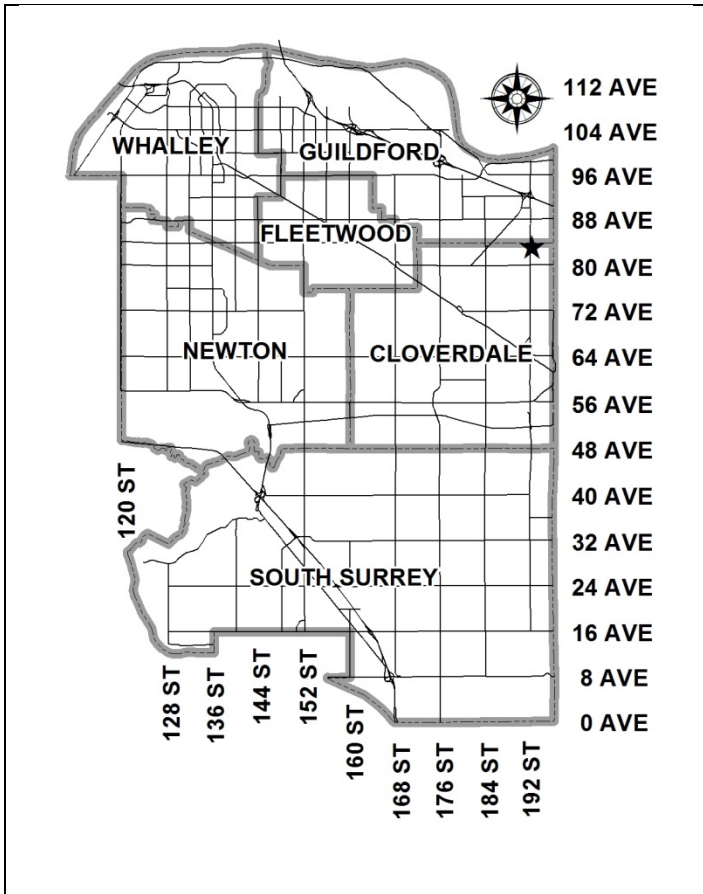


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0114-00

Planning Report Date: September 12, 2016



PROPOSAL:

- **Development Variance Permit**

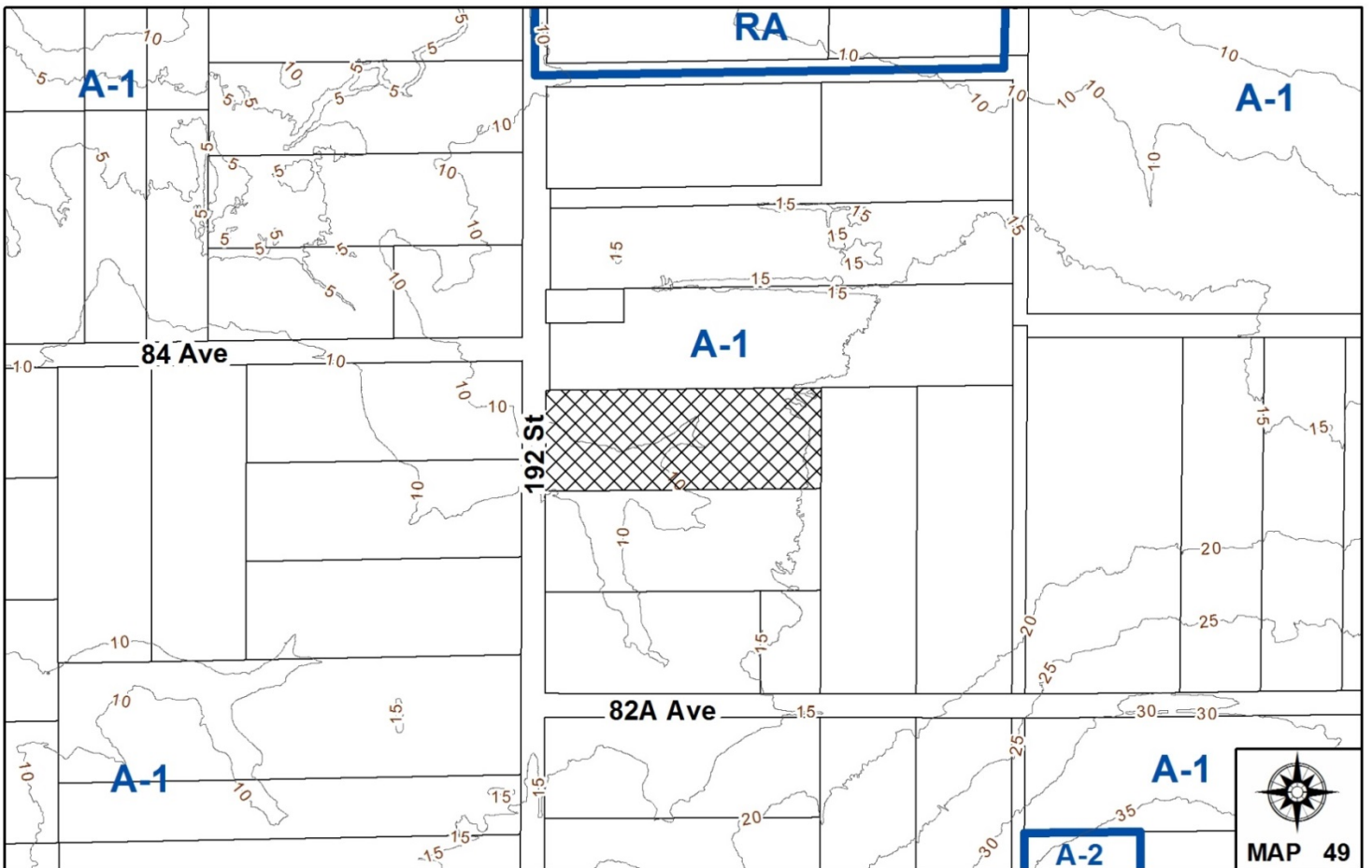
to vary the streamside setback area as well as the maximum setback of a single family dwelling and the maximum depth of a farm residential footprint on an agricultural lot.

LOCATION: 8366 - 192 Street

OWNERS: [REDACTED]

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 to increase the maximum front 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 the construction of a replacement single family dwelling.
- The applicant proposes to reduce the streamside setback area as outlined in the proposed Streamside Protection Section of the Zoning By-law No. 12000 (Amendment By-law No. 18809).

RATIONALE OF RECOMMENDATION

- The proposal will not vary the maximum size of the farm residential footprint prescribed in the A-1 Zone.
- Historically, the site was used for horses, the applicant proposes to convert to a hobby farm including goats and chickens.
- The proposed variances allow for more efficient farm use on the rear (east) portion of this 4.83-acre (1.96 ha.) lot.
- The site is encumbered by several watercourses which make the siting of the proposed septic fields and replacement house problematic.
- The Agriculture and Food Security Advisory Committee supports the proposal.
- The applicant has completed a riparian areas regulation (RAR) report that has already been reviewed and approved by the Province.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0114-00 (Appendix V) varying the following, to proceed to Public Notification:

- (a) to increase the maximum front yard setback of the A-1 Zone for a single family dwelling from 50 metres (164 ft.) to 100 metres (330 ft.);
- (b) to increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 110 metres (360 ft.); and
- (c) to reduce the minimum setback distance from the top of bank from a Class A, A/O or B stream as outlined in the proposed Streamside Protection Section of the Zoning By-law No. 12000 from 15 metres (49 ft.) to 13 metres (43 ft.) for a single family dwelling.

REFERRALS

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

Agriculture and Food Security Advisory Committee (AFSAC): The project was reviewed at the July 7, 2016 AFSAC meeting wherein the Committee recommended support for the proposal (Appendix IV).

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling intended to be replaced, and farm buildings and structures recently used for horses.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling and farm buildings.	Agricultural	A-1
East:	Single family dwelling and farmland.	Agricultural	A-1
South:	Single family dwelling and farm buildings.	Agricultural	A-1
West (Across 192 Street):	Single family dwelling and horse facility.	Agricultural	A-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 8366 – 192 Street and is 1.96 hectares (4.85 acres) in size. The property is designated Agricultural in the Official Community Plan (OCP), zoned General Agriculture Zone (A-1), and located within the Agricultural Land Reserve (ALR).
- The subject site is classified as farmland under the *Assessment Act* and according to the applicant was recently used for horses.
- The existing dwelling and a portion of the barn, on the northwest portion of the subject property, are proposed to be removed to facilitate construction of a new dwelling and two septic fields.
- The southwest portion of the site (see Appendix II) is primarily encumbered by red and yellow-coded watercourses and is treed.
- There are three small animal shelters on the eastern portion of the site which will be retained as chicken and goat shelters.
- The surrounding lands to the north, east, south and west are also designated Agricultural in the OCP, zoned General Agriculture Zone (A-1) and within the ALR.

Proposal

- The applicant is requesting to increase the maximum front setback for a replacement single family dwelling in the A-1 Zone from 50 metres (164 ft.) to 100 metres (330 ft.) as shown on the site plan attached as Appendix III.
- The applicant is also requesting to increase the maximum allowable depth of the farm residential footprint in the A-1 Zone from 60 metres (197 ft.) to 110 metres (361 ft.) as shown on the site plan attached as Appendix III.
- The applicant is also requesting a streamside setback area relaxation under the proposed Streamside Protection regulations in the Zoning By-law for a single family dwelling, from 15 metres (49 ft.) to 13 metres (43 ft.) from the top of bank as shown on the site plan attached as Appendix III.
- The proposed location of the farm home plate is in the northwest portion of the site with the proposed dwelling to be located behind (to the east of) the existing barn, as shown on the site plan attached as Appendix III. A portion of the barn and existing home are proposed to be removed.
- The new single family dwelling and access driveway will be located within a farm residential footprint of approximately 1,941 square metres (0.48 acre), as shown on the site plan attached as Appendix III, which is within the maximum farm residential footprint area permitted for a property containing one (1) single family dwelling in the A-1 Zone.

- The site has several red and yellow-coded watercourses (Appendix II). The applicant has submitted a Riparian Area Regulation (RAR) assessment report that was approved by the Province. The applicant proposes a reduced setback of 13 metres (43 ft.) for the dwelling while maintaining the 30-metre (98 ft.) setback for the septic fields. Due to the differences in watercourse setbacks requirements between the septic field and dwelling, the proposed septic fields dictate where the proposed dwelling can be located.
- As the RAR assessment report has already been vetted and approved by the Province, the applicant is exempt from requiring a Development Permit for Sensitive Ecosystems.
- Due to the size requirements of the septic field, the applicant is proposing to construct two septic fields for the proposed dwelling with a total area of 422 square metres (4,540 sq. ft.).
- At this time, the applicant proposes to raise chickens and goats on the eastern portion of the property.

TREES

- Stuart Goode, ISA Certified Arborist of Goode Arboriculture Consulting prepared an Arborist Assessment for the proposed development area of the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	0	1
Coniferous Trees			
Douglas Fir	8	1	7
Western Red	1	0	1
Norway Spruce	2	1	1
Sitka Spruce	4	4	
Serbian Spruce	2	1	1
Total (excluding Alder and Cottonwood Trees)	17	7	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		14	
Total Retained and Replacement Trees			
		25	

- The Arborist Assessment states that there are a total of 17 protected trees within the proposed development area of the site, excluding an Alder tree (Appendix VI). One existing tree, approximately 7% of the trees within the development area of the site, is an Alder tree. It was determined that 10 of these trees can be retained as part of the development proposal. The proposed tree retention was assessed taking into consideration the location of septic fields, driveway and building footprint.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 14 replacement trees on the site. The applicant is proposing 14 replacement trees, meeting City requirements.
- In summary, a total of 25 trees are proposed to be retained or replaced on the proposed development portion of the site. There are also a substantial number of other trees to be retained on site that lay outside of the proposed developable area.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To increase the maximum front yard setback of the A-1 Zone for a single family dwelling from 50 metres (164 ft.) to 100 metres (330 ft.); and
- To increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 110 metres (360 ft.).

Applicant's Reasons:

- The site is encumbered by several watercourses which make siting of the proposed septic fields and dwelling problematic.
- The primary reason for the proposed variances is to allow for the two (2) septic fields to be constructed at the front (west) portion of the property. Septic fields require a 30-metre (98 ft.) watercourse setback which limits the possible siting location. The only other feasible location for the septic system is at the rear (east) of the property which would be located on farmable land and would require pumping across a watercourse.
- Constructing the proposed new house at the front of the lot would also require removal of the existing barn which is proposed to store farm equipment and straw bales for the existing farm operation. Another barn would need to be constructed at the rear of the property which would use farmable land.
- The proposed variances allow for more efficient farm use on the rear (east) portion of the lot.
- The proposed siting of the home would be in line with the neighbouring lot to the south (8306 - 192 Street), which has an approximate 100-metre (328 ft.) setback from 192 Street.

Staff Comments:

- The two septic fields require a 30-metre (98 ft.) setback from watercourses while the proposed dwelling can achieve a relaxation to 13 metres (43 ft.) which limits site layout options.

- The proposal will allow the owners to maintain the eastern portion of the property as active farmland.
- Clustering the proposed residence with the existing barn will allow the owners to work more efficiently on the property.
- The proposed farm home plate will be within the maximum size permitted for a property containing one (1) single family dwelling.
- The Agriculture and Food Security Advisory Committee supports the proposal.
- Staff support the proposed variances.

(b) Requested Variance:

- To reduce the minimum setback distance from the top of bank of a Class A, A/O or B stream from 15 metres (49 ft.) to 13 metres (43 ft.) for a single family dwelling as outlined in the proposed Streamside Protection regulations in Zoning By-law No. 12000, currently being considered by Council. The Zoning By-law Text Amendment By-law to incorporate the new regulations is scheduled for Public Hearing on September 12, 2016.

Applicant's Reasons:

- The site is encumbered by several watercourses which make siting of the proposed septic fields and dwelling problematic.
- The location of the septic field must be 30 metres (98 ft.) from the watercourses which limits siting of the dwelling.
- The applicant's environmental professional has completed a RAR assessment report proposing the 13-metre (43 ft.) setback which has already been vetted and approved by staff and the Province.
- Only a small portion of the dwelling and patio encroaches within the 15-metre (49 ft.) setback area (see Appendix III).
- The proposed variance allows for more efficient farm use as the farmable rear (east) portion of the lot will not be used for a barn or septic field.

Staff Comments:

- The RAR assessment report for the 13-metre (43 ft.) setback was reviewed and accepted by staff and the Province.
- The proposed setback relaxation is minor as it includes only a small portion of the proposed dwelling and deck.

- The applicant could redesign the dwelling further to the west but this could potentially require relocating the septic fields and the barn to the eastern portion of the property which would reduce the farmable area of the lot.
- The application was in process when the proposed Streamside Protection regulations were introduced on July 25, 2016 (Corporate Report No. R188).
- Staff support the proposed 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 Including Watercourse
Appendix III.	Survey Plan and Site Plan
Appendix IV.	Draft Minutes of July 7, 2016 Agriculture and Food Security Advisory Committee Meeting
Appendix V.	Development Variance Permit No. 7916-0114-00
Appendix VI.	Summary of Tree Survey and Tree Preservation

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/dk

Information for City Clerk

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

1. (a) Agent: Name: [REDACTED]
Address: [REDACTED]
Tel: [REDACTED]

2. Properties involved in the Application

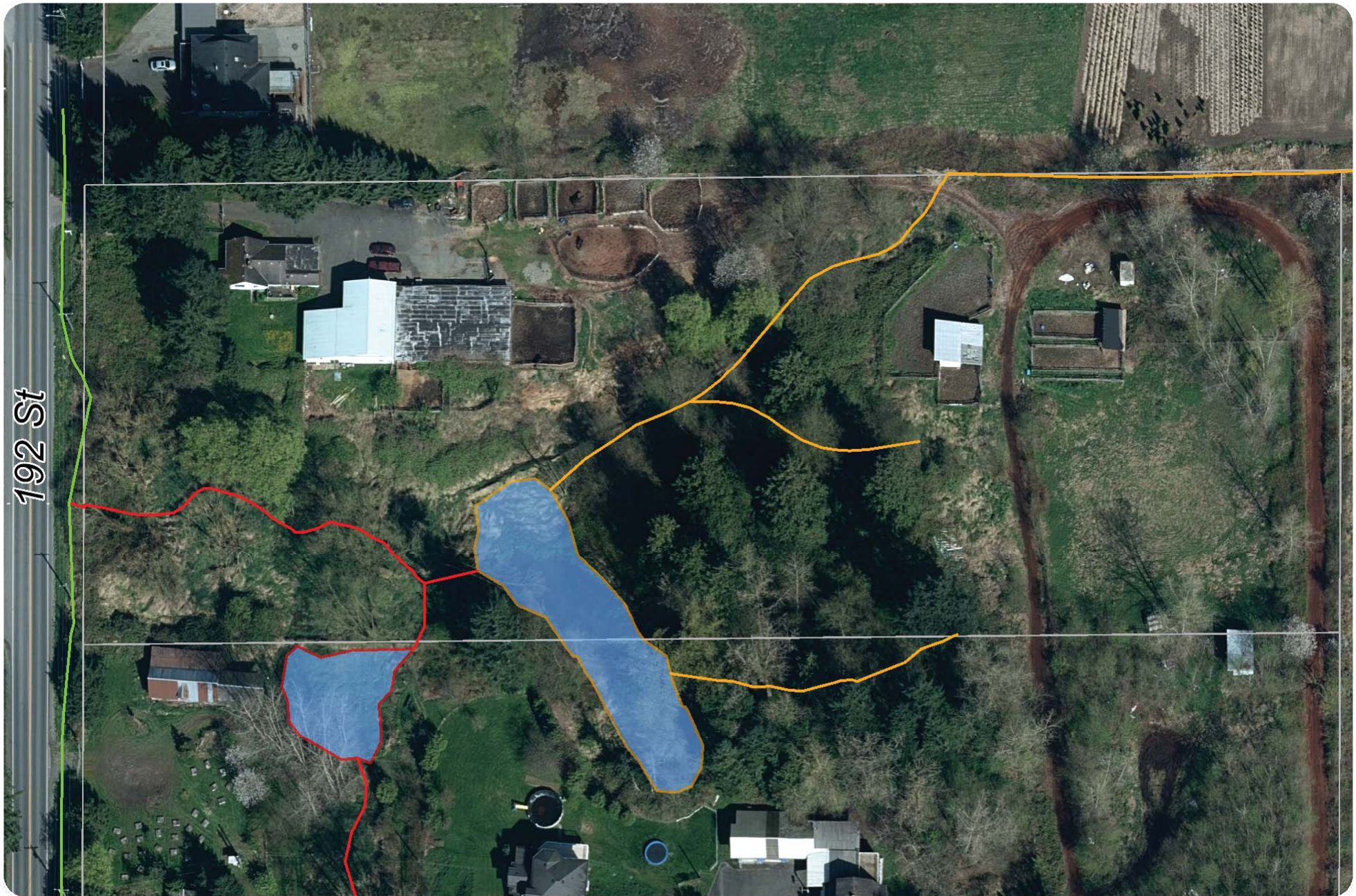
(a) Civic Address: 8366 - 192 Street

(b) Civic Address: 8366 - 192 Street
Owners: [REDACTED]

PID: 011-946-989
Lot9 Section 27 Township 8 Plan 1083 New Westminster District

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7916-0114-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



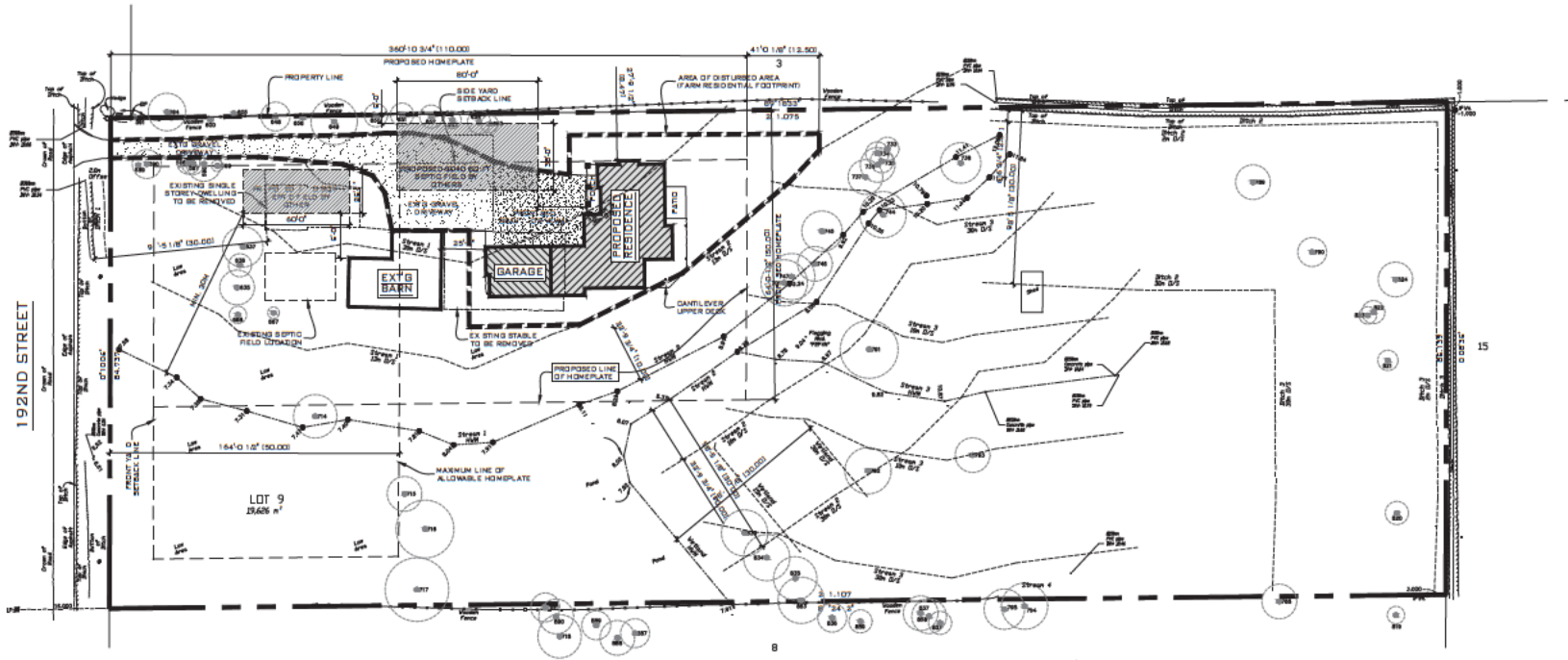
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Map created on: 20/06/2016



SITE PLAN
SCALE: 1/32 = 1'-0"



DISTURBED AREA CALCULATION:

AREA OF STRUCTURE, SURROUNDING WORK AREAS, & DRIVEWAY
= 1941.46 M²
MAXIMUM ALLOWED: 2000 M²

SITE DATA

DIVIC ADDRESS:
8366 192ND STREET
SURREY, BC

LEGAL DESCRIPTION:
LOT 9, SECTION 27, TOWNSHIP 8,
N.W.D. PLAN 1083

ZONING: A-1
GENERAL AGRICULTURAL ZONE

SITE AREA: 211,251.63 SQ.FT.
(19,625.28 SQ.M.)

EXISTING:

EXISTING BARN:
NO. OF FLOORS 1
AREA 1915 SQ.FT. (178 SQ.M.)

PROPOSED:

PROPOSED HOUSE
NO. FLOORS 2 PLUS BASEMENT
AREA OF LOWER 1874 SQ.FT. (174 SQ.M.)
AREA OF GARAGE 2250 SQ.FT. (209 SQ.M.)
AREA OF UPPER 3850 SQ.FT. (358 SQ.M.)

LOT COVERAGE:

LOT COVERAGE ALLOWED = N/A

LOT COVERAGE PROPOSED:
EXISTING 1915 SQ.FT.
PROPOSED 4124 SQ.FT.

TOTAL LOT COVERAGE
2.86% 6039 SQ.FT.
(561 SQ.M.)

LEASER	DESCRIPTION	LOT 9 SECTION 27 TWP 8 N.W.D. PLAN 1083
DATE		
MARK		
DATE		
MARK		
DATE		
MARK		

PRELIM SET

MARK BAERG
192ND STREET
SURREY, BC
V4N 1V7
461-665-2828
www.wilson-design.com



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S. FEATHERSTONE

CHECKED BY:
J. WILSON

SCALE:
AS NOTED

DATE:
19 APR., 2016

DESIGNED BY:
MARK BAERG

PROJECT:
SITE PLAN

ADDRESS:
8366 192ND STREET
SURREY, BC

PLAN NO:
WR-16-52

PAGE:
1 of 2

D. NEW BUSINESS

3. **Development Variance Permit 7916-0114-00**

John Koch-Schulte, Planner

File: 6880-75; 7916-16-0114

The following comments were made:

- The subject property is 1.96 hectares (4.85 acres) in size and is located at 8366 – 192 Street. The property is designated Agricultural in the Official Community Plan (OCP), zoned General Agriculture Zone (A-1), and located within the Agricultural Land Reserve (ALR). The site is classified as farmland under the *Assessment Act* and was recently used for horses.
- The applicant is requesting to vary the maximum allowable setback from the front lot line for a single family dwelling in the General Agriculture Zone (A-1) from 50 metres (164 ft.) to 100 metres (330 ft.). The applicant is also requesting to vary the maximum allowable depth of the farm residential footprint from the front lot line in the General Agriculture Zone (A-1) from 60 metres (197 ft.) to 110 metres (361 ft.).
- There is an existing dwelling and barn on the northwest portion of the subject property, which are proposed to be removed to facilitate construction of the dwelling and two septic fields. Three small shelters on the eastern portion of the site will be retained as chicken and goat shelters. The applicant proposes to raise chickens and goats on the eastern portion of the property.

It was

Moved by H. Dhillon

Seconded by P. Harrison

That the Agriculture and Food Security Advisory Committee recommend to the General Manager of Planning and Development to support Development Application No. 7916-0114-00.

Carried

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0114-00

Issued To:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

(the Owners)

Address of Owners:

[REDACTED]
[REDACTED]

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: 011-946-989
Lot 9 Section 27 Township 8 Plan 1083 New Westminster District

8366 - 192 Street

(the "Land")

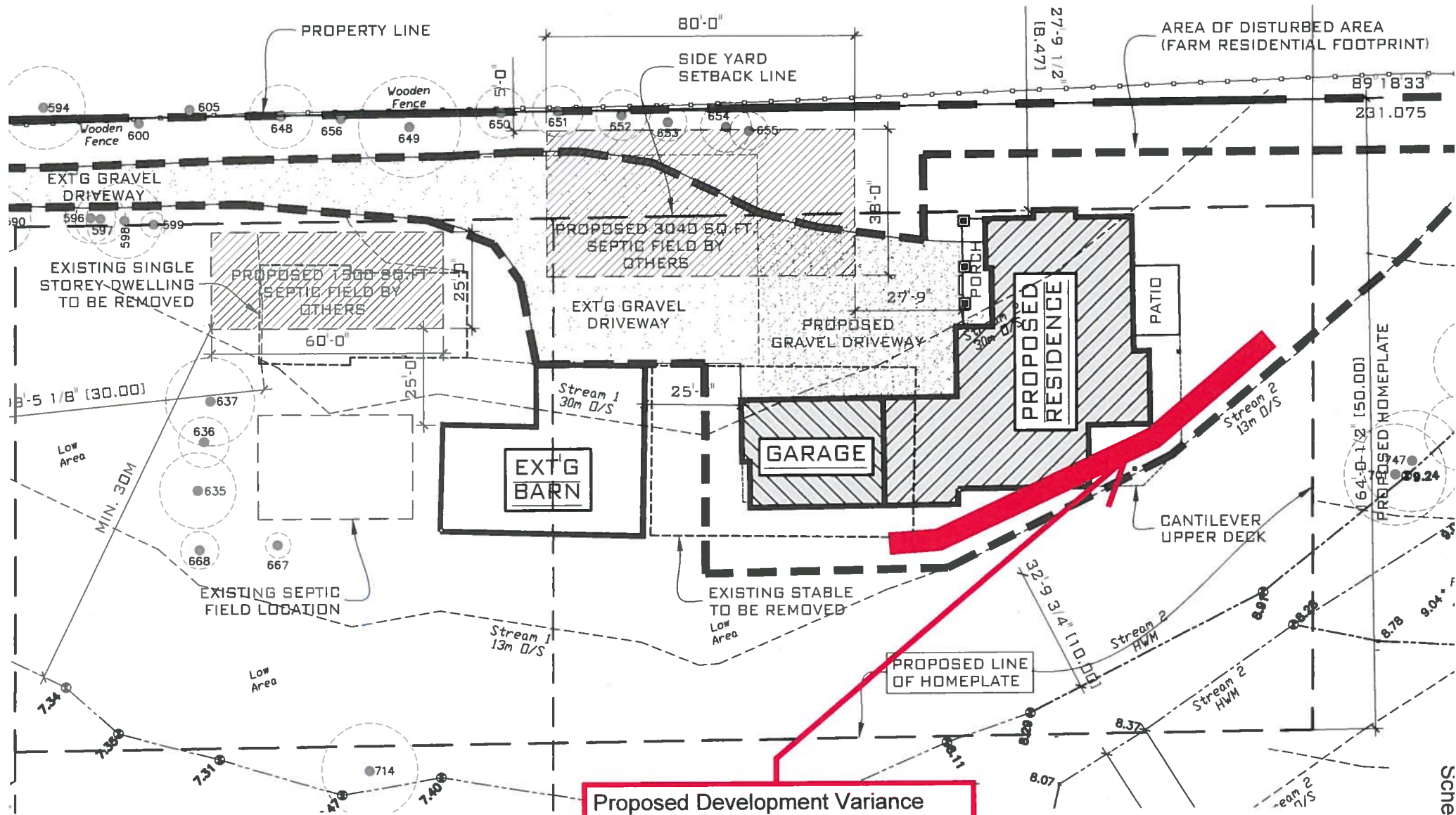
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Sub-section F.1 (b) of Part 10 "General Agriculture Zone (A-1)" the maximum setback from the front lot line for a single family dwelling is increased from 50 metres (164 ft.) to 100 metres (330 ft.);
 - (b) In Sub-section J.2. (b) of Part 10 "General Agriculture Zone (A-1)" the maximum depth of the farm residential footprint from the front lot line is increased from 60 metres (197 ft.) to 110 metres (360 ft.); and

- (c) In Sub-section B.2 of Part 7A Streamside Protection, the streamside setback area, as calculated by using the minimum distance from top of bank, is reduced from 15 metres (49 ft.) to 13 metres (43 ft.) for all stream types.
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. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 6. 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.
 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan



Proposed Development Variance Permit to reduce the minimum streamside setback from 15 metres (49 ft.) to 13 metres (43 ft.) for a single family dwelling.

Summary of Proposed Tree Removal and Replacement:

This summary is based on the Arborists best judgment, trees expected to be unsafe, conflicting with the proposed development plans, of poor health or minimal long term retaining value are recommended for removal shown in the Tree Inventory and Tree Preservation Summary. All trees can and will be retained accommodate the proposed development; Goode Arboriculture Consulting suggests the retention of the protected trees listed below in the Summary Tables and the Tree Inventory Table.

Replacement trees will meet the City of Surrey “Tree Preservation Bylaw” guidelines, their proposed locations throughout the property are shown on the attached “Tree & Site Survey.”

Table 1. Tree Retention and Removal by Species Summary

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Deciduous Trees (excluding Alder & Cottonwood Trees)			
Apple Tree <i>Malus spp.</i>	1	0	1
Coniferous Trees			
Douglas Fir <i>Pseudotsuga menziesii</i>	8	1	7
Western Red Cedar <i>Thuja plicata</i>	1	0	1
Norway Spruce <i>Picea abies</i>	2	1	1
Sitka Spruce <i>Picea sitchensis</i>	4	4	0
Serbian Spruce <i>Picea omorika</i>	2	1	1
Total (excluding Alder & Cottonwood Trees)	18	7	11
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		14	
Total Retained and Replacement Trees		25	

Table 2. On-site Tree Protection and Replacement Summary

On-Site Trees	Number of Trees
Protected Trees Identified - <i>on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas.</i>	17
Protected Trees to be Removed	7
Protected Trees to be Retained – <i>excluding trees within proposed open space or riparian areas.</i>	10
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio = • All other Trees Requiring 2 to Replacement Ratio = 	14
Replacement Trees Proposed	14
Replacement Trees in Deficit	0
Protected Trees to be retained in proposed open space /riparian areas	

Table 3. Off-site Tree Protection and Replacement Summary

Off-Site Trees	Number of Trees
Protected Off-site Trees to be removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio = • All other Trees Requiring 2 to 1 Replacement Ratio = 	
Replacement Trees Proposed	
Replacement Trees in Deficit	

Summary and Plan Prepared by Goode Arboriculture Consulting

September 01, 2016

