

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0181-00

Planning Report Date: July 9, 2018

PROPOSAL:

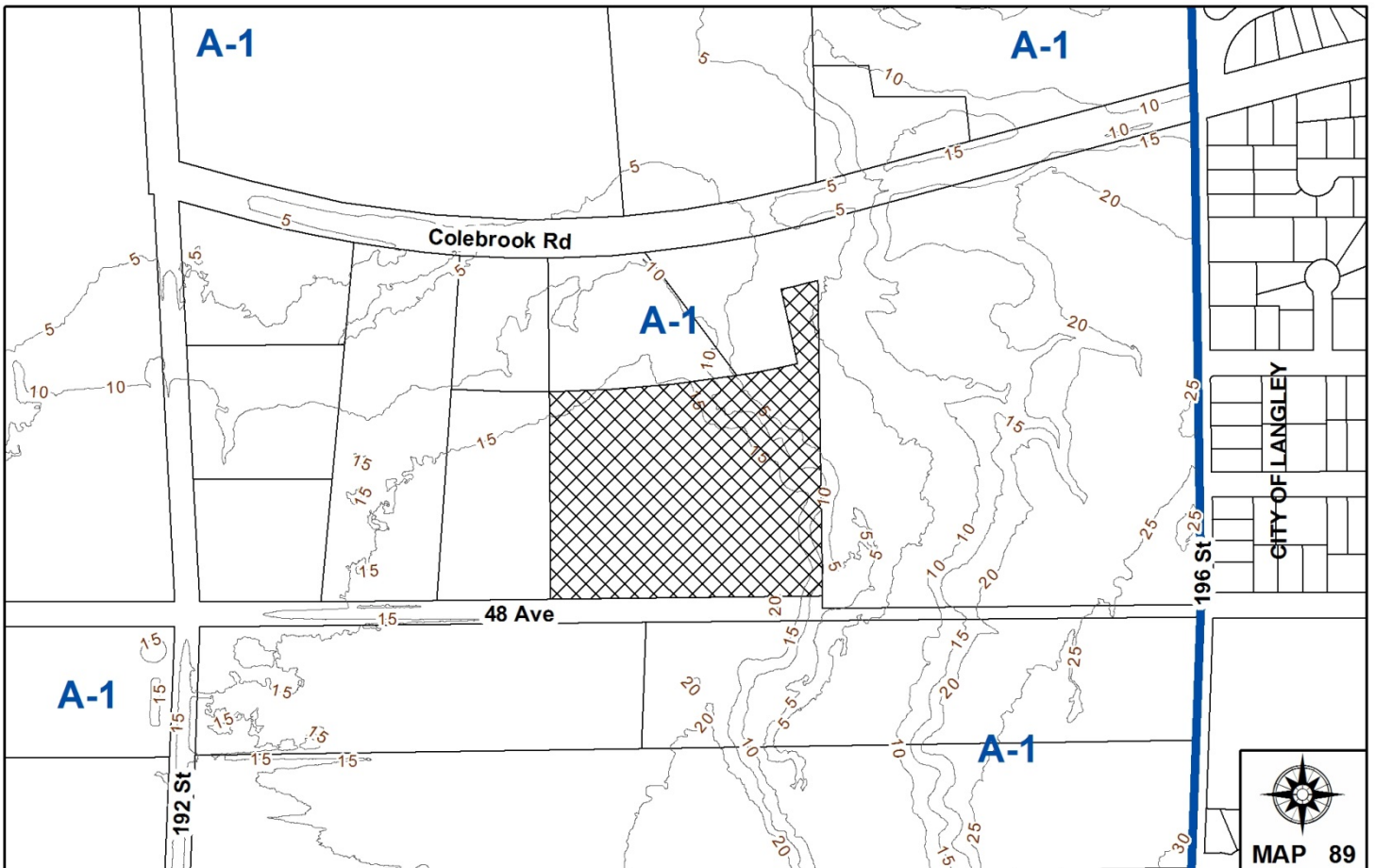
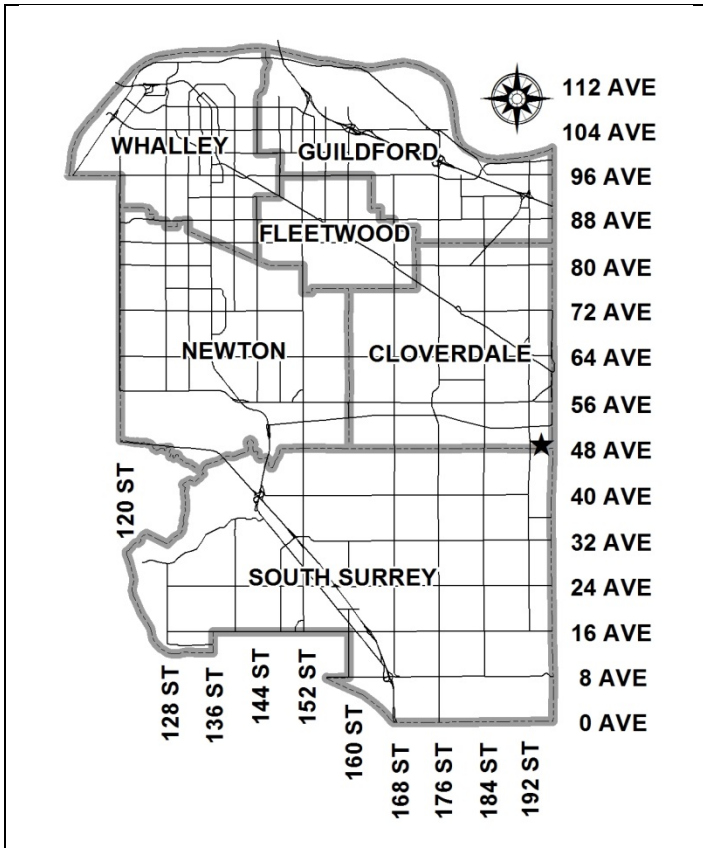
- **Development Variance Permit**

to increase the maximum setback of a single family dwelling and the maximum depth of the farm residential footprint in the A-1 Zone to permit the construction of a single family dwelling.

LOCATION: 19357 - 48 Avenue

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 variance to increase the maximum setback of a single family dwelling from 50.0 metres (164 ft.) to 74.0 metres (242 ft.) and to increase the maximum depth of the farm residential footprint from 60.0 metres (197 ft.) to 74.0 metres (242 ft.) in the A-1 Zone to allow for the development of a new single family dwelling on the lot.

RATIONALE OF RECOMMENDATION

- The existing home on the property is currently inhabited by the owner's family. The applicant is seeking to site the new house behind the existing one such that the existing house can be retained and occupied during the construction period.
- To retain the existing home during construction while meeting the respective maximum setback requirements of Zoning Bylaw 12000, the proposed home would require the removal of several mature trees and be moved closer to the Green Infrastructure Network designated land that traverses the property.
- The applicant is not proposing an increase to the farm residential footprint, rather, they are seeking flexibility as to where the footprint is located on the agricultural parcel.
- The applicant has indicated that the proposed home is being developed on the portion of the property that has a high level of clay near the surface, thereby reducing the impact on the areas of the property with better quality soil.
- The proposed home is being located outside the Green Infrastructure Network and Streamside Sensitive Ecosystem Development Permit Areas. A qualified environmental professional has provided a letter indicating that there will be no environmental impacts as a result of the development. As such, in accordance with the OCP Guidelines, the DP requirements have been waived.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7917-0181-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum setback for a single family dwelling of the A-1 Zone from 50.0 metres (164 ft.) from the front lot line to 74.0 metres (242 ft.) from the front lot line; and
 - (b) to vary the maximum depth of the farm residential footprint from the front lot line of the A-1 Zone from 60.0 metres (197 ft.) to 74.0 metres (242 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) provide bonding for the demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering:	The Engineering Department has no objection to the project.
Agricultural and Food Security Advisory Committee (AFSAC):	The project was reviewed at the June 7, 2018 AFSAC meeting wherein the Committee recommended that the application not be supported (see AFSAC section).

SITE CHARACTERISTICS

Existing Land Use: Semi-forested agricultural parcel with an existing inhabited house, to be demolished upon completion of the proposed house, in addition to a garage and barn.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Forested acreage parcel with a single family dwelling.	Agricultural	A-1
East:	Hi-Knoll Park and BC Hydro Power Lines.	Agricultural	A-1
South (Across 48 Avenue):	Forested acreage parcel with a single family dwelling, as well as a productive agricultural land with a single family dwelling and farm buildings.	Agricultural	A-1
West:	Partially-forested acreage parcel with a single family dwelling.	Agricultural	A-1

DEVELOPMENT CONSIDERATIONSBackground and Proposal

- The 3.89-hectare (9.61-acre) subject lot is located at 19357 – 48 Avenue in Cloverdale. The site is approximately 217 metres (711 ft.) wide and 170 metres (557 ft.) deep.
- The subject site is designated "Agricultural" in the Official Community Plan (OCP) and is zoned "General Agricultural Zone (A-1)". The lots to the north, east, south, and west of the site are designated "Agricultural" in the OCP, and zoned "General Agricultural Zone (A-1)". The property to the southwest is actively farmed; however the parcels to the north, west, and southeast are utilized as residential acreages. To the east is the City-owned Hi-Knoll Park.
- The subject property is located within the Agricultural Land Reserve (ALR).

- The existing home on the property is inhabited and is proposed to continue to be lived-in until the proposed new home is ready for occupancy. At that time, the existing home will be demolished. This approach is in compliance with both the Agricultural Land Commission's Policy L-10 -Building New Residence While Occupying Existing Residence (Appendix VI) as well as City Policy O-45 – Building Permits for Replacement Single Family Dwellings (Appendix VII), on condition that an appropriate level of bonding is provided to ensure the ultimate demolition of the existing home.
- The property is encumbered by a Hazard Lands Development Permit Area (Steep Slopes). Through an analysis of the site's topography, it was determined that the area proposed to be developed for the farm's residential area has a slope of approximately 3%. As such, in accordance with the OCP, the proposal has been exempted from the Hazard Lands Development Permit requirements.
- The northeast portion of the subject property is traversed by Anderson Creek, a red-coded watercourse. The watercourse is classified as a Class 'A' Natural Stream under Part 7A Streamside Protection of Zoning By-law No. 12000. This stream type requires a 30 metres (98 ft.) setback from the top-of-bank.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies BCS Hub B and a Regional BCS Corridor within the subject site, in the Serpentine/Nicomekl BCS management area, with a High ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories.
- The property is encumbered by a Sensitive Ecosystems Development Permit Area (Streamside Areas and Green Infrastructure Areas). The applicant has provide a letter from a qualified environmental professional, concluding that the proposed development will have no environmental impact on the Green Infrastructure Network or Streamside setback areas due to the distance between the proposed construction area and the environmentally sensitive area. As such, in accordance with the OCP, the proposal has been exempted from the Sensitive Ecosystem Development Permit requirements.
- A Development Variance Permit (DVP) has, been requested to vary the maximum building setback and the maximum depth of the farm residential footprint (see By-law Variances section) in order to accommodate the proposed single family dwelling behind the existing inhabited home.
- It is noted that a Building Permit for the proposed new single family dwelling was issued by staff in error on February 20, 2018. Some construction has been initiated including the excavation of the house footprint, a foundation poured, and framing plates installed. When this issue was brought to staff's attention, a Stop Work Order was issued on May 2, 2018 and remains on the property pending the outcome of the subject variance application.

Agriculture and Food Security Advisory Committee (AFSAC)

- The proposed variance application was presented to the AFSAC at the June 7th, 2018 meeting. The Committee expressed non-support and, as outlined in the draft minutes (Appendix III), provided the following comments on the proposal:
 - The Committee noted that the applicant could move the proposed dwelling to the east to comply with the 50-metre setback. The Committee suggested that the new house be built where the existing house is, in order for ALR land to be preserved.
 - The Committee sees no justification on allowing an additional setback and believes the applicant should comply with the 50-metre setback.
- The Committee motioned that the application not be supported and that the application be returned to staff to determine if the proposed dwelling can comply with the 50-metre setback.

PRE-NOTIFICATION

- As per the Council policy, a Development Variance Permit application does not require the erection of a Development Proposal Sign or the mail out of Pre-notification Letters.
- However, as previously noted, a Building Permit for the project was issued in error and staff were notified by members of the public that construction activity was occurring.
- Of the members of the public that contacted staff, the following concerns were expressed:
 - The proposed size of the home is too large and that any proposed variances should not be supported.

(City staff note that the size of the proposed home is within the regulations of the A-1 Zone and that it is the siting of the house that is the subject of the Development Variance Permit application being presented before Council for consideration.)

- The proposed home will create more pressure on the site's septic field and could potentially result in an increase in sewage and grey water seeping into a sensitive fish spawning watercourse as well as potentially impacting the shared aquifer that both properties obtain potable water from for domestic and agricultural needs.

(City staff note that septic fields must be located a minimum of 30 metres (100 ft.) away from a watercourse and the septic professional will take into account watercourse locations, terrain, and sources of potable water in determining a suitable location for the septic system.)

TREES

- Krisanna mazur, ISA Certified Arborist of Woodridge Tree consulting Arborists Ltd. prepared an Arborist Assessment for the area of development on the subject property. The following table 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	11	2	9
Cottonwood	5	0	5
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	2	0	2
Cherry	2	2	0
Mountain Ash	1	1	0
Pear	1	0	1
Walnut	1	1	0
Coniferous Trees			
Blue Spruce	1	0	1
Norway Spruce	4	1	3
Total (excluding Alder and Cottonwood Trees)	12	5	7
Additional Trees in the proposed [Open Space / Riparian Area]	N/A	N/A	N/A
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		19	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of twelve (12) protected trees within the area of development on the site, excluding Alder and Cottonwood trees. Sixteen (16) existing trees, approximately 57% of the total assessed trees on the site, are Alder and Cottonwood trees. It was determined that twenty-one (21) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of twelve (12) replacement trees on the site. The applicant is proposing twelve (12) replacement trees, meeting City requirements.

- In summary, a total of thirty-three (33) trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 4, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• N/A
2. Density & Diversity (B1-B7)	• The proposed development provides opportunities for private gardens.
3. Ecology & Stewardship (C1-C4)	• N/A
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A Public Notification letter is required as part of the Development Variance Permit process.

BY-LAW VARIANCE AND JUSTIFICATION

Requested Variances:

- to vary the maximum setback for a single family dwelling of the A-1 Zone from 50.0 metres (164 ft.) from the front lot line to 74.0 metres (242 ft.) from the front lot line; and
- to vary the maximum depth of the farm residential footprint from the front lot line of the A-1 Zone from 60.0 metres (197 ft.) to 74.0 metres (242 ft.).

Applicant's Reasons:

- The current home and associated septic field is occupied and will continue to be during construction. Placing the new home closer to the front of the property in compliance with the Zoning Bylaw 12000 will require either the demolition of the existing home or an intrusion into the Green Infrastructure Network corridor's area.
- The applicant also notes that the proposed home has been sited in an area of the property that is composed of brown sand/clay mixture which is less suitable for

agricultural purposes. The siting of the home in this area reduces the impact on other areas of the property with higher-quality soils.

Staff Comments:

- Living in an existing home while a new home is under construction is permitted under the Agricultural Land Commission's Policy L-10 – Building New Residence While Occupying Existing Residence and under the City's Policy O-45 – Issuance of Building Permits for Replacement Single Family dwellings. The applicant is compliant with policy to retain the existing home during construction.
- Shifting the proposed home further to the east while keeping within the regulatory framework of the Zoning Bylaw would require either demolition of the existing house or moving the new house closer to the Green Infrastructure Network. This would also require mature tree removal.
- The proposed farm residential footprint is within the maximum size permitted in the A-1 Zone.
- No existing active farmland is proposed to be removed from production.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Site Plan, Building Elevations
Appendix III.	Agricultural and Food Security Advisory Committee Minutes
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7917-0181-00
Appendix VI.	Agricultural Land Commission's Policy L-10 – Building New Residence While Occupying Existing Residence
Appendix VII.	City Policy 0-45 – Issuance of Building Permits for Replacement Single Family Dwellings
Appendix VIII.	Aerial Photo of Site

INFORMATION AVAILABLE ON FILE

- Request for Exemption from Sensitive Ecosystems DP, Prepared by Ian Whyte, P.Ag. - Envirowest Consultants Inc., dated June 27, 2018.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CW/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

LEGAL DESCRIPTION:
 SEC 3, TWP 8 NMD, PART SW 14, PCL E PLAN WITH FEE DEPOSITED 269062

DENSITY/LOT COVERAGE:
 LOT AREA = 419,351 SQ. FT. (38,669 SQ. M.)
 COVERAGE & DENSITY NOT APPLICABLE TO THIS ZONE

CIVIC ADDRESS:
 19357 48th AVENUE, SURREY, B.C.

ZONING:
 A-1 (GENERAL AGRICULTURAL ZONE)

THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2012 EDITION OF THE B.C.B.C.

CODE CLASSIFICATION:
 3.2.2.52 - GROUP C, UP TO 3 STOREYS

AS THERE ARE NO SUITES, NO FIRE SEPARATIONS ARE REQUIRED
 NO SPRINKLERING REQUIRED

SEPARATIONS:

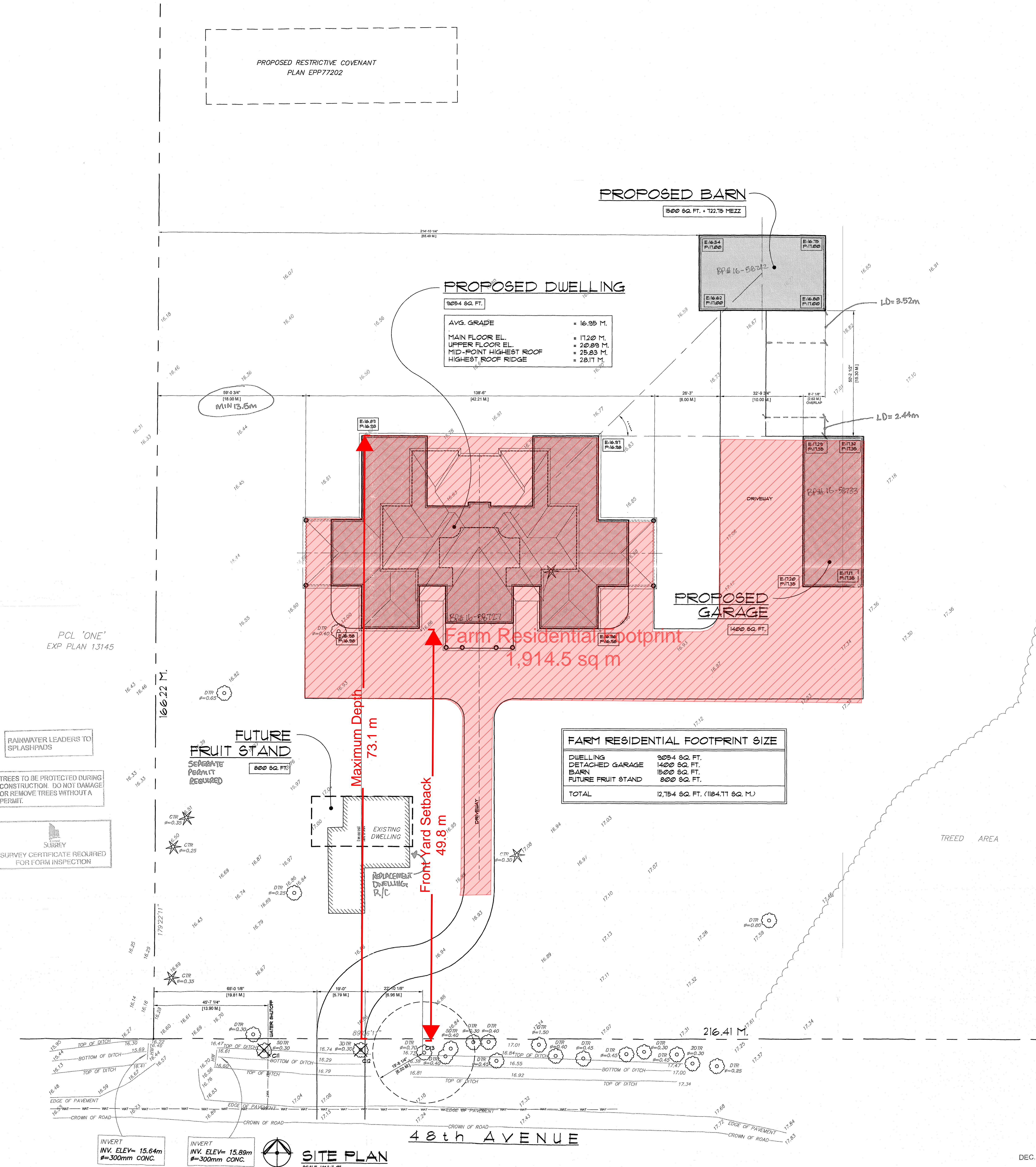
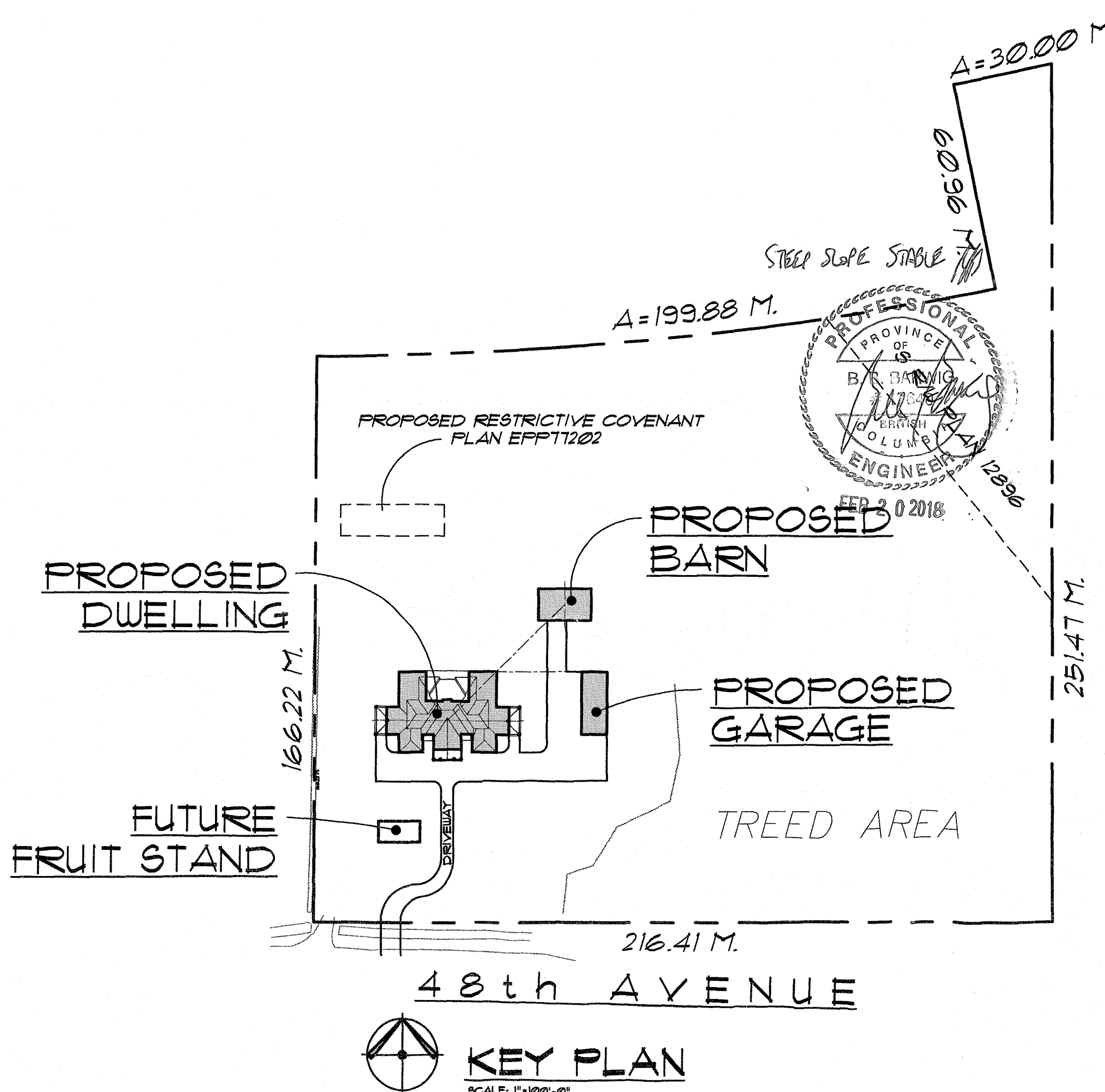
DIRECTION	LIMITING DISTANCE	AREA	ALLOWABLE OPENINGS
NORTH	50 M	204 SQ.M (4.1)	100%
EAST	159 M	145 SQ.M (3.1)	100%
SOUTH	50 M	204 SQ.M (4.1)	100%
WEST	21 M	145 SQ.M (3.1)	100%

ERROR AND OMISSIONS:

- GM DRAFTING & DESIGN INC. MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.

GENERAL NOTES:

- BUILDER/CONTRACTOR TO CHECK & VERIFY ALL ASPECTS OF THE PLANS INCLUDING DIMENSIONS, SPECIFICATIONS, NOTES, ETC. PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR SAME.
- SHOULD ANY CONFIRMATION AND/OR DESIGN BE REQUIRED BY STRUCTURAL ENGINEER FOR ANY BEAM, BEARING, CONNECTION OF FOUNDATION ASPECT, ETC., THE OWNER SHALL BE RESPONSIBLE FOR SAME.
- THESE PLANS CONFORM TO THE REQUIREMENTS IN THE B.C. BUILDING CODE 2012, AND ARE TO COMPLY WITH LOCAL CITY BYLAWS & REGULATIONS AS THEY APPLY.
- THE DESIGNER DOES NOT ASSUME LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS AND IS LIMITED TO REPLACEMENT PLANS. SHOULD IMPORTANT DISCREPANCIES BE FOUND, PLEASE ADVISE DESIGNER PRIOR TO CONSTRUCTION.
- ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED NATIVE BEARING SOIL BELOW FROSTLINE.
- CONCRETE STRENGTH TO BE MINIMUM 20 MPA (2900 PSI) AT 28 DAYS.
- ALL CONCRETE IS TO BE VIBRATED, CLEAR OF ANY HONEYCOMB AND TO HAVE A SMOOTH TEXTURE.
- FOOTINGS AND FOUNDATION WALLS TO BE REINFORCED IN ACCORDANCE WITH PART 9 OF THE B.C.B.C. 2012 AND LOCAL BUILDING BYLAWS.
- CONCRETE FOUNDATION WALLS, STRIP FOOTINGS, PAD FOOTINGS, PIERS, CURBS AND ENLARGED FOOTING LOCATIONS AS REQUIRED BY SOIL CONDITIONS AND/OR DESIGN LOADS SPECIFIED BY STRUCTURAL ENGINEER.
- ANCHOR SILL PLATES/STUD WALLS TO FOUNDATION w/ 5/8" DIA. x 10" LONG ANCHOR BOLTS @ 4'-0" O/C MAX. 6" FROM ALL PLATE ENDS.
- PROVIDE 45 LB. FELT DAMPROOFING COURSE, OR APPROVED EQUAL SILL GASKET BETWEEN ALL CONCRETE & WOOD FRAMING.
- LOAD-BEARING MEMBERS & SPANS BASED ON D. PIRKQ MATERIAL.
- ALL BEAMS & LINTELS TO HAVE 3/4" MINIMUM END BEARING, OR AS SHOWN.
- BEAMS OUTSIDE THE SCOPE OF THE B.C.B.C. 2013 SPAN BOOK TO BE DESIGNED BY STRUCTURAL ENGINEER.
- DOUBLE FLOOR JOISTS UNDER WALLS 6'-0" & LONGER, RUNNING PARALLEL TO JOIST DIRECTION, PLACING JOISTS TO ACCOMMODATE PLUMBING, HEATING, ETC. AS REQUIRED.
- PROVIDE SOLID, LAMINATED STUDDING (OR SOLID TIMBER POSTS) UNDER BEARING POINT LOADS AND TO BE CONTINUOUS DOWN TO FOUNDATION.
- FLUSH FRAMED MEMBERS TO BE ANCHORED WITH APPROVED 2000 LB. METAL ANCHORS, OR AS REQUIRED BY STRUCTURAL ENGINEER.
- ALL FRAMING, CONSTRUCTION, SPECIFICATION & DETAILS TO BE BUILT AS PER SECTIONS 23, PART 9, B.C. BUILDING CODE 2012.
- MANUFACTURED WOOD BEAMS (MICROLAM, ETC.) TO BE DESIGNED, ENGINEERED & INSTALLED AS PER MANUFACTURER'S SPECS.
- PREFABRICATED WOOD TRUSSES/ROOF TRUSS SYSTEM TO BE DESIGNED, ENGINEERED & INSTALLED AS PER MANUFACTURER'S SPECS, AND FLOOR PLAN DESIGN, AND WITH RESPECT TO HEAD HEIGHTS, MATCHING OVERHANGS, ETC.
- HEATING, PLUMBING & ELECTRICAL REQUIREMENTS TO BE INSTALLED AS PER PLANS, OWNER'S SPECIFICATIONS & B.C. BUILDING CODE, BY QUALIFIED CONTRACTORS.
- HEATING CONTRACTOR TO PROVIDE & INSTALL GAS FIRED FORCED-AIR HEATING SYSTEM w/ DUCTING & VENTING AS REQUIRED & GAS-FIRED HOT WATER TANK ON PAW w/ DRAIN.
- DRAWINGS ARE NOT INTENDED TO BE SCALED. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON PLANS, SECTIONS, AND ELEVATIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- IN CASES OF DISCREPANCIES ON THE DRAWINGS, THE MORE STRINGENT GUIDELINES SHALL GOVERN.
- LOCATION OF BUILDING MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY FORMWORK / CONCRETE, AND MUST BE IN ACCORDANCE WITH ALL LOCAL CITY CODES AND BY-LAWS.
- RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY SUBGRADE.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFITS AND ROOF VENTS.



Item	Area (SQ. FT.)
DWELLING	9054 SQ. FT.
DETACHED GARAGE	1400 SQ. FT.
BARN	800 SQ. FT.
FUTURE FRUIT STAND	800 SQ. FT.
TOTAL	12,754 SQ. FT. (1184.71 SQ. M.)

PROJECT: SINGLE FAMILY DWELLING

DATE: AUGUST 2016

ISSUE/REVISIONS:

DATE	ISSUE/REVISIONS	SCALE	DATE	AS NOTED
18 NOV 19	TRUSS DESIGN	AS NOTED		
21 NOV 19	STRUCTURAL ENGINEERING		16-027	
1 DEC 17	REVISED FOR PERMIT		DR. AM	CH.

TITLE: SITE PLAN

DR. AM CH.

SHEET: A-1

GM DRAFTING & DESIGN INC.
 3741 Castle Pines Court, Abbotsford, B.C. V3G 2Z2
 Ph: (604) 850.0654 Fax: (604) 850.0765
 Email: admin@gmdrafting.com Website: www.gmdrafting.com

19357-48th AVENUE SURREY, B.C.

DEC. 18, 2016

SURVEY
 THIS PERMIT IS IN FULL SUBJECT TO FULL COMPLIANCE WITH THE REQUIREMENTS OF SECTION "SEVENTEEN" AND "SEVENTEEN EFFICIENCY" OF THE 2012 BC BUILDING CODE.

THESE PLANS HAVE BEEN PREPARED FOR CONSTRUCTION IN COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF THE CURRENT EDITION OF THE BC BUILDING CODE, APPLICABLE DEVELOPMENT PERMIT(S) AND ALL RELEVANT SURVEY BYLAWS.
 DESIGNER'S PLAN THAT EXCEED THE ABOVE NOTED MINIMUM REQUIREMENTS WERE NOT CONSIDERED IN THE ISSUANCE OF THIS PERMIT.
 THE REVIEW OF THESE PLANS DOES NOT GUARANTEE COMPLIANCE.
 DATE: 17 DEC 2016
 PLAN REVIEWER: [Signature]
 DRAWING NO.: 16-58727, 16-58733, 16-58732

SURVEY
 PROVIDED TO ENSURE DRIVEWAY LOCATION IS ADJUSTED TO AVOID STREET TREES, STREET LIGHTS, POWER LINES, PROTRUSIONS, HYDRO LINES, OR ANY OTHER UTILITY STRUCTURE.

D. NEW BUSINESS

1. Development Application 7917-0181-00

Christopher Wilcott, Planner

File: 7917-0181-00; 6880-75

The following comments were made:

- The applicant is proposing to develop an 841 m² single detached dwelling on a 3.89 hectare parcel, increase the maximum setback from 50 metres to 74 metres and increase the maximum depth of the farm residential footprint from 60 metres to 74 metres. The applicant is requesting a variance to allow the existing inhabited home and septic field to remain in place while the new home is under construction.
- The subject property is designated as Agricultural in the Official Community Plan and complies with that designation. The Farm Protection Development Permit Guidelines do not apply as the property is within the Agricultural Land Reserve.

The Committee noted that the applicant could move the dwelling to the east to comply with the 50 metre setback. The Committee suggested the new house be built where the existing house is, in order ALR land is preserved. Staff verified that the applicant is in compliance with the proposed development designation.

The Committee sees no justification on allowing an additional setback and believes the applicant should comply with the 50 metre setback.

It was

Moved by H. Dhillon

Seconded by S. VanKeulen

That the Agriculture and Food Security

Advisory Committee recommend to the General Manager of Planning and

Development that Development Application 7917-0181-00 not be supported and

that the application be returned to staff to determine if the proposed dwelling can comply with the 50 metre setback.

Carried

Summary of Tree Preservation by Species

The site inventoried 28 trees. Of the 28 trees seven are recommended for removal.

Alders and Cottonwoods			
Tree Species	Existing	Remove	Retain
Red alder	11	2	9
Cottonwood	5	0	5
Total	16	2	14

All Other Deciduous Trees			
Tree Species	Existing	Remove	Retain
Bigleaf maple	2	0	2
Walnut	1	1	0
Cherry	2	2	0
Pear	1	0	1
Mountain ash	1	1	0
Total	7	4	3

Total Deciduous and Coniferous Trees (excluding Alders and Cottonwoods)			
	Existing	Remove	Retain
Total	12	5	7

Coniferous Trees			
Tree Species	Existing	Remove	Retain
Spruce	5	1	4
Total	5	1	4

The applicant has indicated that they will provide 12 replacement trees to meet the City's requirements.

Replacement Trees	
Total Replacement Trees Proposed	0
Total Retained and Replacement Trees	7

Tree Preservation Summary

Surrey Project No: 7917-0181-00

Address: 19357 48 Avenue

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Krisanna Mazur - PN7530A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	28	Protected Trees Identified	0
Protected Trees to be Removed	7	Protected Trees to be Removed	-
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	21	Protected Trees to be Retained	-
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) 2 X one (1) = 2	12	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	-
- All other species to be removed (2:1) 5 X two (2) = 10		- All other species to be removed (2:1) 0 X two (2) = 0	-
Replacement Trees Proposed	0	Replacement Trees Proposed	-
Replacement Trees in Deficit	12	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



July 3, 2018

(Signature of Arborist)

Date



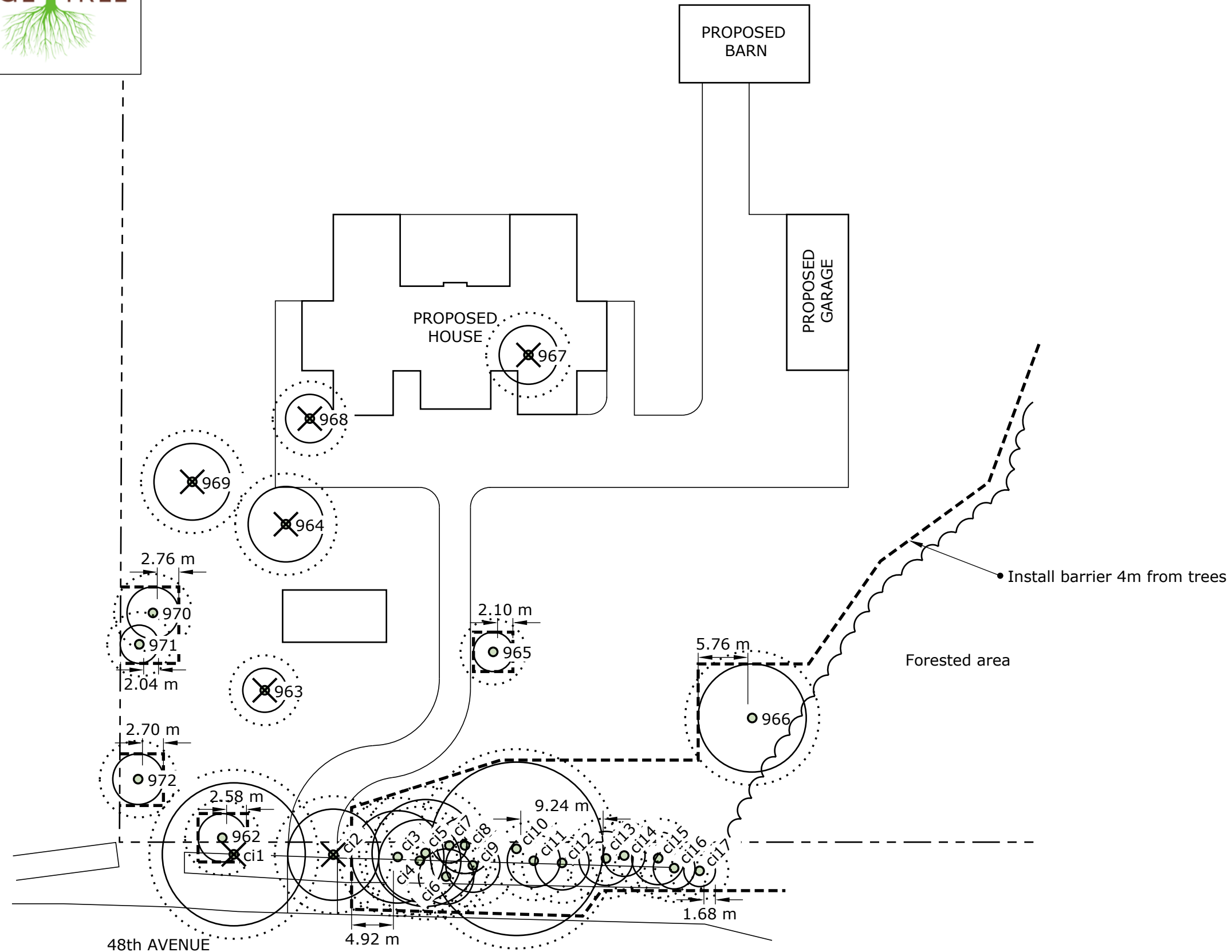
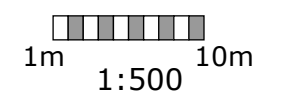
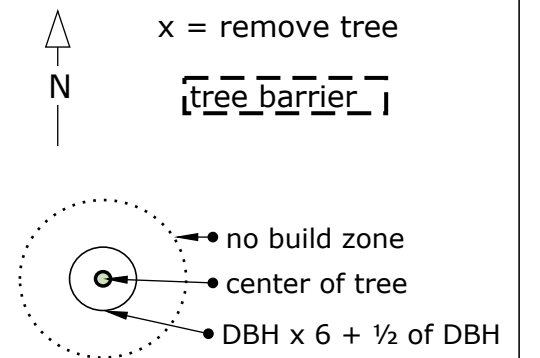
**Tree Plan for Development at
19357 48 Avenue
Surrey, BC**

Date: July 3, 2018

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
962	Pear	43	2.58
963	Mountain ash	39	2.34
964	Flowering cherry	67	4.02
965	Norway spruce	35	2.10
966	Bigleaf maple	96	5.76
967	Norway spruce	52	3.12
968	Flowering cherry	43	2.58
969	Flowering Cherry	68	4.08
970	Norway spruce	46	2.76
971	Norway spruce	34	2.04
972	Blue spruce	45	2.70
ci1	Red alder	127	7.62
ci2	Red alder	81	4.86
ci3	Cottonwood	82	4.92
ci4	Cottonwood	73	4.38
ci5	Cottonwood	95	5.70
ci6	Red alder	49	2.94
ci7	Red alder	31	1.86
ci8	Cottonwood	50	3.00
ci9	Red alder	48	2.88
ci10	Cottonwood	154	9.24
ci11	Red alder	47	2.82
ci12	Red alder	48	2.88
ci13	Red alder	48	2.88
ci14	Red alder	37	2.22
ci15	Red alder	47	2.82
ci16	Bigleaf maple	37	2.22
ci17	Red alder	28	1.68

Legend



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0181-00

Issued To:

Address of 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: 013-248-782

Parcel "E" (Plan with Fee Deposited 26990E) South West Quarter Section 3 Township 8 New
Westminster District
19357 - 48 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 10, General Agriculture Zone (A-1), Section F, Yards and Setback, Subsection (b), Maximum setbacks, the maximum setback is increased from 50.0 metres (164 ft.) to 74.0 metres (242 ft.) from the front lot line; and
 - (b) In Part 10, General Agriculture, Section J, Special Regulations, Subsection (a), the maximum depth of the farm residential footprint is increased from 60.0 metres (197 ft.) to 74.0 metres (242 ft.).
4. This development variance permit applies to only the 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

SCHEDULE A

LEGAL DESCRIPTION:
SEC 3, TWP 8 NMD, PART SW 14, PCL E PLAN WITH FEE DEPOSITED 289602
P.I.D. 013-245-702

DENSITY/LOT COVERAGE:
LOT AREA = 419,351 SQ. FT. (9,669 SQ. M.)
COVERAGE & DENSITY NOT APPLICABLE TO THIS ZONE

CIVIC ADDRESS:
1857 48th AVENUE, SURREY, B.C.

ZONING:
A-1 (GENERAL AGRICULTURAL ZONE)

THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2012 EDITION OF THE B.C.B.C.

CODE CLASSIFICATION:
3.2.2.52 - GROUP C, UP TO 3 STOREYS

AS THERE ARE NO SUITES, NO FIRE SEPARATIONS ARE REQUIRED
NO SPRINKLERING REQUIRED

SEPARATIONS:

NORTH		EAST	
50 M LIMITING DISTANCE	159 M LIMITING DISTANCE	50 M LIMITING DISTANCE	159 M LIMITING DISTANCE
AREA: 204,528 (4.1)	AREA: 145,508 (3.1)	AREA: 204,528 (4.1)	AREA: 145,508 (3.1)
ALLOWABLE OPENINGS: 100%	ALLOWABLE OPENINGS: 100%	ALLOWABLE OPENINGS: 100%	ALLOWABLE OPENINGS: 100%

SOUTH		WEST	
50 M LIMITING DISTANCE	21 M LIMITING DISTANCE	50 M LIMITING DISTANCE	21 M LIMITING DISTANCE
AREA: 204,528 (4.1)	AREA: 145,508 (3.1)	AREA: 204,528 (4.1)	AREA: 145,508 (3.1)
ALLOWABLE OPENINGS: 100%	ALLOWABLE OPENINGS: 100%	ALLOWABLE OPENINGS: 100%	ALLOWABLE OPENINGS: 100%

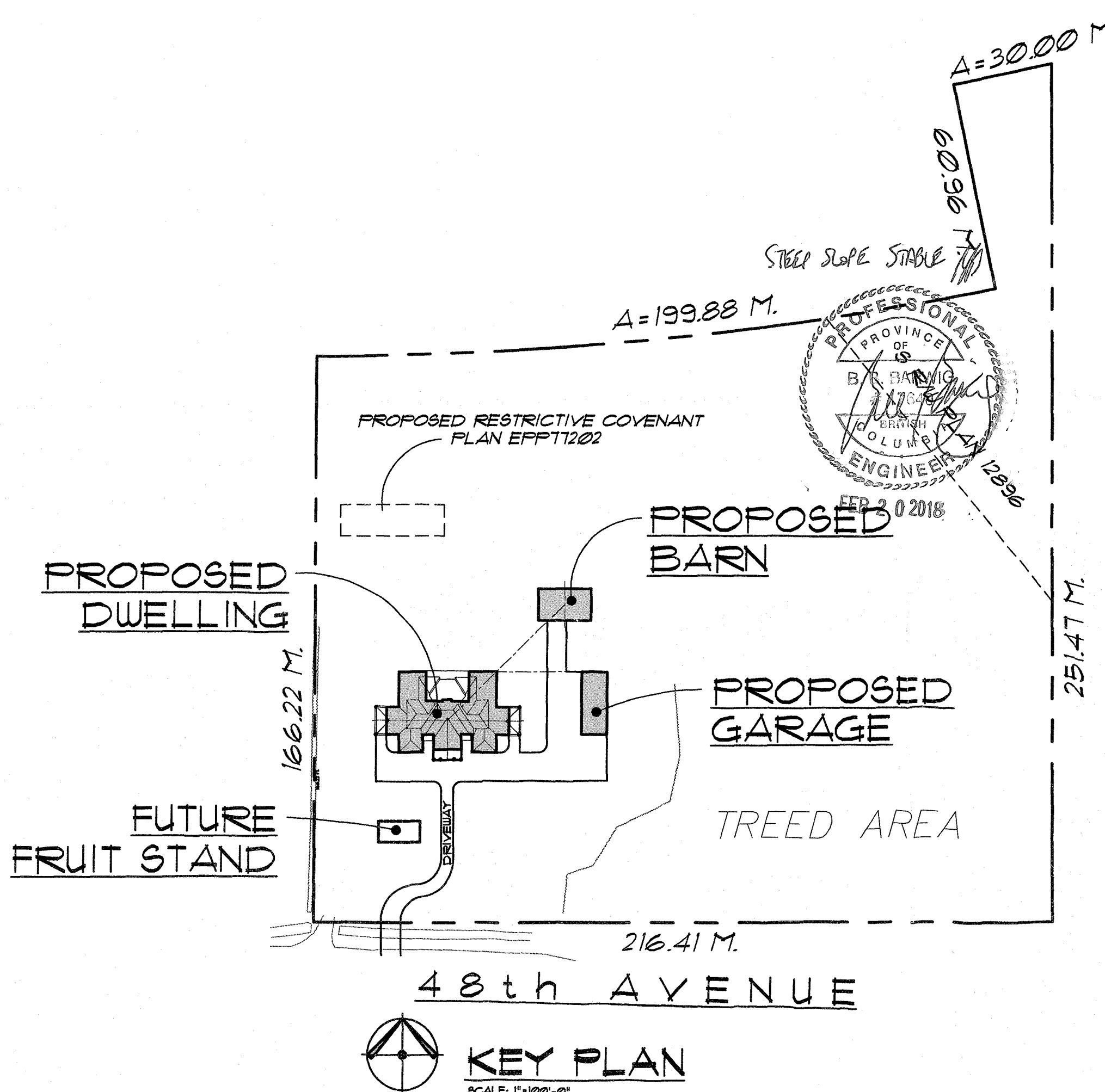
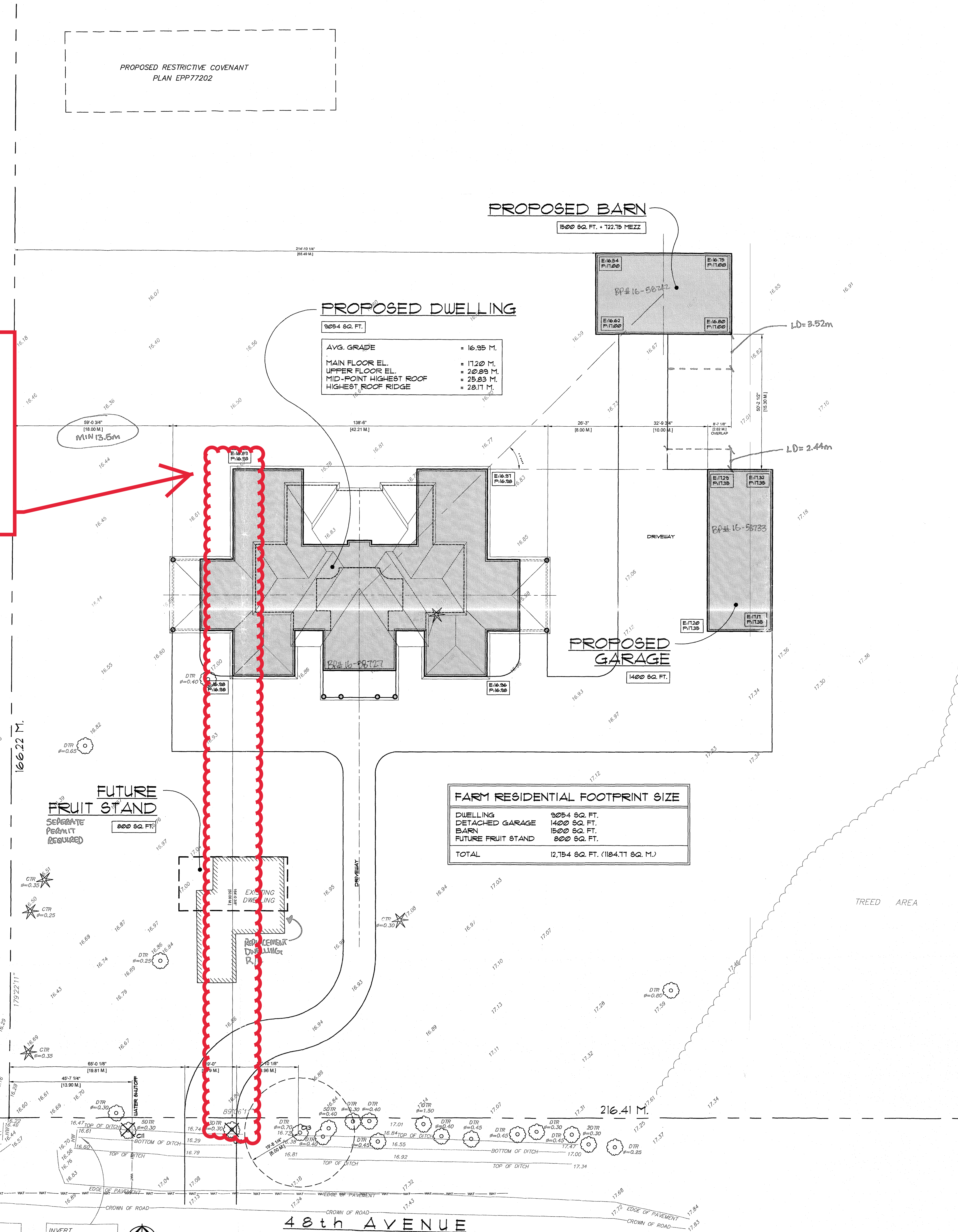
ERROR AND OMISSIONS:

GM DRAFTING & DESIGN INC. MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION.

GENERAL NOTES:

- BUILDER/CONTRACTOR TO CHECK & VERIFY ALL ASPECTS OF THE PLANS INCLUDING DIMENSIONS, SPECIFICATIONS, NOTES, ETC. PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR SAME.
- SHOULD ANY CONFIRMATION AND/OR DESIGN BE REQUIRED BY STRUCTURAL ENGINEER FOR ANY BEAM, BEARING, CONNECTION OF FOUNDATION ASPECT, ETC., THE OWNER SHALL BE RESPONSIBLE FOR SAME.
- THESE PLANS CONFORM TO THE REQUIREMENTS IN THE B.C. BUILDING CODE 2012, AND ARE TO COMPLY WITH LOCAL CITY BYLAWS & REGULATIONS AS THEY APPLY.
- THE DESIGNER DOES NOT ASSUME LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS AND IS LIMITED TO REPLACEMENT PLANS. SHOULD IMPORTANT DISCREPANCIES BE FOUND, PLEASE ADVISE DESIGNER PRIOR TO CONSTRUCTION.
- ALL FOOTINGS TO BEAR ON SOLID UNDISTURBED NATIVE BEARING SOIL, BELOW FROSTLINE.
- CONCRETE STRENGTH TO BE MINIMUM 20 MPa (2900 PSI) AT 28 DAYS.
- ALL CONCRETE IS TO BE VIBRATED, CLEAR OF ANY HONEYCOMB AND TO HAVE A SMOOTH TEXTURE.
- FOOTINGS AND FOUNDATION WALLS TO BE REINFORCED IN ACCORDANCE WITH PART 9 OF THE B.C.B.C. 2012 AND LOCAL BUILDING BYLAWS.
- CONCRETE FOUNDATION WALLS, STRIP FOOTINGS, PAD FOOTINGS, PIERS, CURBS AND ENLARGED FOOTING LOCATIONS, AS REQUIRED BY SOIL CONDITIONS AND/OR DESIGN LOADS SPECIFIED BY STRUCTURAL ENGINEER.
- ANCHOR SILL PLATES/STUD WALLS TO FOUNDATION w/ 5/8" DIA. x 10" LONG ANCHOR BOLTS @ 4'-0" @ 6" MAX. 6" FROM ALL PLATE ENDS.
- PROVIDE 45 LB. FELT DAMPROOFING COURSE, OR APPROVED EQUAL SILL GASKET BETWEEN ALL CONCRETE & WOOD FRAMING.
- LOAD-BEARING MEMBERS & SPANS BASED ON D. FRG2 MATERIAL.
- ALL BEAMS & LINTELS TO HAVE 3/4" MINIMUM END BEARING, OR AS SHOWN.
- BEAMS OUTSIDE THE SCOPE OF THE B.C.B.C. 2012, SPAN BOOK TO BE DESIGNED BY STRUCTURAL ENGINEER.
- DOUBLE FLOOR JOISTS UNDER WALLS 6'-0" LONGER, RUNNING PARALLEL TO JOIST DIRECTION, PLACING JOISTS TO ACCOMMODATE PLUMBING, HEATING, ETC. AS REQUIRED.
- PROVIDE SOLID, LAMINATED STUDDING (OR SOLID TIMBER POSTS) UNDER BEARING POINT LOADS AND TO BE CONTINUOUS DOWN TO FOUNDATION.
- FLUSH FRAMED MEMBERS TO BE ANCHORED WITH APPROVED 2000 LB. METAL ANCHORS, OR AS REQUIRED BY STRUCTURAL ENGINEER.
- ALL FRAMING, CONSTRUCTION, SPECIFICATION & DETAILS TO BE BUILT AS PER SECTIONS 23, PART 9, B.C. BUILDING CODE 2012.
- MANUFACTURED WOOD BEAMS (MICROLAM, ETC.) TO BE DESIGNED, ENGINEERED & INSTALLED AS PER MANUFACTURER'S SPECS.
- PRE-FABRICATED WOOD TRUSS/ROOF TRUSS SYSTEM TO BE DESIGNED, ENGINEERED & INSTALLED AS PER MANUFACTURER'S SPECS, AND FLOOR PLAN DESIGN, AND WITH RESPECT TO HEAD HEIGHTS, MATCHING OVERHANGS, ETC.
- HEATING, PLUMBING & ELECTRICAL REQUIREMENTS TO BE INSTALLED AS PER PLANS, OWNER'S SPECIFICATIONS & B.C. BUILDING CODE, BY QUALIFIED CONTRACTORS.
- HEATING CONTRACTOR TO PROVIDE & INSTALL GAS FIRED FORCED-AIR HEATING SYSTEM w/ DUCTING & VENTING AS REQUIRED & GAS-FIRED HOT WATER TANK ON PAW w/ DRAIN.
- DRAWINGS ARE NOT INTENDED TO BE SCALED. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON PLANS, SECTIONS, AND ELEVATIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- IN CASES OF DISCREPANCIES ON THE DRAWINGS, THE MORE STRINGENT GUIDELINES SHALL GOVERN.
- LOCATION OF BUILDING MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY FORMWORK / CONCRETE, AND MUST BE IN ACCORDANCE WITH ALL LOCAL CITY CODES AND BY-LAWS.
- RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY SUBGRADE.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFITS AND ROOF VENTS.

Maximum setback varied from 50 metres to 74 metres.
Maximum depth of the farm residential footprint from 60 metres to 74 metres.



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DATE	ISSUE/REVISIONS	DATE	AUGUST 2016
18 NOV 19	TRUSS DESIGN	SCALE:	AS NOTED
21 NOV 19	STRUCTURAL ENGINEERING	JOB No.	16-027
1 DEC 17	REVISED FOR PERMIT	DR.	AM
		CH.	CH
		SHEET:	A-1

TITLE: SITE PLAN

PROJECT: SINGLE FAMILY DWELLING

1857-48th AVENUE SURREY, B.C.

GM DRAFTING & DESIGN INC.
3741 Castle Pines Court, Abbotsford, B.C. V3G 2Z2
Ph: (604) 850.0654 Fax: (604) 850.0765
Email: admin@gmdrafting.com Website: www.gmdrafting.com

THIS PERMIT IS IN FULL SUBJECT TO FULL COMPLIANCE WITH THE REQUIREMENTS OF SECTIONS "SEVENTEENTH" AND "EIGHTEENTH" OF THE 2012 BC BUILDING CODE.

THE REVIEW OF THESE PLANS DOES NOT GUARANTEE COMPLIANCE.
DATE: 12/18/2016 PLAN REVIEWER: [Signature]
DRAWING NO.: 16-58727, 16-58733, 16-58732

PROVIDED TO ENSURE DRIVEWAY LOCATION IS ADJUSTED TO AVOID STREET TREES, STREET LIGHTS, POWER POLES, PROTRUSIONS, HYDRO LINES, OR ANY OTHER UTILITY STRUCTURE.

 <p>Agricultural Land Commission Act</p>	<p style="text-align: right;">Policy L-10 January 2016 Amended October 2017</p> <p style="text-align: center;">BUILDING NEW RESIDENCE WHILE OCCUPYING EXISTING RESIDENCE</p>
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This policy is intended to assist in the interpretation of the [Agricultural Land Commission Act, 2002](#), including amendments as of May 2016, (the “ALCA”) and BC Regulation 171/2002 ([Agricultural Land Reserve Use, Subdivision and Procedure Regulation](#)), including amendments as of January 2017 (the “Regulation”). In case of ambiguity or inconsistency, the ALCA and Regulation will govern.

INTERPRETATION:

A landowner may construct a new single family dwelling while residing in the initial single family dwelling without application under s. 20(3) of the ALCA for non-farm use if all of the following criteria are met:

- 1) There is currently only one single family dwelling on the parcel (the “initial dwelling”);
- 2) There is a building approval authority with jurisdiction over the parcel;
- 3) Prior to the building permit for the new dwelling being issued, the owner enters into an agreement with the building authority that within 6 months of the occupancy permit for the new dwelling being issued (including a temporary occupancy permit) the land owner will either:
 - a) Remove the initial dwelling. This agreement must include a signed affidavit that confirms that the land owner commits to remove the initial dwelling; OR
 - b) Decommission the initial dwelling. In addition, prior to the issuance of the building permit, a s. 219 restrictive covenant in favour of the local government must be registered on the Certificate of Title stipulating that the initial dwelling will not be used for residential purposes and that any other use must be in accordance with the ALCA and the Regulation; AND
- 4) The landowner posts a financial security (eg. a bond or irrevocable letter of credit) with the building authority, only to be released once the initial dwelling is removed or decommissioned as described in 3 above.

If there is no building authority, or if any other criteria listed above cannot be met, the ALC must be contacted prior to construction beginning to determine an acceptable process.

TERMS:

Decommission: The initial single family dwelling is no longer considered a dwelling as defined and verified by the local building authority. If no such definition exists, at minimum, decommissioning of the single family dwelling requires the removal of:

- all kitchen facilities including cabinets, counter tops, sinks and associated plumbing;
- all kitchen appliances (including stoves, fan hoods, microwaves, hotplates, etc);
- all 220 volt electrical connections for the kitchen and/or gas piping;
- all laundry facilities and associated plumbing; and
- all bathroom fixtures including toilets, bathtub/shower facilities and associated plumbing.

Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Regulation.

RELATED POLICIES:

ALC Policy L-08 - Residential Uses in the ALR – Zone 1

ALC Policy L-09 - Additional Residences for Farm Help Accommodation

ALC Policy L-18 - Residential Uses in the ALR – Zone 2

REFERENCE:


Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 18.

s. 18 Unless permitted under this Act,

(a) a local government, a first nation government or an authority, or a board or other agency established by a local government, a first nation government or an authority, or a person or agency that enters into an agreement under the [Local Services Act](#) may not

(i) permit non-farm use of agricultural land or permit a building to be erected on the land except for farm use, or

(ii) approve more than one residence on a parcel of land unless the additional residences are necessary for farm use.

 CITY OF SURREY	<h1>City of Surrey Policy</h1>
Policy Number: Policy Title: Approval Date: Revision Date: Department:	O-45 BUILDING PERMITS FOR REPLACEMENT SINGLE FAMILY DWELLINGS 28 JUNE 1999 (RES.S99-63) SPECIAL COUNCIL MINUTES 13 JUNE 1999 Planning and Development

Policy Statement

The Building Inspector is authorized to issue a building permit for a replacement single family dwelling on a lot without first requiring the removal of the existing single family dwelling on the same lot subject to conditions including, among other things, the provision of security in relation to the removal of the existing single family dwelling.

1. Reason for Policy

This policy is intended to support compliance with the Zoning By-law by ensuring the removal of an existing single family dwelling from a lot upon completion of a replacement single family dwelling on the same lot.

2. Responsibilities

2.1. When the owner of a property on which a single family dwelling is located chooses to exercise the provision of the Zoning By-law, which allows a replacement single family dwelling to be constructed on a lot without first removing the existing single family dwelling from the same lot, the Building Inspector is authorized to issue a building permit for the replacement single family dwelling without first requiring the removal of the existing single family dwelling subject to the following conditions being satisfied:

- The owner providing a satisfactory Letter of Credit or cash in the amount of \$30,000 to the City which the City will hold until the owner of the lot has removed the existing single family dwelling from the lot to the satisfaction of the Building Inspector or if construction of the replacement single family dwelling has not commenced until the building permit for the replacement single family dwelling has been cancelled by the City.
- The owner registering a restrictive covenant on the title of the property which stipulates that the owner will remove the existing single family dwelling from the property or, where permitted, convert the existing single family dwelling to an accessory building within 30 days of the replacement single family dwelling being given final inspection approval by the City, but in any case within 18 months of the building permit being issued for the replacement single family dwelling. Where the existing single family dwelling is converted to an accessory building, such conversion will be subject to siting requirements for accessory buildings as stipulated by the Zoning By-law. The conversion shall include the removal of those amenities normally associated with the residential use, but may permit the heating system, and subject to acceptance of the sanitary sewer facility, a water closet and sink. The building must also meet the requirements of the electrical code.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

- 2.2. If the owner of the property does not, within 30 days of the receipt of final inspection approval on the replacement single family dwelling or in any case within 18 months of the issuance of the building permit for the replacement single family dwelling, remove the existing single family dwelling from the property or complete the conversion of the existing single family dwelling to an accessory building where such conversion is permitted, the Building Inspector is to advise the owner that the City may commence legal action to enforce the terms of the restrictive covenant if the existing single family dwelling is not removed within a further 30 days and that the \$30,000 security provided to the City may be forfeited to the City.
- 2.3. If after the further 30 days the owner has not taken the necessary action, the Building Inspector may take such actions as are necessary in consultation with the City Solicitor to have the removal of the existing single family dwelling completed.
- 2.4. The Building Inspector may withhold issuance of a building permit for a replacement single family dwelling on properties that are under application for subdivision.

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This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

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7917-0181-00
19357 - 48 Avenue
Aerial View of Site

