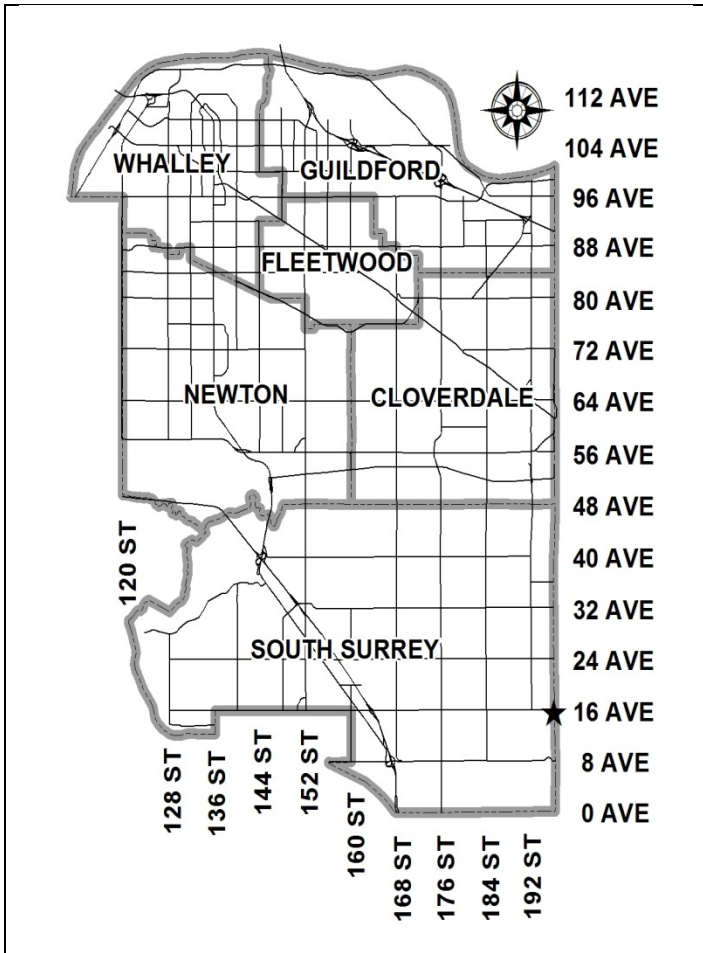


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

File: 7915-0341-00

Planning Report Date: October 20, 2015



PROPOSAL:

- **Terminate Land Use Contract No. 578**

to permit the existing underlying A-1 Zone to come into effect.

LOCATION:

19564 16 Avenue
19534 16 Avenue
19516 16 Avenue

OWNERS:

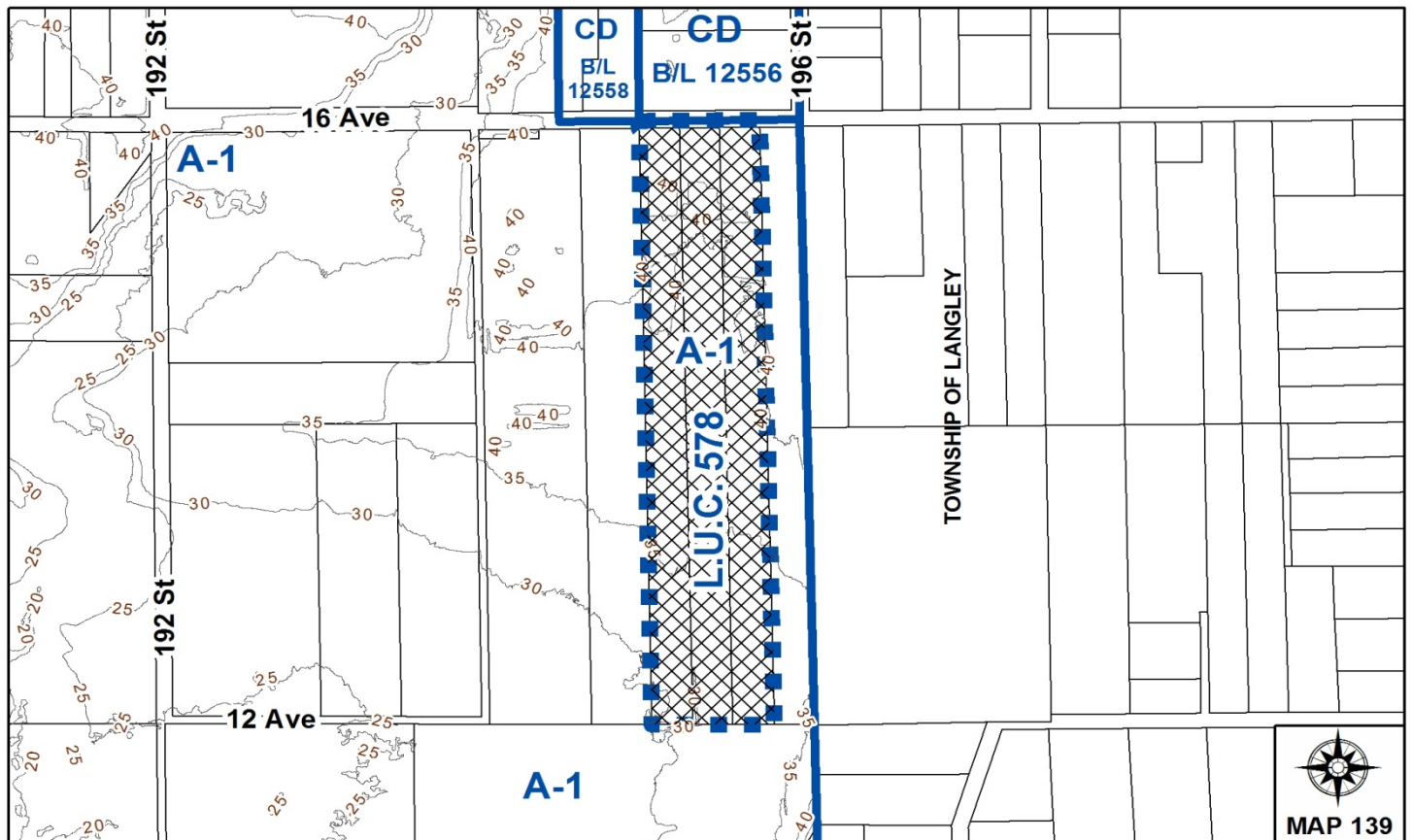
Raymond A Collier et al

LUC NO. AND UNDERLYING ZONING:

LUC No. 578
(A-1 Zone underlying)

OCP DESIGNATION:

Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to terminate LUC No. 578.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- In 2014, the Provincial Government adopted changes to the *Local Government Act* that terminate all Land Use Contracts (LUCs) in the Province on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024.
- On June 15, 2015, City Council endorsed the recommendations in Corporate Report No. R122, which outlined a process with respect to the early termination of LUCs in Surrey.
- In accordance with recent legislative changes, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period.
- City staff are now moving forward with the first group of LUCs to be terminated, in accordance with the approved process described in Corporate Report No. R122, which prioritizes based on business development or the simplicity of the termination.
- LUC No. 578 permits general agricultural and horticultural uses, along with residential and accessory uses.
- Once LUC No. 578 is terminated and the one-year grace period ends, the current underlying A-1 Zone will come into effect and will regulate the three subject lots.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to terminate Land Use Contract No. 578 and a date be set for Public Hearing.

BACKGROUND

- In the early 1970s the Provincial Government adopted changes to the *Municipal Act* (now called the *Local Government Act*) that allowed local governments to enter into Land Use Contracts (LUCs) with land owners and/or developers that incorporated zoning, development control and servicing issues into one document. As a result, on lands within an LUC, the LUC became the governing land use control and, in some instances, the subdivision and development control as well.
- Although LUCs are an agreement between the City and land owners/and developers, all LUCs were adopted by By-law. The first LUC in Surrey was adopted by City Council by By-law on August 7, 1972.
- In the late 1970s the Provincial Government adopted changes to the *Municipal Act*, eliminating the ability of municipalities to enter into LUCs.
- Approximately 370 LUCs were adopted in Surrey, most of which remain in effect.
- In 2014, the Provincial Government adopted changes to the *Local Government Act* that terminate all Land Use Contracts (LUCs) in the Province on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024, should they choose to do so.
- On June 15, 2015, Council approved the recommendations in Corporate Report No. R122, which outlined a proposed process with respect to the early termination of LUCs in Surrey, which prioritizes based on business development or the simplicity of the termination.
- As a result, City staff are now moving forward with the termination of LUC No. 578 in accordance with the approved process.

PUBLIC NOTIFICATION

Early termination of LUCs is a Council-initiated project that does not require the consent of landowners within the LUC being terminated. A Development Proposal Sign has not been installed and no pre-notification letters have been mailed.

However, the LUC Termination By-law is required to have its own Public Hearing. As a result, the Public Hearing Notice will be delivered to all owners and tenants of properties within LUC No. 578, informing them that Council is considering terminating the LUC. Notice of the Public Hearing will also be delivered to adjoining property owners and tenants within 100 metres (or 3-lot depth, whichever is greater) of the boundaries of LUC No. 578. In addition, the Public Hearing notice will be published in two consecutive issues of either the Surrey Now or the Peace Arch News.

DISCUSSION

- It is now in order for LUC No. 578 to be considered for early termination.
- This LUC, adopted on December 6, 1978, regulates three properties that are all approximately 4 hectares (10 acres) in size. The underlying zone is 'General Agriculture Zone' (A-1) and the OCP designation is 'Agricultural'. The parcels are not located in the Agricultural Land Reserve.
- LUC No. 578 originally regulated an additional lot to the west, located at 19474 - 16th Avenue. The LUC was partially discharged in 1981 and no longer applies to this property.
- The three parcels are surrounded by agricultural and residential uses; there is a soil and gravel extraction site located further to the west.
- LUC No. 578 permits uses per Part IV (Agricultural Zone) of Zoning Bylaw No. 2265. This includes residential and residential accessory uses, general agricultural, horticultural and their accessory uses, primary processing of agricultural products, and kennels. The LUC precludes intensive agricultural activities (such as mink farms, beef feedlots, and piggeries).
- LUC No. 578 also regulates the extraction of soil (including maximum cubic volumes and removal fees payable to the City) but only for a period of 5 years following adoption of the LUC. This provision therefore expired on December 6, 1983.
- The underlying A-1 Zone is consistent with the LUC in terms of land use. The underlying A-1 Zone has more stringent building siting regulations which will apply to any new structures built on the properties following LUC termination.
- Each subject property contains a single family residence and associated accessory structures.
- The most easterly property located at 19564 - 16th Avenue currently contains a commercial kennel which has been issued a business license. Kennels are a permitted use in the underlying A-1 Zone and therefore the business will be able to continue operating subsequent to LUC termination, subject to the owners maintaining a current business license with the City.
- In accordance with the recent legislative changes, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period. The subject Termination By-law has a one-year grace period.

- Once LUC No. 578 is terminated and the one-year grace period ends, the underlying "General Agriculture Zone" (A-1) will come into effect and will regulate the use of the land.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Legal Descriptions and Owners of Properties within Land Use Contract No. 578 and Action Summary
- Appendix II. Copy of Part 10 A-1 Zone of Surrey Zoning By-law, 1993, No. 12000, as amended

INFORMATION AVAILABLE ON FILE

- Land Use Contract No. 578.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DS/dk

Information for City Clerk

Legal Description and Owners of all lots that form part of Land Use Contract No. 578:

1. Properties involved:
 - (a) Civic Addresses: 19564 - 16 Avenue
19534 - 16 Avenue
19516 - 16 Avenue
 - (b) Civic Address: 19564 - 16 Avenue
Owner: Mary E York
PID: 010-911-715
East Half Lot "C" Except: East 165 Feet; Section 10 Township 7
New Westminster District Plan 3461
 - (c) Civic Address: 19534 - 16 Avenue
Owners: Preet K Kalkat
Mantejpal S Kalkat
PID: 010-911-740
East 165 Feet West Half Lot "C" Section 10 Township 7
New Westminster District Plan 3461
 - (d) Civic Address: 19516 - 16 Avenue
Owner: Raymond A7 Collier
PID: 010-911-774
Parcel "One" (284946e) Lot "C" Except: East 165 Feet; Section 10 Township 7
New Westminster District Plan 3461
2. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to terminate Land Use Contract No. 578.



Part 10 - A-1, General Agriculture Zone

General Agriculture Zone

Part 10

A-1

A. Intent

This Zone is intended to accommodate *agricultural* uses on *lots* of a minimum size of 2 hectares [5 acres] and to protect *agricultural* land from the intrusion of uses not compatible with *farm operations*.

B. Permitted Uses

Amendments: 15056, 06/23/03; 15655, 03/07/05; 17290, 12/13/10; 18212, 05/26/13

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

1. *Agriculture and horticulture.*
2. *One single family dwelling* which may contain 1 *secondary suite*.
3. *Intensive agriculture*, provided that this use shall occur only on land within the *Agricultural Land Reserve (ALR)*.
4. *Farm-based winery* provided that:
 - (a) This use shall occur only on land within the *Agricultural Land Reserve*; and
 - (b) The use is subject to all conditions in the *Agricultural Land Commission Act/Regs/Orders*.
5. *Forestry.*
6. Where the *lot* is 4 hectares [10 acres] or more and is a *farm operation*, one additional *single family dwelling* or a *duplex*.
7. Provided that the total area covered by *buildings* and *structures* shall not exceed 10% of the *lot*:
 - (a) *Agricultural and horticultural education*;
 - (b) *Conservation and nature study*;
 - (c) *Fish, game and wildlife enhancement*;

- (d) Hunting and wilderness survival training;
 - (e) *Kennels-Commercial*;
 - (f) *Kennels-Hobby*; or
 - (g) *Agri-tourism*.
8. Horse-riding, training and/or boarding facility provided:
- (a) there are not more than 40 stalls; and/or
 - (b) it does not include a racetrack licensed by the British Columbia Racing Commission.
9. *Accessory uses* limited to the following:
- (a) Display and retail sale of products provided all of the following are satisfied:
 - i. all of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
 - ii. products offered for sale shall be limited to *agricultural* and/or *horticultural* products and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
 - iii. the cumulative maximum floor area for the display and sale of products shall not exceed 93 square metres [1,000 sq. ft.];
 - iv. all products offered for sale and related displays shall be located entirely within a *building*; and
 - v. products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agricultural* and/or *horticultural* use of the *lot*;
 - (b)
 - i. Food and beverage service lounge associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*;
 - ii. Retail sales associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*; provided

the maximum floor area for retail sales and wine tasting does not exceed 93 sq.m. [1,000 sq.ft.].

- (c) *Primary processing* of products provided at least 50% of the product being processed shall be produced by the same *farm operation* or is feed required for the *farm operation*;
- (d) Private airport, subject to Section B.10, Part 4 General Provisions, of this By-law;
- (e) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law;
- (f) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of this By-law; and
- (g) *Soil amendment*; and
- (h) *Cogeneration Facility* provided all of the following are satisfied:
 - i. the *Cogeneration Facility* shall be associated with a *greenhouse* on the *lot*;
 - ii. the *lot* is a *farm operation*;
 - iii. the *Combined Heat and Power Engine* capacity must not exceed 1.0 Megawatt of electricity for each hectare of land used for *greenhouses*; and
 - iv. despite Sub-Section B.9(h) iii. the *Combined Heat and Power Engine* capacity may be increased to 1.5 Megawatts of electricity for each hectare of land used for a *greenhouse* if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*.

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

Amendments: 15056, 06/23/03; 15655, 03/07/05; 17771, 11/05/12; 18212, 05/26/14

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

(a) **Minimum setbacks:**

<i>Setback</i> Use	<i>Front</i> <i>Yard</i>	<i>Rear</i> <i>Yard</i>	<i>Side</i> <i>Yard</i>	<i>Side Yard</i> <i>on Flanking</i> <i>Street</i>
<i>Single Family Dwellings, Duplexes and Accessory Buildings and Structures and All Buildings and Structures Not Stated Below</i>	7.5 m. [25 ft.]	12.0 m. [40 ft.]	Lesser of; (a) 13.5 m. [44 ft.] or (b) 10% of the <i>lot</i> width; but in any event not less than 3.0 metres [10 ft.]	7.5 m. [25 ft.]
<i>Buildings for Uses Permitted Under Sections B.1, B.4, B.5, B.9(c) and B.9(h) of this Zone,</i> <i>1. including Accessory Buildings and Structures</i>	30.0 m. [100 ft.]	15.0 m.* [50 ft.]	15.0 m.* [50 ft.]	30.0 m. [100 ft.]
<i>Kennels-Commercial, Kennels-Hobby, Horse-riding training and/or boarding</i>	30.0 m. [100 ft.]	30.0 m.** [100 ft.]	30.0 m.** [100 ft.]	30.0 m. [100 ft.]
<i>Buildings for Uses Permitted Under Section B.3 of this Zone***</i>	90.0 m. [300 ft.]	15.0 m. [50 ft.]	15.0 m. [50 ft.]	30.0 m. [100 ft.]
<i>Buildings and Structures For Private Airport</i>	30.0 m. [100 ft.]	30.0 m. [100 ft.]	30.0 m. [100 ft.]	30.0 m. [100 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

- * If the *side yard* or *rear yard* about a *Residential lot*, any exhaust fans or machinery used in the said *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(A) at the perimeter of any *lot line*.
- ** When the front yard is 90 metres [295 ft.] or more, the rear yard and side yard may be reduced to 15 metres [50 ft.] for uses permitted under Sub-section B.7(e) and B.7(f).
- *** The said buildings shall be located not less than 30 metres [100 ft.] from the boundary of any other Zone.

(b) **Maximum setbacks:**

No portion of a *single family dwelling* and an additional *single family dwelling* or a *duplex* shall be located farther than 50.0 metres [164 ft] from the *front lot line* provided that, on a *corner lot*, no portion of a *single family dwelling* and an additional *single family dwelling* or a *duplex* shall be located farther than 50.0 metres [164 ft] from either the *front lot line* or the *side lot line* on a *flanking street*.

G. Height of Buildings

Amendments: 15056, 06/23/03; 15655, 03/07/05

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Single family dwelling, duplex or buildings* for uses permitted under Section B.9: The *height* shall not exceed 9 metres [30 ft.].
2. *All other buildings and structures*: The *height* shall not exceed 12 metres [40 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13774, 07/26/99; 18414, 03/23/15

1. Refer to Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following shall be provided:
 - (a) Where 3 patrons or less are accommodated, 1 parking space shall be provided; and
 - (b) Where more than 3 patrons are accommodated, 2 parking spaces shall be provided.

3. For non-farm operations, a *vehicle* over 5,000 kilograms [11,023 lbs.] *G.V.W.*, which may be a truck tractor, trailer or semi-trailer as defined in the Commercial Transport Act, R.S.B.C. 1979, c. 55, dump truck or other similar *vehicle* for transporting goods and materials may be parked on a *lot*, provided that:
 - (a) The use of the *vehicle* is ancillary to a permitted *principal use* of this Zone on the *lot*;
 - (b) The *vehicle* is owned or operated by the owner or occupant of the *lot*;
 - (c) The *vehicle* shall not be parked within the required *building setbacks* for *uses permitted* under Section B.1 of this Zone; and
 - (d) Only 1 such *vehicle* is permitted to be parked on a *lot*.
4. *Vehicles* over 5,000 kilograms [11,023 lbs.] *G.V.W.*, which may be truck tractors, trailers or semi-trailers as defined in the Commercial Transport Act, R.S.B.C. 1979, c.55, dump trucks or other similar *vehicles* for transporting goods and materials, may be parked on a *lot* provided that:
 - (a) The use of the *vehicles* is ancillary to the *permitted non-residential use* on the *lot*;
 - (b) The *vehicles* are owned or operated by the owner or occupant of the *lot*; and
 - (c) The *vehicles* shall not be parked within the required *building setbacks* for *uses permitted* under this Zone.

I. Landscaping

Not applicable to this Zone.

J. Special Regulations

Amendments: 17290, 12/13/10; 17771, 11/05/12

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];

- (b) Despite Sub-section J.2.(a), the maximum size of the *farm residential footprint* may be increased by 1000 square metres [0.25 acres] for an additional *single family dwelling* or *duplex* where the *lot* is 4 hectares [10 acres] or more and is a *farm operation*; and

The maximum depth of the *farm residential footprint* from the *front lot line*, or the *side lot line* on a *flanking street* if it is a *corner lot*, shall be 60 metres [197 ft.].

K. Subdivision

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

	<i>Lot Size</i>	<i>Lot Width</i>
Land Within the ALR*	4 hectares [10 acres]	Not less than 1/10 of total <i>lot</i> perimeter
Land Outside the ALR*	2 hectares [5 acres]	Not less than 1/10 of total <i>lot</i> perimeter

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

* Where ALR is *Agricultural Land Reserve*.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 15056, 06/23/03; 15655, 03/07/05; 17471, 10/03/11; 18212, 05/26/14

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. *Kennels-Commercial* and *Kennels-Hobby* shall be subject to the "Surrey Kennel Regulation By-law".
9. *Manufactured home* siting shall be subject to the "Surrey Mobile Homes and Trailer Regulation and Control By-law".
10. Noise is regulated by the "Surrey Noise Control By-law".
11. 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.
12. Lands used for an *agricultural* use are classified as farms under the B.C. Assessment Act, R.S.B.C. 1996.
13. *Farm-based winery* shall be subject to the Liquor Control and Licensing Act and the *Agricultural Land Commission Act/Regs/Orders*.
14. *Cogeneration Facility* shall be regulated by the *Agricultural Land Commission Act/Regs/Orders*, Clean Energy Act, S.B.C. 2010, c. 22 as amended, the Environmental Management Act, S.B.C. 2003, c. 53 as amended, the "Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008" as amended, and the B.C. Hydro Standing Offer Program as amended.