

City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7915-0429-00

Planning Report Date: April 11, 2016

PROPOSAL:

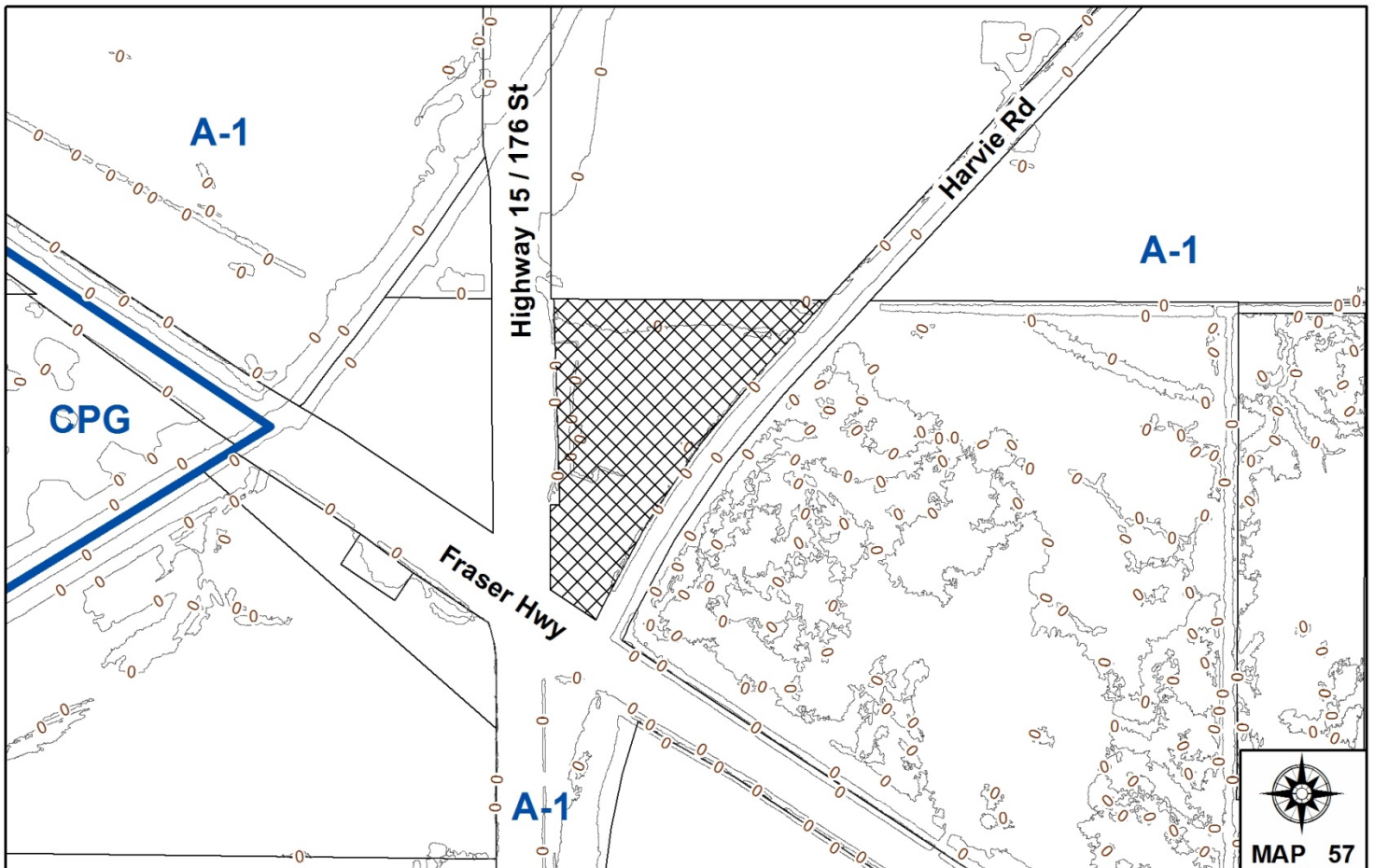
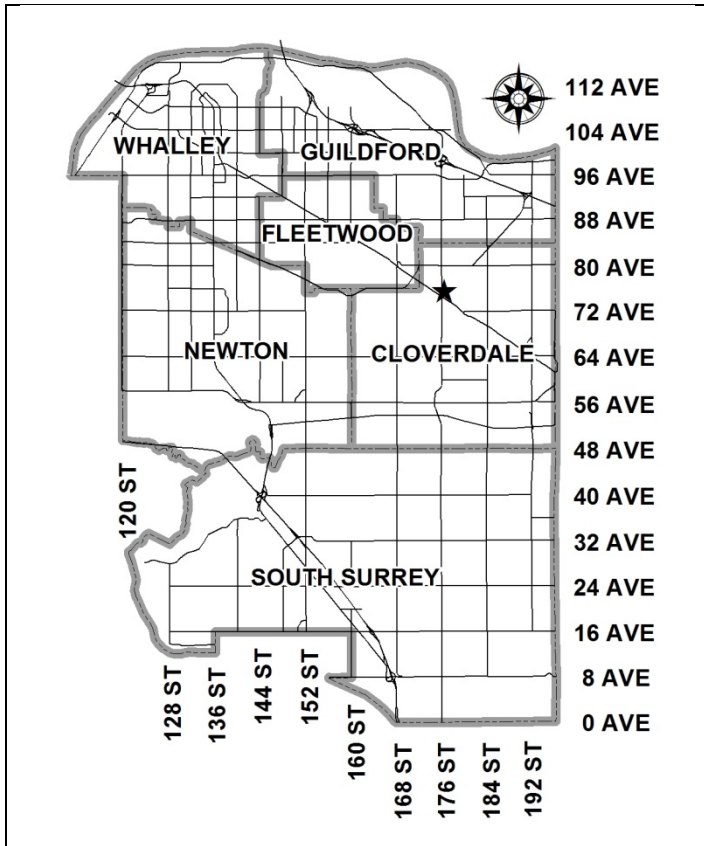
- **Development Variance Permit**  
to permit a farm storage building for the Honeybee Centre.

LOCATION: 7480 - 176 Street

OWNER: Bantakaur Gill

ZONING: A-1

OCP DESIGNATION: Agricultural



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a setback variance to the A-1 Zone for an accessory agricultural (storage) building, currently under construction (stop work order issued).

### RATIONALE OF RECOMMENDATION

- The subject building is located 18 metres (59 ft.) from 176 Street. According to the setback provisions of the A-1 Zone, the required setback is 30 metres (100 ft.) from a flanking street.
- The building is located in close proximity to the other existing buildings on site, thus maximizing the remainder of land for farming purposes.
- The proposed building will have a 1950s barn look and feel with a mock hay loft above the main doors. It will be facing 176 Street and will stand out as a fashionable addition amidst the existing traditional gambrel roof structures.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0429-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback on a flanking street of the A-1 Zone from 30 metres (100 ft.) to 18 metres (59 ft.) for an accessory agricultural building.

REFERRALS

**Engineering:** The Engineering Department has no objection to the project.

**Agricultural and Food Security Advisory Committee (AFSAC):** At the March 3, 2016 AFSAC meeting, the AFSAC recommended that the General Manager, Planning and Development support the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Honeybee Centre, honey processing

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Agriculture, crop production, within the ALR	Agricultural	A-1
East (Across Harvie Road):	Vacant, no apparent use, within the ALR.	Agricultural	A-1
South (Across Fraser Highway):	Vacant, no apparent use, within the ALR.	Agricultural	A-1
West (Across Highway No. 15 / 176 Street):	Vacant, no apparent use, within the ALR.	Agricultural	A-1

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 7480 – 176 Street (Highway No. 15), at the north-east corner of 176 Street (Highway No. 15) and Fraser Highway in Cloverdale. The property is located within the Agricultural Land Reserve (ALR), is zoned "General Agriculture Zone (A-1)", and is designated "Agricultural" in the Official Community Plan (OCP).
- The Honeybee Centre, a honey processing facility, currently occupies the site.

- The applicant has initiated construction of a storage building located just north and west of the principal Honeybee Centre building without a building permit.
- A stop work order was posted on December 4, 2015. The applicant has subsequently submitted a building permit application.
- The subject building does not meet the setback regulations of the A-1 Zone and as such, the applicant has submitted the subject Development Variance Permit (DVP) application to reduce the minimum side yard setback on a flanking street for an accessory agricultural building in the General Agricultural (A-1) Zone from 30 metres (100 ft.) to 18 metres (59 ft.).

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback on a flanking street of the A-1 Zone from 30 metres (100 ft.) to 18 metres (59 ft.) for an accessory agricultural (storage) building.

Applicant's Reasons:

- The proposed building will have a 1950s barn look and feel with a mock hay loft above the main doors. It will be facing 176 Street and will stand out as a fashionable addition amidst the existing traditional gambrel roof structures.
- The proposed building is located directly across from the existing shop building, allowing for efficient access. The ground consists of hard packed gravel, which thus eliminates the need for prefill.
- The building will primarily be used for storage of beekeeping equipment owned by the KPU Commercial Beekeeping Program.
- The KPU Commercial Beekeeping Program uses the Honeybee Centre site and buildings for hands-on demonstrations for their students. Their classroom is located on the KPU Cloverdale campus and their bees are stored on farms in South Surrey and Langley.

Staff Comments:

- The side yard setback on a flanking street for agricultural buildings, including accessory buildings, in the General Agricultural (A-1) Zone is 30 metres (100 ft.).
- The subject site is somewhat triangular in shape, located between 176 Street and Harvie Road, on the north side of Fraser Highway. According to the provisions of the Zoning By-law the lot frontage is Fraser Highway, with both 176 Street and Harvie Road being flanking streets.
- The subject site is narrowest at Fraser Highway and widens towards the north portion of the site.

- The existing buildings are clustered towards Fraser Highway. The subject building is located near the other buildings on-site thus maximizing the amount of contiguous land at the northern portion of the site for farming purposes.
- The Agriculture and Food Security Advisory Committee (AFSAC) considered the project on March 3, 2016. The AFSAC recommended that the General Manager, Planning and Development support the Development Variance Permit (Appendix IV).
- The proposed building will be attractive, with a hay barn-style architecture and cedar siding.
- Staff support the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Aerial Photo
Appendix III.	Development Variance Permit No. 7915-0429-00
Appendix IV.	Draft AFSAC Minutes

*original signed by Judith Robertson*

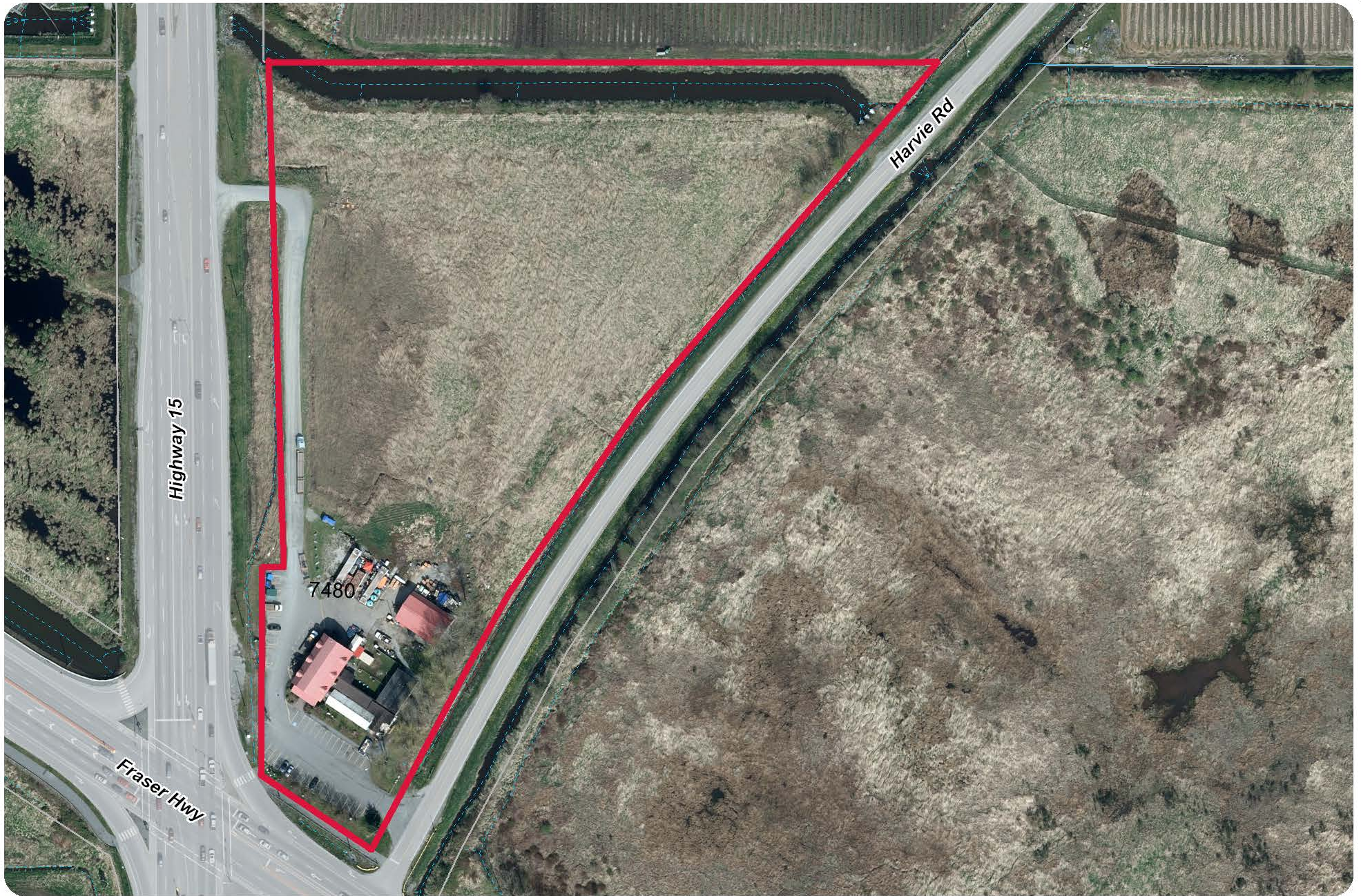
Jean Lamontagne  
General Manager  
Planning and Development

SAL/ar

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Enter Map Description

Scale: 1:2,000

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: 16/02/2016



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7915-0429-00

Issued To: BANTAKAUR GILL

Address of Owner: 18901 - 60A Avenue  
Surrey, BC V3S 8A3

("the Owner")

Issued To: HONEYBEE CENTRE

Address of Owner: 7480 - 176 Street  
Surrey, BC V3S 8E7

("the Tenant")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 013-230-778

Parcel "E" (Plan with Fee Deposited 19608E) South West Quarter Section 20 Township 8  
New Westminster District, Except: Firstly; Parcel "One" (Reference Plan 4810), Secondly;  
Part on SRW Plan 4500, Thirdly; Part Dedicated Road on Plan BCP23470

7480 - 176 Street

("the Land")

3. Honeybee Enterprises Ltd. is a Tenant pursuant to Lease BT451526 (the "Lease") registered against the title of the Land.



4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 10 "General Agriculture Zone (A-1)" the minimum west side yard setback on a flanking street is reduced from 30 metres (100 ft.) to 18 metres (59 ft.) for an accessory agricultural building.
  
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  
5. This development variance permit shall lapse if the Owner and Tenant do not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
7. This development variance permit is not a building permit.

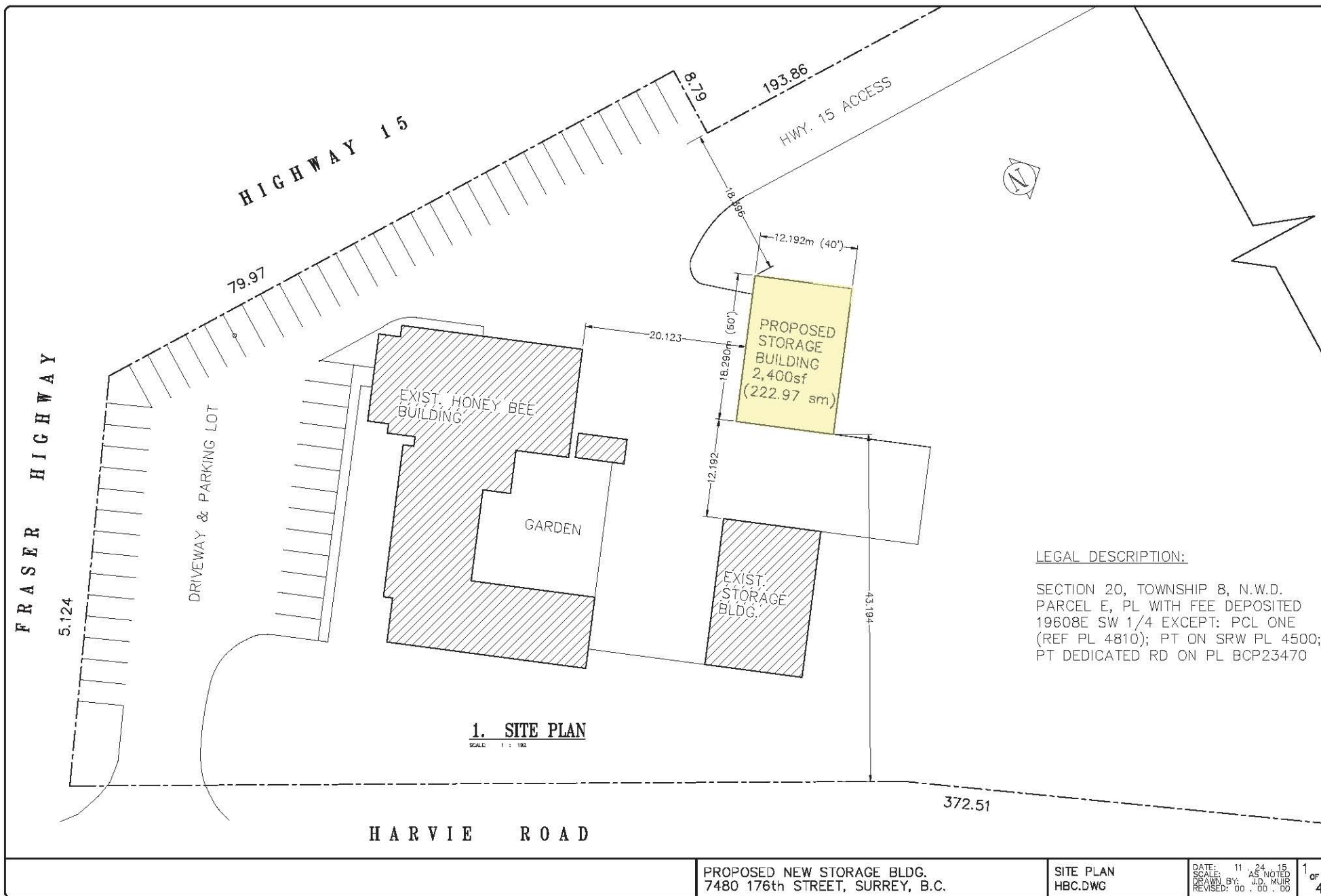
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20      .  
ISSUED THIS      DAY OF      , 20      .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



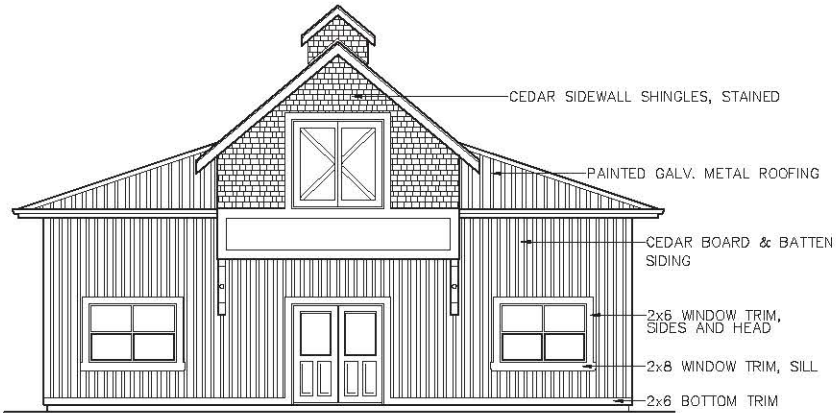
**LEGAL DESCRIPTION:**  
 SECTION 20, TOWNSHIP 8, N.W.D.  
 PARCEL E, PL WITH FEE DEPOSITED  
 19608E SW 1/4 EXCEPT: PCL ONE  
 (REF PL 4810); PT ON SRW PL 4500;  
 PT DEDICATED RD ON PL BCP23470

**1. SITE PLAN**  
 SCALE: 1 : 100

PROPOSED NEW STORAGE BLDG.  
 7480 176th STREET, SURREY, B.C.

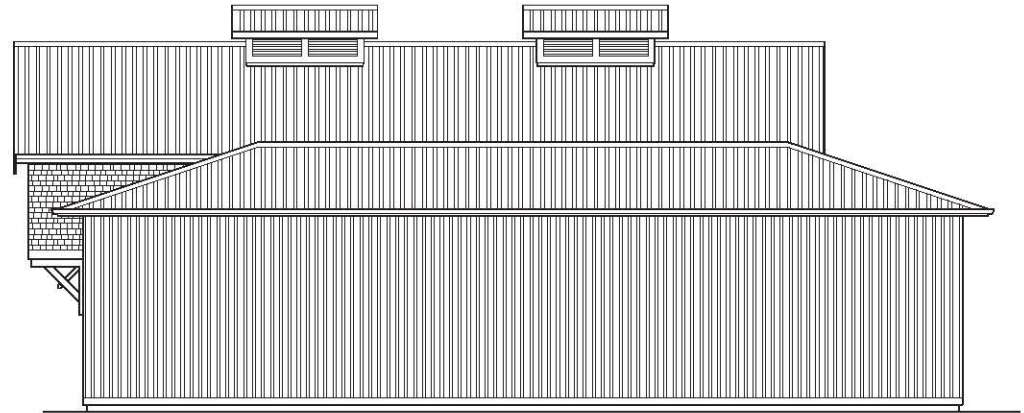
SITE PLAN  
 HBC.DWG

DATE: 11 . 24 . 15  
 SCALE: AS NOTED  
 DRAWN BY: J.D. MUIR  
 REVISED: 00 . 00 . 00



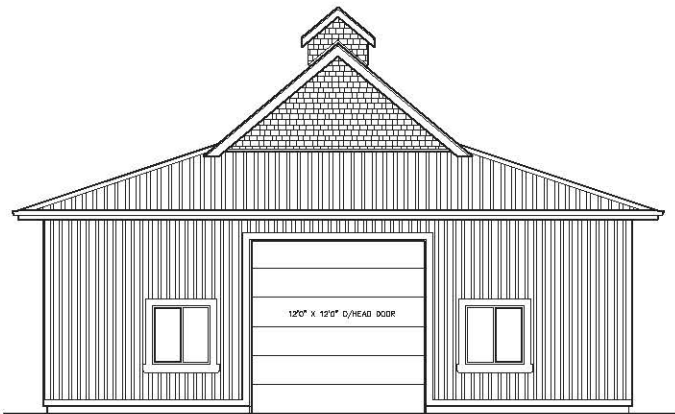
**1. WEST ELEVATION**

SCALE: 1/4" = 1'-0"



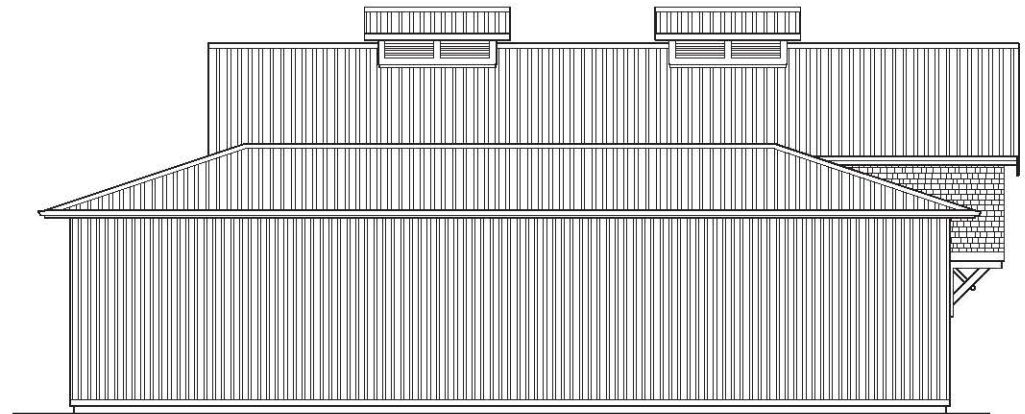
**3. SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**2. EAST ELEVATION**

SCALE: 1/4" = 1'-0"



**4. NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

PROPOSED NEW STORAGE BLDG.  
7480 176th STREET, SURREY, B.C.

ELEVATIONS  
HBC.DWG

DATE: 11-24-15  
SCALE: AS NOTED  
DRAWN BY: J.D. MUIR  
REVISED: 00 . 00 . 00

3 of 4

D. NEW BUSINESS

1. **Development Variance Permit No. 7915-0429-00**

Stephanie Long, Planner  
File: 6880-75; 7915-0429-00

The following comments were made:

- The applicant has submitted a Development Variance Permit (DVP) application to reduce the minimum side yard setback on a flanking street for an agricultural building in the General Agricultural (A-1) Zone from 30 metres (98 ft.) to 18 metres (59 ft.).
- The property is located within the Agricultural Land Reserve (ALR), is zoned General Agriculture (A-1) Zone, and is designated Agricultural in the Official Community Plan (OCP). The building is already built and a stop work order has been posted on site. The building will be primarily used as storage for beekeeping equipment owned by the KPU Commercial Beekeeping program.

It was

Moved by Stan. VanKeulen  
Seconded by D. Arnold  
That the Agriculture and Food Security  
Advisory Committee recommend to the General Manager of Planning and  
Development that the Committee accept the approval of Development Variance  
Permit No. 7915-0429-00.

Carried