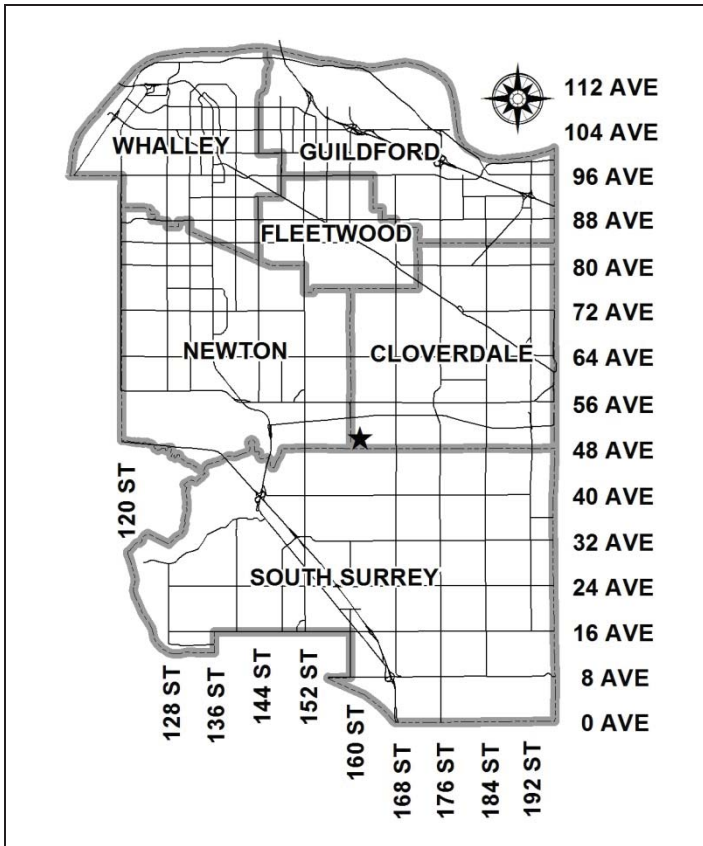


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0182-00

Planning Report Date: July 25, 2016



PROPOSAL:

- **Development Variance Permit**

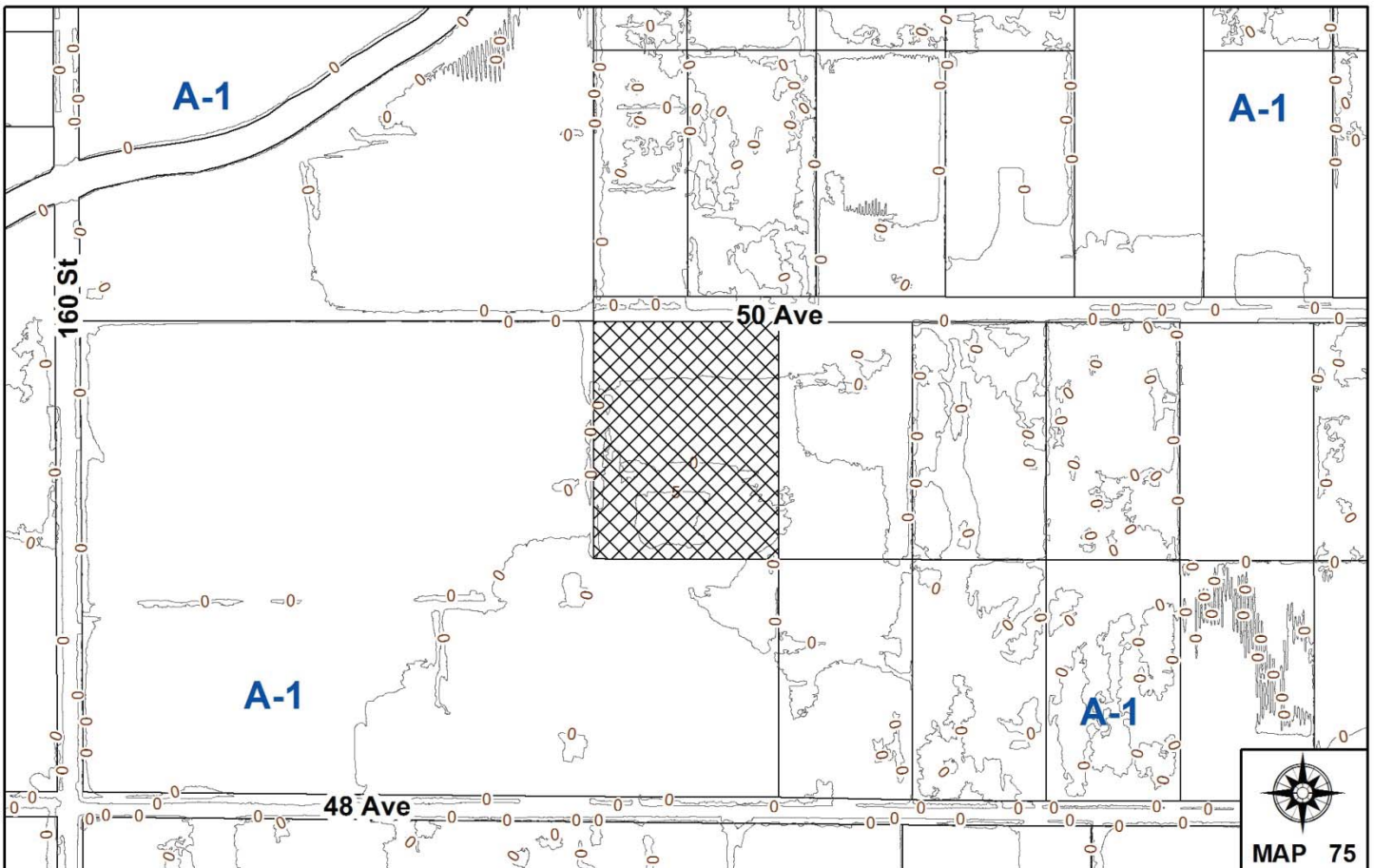
to reduce the minimum rear yard setback of an agricultural building in the A-1 Zone to permit the construction of an addition to an existing farm storage building.

LOCATION: 16236 - 50 Avenue

OWNER: Avtar S Sihota

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 seeking to vary the General Agriculture Zone (A-1) to reduce the minimum rear yard setback of an agricultural building from 15 metres (50 feet) to 11.18 metres (37 ft.) to permit the construction of an addition to an existing farm produce storage building.

RATIONALE OF RECOMMENDATION

- The location of the proposed farm building addition is not currently used for agricultural production.
- The proposal limits the overall impact on farmable land by clustering the farm buildings in a contiguous area.
- The proposed location of the farm building addition is more in keeping with the intent of the BC Ministry of Agriculture's "Guide for Bylaw Development in Farming Areas" (2015) with respect to rear yard setback requirements.
- The Agriculture and Food Security Advisory Committee supports the proposal.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0182-00 (Appendix IV) to reduce the minimum rear yard setback of an addition to an agricultural (farm produce storage) building in the A-1 Zone, from 15 metres (50 ft.) to 11.18 metres (37 ft.), to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objections 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 III).

SITE CHARACTERISTICS

Existing Land Use: There is an existing one-storey residential building on the subject lot as well as the subject one-storey manufactured steel farm building used for the bulk storage of carrots, which are to remain. A portion of the site is also used for the production of carrots.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 50 Avenue):	House and farm buildings	Agricultural	A-1
East:	House and farm buildings	Agricultural	A-1
South:	Active farm and processing facility	Agricultural	A-1
West:	Active farmland (carrots)	Agricultural	A-1

DEVELOPMENT CONSIDERATIONS

- The 2.8-hectare (6.9-acre) subject lot is located at 16236 – 50 Avenue in Cloverdale.
- The lot is designated “Agricultural” in the Official Community Plan (OCP) and is zoned “General Agriculture Zone (A-1)”.
- The lot is located within the Agricultural Land Reserve (ALR) as well as within the 200-year flood plain of the Serpentine River.

- The applicant owns 25 agricultural parcels totaling approximately 200 acres as part of a large farm operation spread throughout Surrey and the Fraser Valley.
- The 18.12-hectare (45-acre) property at 16225 – 48 Avenue, to the immediate south and west of the subject property, is also owned by the applicant and forms a contiguous farm operation with the subject lot. The adjacent property contains a residential farm homeplate, active farm production (carrots) as well as a gravel loading area and product processing facility used as part of the larger farm operation.
- A 1,129-square metre (12,152 sq.ft.) farm storage building, used for the bulk storage of carrots, was constructed at the rear of the subject lot in 2013 which included permitted pre-load and structural fill soil deposits.
- The gravel loading area and works yard on the adjacent lot to the south of the subject property currently extends beyond the shared property line and connects the bulk storage building with the adjoining processing and packing operations.
- The applicant recently submitted a building permit to enlarge the existing farm storage building with the intention of preserving the active farmland located at the centre of the property. The proposed addition does not comply with the Zoning By-law, with respect to the minimum rear yard setback, and therefore the applicant has applied for the subject Development Variance Permit (DVP).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback in the A-1 Zone from 15 metres (50 feet) to 11.18 metres (37 feet) to permit the construction of an addition to an existing agricultural (farm produce storage) building.

Applicant's Reasons:

- The proposed addition to the existing farm building would allow for the consolidation of certain components of the larger farming operation, specifically produce storage, resulting in reduced impact on ALR lands.
- The proposed variance would allow the owner to maximize the use of farmland currently used on the subject property.
- The proposal will not require any additional structural fill to be added to the subject property.
- The proposed location of the farm building addition is not currently being used for agricultural production.

Staff Comments:

- The proposed variance to the rear yard setback, from 15 metres (50 feet) to 11.18 metres (37 feet), is more in keeping with the intent of the British Columbia Ministry of Agriculture's "Guide for By-law Development in Farming Areas" (2015) as the report recommends a maximum rear yard setback of 4.5 metres (15 ft.) for farm storage buildings.
- The proposal fulfills the intent of OCP Policy E3.8 which seeks to maximize the productive utilization of agricultural land through such means as amending by-laws, policies and other regulations, as appropriate, to support agricultural production.
- The proposal limits the overall impact on farmable land by clustering the farm buildings in a contiguous area.
- The proposed location of the addition to the existing bulk storage facility is away from farming activity on adjacent lots and will not disrupt the neighbours' agricultural production.
- The proposed variance was reviewed at the July 7, 2016 Agriculture and Food Security Advisory Committee (AFSAC) meeting and AFSAC recommended support.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

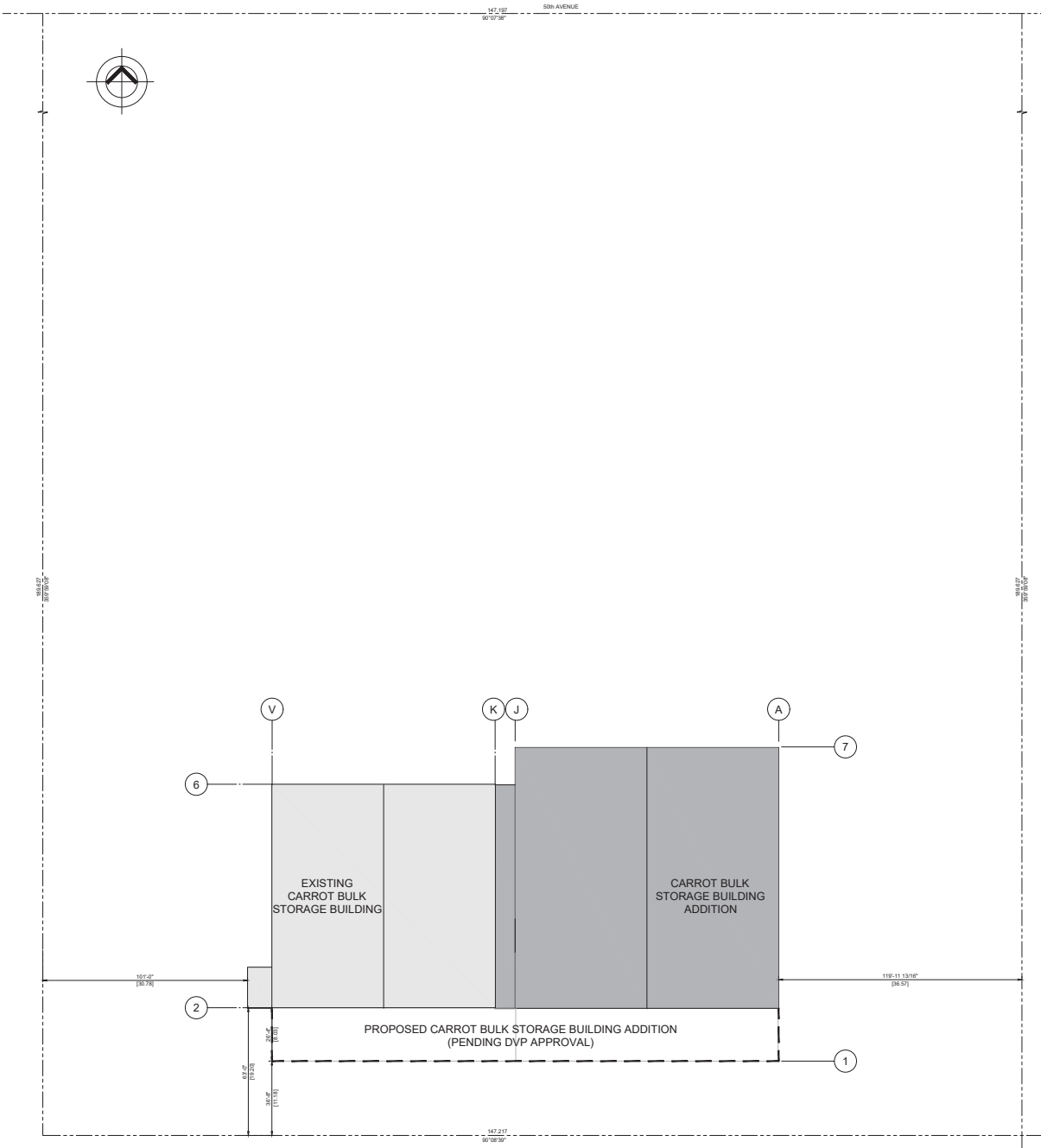
The following information is attached to this Report:

Appendix I.	Lot Owner and Action Summary
Appendix II.	Site Plan (Proposed)
Appendix III.	Draft Minutes of July 7, 2016 Agriculture and Food Security Advisory Committee Meeting
Appendix IV.	Development Variance Permit No. 7916-0182-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CRL/ar



OVERALL SITE KEY PLAN

NATIONAL FARM BUILDING CODE OF CANADA 1995 VALUES BASED ON PROPOSED FINAL CONSTRUCTION AFTER DVP APPROVAL

- 3.1. GENERAL
 - 3.1.1. APPLICATION
 - 3.1.1.2. 1) **FLOOR AREAS**
 FARM BUILDINGS OF LOW HUMAN OCCUPANCY SHALL BE SEPARATED INTO FIRE COMPARTMENTS AS PER TABLE 3.1.1.2. BY A FIRE SEPARATIONS OF AT LEAST 1 HOUR SO THAT EACH PORTION SEPARATED HAS A FLOOR AREA ON ONE STOREY CONFORMING TO TABLE 3.1.1.2.
 OUR BUILDINGS ARE ALL ONE STOREY
 MAXIMUM COMPARTMENT - 4 800 sq.m
 OUR BUILDING AREA = 3 379 sq.m.
 THEREFORE NO SEPARATION OF COMPARTMENTS REQUIRED
 - 3.1.2. SPATIAL SEPARATIONS
 - 3.1.2.1. 1) **GENERAL**
 REVIEW OF SPATIAL SEPARATION HAS BEEN CARRIED OUT AS PER BCBC 2012 - 9.10.14 USING THE MEDIUM HAZARD INDUSTRIAL OCCUPANCIES NUMBER FOR THE CALCULATION OF THE SPATIAL SEPARATION
- | AREA OF BUILDING FACE | SPATIAL SEPARATION - BCBC 2012 - 9.10.14 | | |
|-----------------------|--|------------------------------|--------|
| | ACTUAL LIMITING DISTANCE | AREA OF UNPROTECTED OPENINGS | |
| | ALLOWED | ACTUAL | |
| 500 sq.m | 11.00 m | 21.00% | |
| 872 sq.m | 11.00 m | +19.93% | 14.24% |
| 1 000 sq.m | 11.00 m | 15.00% | |
- * VALUE WAS INTERPOLATED FROM TABLE 3.2.3.1.C
 PROVIDE MINIMUM 80.67% OF WALL RATED WITH 5" KING SPAN MF CIW FIRE SPRAY PER CANALC W.W.D. SEE DETAIL A-2.0
- 3.2. EGRESS
 - 3.2.1. EXITS
 - 3.2.1.5. TRAVEL DISTANCE TO AND EXIT
 FARM BUILDINGS OF LOW HUMAN OCCUPANCY SHALL BE SEPARATED INTO FIRE COMPARTMENTS AS PER TABLE 3.1.1.2. BY A FIRE SEPARATIONS OF AT LEAST 1 HOUR SO THAT EACH PORTION SEPARATED HAS A FLOOR AREA ON ONE STOREY CONFORMING TO TABLE 3.1.1.2.
 EXIT DOORS HAVE BEEN LOCATED SUCH THAT BOTH TRAVEL DISTANCE INSIDE AS WELL AS PERIMETER DISTANCE MEET OR EXCEED THE REQUIREMENTS.

ENLARGED SITE PLAN
SCALE: 1/8"

DRAWING LIST

- A-1.0 SITE PLAN
- A-2.0 NORTHSOUTH ELEVATION
- A-2.1 EASTWEST ELEVATION
- A-3.0 FLOOR PLAN
- A-3.1 ROOF PLAN
- A-4.0 BUILDING SECTIONS

No.	DATE	DESCRIPTION
1	MAY 31/2018	RE-ISSUED FOR PERMIT
	FEB 03/2018	ISSUED FOR PERMIT

ISSUES & REVISIONS

PROFESSIONAL ENGINEER
 #400 - 2407 CAMP AVENUE
 VANCOUVER, BC V6L 2K6
 MANICOULE OF P.C.E.
 18 604 254 6600 FAX 604 246 6605



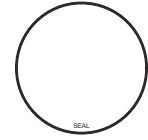
NAME OF PROJECT
CARROT BULK STORAGE PHASE 3
 11233300 ANDRUE BUREY
 LINDA, LOT 88, BLOCK 108, DISTRICT LOT 108
 LINDA, LOT 108, BLOCK 108, DISTRICT LOT 108

SCALE
 DRAWN
 CHECKED
 PROJECT No.
 DRAWING No.

A-1.

TE PHASE 3 CONSTRUCTION

Appendix II



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

D. NEW BUSINESS

1. **Development Variance Permit 7916-0182-00**

Christopher Lumsden, Planning Technician

File: 6880-75; 7916-0182-00

The following comments were made:

- The subject property is 2.79 hectares (6.89 acres) in size and located at 16236 – 50 Avenue. 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 currently produces carrots and is classified as farmland under the *Assessment Act*.
- The applicant is requesting to relax the required rear yard setback for a farm building, permitted under Section B.1 and B.9(C) in the General Agriculture Zone (A-1), from 15 metres (50 ft.) to 11.18 metres (37 ft.) to accommodate the construction of an addition to an existing farm building.
- The proposed addition is located in an area of the property already subject to the application of pre-fill soils from the construction of the existing farm building under Permit No. 11-024004. A 1,129 square metre (12,152 sq. ft.) farm accessory building, used for the bulk storage of carrots, was constructed on the site under Permit No. 13-022022-01.

Member have no issues with allowing the setback but would prefer to see the properties consolidated as it appears to be used as one.

It was

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. 7916-0182-00.

Carried

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0182-00

Issued To: AVTAR SINGH SIHOTA

("the Owner")

Address of Owner: 16236 - 50 Avenue
Surrey BC V3Z 1E2

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: 007-119-607

Lot 6 Block 3 District Lot 365 Group 2 New Westminster District Plan 1143

16236 - 50 Avenue

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section F.1 (a) Yards and Setbacks of Part 10 "General Agriculture Zone (A-1)" the minimum rear yard setback to an agricultural building is reduced from 15 metres (50 ft.) to 11.18 metres (37 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

