

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

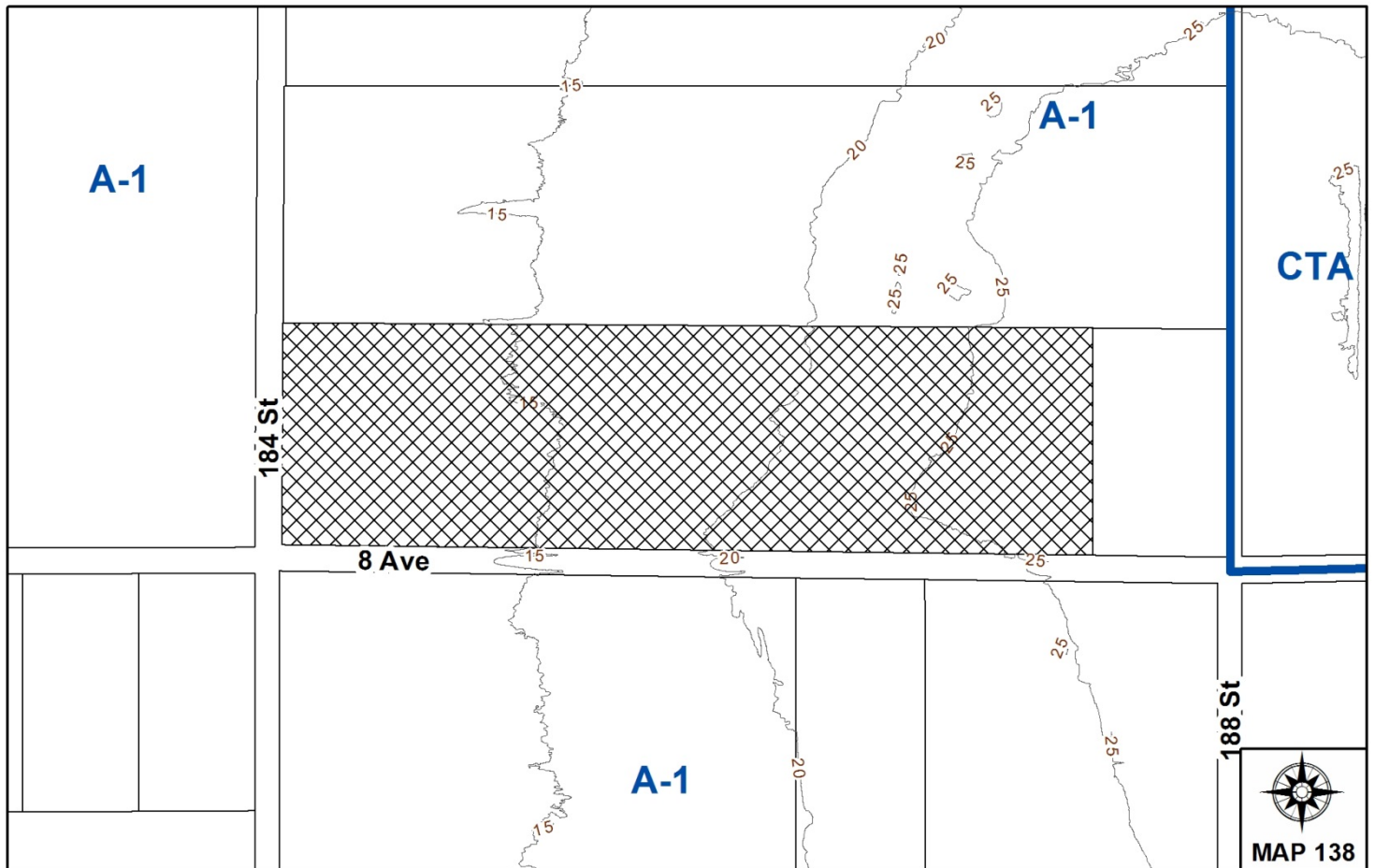
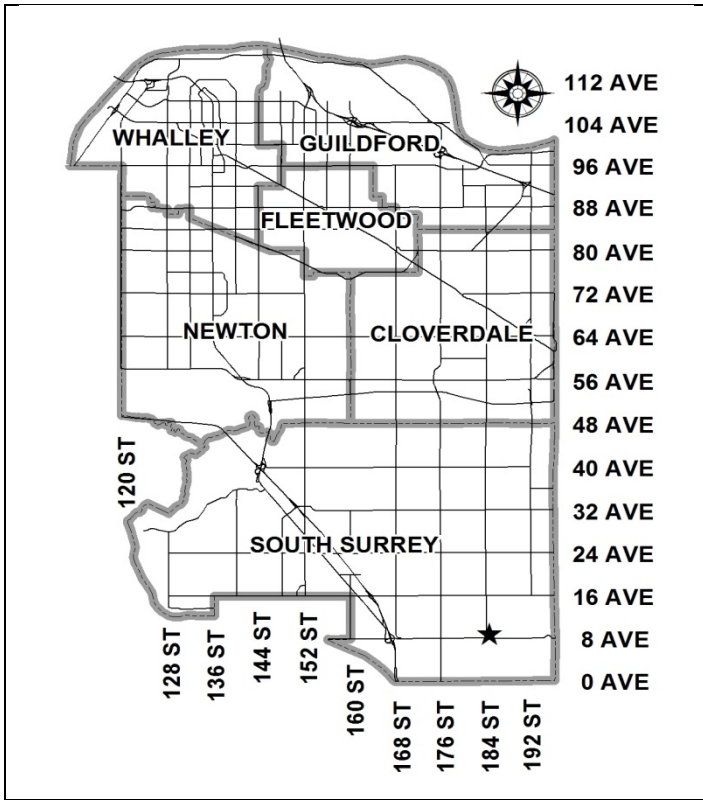
File: 7915-0430-00

Planning Report Date: March 7, 2016

**PROPOSAL:**

- **Development Variance Permit**  
 to vary the maximum setback of a *single family dwelling* and the maximum depth of the *farm residential footprint* in the "General Agriculture (A-1) Zone".

**LOCATION:** 18665 - 8 Avenue  
**OWNER:** Arvinderjit S Sidhu et al  
**ZONING:** A-1  
**OCP DESIGNATION:** Agricultural



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit (DVP) to increase the maximum setback for a single family dwelling; and to increase the maximum depth of the farm residential footprint permitted in the General Agriculture Zone (A-1) in order to permit construction of two (2) single family dwellings.

### RATIONALE OF RECOMMENDATION

- The proposed farm home plate location is not currently used for agricultural production.
- The owners wish to locate the farm home plate within close proximity of existing farm buildings on site to allow the owners to work more efficiently on the property.
- The proposal meets the intent of the farm home plate policy in that it limits the impact of buildings on the farmable land and clusters buildings (including farm buildings) in a contiguous area.
- The Agriculture and Food Security Advisory Committee supports the proposal.

**RECOMMENDATION**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0430-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to increase the maximum setback of all portions of a single family dwelling from the side lot line on a flanking street in the A-1 Zone from 50 metres (164 ft.) to 93.3 metres (306 ft.); and
- (b) to increase the maximum depth of the farm residential footprint from the side lot line on a flanking street in the A-1 Zone from 60 metres (197 ft.) to 101.5 metres (333 ft.).

**REFERRALS**

**Engineering:** The Engineering Department has no objection to the proposed variance.

**Agricultural and Food Security Advisory Committee (AFSAC):** The project was reviewed at the February 8, 2016 Agriculture and Food Security Advisory Committee (AFSAC) meeting wherein the committee made a recommendation of support for the proposal (Appendix III).

**SITE CHARACTERISTICS**

**Existing Land Use:** Agricultural – hay production

**Adjacent Area:**

Direction	Existing Use	OCP	Existing Zone
North, East, South and West:	Agricultural	Agricultural	A-1

**DEVELOPMENT CONSIDERATIONS**

**Site Description**

- The 12.79-hectare (31.6 acre) subject site is located at 18665 - 8 Avenue. The site is located within the Agricultural Land Reserve (ALR), is designated Agricultural in the Official Community Plan (OCP) and is zoned "General Agriculture Zone (A-1)".
- There are currently no residential buildings located on the property.
- The General Agriculture Zone allows two (2) single family dwellings to be located on a lot which is 4 hectares (10 acres) or more in size and is a farm operation.

- The subject site is classified as farm land under the BC Assessment Act.
- The proposed farm home plate location is not currently used for agricultural production.

### Proposal

- The applicant is proposing to increase the maximum setback for a single family dwelling and to increase the maximum depth of the farm residential footprint in the A-1 Zone in order to permit construction of two (2) single family dwellings.
- The two (2) single family dwellings will be located within a farm residential footprint of approximately 3,000 square metres (0.75 acres) including the driveway, as shown on the site plan attached as Appendix II, which is within the maximum farm residential footprint permitted in the A-1 Zone.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variances:

- To increase the maximum setback of all portions of a single family dwelling in the A-1 Zone from 50 metres (164 ft.) to 93.3 metres (306 ft.) from the side lot line on a flanking street; and
- To increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 101.5 metres (333 ft.) from the side lot line on a flanking street.

#### Applicant's Reasons:

- Clustering the residences with the existing farm buildings will allow the owners to work more efficiently on the property.
- The proposal will allow the owners to be close to the farm operation, which they believe will allow for greater yields on the farm.
- No soil deposition permit is required, helping to protect the land around the homes.
- The existing water line and septic tank are located relatively close to the existing farm buildings. The proposal will avoid the digging of long trenches to extend the well water and septic tank lines to the houses.
- The proposed location of the homes is away from farming activity on the neighbouring properties and will not disrupt the neighbours' current agricultural productions.
- The proposal will allow the owners to increase the overall agricultural production of the farm, including adding a chicken broiler barn and organic vegetables.

#### Staff Comments:

- The proposal meets the intent of the farm home plate policy in that it limits the impact of buildings on the farmable land and clusters buildings (including farm buildings) in a contiguous area.
- The proposal will not vary the maximum size of the farm residential footprint prescribed in the A-1 Zone (3,000 square metres (0.75 acres)).
- The Agricultural and Food Security Advisory Committee supports the proposal.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	AFSAC Meeting Minutes – February 5, 2016 (DRAFT)
Appendix IV.	Development Variance Permit No. 7915-0430-00

#### INFORMATION AVAILABLE ON FILE

- Letter of justification submitted by the owners, dated December 3, 2015.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/dk

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KD 3/2/16 2:32 PM

Information for City Clerk

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

1. (a) Agent: Name: Harmmeet Sidhu

Address: 15558 - 59 Avenue  
Surrey, BC V3S 4N8

Tel: 778-928-5638 - Cellular  
778-928-5638 - Home

2. Properties involved in the Application

(a) Civic Address: 18665 - 8 Avenue

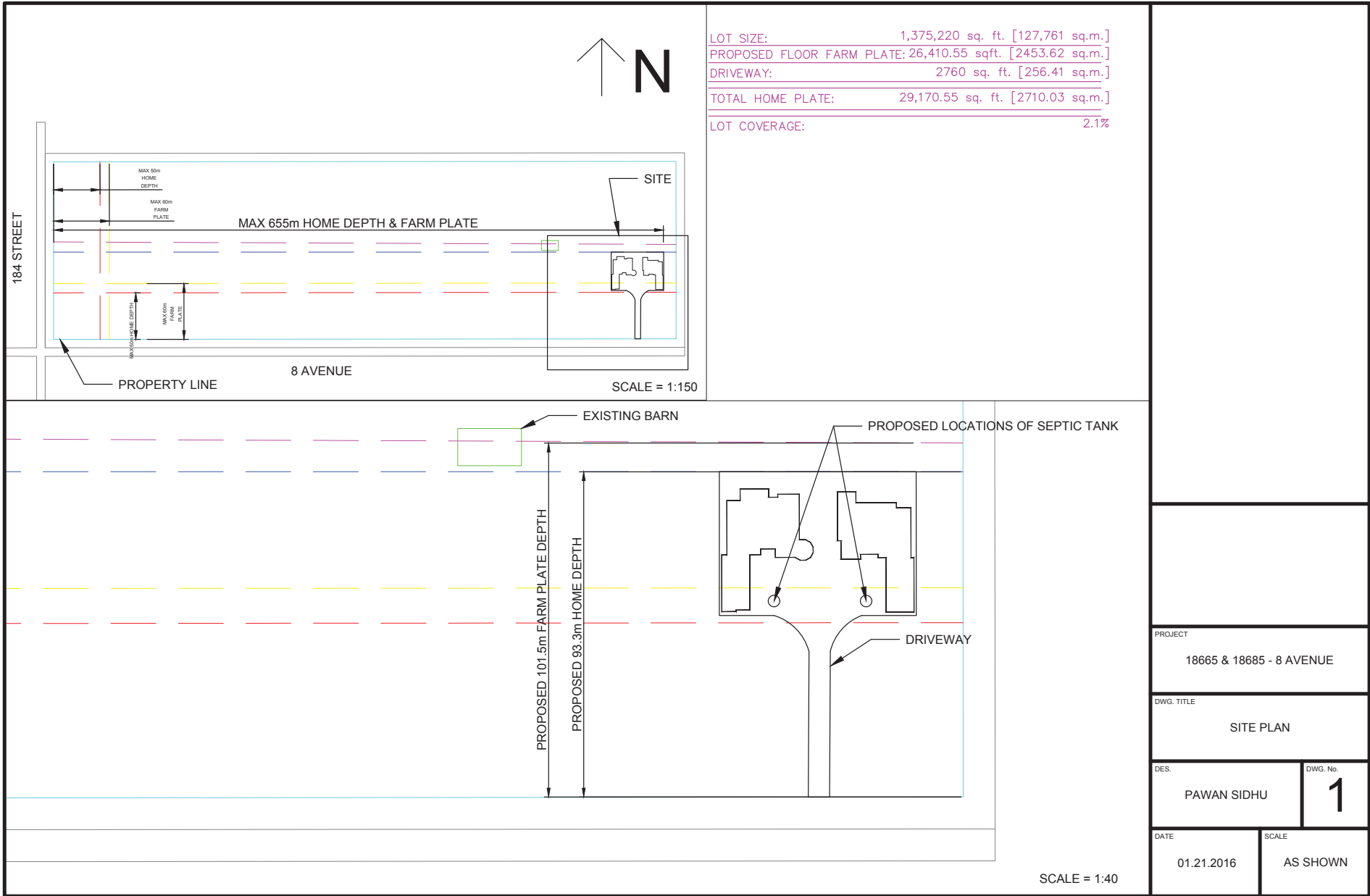
(b) Civic Address: 18665 - 8 Avenue  
Owner: Sukhjot K Sidhu  
Karanvir S Sidhu  
Kamaljit K Sidhu  
Arvinderjit S Sidhu

PID: 006-160-247

Lot 2 Except Part Subdivided by Plan 73607, Section 23 Block 1 North Range East New  
Westminster District Plan 24311

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7915-0430-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



**LEGAL DESCRIPTION:**  
 LOT 2 BLOCK IN SECTION 23 RANGE 1E PLAN  
 2451 NW3 EXCEPT PLAN PT 018'S PL 73607

**CIVIC ADDRESS:**  
 1865 8TH AVENUE Surrey, B.C. V3S 1R1

**ZONING:** A-1 (100'S)

**CALCULATIONS :**

LOT SIZE: 1,876.229 sq. ft. (217.704 sq. m)

PROPOSED FLOOR AREA:	ALLOWABLE	PROPOSED
EAST HOUSE PRINCIPAL BUILDING MAIN FLOOR:	4198 sq. ft.	4198 sq. ft.
GARAGE AREA:	1482 sq. ft.	1482 sq. ft.
WEST HOUSE MAIN FLOOR:	6300 sq. ft.	6300 sq. ft.
PROPOSED FLOOR AREA:		10,162 sq. ft.
LOT COVERAGE (%):		54.2%

SETBACKS:	ALLOWABLE	PROPOSED
FRONT:	25 ft (7.6 m)	172 ft (52.44 m)
REAR:	N/A	N/A
SIDE:	44 ft (13.5 m)	140 ft (42.81 m)
SEPTIC:	16 ft (5.0 m)	86 ft (26.3 m)
PLANNING STREET:	N/A	N/A

**BUILDING HEIGHT:**  
 MAX BUILDING MEAN HEIGHT:  
 20.0m = 65.6ft ± SEE 100m PROPOSED BUILDING MEAN HEIGHT: 30.33m

**FLOOR SPACE RATIO:**

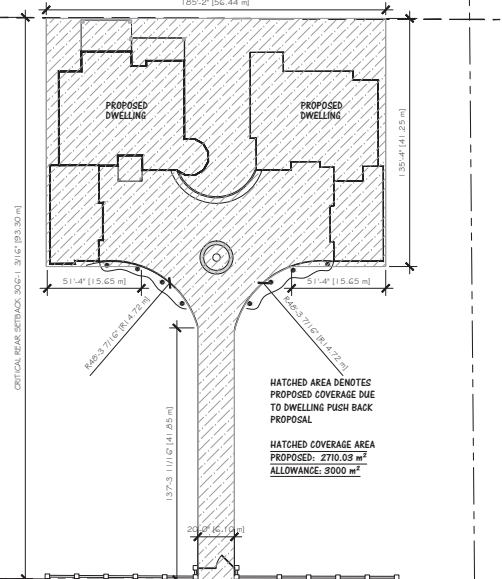
	0.74% OF TOTAL
PROPOSED:	0.74% OF TOTAL
GARAGE AREA:	1418 SQ.FT
MAIN FLOOR:	4198 SQ.FT
SECOND FLOOR:	5300 SQ.FT
OPEN AREA:	< 709 SQ.FT.
TOTAL:	10,214 SQ.FT

**NOTES:**

1. THESE PLANS CONFORM TO BRITISH COLUMBIA BUILDING CODE 2012.
  2. CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAW.
  3. CONTRACTOR SHALL CONFORM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
  4. DIMENSIONS SHALL BE 500'S UNLESS OTHERWISE NOTED.
  5. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
  6. STAIR DETAIL MINIMUM ROSE:
    - MINIMUM ROSE: 2 7/8"
    - MINIMUM TREAD: 11"
    - MINIMUM RISE: 7 1/2"
    - HANDRAILS TO BE BETWEEN 32" - 36" HIGH (INSIDE BUILDING)
    - HANDRAILS TO BE BETWEEN 42" HIGH (OUTSIDE BUILDING)
- \* ALL SHOWN DIMENSION ON PLANS HAVE PREFERENCE OVER SCALE.
- \*\* IN SOME MUNICIPALITIES THESE PLANS REQUIRES THE APPROVAL OF CERTIFIED STRUCTURAL ENGINEER, PROVIDED BY BUILDERS.
- \*\*\* THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS IT IS THE RESPONSIBILITY OF THE BUILDERS AND OWNERS TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS, AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.

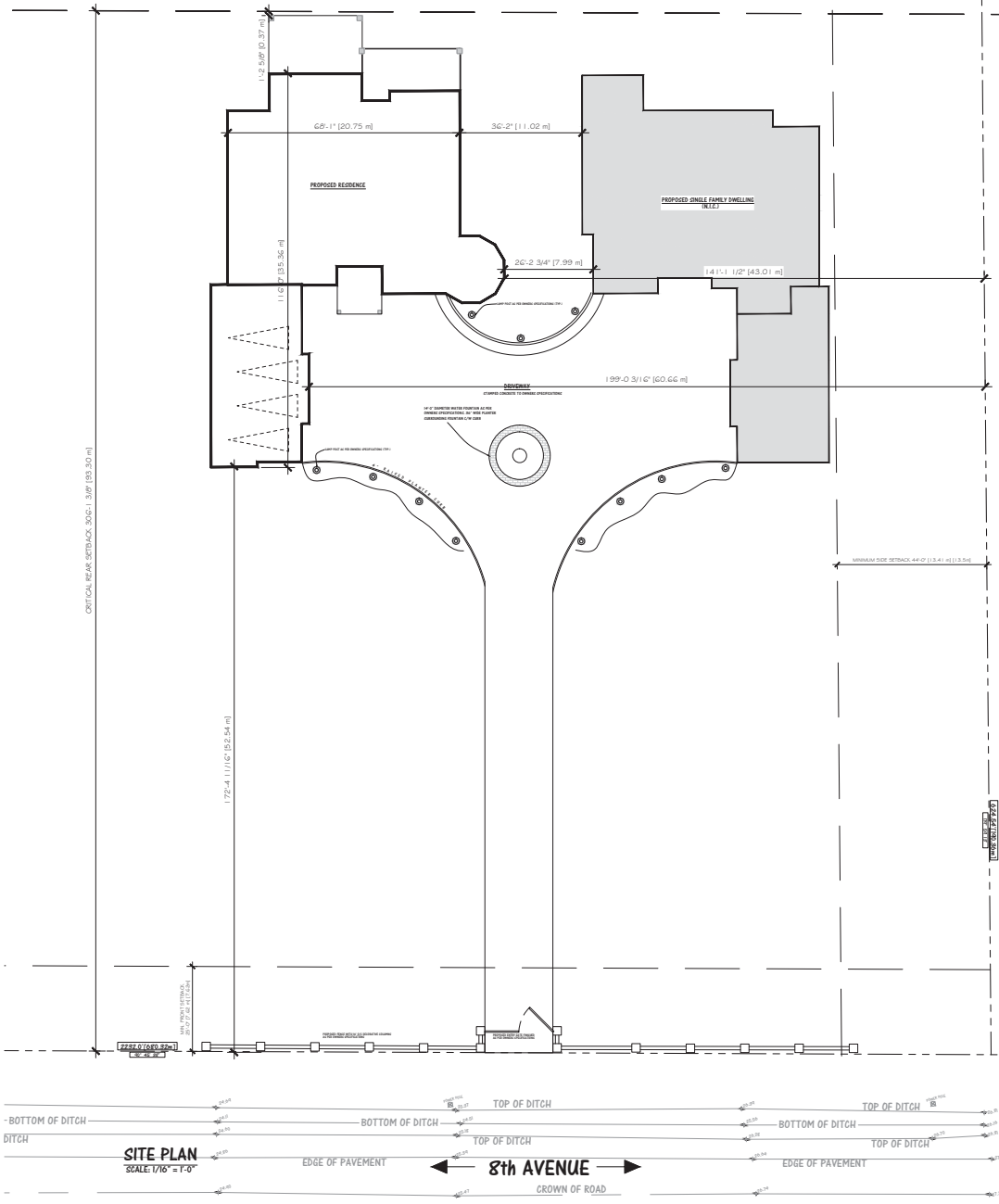
**SITE PLAN NOTES:**

- ALL DIMENSION AND GRADE LEVELS SHOWN ARE TO BE APPROVED.
- DESIGN CONSULTANTS AND/OR LOCAL CITY AUTHORITIES PRIOR TO CONSTRUCTION FOR SETBACKS.
- OWNERS/BUILDERS TO PROVIDE PERTINENT INFORMATION REQUIRED FOR SITE PLAN.
- OWNERS/BUILDERS TO VERIFY LOCATIONS OF ALL SERVICES, DRIVEWAYS LOCATIONS, HYDRO POLES AND LINES, FIRE HYDRANTS, EASEMENTS, ELECTRICAL BOXES AND RIGHT-OF-WAYS, ETC., BEFORE PROCEEDING TO CONSTRUCTION.
- ANY RETAINING WALL TO BE BUILT ACCORDING TO CITY CODES AND WITH DESIGN GUIDELINES PROVIDED BY DESIGN CONSULTANT.
- PROPOSED FINISHED GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF.
- BUILDERS RESPONSIBLE FOR ANY REQUIRED SWALES.
- ALL GRADES, AND DIMENSIONS ON SITE PLAN TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION AND EXCAVATION.



**LEGEND**

	PROPOSED EAST HOUSE - NOT INCLUDED IN THIS PACKAGE
	PROPOSED PROJECT - WEST HOUSE
	SPOT ELEVATIONS
	FINISHED & EXISTING ELEVATIONS



Marquee Design Build

**Office Location**  
 U10201 - 12639 80<sup>TH</sup> AVE  
 Surrey, BC V3W 3A6  
 Tel: 604-571-0100



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No.	Description	Date
1	PERMIT SUBMISSION	07-07-2016
2	CLIENT REVISIONS	27-01-2016
3	CLIENT REVISIONS	24-02-2016

PROJECT TITLE: **18685 8 AVE SURREY WEST HOUSE**

SHEET TITLE: **SITE PLAN AND BREAKDOWN**

PROJECT NO.	300615
DATE	2016-02-24
DESIGNED BY	GD HD VG
CHECKED BY	JK
SHEET NO.	<b>A1</b>
SCALE	AS NOTED



LEGAL DESCRIPTION:  
 LOT 2 BLOCK IN SECTION 23 RANGE 1E PLAN  
 24311 NWD EXCEPT PLAN PT SUBD PL 73607

CIVIC ADDRESS:  
 18685 8th Avenue Surrey, B.C. V3S 9R4  
 ZONING: A-1 (00%)

**CALCULATIONS :**

LOT SIZE:	1,876,220 sq. ft. (227,761 sq.m.)
PROPOSED FLOOR AREA:	
GUEST HOUSE PRINCIPAL BUILDING:	
MAIN FLOOR:	3701 sq. ft.
GARAGE AREA:	1985 sq. ft.
UPPER FLOOR:	4096 sq. ft.
PROPOSED FLOOR AREA:	9772 sq. ft.
LOT COVERAGE (2.12%):	2979 sq. ft.
SETBACKS:	
ALLOWABLE:	PROPOSED
FRONT:	25 ft (7.6 m)
REAR:	N/A
SIDE:	44 ft (13.4 m)
DEPTH:	164 ft (50.0 m)
FLANKING STREET:	N/A

BUILDING HEIGHT:  
 MAX BUILDING MEAN HEIGHT:  
 20.10m + 12.5m = 32.60m  
 PROPOSED BUILDING MEAN HEIGHT: 30.33m

FLOOR SPACE RATIO:

PROPOSED:	0.67% OF TOTAL
GARAGE AREA:	1985 SQ.FT
MAIN FLOOR:	3701 SQ.FT
SECOND FLOOR:	4096 SQ.FT
OPEN AREA:	< 519 SQ.FT >
TOTAL:	8666 SQ.FT

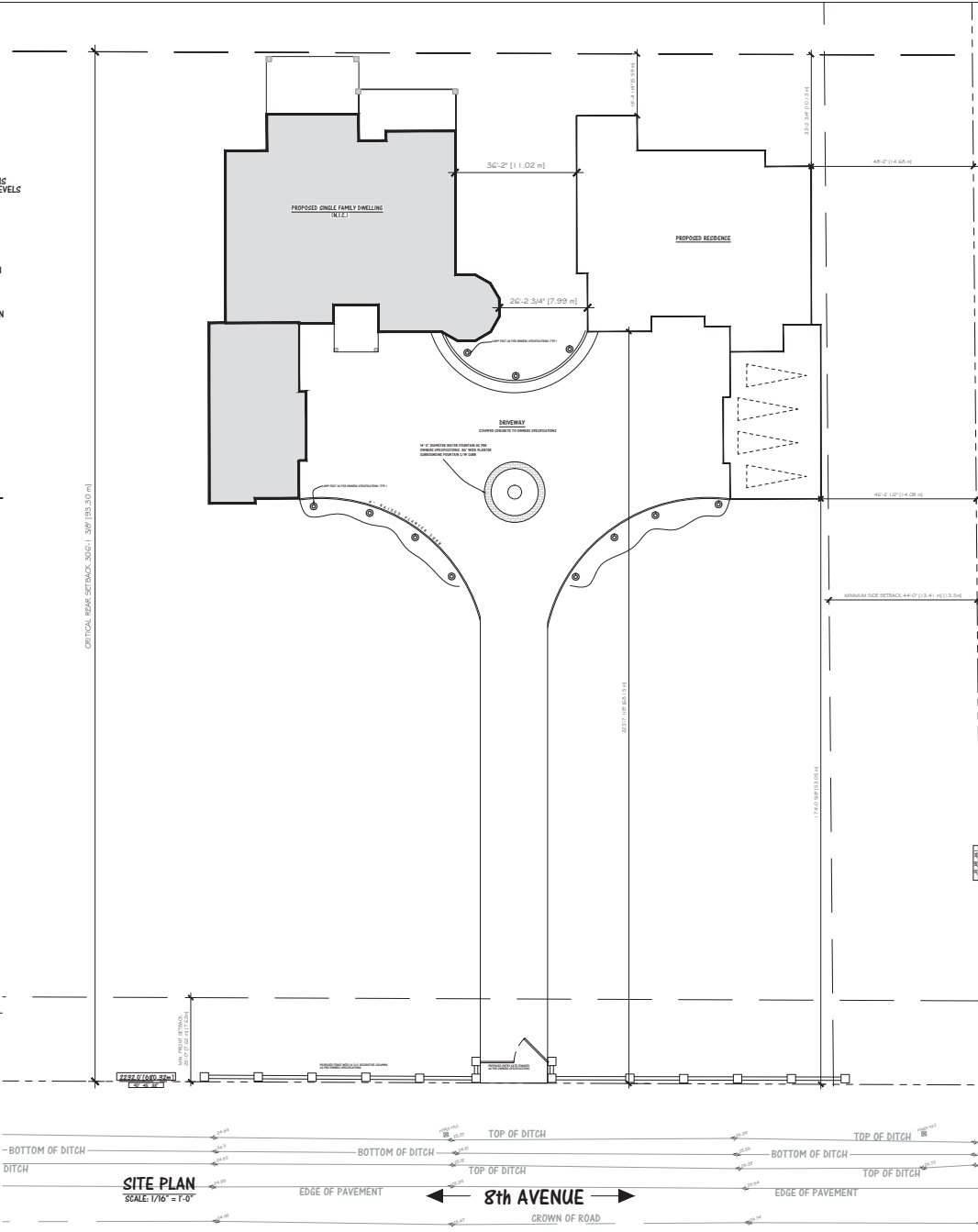
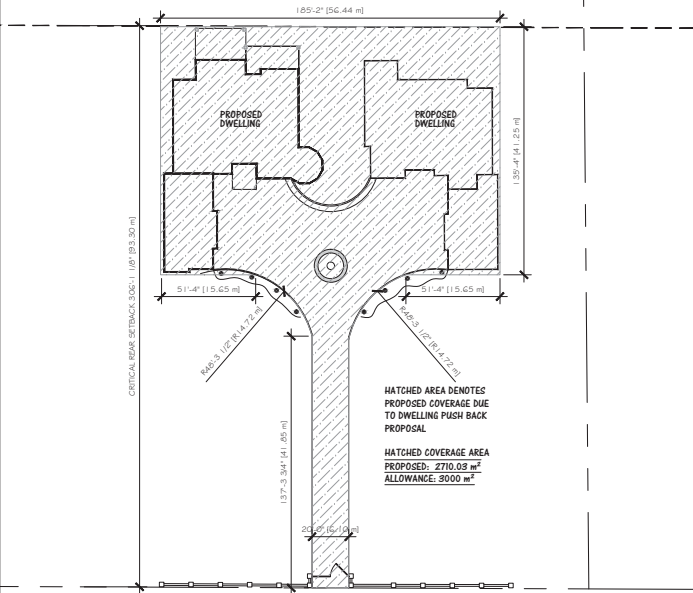
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3. CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
4. CONCRETE SHALL BE 3000 N.S.I. AT 28 DAYS.
5. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
6. STAIR DETAIL MAXIMUM RISE: 7 7/8"
  - MINIMUM RUN: 4"
  - MINIMUM TREAD: 10"
  - HANDRAILS TO BE BETWEEN 32" - 36" HIGH (INSIDE BUILDING)
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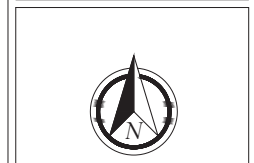
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**SITE PLAN NOTES:**

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- ANY RETAINING WALL TO BE BUILT ACCORDING TO CITY CODES AND WITH DESIGN GUIDELINES PROVIDED BY DESIGN CONSULTANT
- PROPOSED FINISHED GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF
- BUILDERS RESPONSIBLE FOR ANY REQUIRED SWALES
- ALL GRADES, AND DIMENSIONS ON SITE PLAN TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION AND EXCAVATION



Office Location  
 U 1000 - 12639 80 A A  
 S 1111 BC V3W 3A6



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No.	Description	Date
1	PERMIT SUBMISSION	07-07-2016
2	CLIENT REVISIONS	27-01-2016
3	CLIENT REVISIONS	24-02-2016

PROJECT TITLE  
**18685 8 AVE SURREY**  
**EAST HOUSE**

SHEET TITLE  
**SITE PLAN**  
**AND BREAKDOWN**

PROJECT NO. 800615  
 DATE 2016-02-24  
 DESIGNED BY GD HD VG  
 CHECKED BY JK  
 SHEET NO.

SCALE AS NOTED  
**A1**



# Agriculture and Food Security Advisory Committee Minutes

2E - Community Room A  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
FRIDAY, FEBRUARY 5, 2016  
Time: 9:03 a.m.  
File: 0540-20

**Present:**

Councillor Starchuk, Chair  
M. Bose, Vice-Chair  
B. Sandhu  
B. Seed  
G. Hahn  
H. Dhillon  
J. Sandhar  
S. VanKeulen

**Agency Representative:**

D. Geesing

**Regrets:**

D. Arnold  
P. Harrison  
M. Hilmer

**Staff Present:**

R. Dube, Engineering  
R. Gilmore, Planner  
C. Eagles, Legislative Services

**A. ADOPTION OF MINUTES**

1. The committee will be requested to pass a motion adopting the minutes of January 14, 2016.

It was

Moved by M. Bose

Seconded by H. Dhillon

That the minutes of the Agriculture and Food Security Advisory Committee meeting held January 14, 2016 be adopted as presented.

**B. DELEGATIONS**

**C. OUTSTANDING BUSINESS**

**D. NEW BUSINESS**

1. **Development proposal of property 18665 and 18685 – 8 Avenue**  
**Ryan Gilmore, on behalf of Erin MacGregor, Planner**  
File: 6880-75; 7915-0430-00

The following comments were made:

- The General Manager of Planning and Development is seeking comments and recommendations from the Agriculture and Food Security Advisory Committee with respect to impacts on the following:
  - Agricultural land use;
  - Agricultural viability;
  - Agricultural economic development;
  - Agricultural awareness; and
  - Food security.

- The applicant is proposing a second dwelling for proposed farming operations on a property located within the Agricultural Land Reserve (ALR), which is currently classified as farmland. The Planning and Development Department is also seeking comments on the proposed second dwelling and its appropriateness for the proposed farming operations on the property. The site has no existing house on the property and is currently used to produce hay. The owners intend to grow organic produce and plan to construct a chicken barn.
- The applicant is requesting to vary the maximum allowable setback from the front lot line from 50 metres to 65.5 metres and to vary the maximum allowable setback from the side lot line from 50 metres to 93.3 metres to accommodate the construction of two single family dwellings.
- The applicant is also requesting to vary the maximum allowable depth of the farm residential footprint from the front lot line from 60 metres to 66.5 metres and from the side lot line from 60 metres to 101.5 metres.
- The proposed two dwellings are intended housing for 13 family members to work on the property and to farm.
- The Committee members expressed support for the property variance as long as the property remains part of the ALR for farming use.

It was

Moved by S. VanKeulen

Seconded by J. Sandhar

That the Agriculture and Food Security

Advisory Committee recommends that the General Manager of Planning and Development recommend that Council approve Development Variance Permit Application No. 7915-0430-00 based on the comments in the Committee's Referral, as long as the application falls within the maximum farm residential footprint size limit requirements.

Carried

## **E. ITEMS REFERRED BY COUNCIL**

## **F. CORRESPONDENCE**

- 1. Urban BeeKeeping**  
**Kevin Pielak and John Gibeau, Honey Bee Centre**  
File: 3900-01

Correspondence was received from Kevin Pielak requesting to appear as a delegation to present an overview of Urban BeeKeeping at the March 3, 2016 Agriculture and Food Security Advisory Committee meeting.

It was  
Advisory Committee accept the Urban BeeKeeping request to appear as a delegation at the upcoming AFSAC meeting.

Moved by M. Bose  
Seconded by J. Sandhar  
That the Agriculture and Food Security

Carried

## G. INFORMATION ITEMS

### 1. **Delegation Update - How Shrinking Agricultural Land Availability Impacts Food Security** File: N/A

D. Geesing provided an update on the delegation request presented at the January 14, 2016 meeting from Ms. Rush, a local dietitian and Friend of Hazelmere and Campbell Valley (FHCV).

The following comments were made:

- The delegation would like to provide information to defend farmland from a dietitian's point of view.
- The Committee recognizes that the Agricultural Land Reserve (ALR) can produce food whether the produce is highly nutritional or not. The ALR lands are protected on the basis of producing food and not on their nutritional value.
- The Committee would like Ms. Rush to provide information in memo or report style for an upcoming meeting in order to hold a discussion.

It was  
Advisory Committee request Ms. Rush to submit correspondence in a memo or report-style to be discussed at an upcoming AFSAC meeting; and that Ms. Rush is invited to be an observer at upcoming AFSAC meetings.

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

Carried

## H. INTEGRITY OF THE AGRICULTURE LAND

**I. OTHER BUSINESS****1. Ag Week/Days**

**Chair on behalf of Carla Stewart, Senior Planner**

- There are modifications coming to Flavours of Surrey in which the program is moving towards a fall agricultural festival. The City would like to have two members, preferably a farmer and non-farmer of the Agriculture and Food Security Advisory Committee, participate in a sub-committee named Farm and Food Festival Advisory Sub-Committee.
- B. Seed and M. Bose volunteered to participate in the Farm and Food Festival Advisory Sub-Committee to help build a farm tour. It is anticipated that there will be two farm tours in 2016, one for City staff and Council, and one for broader Metro Vancouver representatives.

**2. Truck Parking**

- Members of the Committee are interested to hear an update of what bylaw enforcement activities are being undertaken on farmland. It was noted the existing bylaw No. 12000 has not been amended.
- The Committee would like to know how many illegal trucks are parking on ALR lands in correspondence with what it actually allowed on the farm-plate area.

The Committee requested that at the next Agriculture and Food Security Advisory Committee meeting, the Manager of Bylaws and Licensing Services provide an update to address the current illegal truck parking situation in the Agricultural Land Reserve in a Closed meeting of AFSAC.

**3. Promote Local Sustainable Food on Sundays**

- A new plan is underway to promote local sustainable food with a pre-set three course meal, for a set period of time, at select participating Surrey restaurants and bistros. 80 - 100% of foods on the menu will be produced (grown) within the City of Surrey. The first two participating restaurants will be advertised on Tourism Surrey and will be sponsored on Sundays.

**4. Committee Photo**

- A group photo will be taken at the next Agriculture and Food Security Advisory Committee.

**J. NEXT MEETING**

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, March 3, 2016, at 9:00 a.m. in 1E Community Meeting Room B.

**K. ADJOURNMENT**

It was  
Advisory Committee meeting do now adjourn.

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

Carried

The Agriculture and Food Security Committee adjourned at 10: 13 a.m.

---

Jane Sullivan, City Clerk

---

Councillor Mike Starchuk, Chair

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0430-00

Issued To: Arvinderjit S Sidhu  
Kamaljit K Sidhu  
Karanvir S Sidhu  
Sukhjot K Sidhu

Address: 818 - 184 Street  
Surrey, BC V3S 9R9

(collectively referred to as the "Owner")

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: 006-160-247

Lot 2 Except Part Subdivided by Plan 73607, Section 23 Block 1 North Range East New  
Westminster District Plan 24311

18665 - 8 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection F.1(b) Yards and Setbacks of Part 10, General Agriculture Zone (A-1), the maximum setback of all portions of a single family dwelling from the side lot line on a flanking street is increased from 50 metres (164 ft.) to 93.3 metres (306 ft.); and
  - (b) In Subsection J.2(b) Special Regulations of Part 10, General Agriculture Zone (A-1), the maximum depth of the farm residential footprint from the side lot line on a flanking street is increased from 60 metres (197 ft.) to 101.5 metres (333 ft.).

4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does 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 .

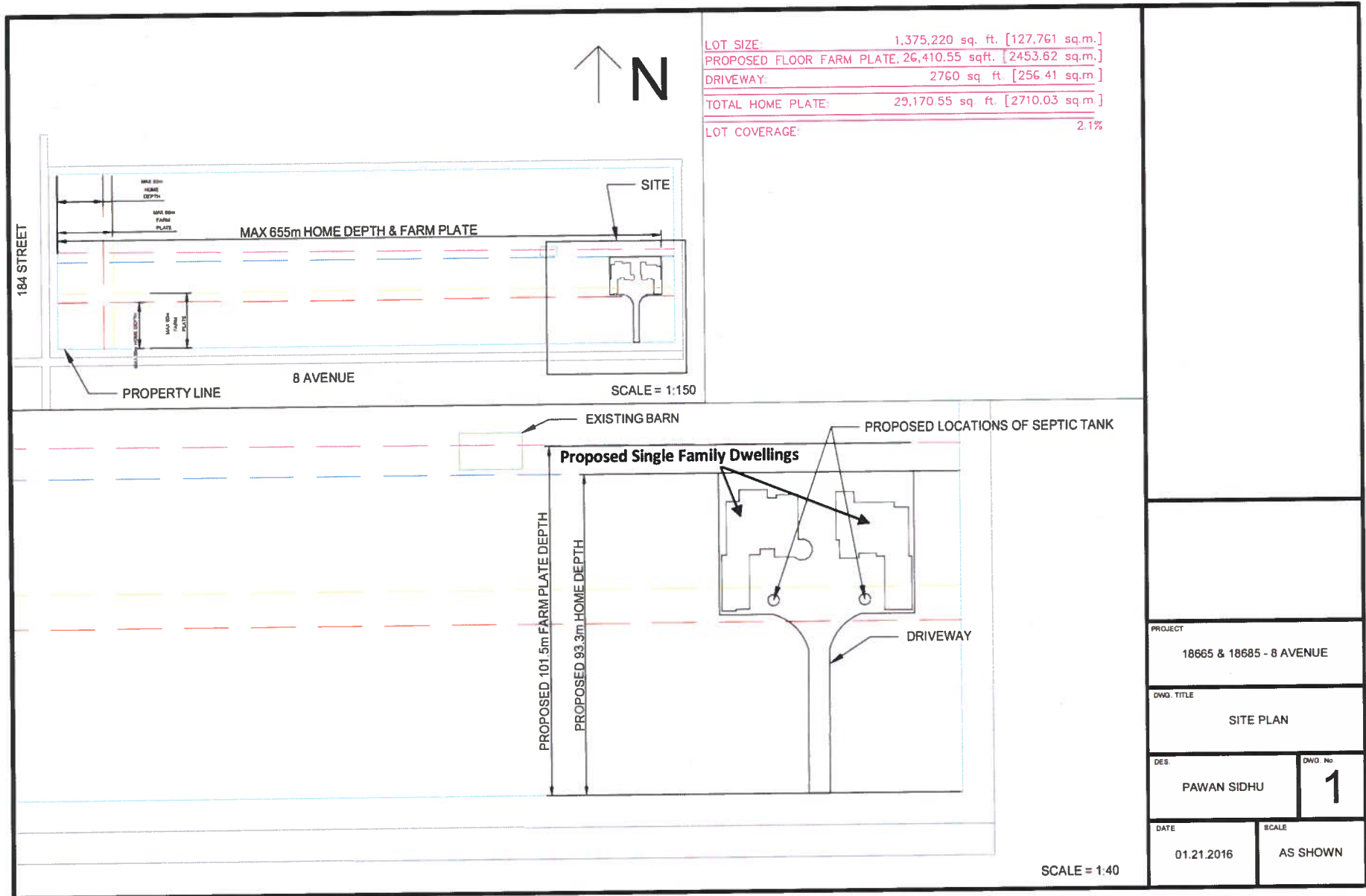
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan





PROJECT	
18665 & 18685 - 8 AVENUE	
DWG. TITLE	
SITE PLAN	
DES.	DWG. No.
PAWAN SIDHU	1
DATE	SCALE
01.21.2016	AS SHOWN