

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0155-00

Planning Report Date: July 25, 2016

PROPOSAL:

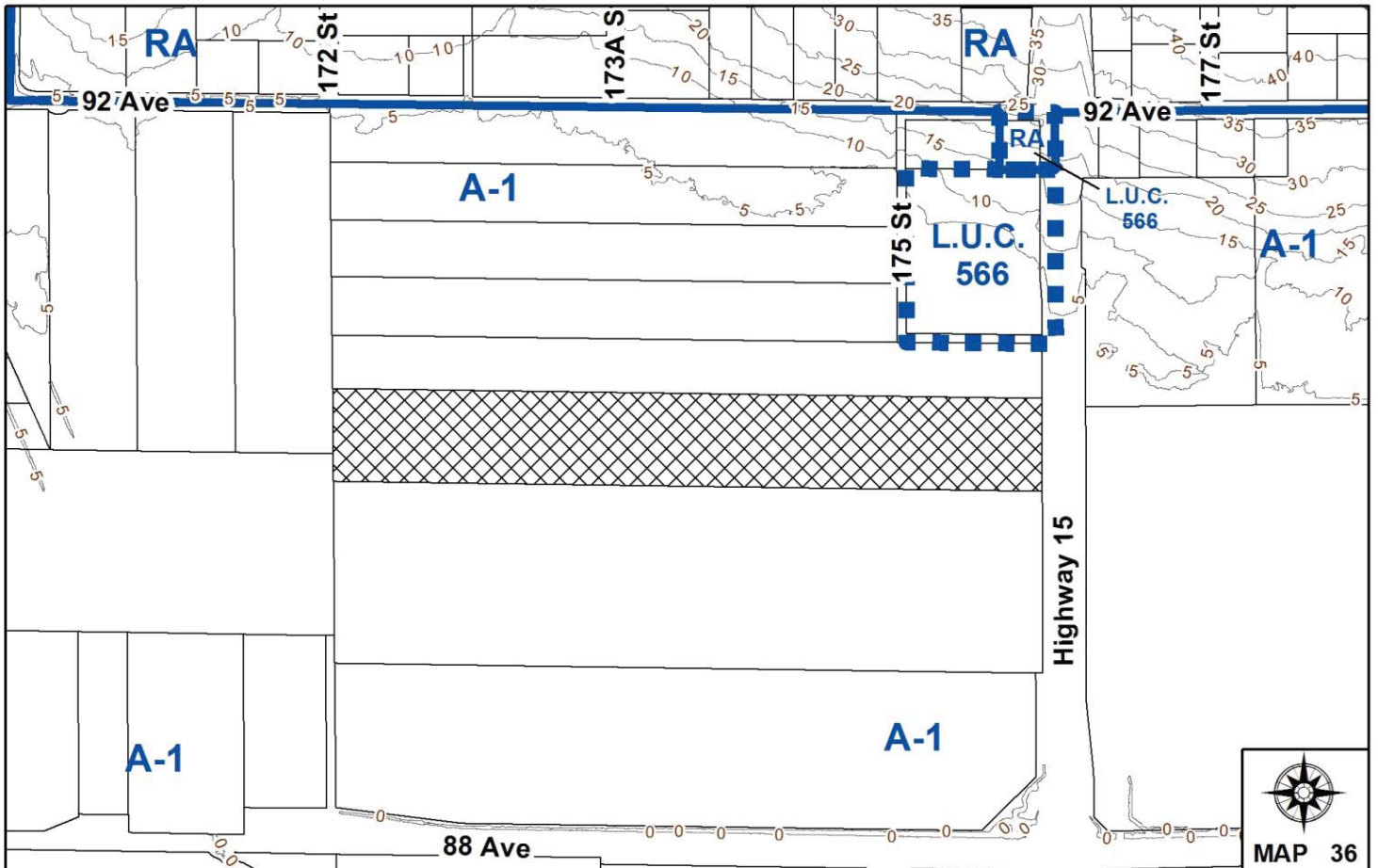
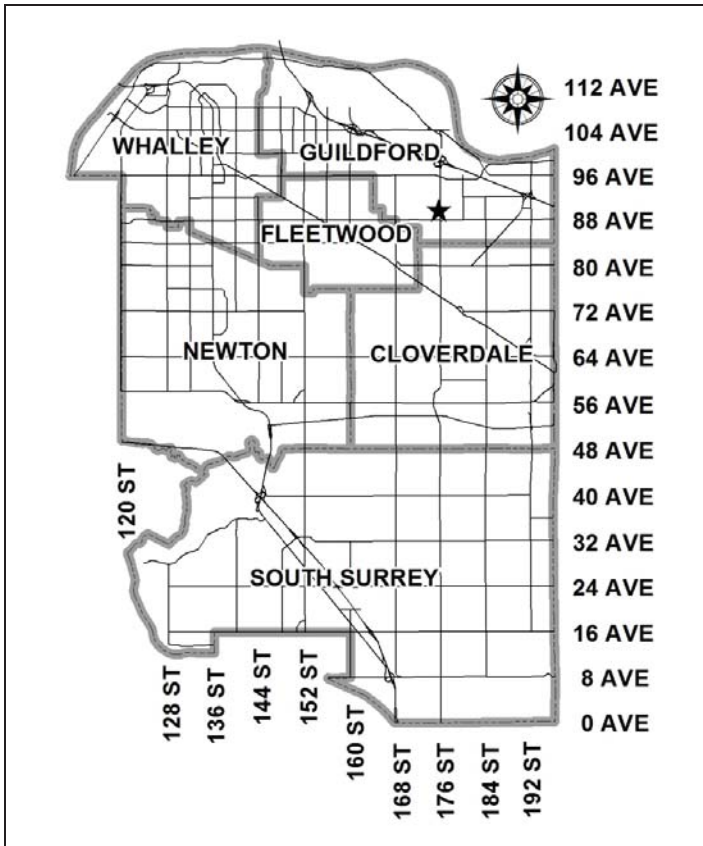
- **Development Variance Permit**
 to vary the maximum setback of a single family dwelling and the maximum depth of the farm residential footprint on an agricultural lot.

LOCATION: 9055 - 176 Street

OWNER: 1017539 B.C. Ltd.

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 from the front lot line and to increase the maximum depth of the farm residential footprint in the A-1 Zone in order to permit the construction of one (1) single family dwelling.

RATIONALE OF RECOMMENDATION

- The proposed farm home plate location is not currently being used for agricultural production and is located on disturbed (compacted) soil which would preserve farmable land elsewhere on the subject property.
- The owners wish to locate the farm home plate within close proximity of existing farm buildings on site to allow for more efficient agricultural use of the property.
- The proposal meets the intent of the farm home plate policy in that it limits the impact of buildings on farmable land and clusters buildings (including farm buildings) in a contiguous area.
- The Agriculture and Food Security Advisory Committee (AFSAC) supports the proposal.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0155-00 (Appendix V) varying the following, to proceed to Public Notification:

- (a) to increase the maximum setback of all portions of a single family dwelling from the front lot line in the A-1 Zone from 50 metres (164 ft.) to 171 metres (561 ft.); and
- (b) to increase the maximum depth of the farm residential footprint from the front lot line in the A-1 Zone from 60 metres (197 ft.) to 176 metres (578 ft.).

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 made a recommendation of support for the proposal (Appendix II)

SITE CHARACTERISTICS

Existing Land Use: Former tree nursery, currently under blueberry production

Adjacent Area:

| Direction | Existing Use | OCP Designation | Existing Zone |
|--|--|-----------------|---------------|
| North: | Vacant lot | Agricultural | A-1 |
| East (Across Highway No. 15 / 176 Street): | Active agriculture | Agricultural | A-1 |
| South: | Active farmland and farm produce sales | Agricultural | A-1 |
| West: | Vacant lot | Agricultural | A-1 |

DEVELOPMENT CONSIDERATIONS

- The 8.05-hectare (19.88 acre) subject property is located at 9055 - 176 Street (Highway No. 15). The site is located within the Agricultural Land Reserve (ALR), is designated Agricultural in the Official Community Plan (OCP) and is zoned "General Agricultural Zone (A-1)".

- There are currently no residential buildings located on the property.
- There are currently four (4) farm buildings located on the property adjacent to existing hydro, well water and septic connections.
- The subject site is classified as farm land under the BC Assessment Act.
- The General Agriculture Zone (A-1) allows one (1) single family dwelling which may contain one (1) secondary suite.
- The site is encumbered by a number of Class A and Class A/O watercourses

Proposal

- The applicant is proposing to increase the maximum allowable 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 one (1) single family dwelling as per the Site Plan attached as Appendix III.
- The one (1) single family dwelling will be located within a farm residential footprint of approximately 2,000 square metres (0.5 acre) including the driveway, as shown in the site plan attached as Appendix II, which complies with the 2,000 square metre (0.5 ac.) maximum allowable farm residential footprint permitted in the A-1 Zone.
- The applicant has submitted a Riparian Areas Regulations (RAR) Assessment report with the intent of reclassifying two (2) existing watercourses from Class 2 A/O to non-existent, as indicated on the aerial photo attached as Appendix IV. Staff have advised that no peer review is required and advised the applicant to submit the QEP report to the Province for audit. If the watercourses remain, the proposed location of the farm home plate will still be outside of the required 15-metre (50 ft.) setback for a Class 2 A/O watercourse.
- As a number of trees have been removed from the site for the purposes of agricultural production the applicant has been informed by City staff that prior to the approval of a Soil Permit or a Building Permit for the construction of a single family dwelling an Agricultural Land Tree Cutting Permit (TCP) must be obtained, to the satisfaction of the Trees & Landscaping staff.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To increase the maximum front setback of the A-1 Zone for a single family dwelling from 50 metres (164 ft.) to 171 metres (561 ft.); and
- To increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 176 metres (578 ft.).

Applicant's Reasons:

- Clustering the residence with existing farm buildings will allow the owners to work more efficiently and cost-effectively on the property.
- The proposal will allow the owners to be close to existing farm operations, located in the central portion of the lot, resulting in greater farm yields and less resource wastage.
- The proposed location of the home is not currently used for agricultural production and would therefore preserve farmable land on the property.
- The proposed location, atop a works/loading yard used for previous nursery operations, would site the farm home plate on existing disturbed (compacted) soil.
- The existing well water line and septic tanks are located relatively close to the existing farm buildings. The proposal will avoid the digging of long trenches, as well as the loss of further farmable land, to extend the well and septic lines to a house located near the front lot line.
- The proposal will allow the owners to expand the overall agricultural production of the farm, preserving the eastern blueberry fields while allowing for the conversion of the western fields into operating farmland.
- The proposed location of the home is away from farming activity on the neighbouring properties and would have no adverse effect on the neighbours' current agricultural production.

Staff Comments:

- The use of an existing shared driveway by both the proposed farm home plate and the existing farm buildings will help mitigate any potential losses to farmable land on the subject property.
- The inclusion of approximately 708 square metres (7624 square ft.) of existing driveway to the proposed farm residential footprint results in a smaller fill area for the single family dwelling and therefore a smaller single family dwelling adjacent to the existing farm buildings when compared to a farm residential footprint located closer to the front lot line.
- The proposal meets the intent of the farm home plate policy in that it limits the impact of residential and residential accessory buildings on farmable land and clusters buildings (including existing 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 (2,000 metres / 0.5 acre).
- When considered at its July 7, 2016 meeting, the Agriculture and Food Security Advisory Committee supported the proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary
- Appendix II. Draft Minutes of July 7, 2016 Agriculture and Food Security Advisory Committee Meeting
- Appendix III. Site Plan
- Appendix IV. Aerial Photo of Proposed Reclassified Watercourses
- Appendix V. Development Variance Permit No. 7916-0155-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CL/ar

AGRICULTURE AND FOOD SECURITY ADVISORY COMMITTEE
THURSDAY, JULY 7, 2016

2. **Development Variance Permit 7916-0155-00**

Christopher Lumsden, Planning Technician

File: 6880-75; 7916-0155-00

The following comments were made:

- The subject property is 8.05 hectares (19.88 acres) in size and is located at 9055 – 176 Street. The property is designated Agricultural in the Official Community Plan (OCP), zoned General Agriculture Zone (A-1), and located within the Agriculture Land Reserve (ALR). There are four existing farm buildings, a private gravel road connecting the farm building to 176 Street, and no existing house on the subject property. The site was previously used as a tree nursery but currently produces blueberries, and is classified as farmland under the *Assessment Act*.
- 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 176 metres (1,889 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 176 metres (1,889 ft.).

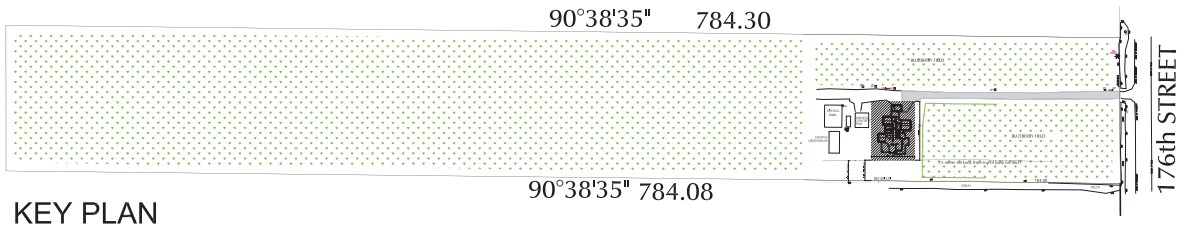
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Moved by S. VanKeulen

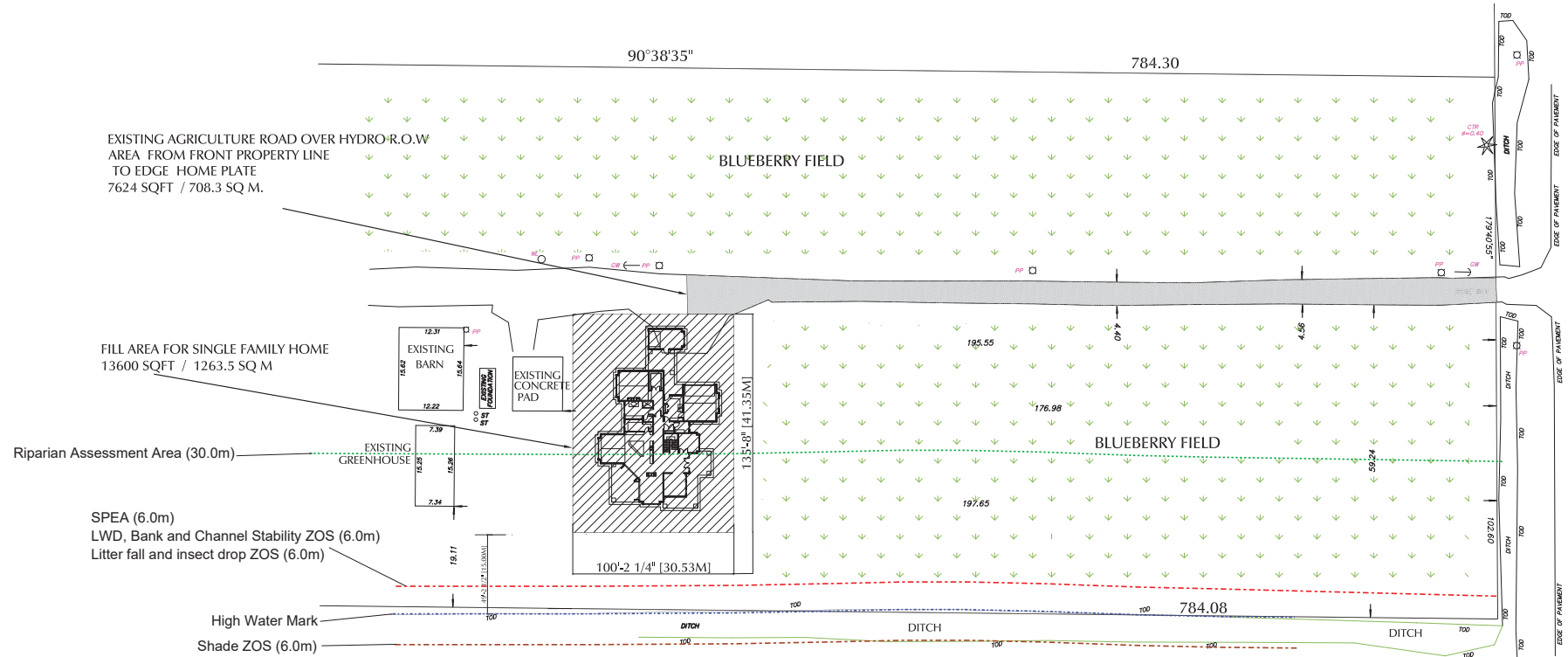
Seconded by M. Bose

That the Agriculture and Food Security
Advisory Committee recommend to the General Manager of Planning and
Development to support Development Application No. 7916-0155-00.

Carried



KEY PLAN



EXISTING AGRICULTURE ROAD OVER HYDRO-R.O.W AREA FROM FRONT PROPERTY LINE TO EDGE HOME PLATE
7624 SQFT / 708.3 SQ M.

FILL AREA FOR SINGLE FAMILY HOME
13600 SQFT / 1263.5 SQ M

Riparian Assessment Area (30.0m)

SPEA (6.0m)
LWD, Bank and Channel Stability ZOS (6.0m)
Litter fall and insect drop ZOS (6.0m)

High Water Mark
Shade ZOS (6.0m)

SITE FILL SYNOPSIS 9055 - 176th STREET
ZONE: A-1 (2 RESIDENCES PERMITTED)
SITE AREA: 19.88 ACRES / 80,454.36 SQ METERS

RESIDENTIAL FILL PERMITTED = 2000.0 SQ M / 21,527.82 SQ F

PROPOSED HOUSE : FILL AREA = 1263.5 SQ M / 13600 .0 SQ FT
ROAD FILL AREA = 708.3 SQ M / 7624.0 SQ FT
TOTAL RESIDENTIAL FILL AREA = 1971.8 SQ M / 21,224.0 SQ FT

SCALE 1/32"= 1'-00"

Figure 3



PROPOSED FILL AREA
LOCATED AT 9055 176th st
SURREY B.C.

design studio
604.809.7322
email: gsd@designstudio.ca
1883 Baker Place Delta B.C. V4E 2V8

176th STREET
SYNOPSIS
SITE PLAN

| | |
|---|---------------|
| DESIGNED BY | H.S. |
| SCALE | AS NOTED |
| DATE | JUNE 01, 2015 |
| REVISIONS | |
| REVNO | |
| REVNS | |
| REVND | |
| Copyright © rights reserved. Reproduction and use in whole or in part is prohibited without the written permission of the designer. | |
| JOB NO. | |
| SHEET NO. | A1 |



Legend

- Trails and Paths
- A
- AO
- B
- C
- Unknown
- A
- AO
- B
- C
- Unknown
- River
- Creek
- Ditch
- Secondary Plan Boundaries
- Municipal
- Utility
- 3rd Party Agreement
- Restrictive Covenant
- Sports Fields

File No: 7916-0155-00



Scale: 1:1,000

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: 22/06/2016

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0155-00

Issued To: 1017539 B.C. LTD.
(“the Owner”)

Address of Owner: 8288 - 151 Street
Surrey, BC V3S 3K1

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: 013-238-671
South 336.6 Feet Parcel “A” (Reference Plan 3864) South East Quarter Section 31 Township 8,
Except: Part on SRW Plan 50683 New Westminster District

9055 - 176 Street

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F.1 (b) Yards and Setbacks of Part 10 “General Agriculture Zone (A-1)” the maximum setback from *front lot line* for any portion of a *single family dwelling* is increased from 50 metres (164 ft.) to 171 metres (561 ft.).
 - (b) In Section J.2. (b) Special Regulations 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 176 metres (575 ft.).

5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

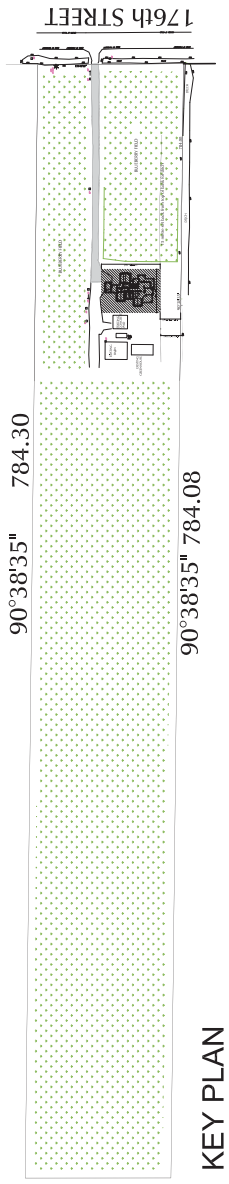
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

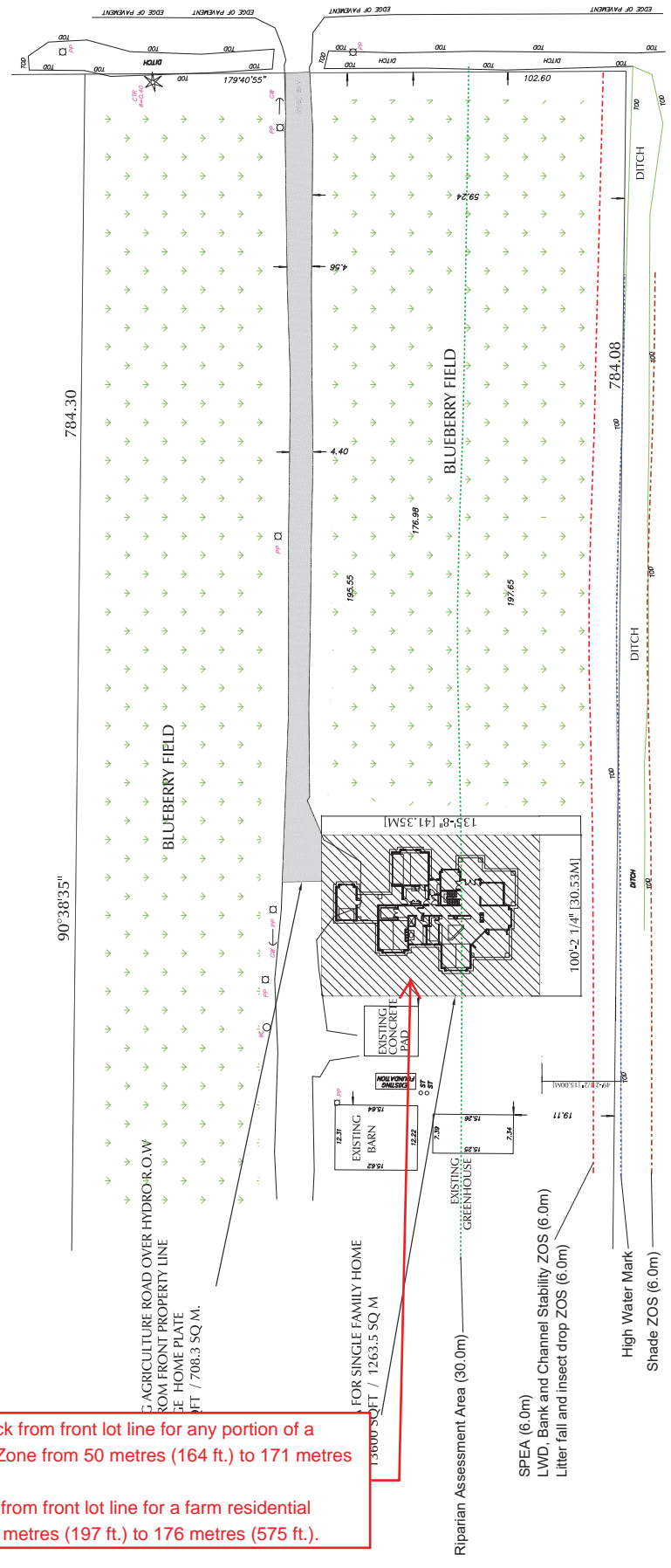
City Clerk – Jane Sullivan



Figure 3



KEY PLAN



| | |
|--|----------------------------------|
| SITE FILL SYNOPSIS 9055 - 176th STREET | |
| ZONE: A-1 (2 RESIDENCES PERMITTED) | |
| SITE AREA: 19,680 ACRES / 80,454,536 SQ METERS | |
| RESIDENTIAL FILL PERMITTED | = 20,000.0 SQ M / 21,527.82 SQ F |
| PROPOSED HOUSE : FILL AREA | = 1263.5 SQ M / 13600.0 SQ FT |
| ROAD FILL AREA | = 708.3 SQ M / 7624.0 SQ FT |
| TOTAL RESIDENTIAL FILL AREA | = 1971.8 SQ M / 21,224.0 SQ FT |

To increase the maximum setback from front lot line for any portion of a single family dwelling in the A-1 Zone from 50 metres (164 ft.) to 171 metres (561 ft); and
 To increase the maximum depth from front lot line for a farm residential footprint in the A-1 Zone from 60 metres (197 ft.) to 176 metres (575 ft.).

SCALE 1/32"= 1'-00"

PROPOSED FILL AREA
 LOCATED AT 9055 176th ST
 SURREY B.C.



1883 Baker Place Delta B.C. V4E 2V8
 604.809.7322
 email: 95@designstudio.ca

SYNOPSIS
 SITE PLAN

DATE: 03/11/2015
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]