

Planning Report Date: February 6, 2017

PROPOSAL:

- **Development Variance Permit**

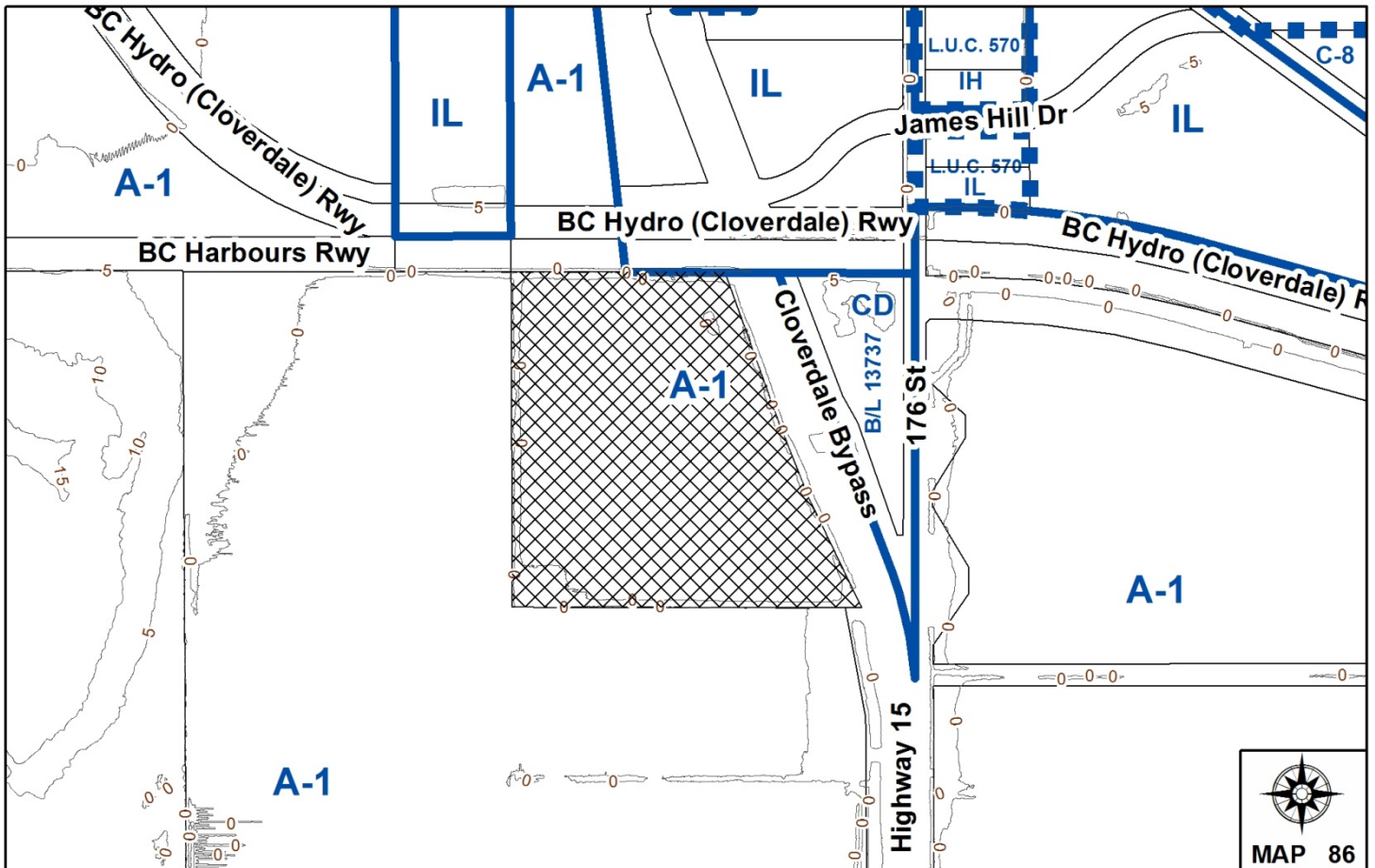
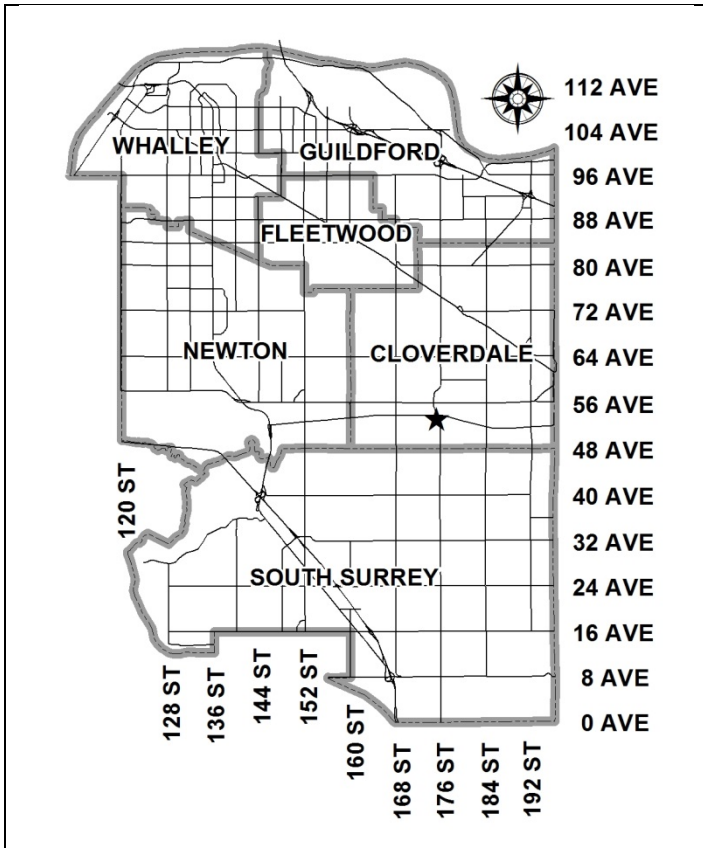
to vary the farm residential footprint and setbacks of the A-1 Zone in order to construct a single family dwelling away from the street.

LOCATION: 5243 - 176 Street

OWNER: Sundee S. Kajla

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 variance to the A-1 Zone in order to:
 - increase the maximum front yard setback for a single family dwelling;
 - increase the maximum depth of the farm residential footprint from a fronting street; and
 - reduce the minimum side yard setback for a single family dwelling.

in order to permit construction of a new single family dwelling 295 metres (968 ft.) away from the street.

RATIONALE OF RECOMMENDATION

- The requested variances are consistent with Development Variance Permit No. 7913-0240-00 which expired in July 2016.
- The proposal will not vary the maximum size of the farm residential footprint prescribed in the A-1 Zone.
- The subject site is an active blueberry farm, and in order to construct a home in compliance with the farm residential footprint requirements, productive blueberries would need to be removed from active production.
- The proposed farm residential footprint location in the southwest corner of the lot is not used for crop production.
- The proposed driveway along the south property line coincides with the current path used for the blueberry farm operation and therefore would not impact crops.
- The Agriculture and Food Security Advisory Committee did not support the proposed variances due to unauthorized fill that had previously occurred and due to concerns about setting a precedent.
- The unauthorized fill was placed on the lot by the previous owner, in or around 1999, which is more than ten years prior to the adoption of the farm residential footprint requirements.
- The applicant obtained written support for the requested variances, from the adjacent neighbour.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0372-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to increase the maximum front yard setback of the A-1 Zone from 50 metres (164 ft.) to 295 metres (968 ft.);
- (b) to increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 310 metres (1,020 ft.); and
- (c) to reduce the minimum south side yard setback for a single family dwelling in the A-1 Zone from 13.5 metres (45 ft.) to 10 metres (33 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the requested development variance permit.

Parks, Recreation & Culture: No concerns.

Agriculture and Food Security Advisory Committee (AFSAC): The project was reviewed at the October 6, 2016 AFSAC meeting wherein AFSAC recommended that the application comply with the current setback parameters in the A-1 Zone (Appendix IV).

Ministry of Transportation & Infrastructure (MOTI): No concerns.

SITE CHARACTERISTICS

Existing Land Use: Active blueberry farm.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across BC Railway):	Partially vacant lot and Mainroad Contracting	Industrial	A-1 and IL

Direction	Existing Use	OCP Designation	Existing Zone
East (Across Highway No. 15 Overpass):	Soil processing facility	Agricultural	CD (By-law No. 13737)
South:	Blueberry farm	Agricultural	A-1
West (Across Class A-O Watercourse):	Blueberry farm	Agricultural	A-1

DEVELOPMENT CONSIDERATIONS

Site Description

- The 8-hectare (20 ac.) subject site is located at 5243 – 176 Street, on the west side of Highway No. 15, to the south of Highway No. 10.
- The site is located in the Agricultural Land Reserve (ALR), is designated Agricultural in the Official Community Plan (OCP), and is zoned "General Agricultural Zone (A-1)".
- The property was purchased by the current applicant in the year 2000.
- The previous owner of the site placed fill in the southwest corner of the site without obtaining a soil permit from the City. The City fined the previous owner. The fill has since settled.

Proposal

- The applicant is seeking a development variance permit in order to construct a new home on the existing fill pad (Appendix II).
- The location of the existing fill pad in the southwest corner of the subject lot is not in compliance with the maximum allowable depth of a farm residential footprint, or the maximum setback requirement in the A-1 Zone for the purpose of constructing a single family dwelling. In addition, the applicant is seeking to construct the dwelling closer to the south lot line than required by the A-1 Zone. As such, in order to construct the desired home on the existing fill pad, the applicant is proposing the following three variances to the A-1 Zone:
 - increase in the maximum front setback for a single family dwelling from 50 metres (164 ft.) to 295 metres (968 ft.);
 - increase in the maximum depth of the farm residential footprint from 60 metres (200 ft.) to 310 metres (1,020 ft.); and
 - to reduce the minimum south side yard setback for a single family dwelling from 13.5 metres (45 ft.) to 10 metres (33 ft.).

- The requested variances are consistent with Development Variance Permit No. 7913-0240-00 which was approved by Council on July 21, 2014 and expired in July 2016.
- The applicant was unable to commence construction of the proposed home within the two year time period that Development Variance Permit No. 7913-0240-00 was valid. During that time period, the applicant advises they experienced a poor blueberry crop and drainage issues in 2014, and the worst blueberry crop in recent history in 2015 due to the drought. The blueberry crop has since stabilized, and is providing the income the applicant requires to construct the proposed house.
- A Geotechnical Engineer assessed the existing fill pad and provided a report that states that as the existing fill has been in place for over 10 years, any potential settlements must have already taken place, but recommends a raft foundation be constructed over the building pad.
- A septic field to service the proposed house will be located to the immediate north of the existing fill pad. The proposed house will need to be set back 3.5 metres (12 ft.) from the top-of-bank of the northern edge of the existing fill for slope stability purposes and to avoid conflicting with the proposed septic field.
- The applicant provided a sample house plan (Appendix III) that generally reflects the size of a two-storey home that the applicant is proposing to build on the existing fill pad. The sample home is approximately 400 square metres (4,300 sq. ft.) in area including the garage. The sample house plan is consistent with the sample house plan provided under previous DVP Application No. 7913-0240-00, and does not require additional fill to be placed around the existing fill pad.

Farm Home Plate By-law Considerations

- The A-1 Zone permits a maximum farm residential footprint of 2,000 square metres (0.50 acre).
- In addition to the maximum farm residential footprint size, the following maximum setbacks apply in the A-1 Zone:
 - dwellings must be located no further than 50 metres (164 ft.) from the front lot line (measured to the back wall of the structure); and
 - the farm residential footprint is to extend no further than 60 metres (200 ft.) from the front property line.
- During drafting of the farm residential footprint regulations, staff were aware that its implementation would create a number of non-conforming sites throughout the City of Surrey. As such, it was anticipated that development variance permit applications could be considered in specific extenuating circumstances.

Agricultural Land Commission and Agriculture and Food Security Advisory Committee

- The subject application was not referred to the Agricultural Land Commission (ALC), as the existing fill on the site is less than 2,000 square metres (0.5 ac.) in area. With the exception of a small amount of fill for a septic field for the proposed home, no additional fill is proposed.

- However, as a condition of building permit approval, an Engineered Fill Permit will be required to raise the home plate above the 200-year flood level. Should the fill area then exceed 2,000 square metres (0.5 ac.) for the home plate, including the raised portion of the driveway ramp and septic field, referral to the ALC will be required at that time. Any part of the farm road/driveway that is higher than the surrounding grade will be included in the fill area calculation.
- The proposal was presented to the Agriculture and Food Security Advisory Committee (AFSAC) at their October 6, 2016 meeting, and AFSAC did not support the proposed variances and recommended the A-1 regulations apply. The Committee's comments are summarized as follows with staff comments provided in italics:

- The existing fill was placed in the southwest corner of the site without a soil permit from the City, and could set a precedent for unauthorized fill.

(The fill was placed on site by the previous owner, in or around 1999, which is more than ten years prior to the adoption of the farm residential footprint requirements).

- The proposed location of the home could impact the use of propane (blueberry) canons by neighbouring property owners.

(The applicant obtained written support for the requested variances, from the adjacent neighbour located at 5193 – 176 Street.

Additionally, the applicant has agreed in writing to allow neighbours to use propane cannons within 200 metres (656 ft.) of the applicant's proposed house).

Streamside Protection and Development Permit Considerations

- On September 12, 2016, Council approved changes to the Official Community Plan (OCP) and the Zoning By-law to implement a Sensitive Ecosystem Development Permit Area and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016.
- There is a Class A-O watercourse along the west property line. The applicant retained Ian Whyte, of Envirowest Consultants Inc., who confirmed that the Class A/O watercourse is classified as a ditch.
- As the proposed house is a non-farm structure it is subject to the Streamside Setback Areas in Part 7A of the Zoning By-law. The applicable minimum building setback from the top-of-bank in accordance with Part 7A of the Zoning By-law is 10 metres (33 ft.). The proposed house is set back 15 metres (49 ft.) from the top-of-bank, exceeding the minimum streamside setback requirement.

- The existing farm road along the west lot line and adjacent the watercourse, will be extended south to connect with the existing farm road/driveway. The farm road is required for farming activity and therefore is exempt from:
 - the Riparian Area Regulations (RAR);
 - the Streamside Setback Areas in Part 7A of the Zoning By-law; and
 - a Sensitive Ecosystem Development Permit and associated streamside planting and enhancement requirements at the rear of the proposed house.
- The development variance permit (DVP) will define the area on the lot where the proposed house can be constructed. The location of the proposed house is in compliance with the streamside setback requirement. Furthermore, the applicant's environmental consultant indicated that the proposed house has no effect on the functions/values sustained by the stream, and that riparian planting and enhancement is not necessary. Given that the building location will be defined by the DVP and no riparian planting is required, a Sensitive Ecosystem Development Permit is not applicable.
- Although the subject lot is located within the 200-year floodplain, a Flood Prone Hazard Development Permit does not apply to the application, as the proposed house will be constructed on an existing lot within the Agricultural Land Reserve, and the house will be required to meet the minimum Flood Construction Level (FCL).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To increase the maximum front yard setback of the "General Agricultural Zone (A-1)" for a single family dwelling from 50 metres (164 ft.) to 295 metres (968 ft.); and
- To increase the maximum depth of the farm residential footprint of the "General Agricultural Zone (A-1)" from 60 metres (197 ft.) to 310 metres (1,020 ft.).

Applicant's Reasons:

- Productive blueberry farmland would need to be removed in order to construct a home in compliance with the farm residential footprint and the maximum setback requirement of the A-1 Zone.
- The fill was placed on the site in or around 1999 by the previous owner of the land, and not by the current owner

Staff Comments:

- If a home is located in compliance with the residential farm footprint requirements, it would be located near the fronting or flanking road.

- The area of the driveway along the southern property line leading to the fill in the southwest corner of the subject site, is deducted from the maximum 2,000-square metre (0.5 ac.) size of the residential farm footprint that is permitted in the A-1 Zone. This will reduce the available area to construct a home, and therefore, a smaller home will be built compared to a home that is built in compliance with the residential farm footprint requirements.
- Additional fill, to increase the area of the residential farm footprint, would not be permitted on the subject site, as the residential farm footprint for the subject site is at the maximum 2,000 square metres (0.5 ac.) due to the inclusion of the driveway area.
- The existing fill in the southwest corner of the site was placed without obtaining a soil permit. However, given that the fill was placed on the site prior to the farm residential footprint guidelines coming into effect, support for the proposed variances would not provide a suitable precedent to support future variances for unauthorized fill that was placed on properties after the farm residential footprint guidelines came into effect.
- Under previous DVP Application No. 7913-0240-00, the applicant registered a restrictive covenant (RC) on title that prohibits additional fill from being placed around the existing fill pad, for the purpose of residential construction. No change is proposed to the RC.
- The applicant submitted a Material Inspection Report prepared by Anthony Yam of Tony Yam Engineering Ltd. The Report outlined several recommendations for the design and construction of a foundation before a house could be built on the existing fill. The Building Division has reviewed the Report and determined that it is acceptable for the Development Variance Permit to proceed, however, a peer review of the Report may be required during the building permit application process.
- Propane cannons (noise scare devices) are commonly used on blueberry farms as an audible bird scare device. Surrey Noise Control By-law No. 7044, restricts the placement of noise scare devices such that they cannot be placed within 150 metres (500 ft.) of a residence that is located within the Agricultural Land Reserve. This restriction, combined with the applicant's proposed house location, could impact the use of noise scare devices on the adjacent blueberry farm. To address this concern, the applicant has obtained written support from the adjacent neighbour, located at 5193 - 176 Street, for the applicant's proposed house location.
- The applicant does not object to neighbouring properties using propane cannons within 150 metres (500 ft.) of the applicant's proposed house.
- Staff support the requested variances.

(b) Requested Variance:

- To reduce the minimum south side yard setback for a single family dwelling in the "General Agricultural Zone (A-1)" from 13.5 metres (45 ft.) to 10 metres (33 ft.).

Applicant's Reasons:

- In order to comply with the minimum 13.5-metre (45 ft.) south side yard setback, the proposed home would need to be constructed along the northern edge of the existing fill site. The house has to be set back a minimum of 3.5 metres (12 ft.) from the top-of-bank of the fill for slope stability purposes. This would require a variance to reduce the south side yard setback from 13.5 metres (45 ft.) to 10 metres (33 ft.), to accommodate the proposed house and to provide a small contingency area along the northern edge of the fill in the event the home needs to be set back further than expected.
- The proposed house size of 400 square metres (4,300 sq. ft.) including the garage is a reasonable size. In order for the house to fit within the setback requirements of the A-1 Zone, the size of the house would need to be reduced.
- A house that is over 880 square metres (9,500 sq. ft.) in area could be constructed, if the house was constructed in compliance with the residential farm footprint requirements.

Staff Comments:

- The side yard setback in the A-1 Zone ranges between 3 metres (10 ft.) and 13.5 metres (44 ft.), depending on the width of the lot, meaning in some cases, the Zoning By-law would permit a 10-metre (33 ft.) side yard setback for an A-1-zoned lot.
- There are no existing dwellings located immediately south of the existing fill site, on the adjacent 27-hectare (67-acre) L-shaped property, which would be impacted by the proposed setback relaxation.
- 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.	Development Variance Permit No. 7916-0372-00
Appendix III.	Sample House Plan
Appendix IV.	Agriculture and Food Security Advisory Committee Minutes

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0372-00

Issued To: SUNDEEP S. KAJLA

(the "Owner")

Address of Owner: 6036 - 164 Street, Unit 37
Surrey, BC V3S 3Y5

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: 025-420-780

Parcel 1 District Lot 363 Group 2 New Westminster District Plan LMP54198 Except: Plans BCP16476 and EPP1134

5243 - 176 Street

(the "Land")

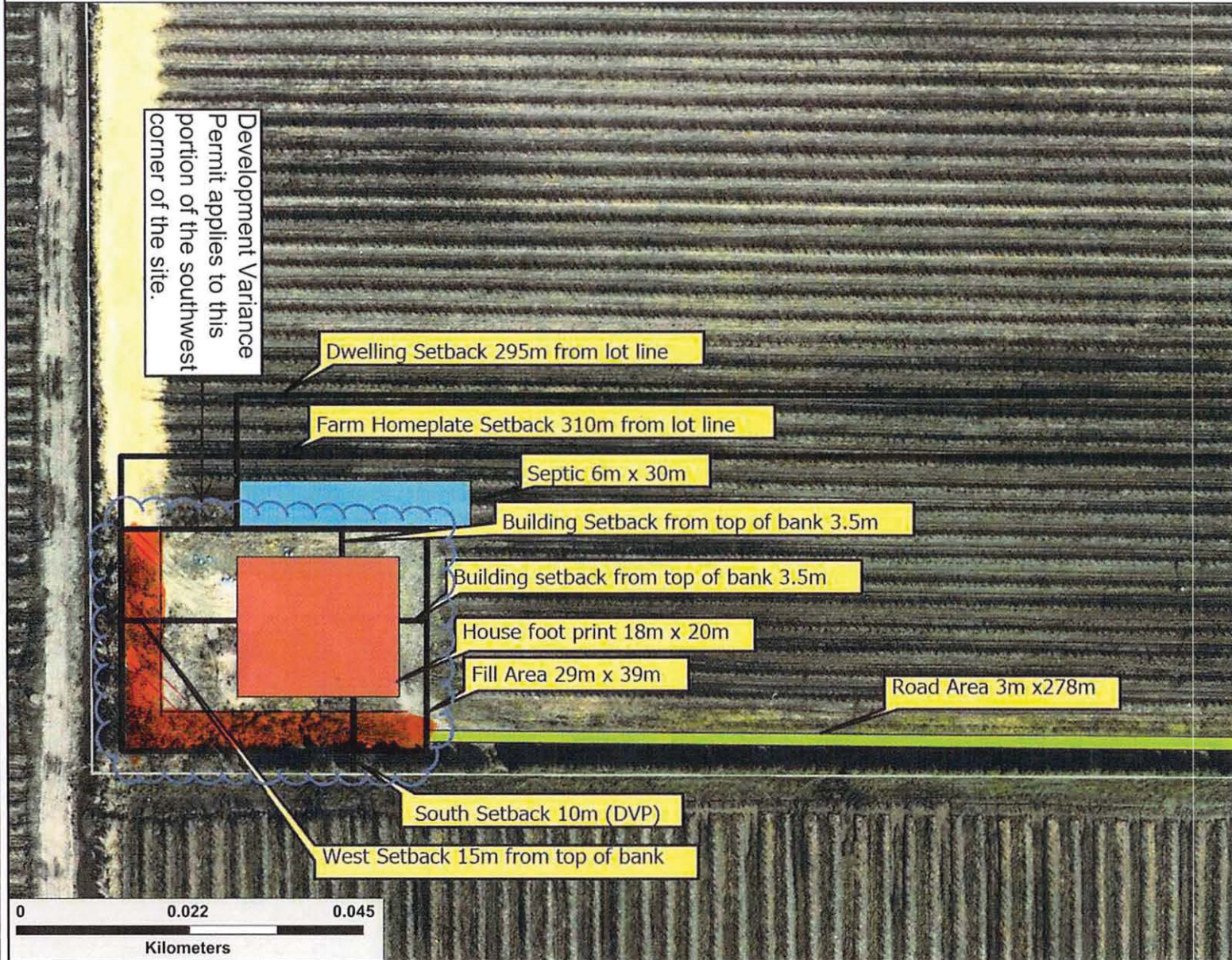
3. Part 10 "General Agriculture Zone (A-1)" of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Sub-Section F.1(b), Yards and Setbacks, the maximum setback of a single family dwelling from the front lot line is increased from 50 metres (164 ft.) to 295 metres (968 ft.);
 - (b) In Section J.2, Special Regulations, the maximum depth of the farm residential footprint from the front lot line is increased from 60 metres (197 ft.) to 310 metres (1,020 ft.); and
 - (c) In Section F.1(a), Yards and Setbacks, the minimum south side yard setback for a single family dwelling is reduced from 13.5 metres (45 ft.) to 10 metres (33 ft.).
4. This development variance permit applies to only the portion of the Land shown on 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 .

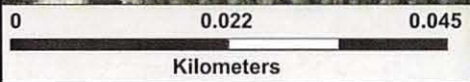
Mayor – Linda Hepner

City Clerk – Jane Sullivan



- Legend**
- Lots (Outline)
 - Trails and Paths
 - Water Courses
 - Creek
 - River
 - Park Sports Fields
 - Sports Fields
 - Diamonds
 - Park Outdoor Recreation Facility
 - Park Playgrounds
 - Playground
 - Water Playground
 - Lots
 - BC Gas
 - BC Hydro
 - BC Rail Standard Lot
 - BN Rail Standard Lot
 - CN Rail
 - City Land Standard Lot
 - City Land Strata
 - FRPA Foreshore Tenure
 - Federal Standard Lot
 - GVRD Standard Lot
 - Harbour Board Standard Lot
 - Park - City Dedicated
 - Park - City Purchased
 - Park - Provincial
 - Park - Regional
 - Private Standard
 - Private Strata
 - Provincial Standard
 - Road
 - School Standard Lot
 - Transit Standard Lot

FARM ROAD REALIGNMENT TO PERIMETER OF BUILDING PAD

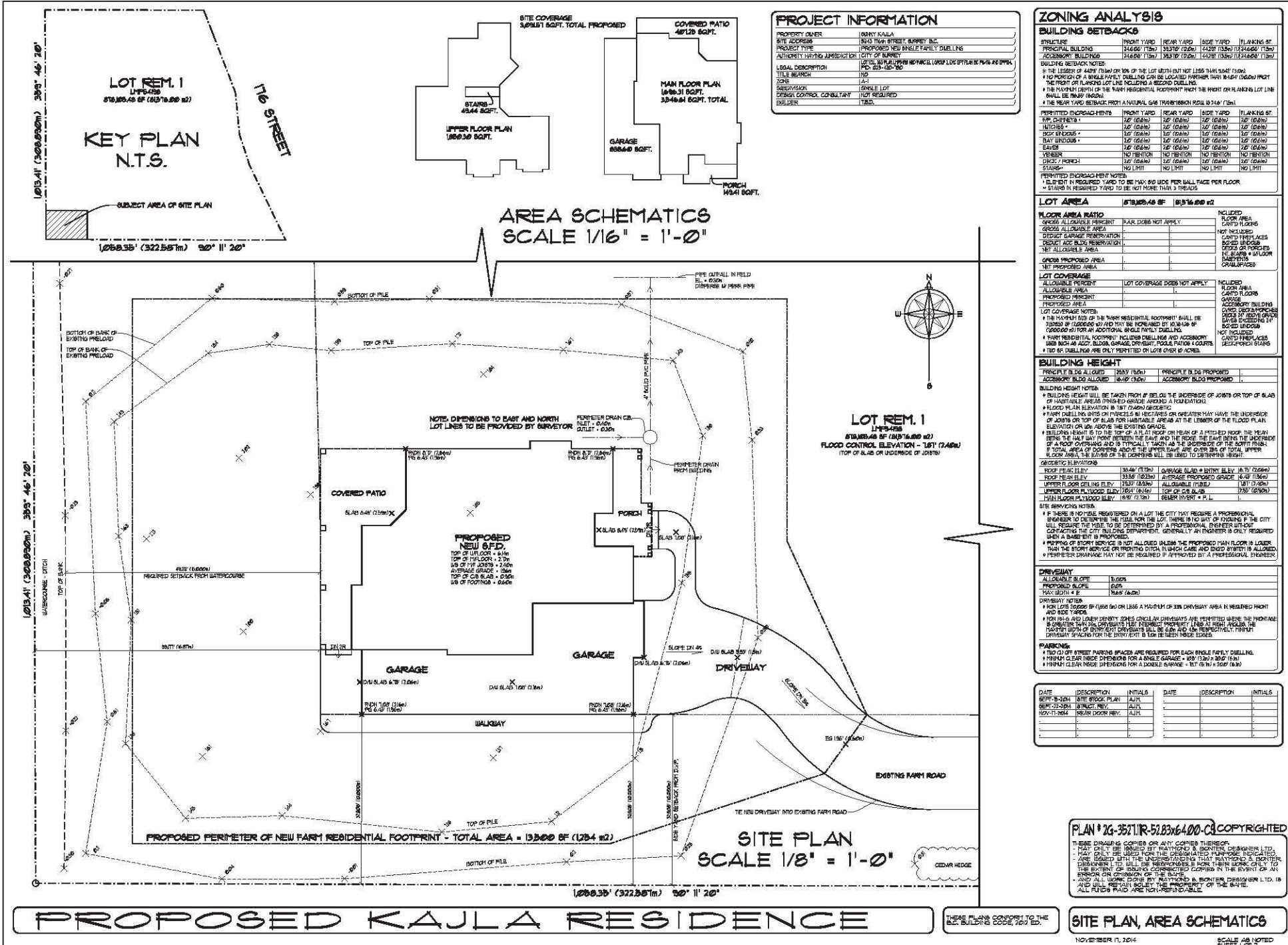


The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 743
Map created on: February-27-14

SCHEDULE A



PROJECT INFORMATION

PROPERTY OWNER	BONNY KAULA
SITE ADDRESS	1636 11th Street, Burnaby, BC
PROJECT TYPE	PROPOSED NEW SINGLE-FAMILY DWELLING
AUTHORITY HAVING JURISDICTION	CITY OF BURNABY
LEGAL DESCRIPTION	LOT 16, 30' x 110' (914.16 SQ FT) (100' x 110' (11,000 SQ FT) (100' x 110' (11,000 SQ FT))
TITLE SEARCH	NO
ZONE	R-1
DESIGNATION	SINGLE LOT
DEVELOPMENT CONTROL COORDINATOR	NOT REQUIRED
DRAWER	TRAC

ZONING ANALYSIS

BUILDING SETBACKS

STRUCTURE	FRONT YARD	REAR YARD	SIDE YARD	FLANKING ST.
EXISTING BUILDING	14' (4.27m)	33' (10.06m)	14' (4.27m)	12' (3.66m)
PROPOSED BUILDING	14' (4.27m)	33' (10.06m)	14' (4.27m)	12' (3.66m)

PERMITTED ENCROACHMENTS

STRUCTURE	FRONT YARD	REAR YARD	SIDE YARD	FLANKING ST.
DECK	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
SCREEN	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
SCREEN	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT

LOT AREA 1268.35 sq ft (117.16 sq m)

FLOOR AREA RATIO	PERCENT	MAXIMUM FLOOR AREA
ALLOWABLE	35%	443.92 sq ft (40.97 sq m)
PROPOSED	100%	1268.35 sq ft (117.16 sq m)

BUILDING HEIGHT

STRUCTURE	MAXIMUM HEIGHT
EXISTING BUILDING	11' (3.35m)
PROPOSED BUILDING	11' (3.35m)

DRIVEWAY

ALLOWABLE SLOPE	PERCENT
PROPOSED DRIVEWAY	6.0%
EXISTING DRIVEWAY	6.0%

PARKING

DATE	DESCRIPTION	INITIALS	DATE	DESCRIPTION	INITIALS
SEP-23-2014	DATE PROPOSED PLAN	AJL			
NOV-11-2014	DATE APPROVED	AJL			

PLAN # 26-35211R-51.83x6.00-C3 COPYRIGHTED

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SITE PLAN, AREA SCHEMATICS

NOVEMBER 11, 2014

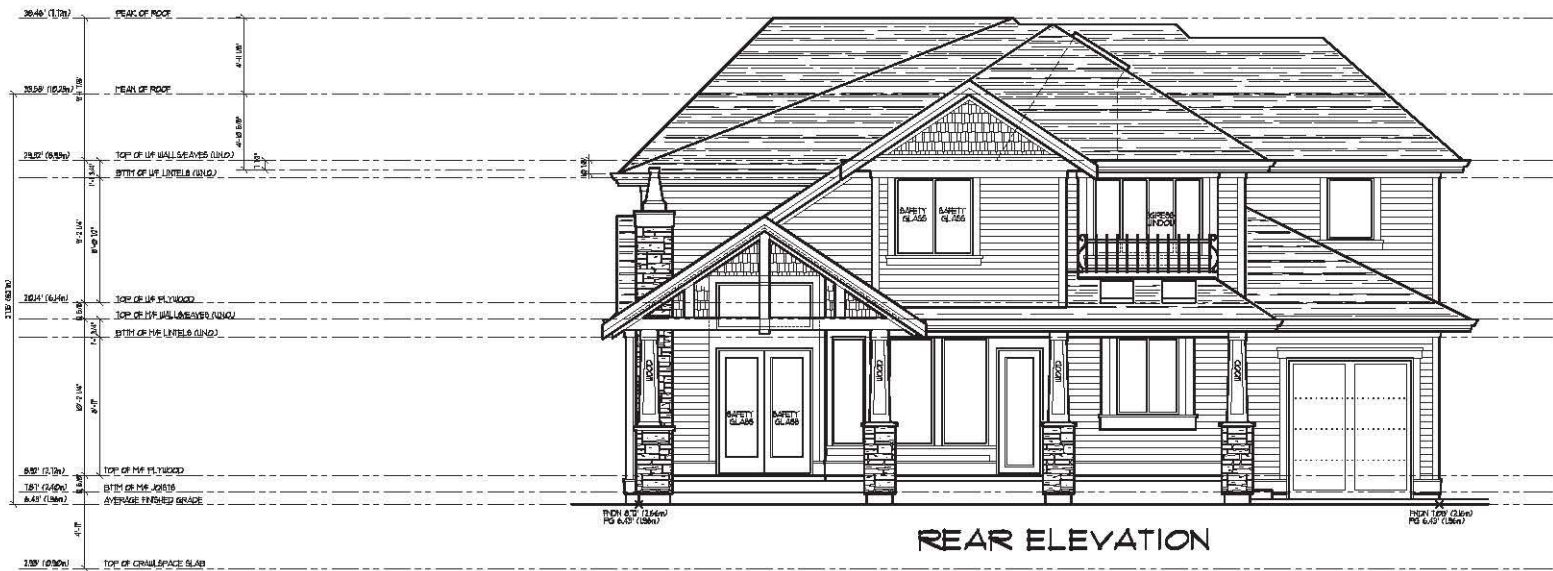
SCALE 28' NOTED
SHEET 1 OF 1

100 - 950 - 15th STREET
 SOUTH SURVEY B.C. V2A 9E3
 PHONE: 604-535-3332 FAX: 1-866-454-4211
 E-MAIL: info@raymondson.ca
BY RAYMOND S. BONN
 Sample House Plan
 Appendix III



LEFT ELEVATION

LIMITING DISTANCE IS 10.0m - ALLOWABLE AREA OF GLAZING = 40%
 PROPOSED AREA OF GLAZING = 1.9%



REAR ELEVATION

LIMITING DISTANCE IS GREATER THAN 16.0m - ALLOWABLE AREA OF GLAZING = 100%

- TYPICAL ELEVATION CONSTRUCTION NOTES**
- WALL CLADDING TO BE ON RAIN SCREEN (MIN 10mm STRAPPING) UNDO.
 - GASKET JOINTS BETWEEN DIBITULAR MATERIALS
 - FLASH ALL UNPROTECTED EXTERIOR OPENINGS
 - FLASHINGS TO BE MIN. 6% SLOPE AND HAVE END DAMS
 - FLASH ALL HORIZONTAL INTERSECTIONS OF DIFFERING WALL FINISHES
 - ALL WINDOW OPENERS TO BE COVERED BY THE OWNER
 - DOORS TO CONFORM TO SECTION 5.6 OF THE BUILDING CODE
 - WINDOWS TO CONFORM TO SECTION 5.1 OF THE BUILDING CODE
 - SEE ROOF PLAN FOR ROOF PITCHES AND OVERLAPS
 - ALL HANDRAILS & GARDERS TO BE TO B.C.B.C. 200 SEC. 9.8.1 AND 9.8.8.
 - ALL ROOF SOFFITS WITHIN 1m OF A LOT LINE MUST BE SOLID, UNVENTED, AND PROTECTED AS PER B.C.B.C. 9.10.5.5.
 - ALL EXTERIOR WINDOWS AND DOORS TO MEET NORTH AMERICAN PENETRATION STANDARDS.

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THESE PLANS CONFORM TO THE B.C. BUILDING CODE, 2006 ED.

ELEVATIONS - REAR, RIGHT

NOVEMBER 11, 2014

SCALE 1/4" = 1'-0"
 SHEET 3 OF 1

909 - 989 - 15th STREET
 SOUTH SURREY, B.C. V4A 9E3
 PHONE: 604-535-3332 FAX: 1-866-454-4271
 E-MAIL: info@raymondsonbonterdesigner.ca

DESIGN BY RAYMOND S. BONTER, DESIGNER LTD.

2. **Relaxation to setback and farm residential footprint requirements.**

Application No. 7916-0372

Jeff Denney, Planner

File: 6880-75; 7916-0372-00

The following comments were made:

- The subject property is located in the Agricultural Land Reserve (ALR), is designated Agricultural in the Official Community Plan (OCP), is zoned General Agricultural Zone (A-1), and is an active blueberry farm.
- A Development Variance Permit (DVP) was issued by Council on July 21, 2014 to relax the farm residential footprint requirements to allow a home to be constructed on the existing fill pad in the southwest corner of the property. The house was never constructed and the DVP expired on July 21, 2016.
- The applicant is applying for a new DVP to construct a home on the existing fill pad in the southwest corner of the site. The applicant is seeking variances to increase the maximum front setback for a single family dwelling from 50 metres (164 ft.) to 285 metres (935 ft.) and increase the maximum depth of the farm residential footprint from the front lot line from 60 metres (200 ft.) to 310 metres (1,020 ft.).

- The subject application was presented at the January 9, 2014 Agriculture and Food Security Advisory Committee meeting as part of the previous DVP application. The Committee did not support the proposed variances and recommended that A-1 regulations apply.

The Committee noted that they do not support this subject application because the subject property was used as an illegal fill site and impacts the future use of the farm plate. The fill was placed in the southwest corner of the site (green field) without a soil permit and not from the current residential farm plate. The Committee is concerned this application may set a precedent to allow for unauthorized fill.

It was

Moved by G. Hanh

Seconded by M. Bose

That the Agriculture and Food Security

Advisory Committee recommend to the General Manager of Planning and Development to not support the proposed Development Application 7916-0372-00 because the location may negatively impact future agricultural uses.

Carried