larger amount of area be set aside for buffer, it also impacts one of the NCP roads that would now front ALR land and may not be constructed through normal development process.
- The inclusion would eliminate access along the diagonal limit to the ALR that currently can provide the lowest invert for sanitary and storm servicing. The impact to the upstream NCP area is not clear at this time if the contiguous corridor parallel to the contours is inserted into the ALR. Generally, City servicing is kept out of farm land where possible, however servicing corridors should be secured through the ALR if the lands are included.
- The property at 17800 - 32 Avenue is outside the Metro Vancouver's Fraser Sewerage Area and the Urban Containment Area. They cannot be serviced by City sewers unless the lands are included into Metro Vancouver Fraser Containment and Sewer areas.

Rémi Dubé, P.Eng.
Development Services Manager
IKi

Project Layout 7815-0093-00



- It was noted that setbacks would apply to the home plate footprint. However, if hardship is created by the requirement to place the structure correctly, the bylaw can be modified; the variance process would be on the zoning bylaw.
- The Committee requested clarification on variances no longer being permitted in riparian areas and questioned whether that could result in sacrificing ALR land; the design of the home plate should not be sacrificed. Staff confirmed that the Province is willing to look at a variance if the existing zoning causes hardship.
- The Committee questioned whether there is a penalty system in place to deal with encroachments. Staff stated that encroachments are usually discovered through service requests. When development determines what the setback needs to be, generally lands are conveyed and become city parkland. The City has conducted audits and is dealing with each situation individually as it arises.

C. OUTSTANDING BUSINESS

1. Work Plan

Each Committee member was asked to select the top three issues from the Work Plan they consider priority. Currently, the issues are:

- Review of opportunities for Incubator Farm
- Permanent Farmers Market
- Elimination of unauthorized non-farm uses within the ALR
- Increase farming of unused farm land
- Review of illegal fill deposition requirements and regulations
- Truck parking
- Regulations for accessory and seasonal farm workers' housing in the ALR
- Flavours of Surrey/Surrey Farm Tours

D. NEW BUSINESS

1. Application for Boundary Adjustment to the ALR

(Daniel Sturgeon)

File: 15-0093-00

The following comments were made:

- The application is for two separate parcels of land under one owner. The proposal is to exclude and include equal amounts of land.
- Parcel #1 is zoned A-1 and is located entirely within the ALR. The site is currently being farmed for hay and forage crops and does not contain any structures. An access easement is registered over Parcel #1 to avoid direct access to 176 Street.

- Parcel #2 is south of and partially contiguous to Parcel #1. The site is zoned CD (Comprehensive Development). The eastern portion of the property within the ALR is designated agricultural; the western portion of the property is designated Suburban-Urban Reserve and is currently occupied by a privately owned and operated institutional facility. East of the creek which divides the parcel the property is currently farmed for hay. A single family dwelling is currently being constructed within this ALR portion, adjacent to the riparian area.
- Should this proposal be successful, the applicant intends to explore future development potential for the portion of land proposed to be excluded. Future land use is not being considered as part of this exclusion application.
- The applicant provided an agricultural impact assessment and agrologist report which concluded that the portion of land proposed to be included in the ALR is more viable for and presents a benefit to agriculture.
- The property owners are looking for additional privacy and are not supportive of future development in the lower section. They are looking at future development opportunities in the triangle to the north.

Discussion

- With the existence of two red-listed streams, concern was expressed about the owner's intention to develop the parcel proposing to be excluded. Staff advised that development would be dealt with through a later application.
- It was noted that Surrey's policy for exclusion is a 2 for 1 trade. This application does not meet that requirement, and that fact would be identified in the report to Council.
- The Burlington Northern Railroad (BNR) right-of-way is a defensible boundary. If AFSAC was to support this application, there could potentially be development on the parcel which is proposed to be excluded.
- The Committee stated that ownership of the properties is key. In the past, property line adjustments have been allowed in situations where there is one owner, if there is benefit to agriculture. If there is no benefit to agriculture, it does not fall within policy guidelines. Inclusion of land in the ALR is welcome anytime; exclusion of another parcel is not required.
- Densification of property could be acceptable providing there is a significant setback. Staff noted that the requirement for buffer would not change. There is not much room for development in that area and so densification would go further back; cluster housing. Staff noted that currently, the NCP calls for 4-10 units per acre (UPA).

- The Committee noted that farming a triangle is difficult and, from an agricultural point of view, there is a benefit to having a rectangular parcel. If the buffers remain exactly as they are, or the alignment doesn't have any effect on the buffers, argument is negated.
- With the ALR boundary and the 40 metre buffer, the swap is no longer the same if the neighbour loses land. When called upon for clarification, the applicant confirmed that the buffer does affect the neighbour to the south. The applicant is in discussions with the neighbour and notes that the buffer would be in non-ALR land.
- Staff noted that NCP designation is intended for single family type of development. New DP guidelines for farm protection do support increasing densities adjacent to the ALR but would require wider buffers.
- It was suggested that moving the diagonal red line (on the COSMOS) west of the streams would create the 2 for 1 compliance. Concern was expressed that the land proposed to be excluded is superior farming land than that proposed to be included. Staff requested these minutes stipulate that the 2 for 1 policy is not being proposed by the applicant in this case, as this is a 1 for 1 swap proposal.
- A member of the Committee suggested that a boundary alignment and consolidation of both lots would create a strong benefit to agriculture and may gain more to support.

It was

Moved by S. VanKeulen

Seconded by D. Arnold

That the Agriculture and Food Security

Advisory Committee recommend that the GM of Planning and Development not support application 15-0093-00, based on the 2 for 1 exclusion policy.

Carried

2. **Application to Subdivide Land within the ALR (for Biodiversity Conservation Purposes)**

(Chris Atkins)

File: 14-0011-00

The following comments were made:

- The applicant is proposing subdivision of land within the ALR to create a city-owned park for the purpose of biodiversity conservation, specifically riparian area protection.
- The area under consideration is approximately .26 hectare. The site is forested and comprises a portion of the riparian setback along a Class A watercourse.



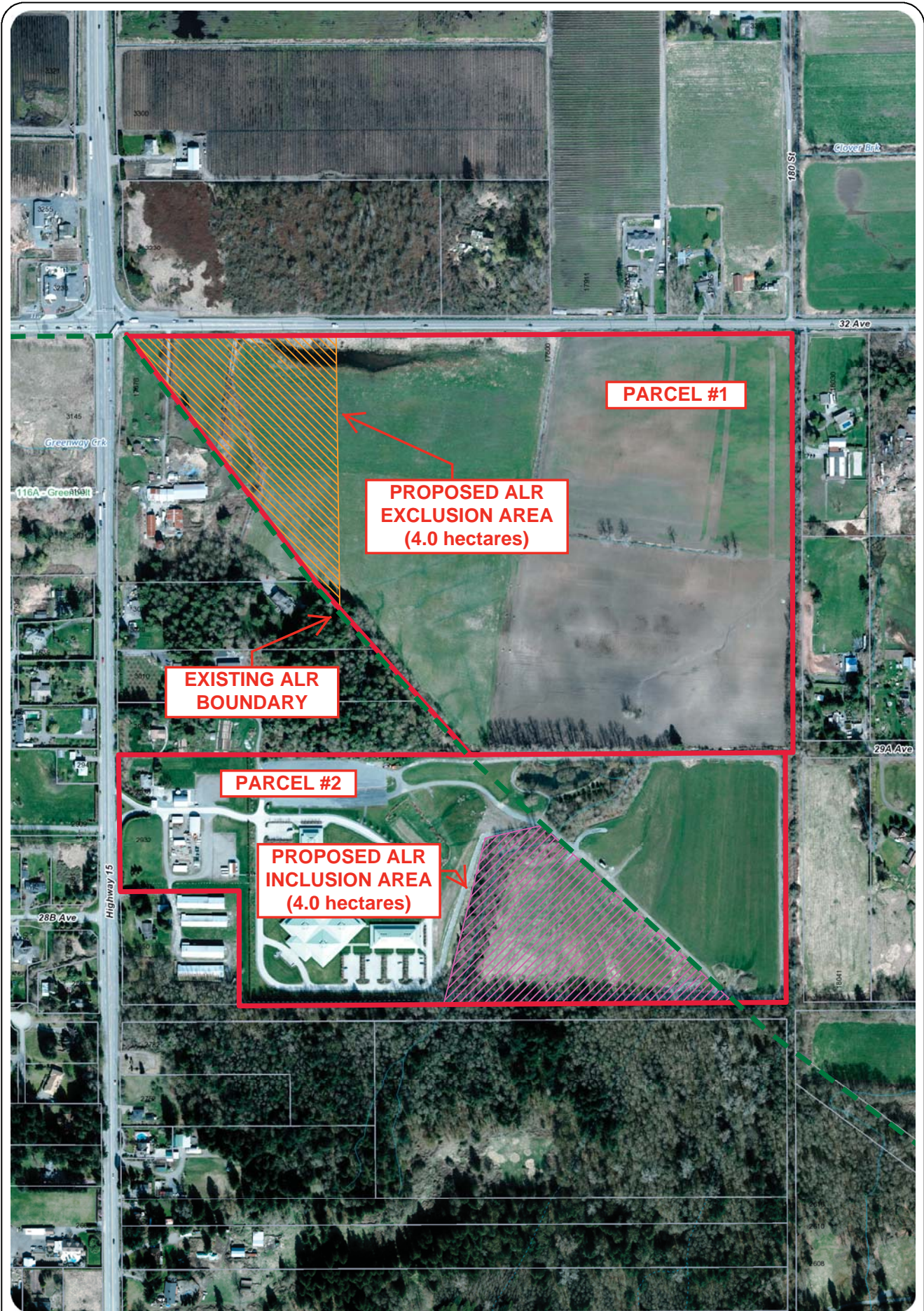
ALR Inclusion/Exclusion Application

Scale: 1:10,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 22/05/2015



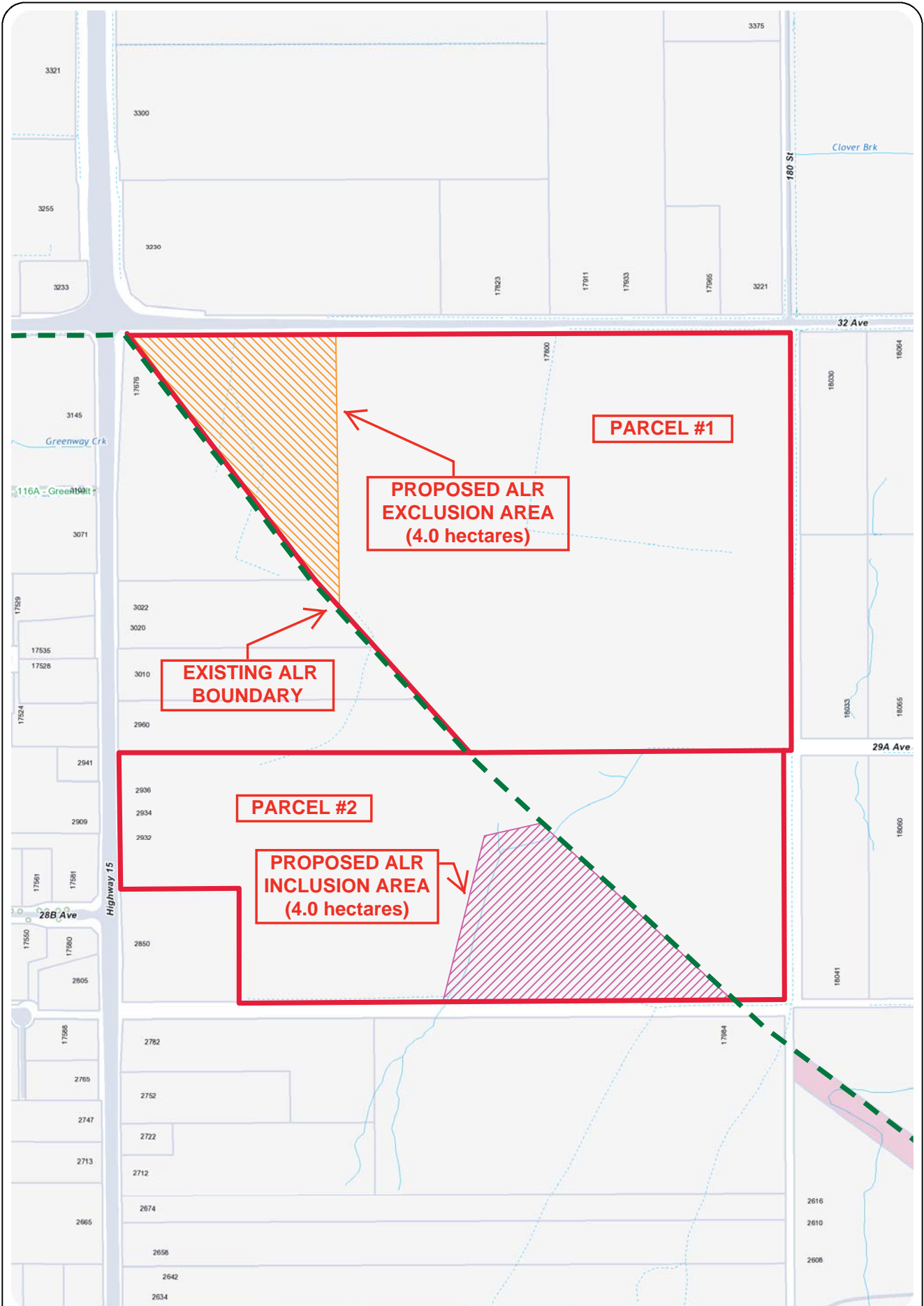
ALR Inclusion/Exclusion Application

Scale: 1:4,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



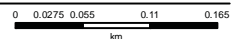
Map created on: 22/05/2015



ALR Inclusion/Exclusion Application

Scale: 1:4,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

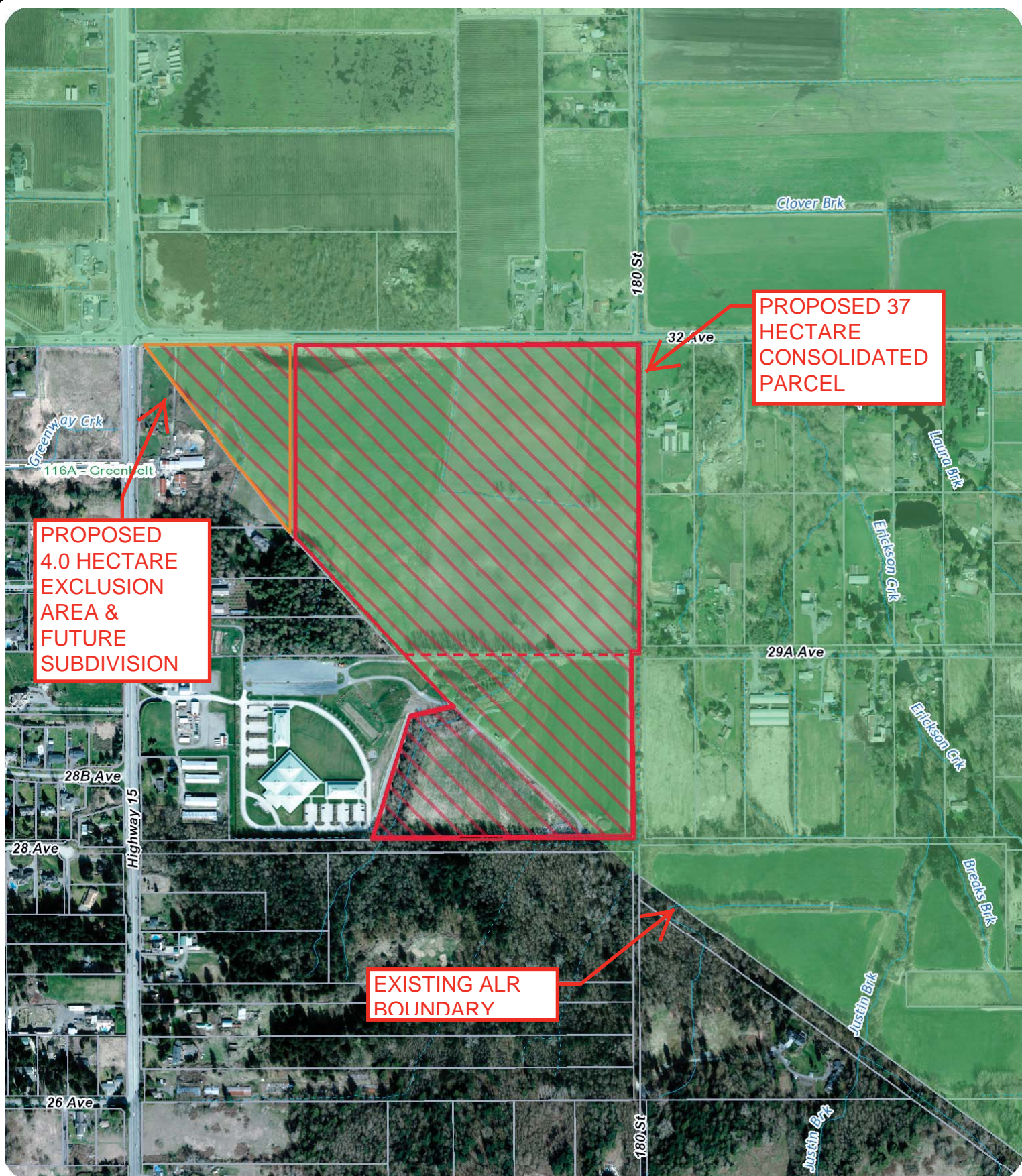


Map created on: 22/05/2015





15-0093-00 Proposed Future Subdivision and Consolidation



PROPOSED 37 HECTARE CONSOLIDATED PARCEL

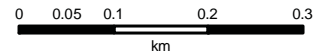
PROPOSED 4.0 HECTARE EXCLUSION AREA & FUTURE SUBDIVISION

EXISTING ALR BOUNDARY

Enter Map Description

Scale: 1:8,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca





April 30, 2015

File No.: 0601400434

City of Surrey
Planning Department
13450 – 104th Avenue
Surrey BC, V3XL 5P5

Att: Daniel Sturgeon

Re: 17800 – 32Avenue & 2932 – 176Street

Proposal

- RSSB-Canada has submitted an ALR exclusion/inclusion application involving a minor lot line adjustment to the boundary of the referenced properties.
- The application consists of two adjacent parcels of land located at 17800 – 32 Avenue and 2932 – 176 Street involving approximately 50 hectares (124 acres). The properties are generally bounded by 32 Avenue to the North, Highway 15 (176 St.) to the West, the unopened 29 Avenue right of way to the South and 180 Street to the East. The two properties involved in this swap share approximately 379.5m of common boundary.
- Overall, the proposal is in compliance with Official Community Plan (OCP) policies to maintain the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries. It is also in compliance with Council Policy No. O-51 ("Policy for Considering Applications for Exclusion of Land from the Agricultural Land Reserve"). We provide the following information in support of the application:

Policies for the Agricultural Land Reserve:

- The OCP contains general policies (E3 Agriculture) related to the importance of, and protection for agricultural lands, particularly those within the Agricultural Land Reserve (ALR). The following are key policies that relate to the application for exclusion from the ALR:

E3.1 Maintain the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.

E3.5 Avoid the fragmentation of ALR lands.

E3.6 Require 2 ha of land, within Surrey, of equivalent or better soil capacity, to be included into

WSP Canada Inc.
300, 65 Richmond Street
New Westminster, BC V3L 5P5

Phone: +1 604-525-4651
Fax: +1 604-525-5715
www.wspgroup.com

the ALR for each 1 ha of land excluded from the ALR with the submission of an Agricultural Impact Assessment detailing how this conversion provides a net benefit to agriculture in Surrey.

- Furthermore, City Policy # O-51 approved by Council in May 2004, addresses the issue of compensation in occasions where land is removed from the ALR. In particular, section 3.1 contains policy consideration for “Minor Policy Boundary Adjustment” and states that “minor adjustments to the boundary of the ALR will in general be supported if it satisfies the following criteria:
 1. *The land proposed to be excluded abuts an existing non-agricultural area and is a "sliver" of land as opposed to an entire parcel;*
 2. *The land proposed to be excluded forms a logical extension to the existing non-agricultural area and does not constitute an intrusion into the ALR (i.e., the ALR boundary will not be significantly lengthened as a result of the exclusion);*
 3. *The proposed ALR boundary is clearly defined by physical or other clear features such as major roadways or topographical or other natural features so that it will not act as a precedent for the exclusion of other or adjoining parcels in the ALR;*
 4. *Landscaping and buffering is provided along the proposed ALR boundary within the land being excluded from the ALR with sufficient dimensions to clearly separate and minimize the impacts between the adjacent agricultural and non-agricultural uses; and*
 5. *Compensation may be required in accordance with Section 5.*

Compensation Criteria for minor Exclusions

- Policy #O-51 also explains the criteria for providing compensations for the land being excluded from the ALR. “The compensation will include the inclusion of other land into the ALR to offset for the impact of the land being removed....with an area that is at least twice as large as the area of the land being excluded.”
- The policy recognizes that there are situations where 2:1 ration is not achievable, therefore the “inclusion of non-ALR land in the ALR may be reduced to as low as 1:1 ration, if the land included in the ALR is supplemented by the following circumstances:
 - Infrastructure works to improve drainage and irrigation;
 - Consolidation of parcels and the creation of more rationally sized and configured farm parcels or units;
 - Increased utilization of land through cancellation of rights-of-way, utility corridors or home sites;
 - improvements to utilities such as potable water supply, etc.; and
 - Improvements to farm access.

Justification

The intent of both the OCP policy of the ALR and the Council Policy of O-51 focus on protecting, enhancing and sustaining agriculture and agricultural lands. The application is in compliance with both of these policies:

1. The application consists of two adjacent parcels of land located 17800- 32 Avenue (72 Acres) and 2932 – 176 Street (52 Acres). These properties share approximately 379.meters of common boundary.
2. Given that only 8.16 acres out of 72 acres ALR land is proposed to be removed from the property at 17800-32 the proposal is “Minor Boundary Adjustment”
3. The portion of the land proposed to be excluded from the ALR is clearly defined by its location and physical characteristics:
 - It is a triangular in shape and located at the North West portion of the property (17800-32 Avenue), bounded to the west by Highway 15 (176 St.) to the north by 32nd Avenue. 32 Avenue is an arterial road.
 - The majority of the parcel is not suitable for farming due to drainage issues (flooding towards Northern portion along 32 Avenue);
 - The existing Erickson creek requires setbacks on both sides reducing the amount of potential farmland;
 - The alignment of the existing creek isolates the Western portion of the parcel from the main portion of the site;
 - There is an existing pond on the Northern portion of the parcel. It is red-coded by the Department of Fisheries, requiring further riparian setbacks thus reducing the amount of farmable land;
 - The irregular shape of the site, the pond and the requirement for setbacks makes it difficult to efficiently maneuver farming equipment;
4. The land proposed to be excluded abuts existing One Acre Single Family Residential zoned Comprehensive Development (CD) to the South and A1 Zone to the east.
5. The proposed land swap does not result in fragmentation of the ALR and its existing boundaries. The land being included in the ALR is located at the south east quarter of the property at 2932-176. This portion of the land being included in the ALR is bordered to the north and east by General Agriculture Zone (A-1) and to the south by A2 land use.
6. The land proposed to be included forms a logical extension to the existing agricultural area and does not constitute fragmentation to the ALR. Landscape buffering will be provided.

7. The compensation for the 8.16 acres of land being excluded from the ALR is the inclusion of 8.16 acres of land that is not in the ALR. This represents a 1:1 ratio. The land proposed to be included in the ALR is supplemented by the following characteristics:
- The addition of this parcel (already located adjacent to ALR land) into the ALR will add more farmable land to the existing ALR portion of the site to the East (approximately 12 acres) making it more economically viable to farm;
 - The parcel has good natural drainage making it more suitable for farming;
 - This land parcel proposed for inclusion has been farmed for the past 15 years by RSSB-Canada;
 - The land has consistently qualified for farm status under BC Assessment requirements;
 - With the exception of the creek and its buffers, the remainder of the parcel is farmable;
 - This swap will not result in fragmentation of the ALR; and
 - The proposal will provide a net benefit to Agriculture.

Conclusion

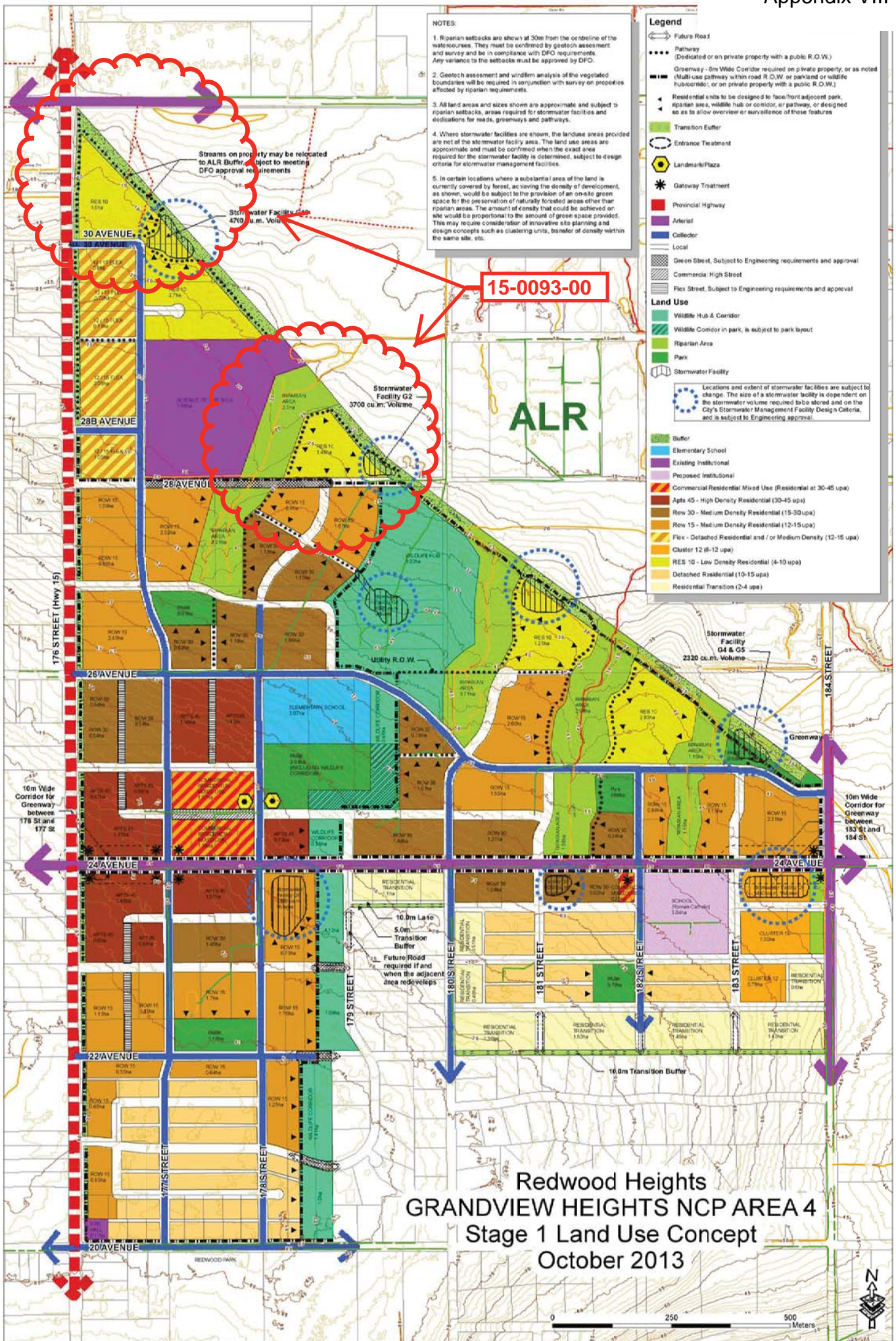
The proposal will swap 8.16 acres of land that is currently in the ALR for 8.16 acres of land, not in the ALR. The parcel of land not in the ALR is currently being farmed by the owner, while the land proposed for exclusion has historically not been farmed. Furthermore, the land being excluded from the ALR has historically not been farming due to its physical attributes and the location. Ultimately the proposal will result in no net loss to the ALR designated lands, nor will it result in fragmentation to the ALR boundary. The proposed lot line adjustment will improve future agricultural use of this property and add good farm land to the ALR. We believe that the application is in compliance with OCP policies to maintain the integrity of the ALR and its existing boundaries. It is also in compliance with Council Policy No. O-51 ("Policy for Considering Applications for Exclusion of Land from the Agricultural Land Reserve").

Yours very truly,



Dexter Hirabe,
Planner
Coastal BC Municipal Infrastructure

Cc : RSSB - Canada



NOTES:

1. Riparian setbacks are shown at 30m from the on-beltline of the watercourses. They must be confirmed by geotech assessment and survey and be in compliance with DFO requirements. Any variance to the setbacks must be approved by DFO.
2. Geotech assessment and windfall analysis of the vegetated boundaries will be required in conjunction with survey on properties affected by riparian requirements.
3. All land areas and sizes shown are approximate and subject to riparian setbacks, areas required for stormwater facilities and dedications for roads, greenways and pathways.
4. Where stormwater facilities are shown, the landuse areas provided are net of the stormwater facility area. The land use areas are approximate and must be confirmed when the exact area required for the stormwater facility is determined, subject to design criteria for stormwater management facilities.
5. In certain locations where a substantial area of the land is currently covered by forest, achieving the density of development, as shown, would be subject to the provision of an on-site green space for the preservation of naturally forested areas other than riparian areas. The amount of density that could be achieved on site would be proportional to the amount of green space provided. This may require consideration of innovative site planning and design concepts such as clustering units, transfer of density within the same site, etc.

Legend

- Future Road
- Pathway (Dedicated or on private property with a public R.O.W.)
- Greenway - 6m Wide Corridor required on private property, or as noted (Multi-use pathway within road R.O.W. or parkland or wildlife buffers); or on private property with a public R.O.W.)
- Residential lots to be designed to face front adjacent park, riparian area, wildlife hub or corridor, or pathway, or designed so as to allow overview or surveillance of these features
- Transition Buffer
- Entrance Treatment
- Landmark/Plaza
- Gateway Treatment
- Provincial Highway
- Arterial
- Collector
- Local
- Green Street, Subject to Engineering requirements and approval
- Commercial High Street
- Flex Street, Subject to Engineering requirements and approval

Land Use

- Wildlife Hub & Corridor
- Wildlife Corridor in park, is subject to park layout
- Riparian Area
- Park
- Stormwater Facility

Locations and extent of stormwater facilities are subject to change. The size of a stormwater facility is dependent on the stormwater volume required to be stored and on the City's Stormwater Management Facility Design Criteria, and is subject to Engineering approval.

- Buffer
- Elementary School
- Existing Institutional
- Proposed Institutional
- Commercial Residential Mixed Use (Residential at 30-45 upa)
- Apts 45 - High Density Residential (30-45 upa)
- Row 30 - Medium Density Residential (15-30 upa)
- Row 15 - Medium Density Residential (12-15 upa)
- Flex - Detached Residential and / or Medium Density (12-15 upa)
- Cluster 12 (6-12 upa)
- RES 10 - Low Density Residential (4-10 upa)
- Detached Residential (10-15 upa)
- Residential Transition (2-4 upa)

**Redwood Heights
GRANDVIEW HEIGHTS NCP AREA 4
Stage 1 Land Use Concept
October 2013**

