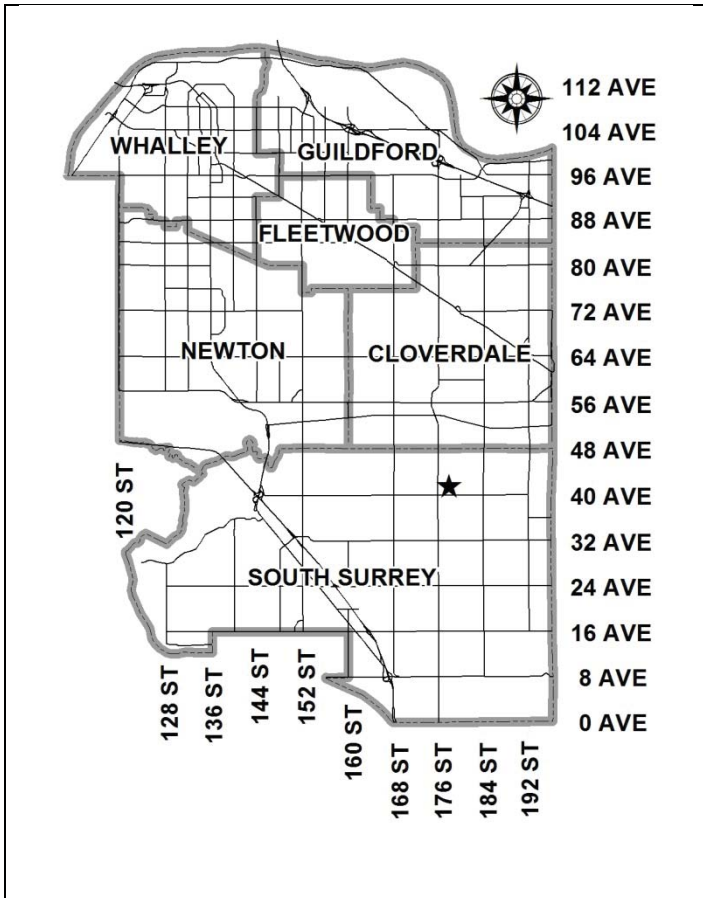


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0238-00

Planning Report Date: September 11, 2017



PROPOSAL:

- Rezoning from A-1 to CD
- Non-Farm Use under Section 20(3) of the ALC Act.
- Development Permit for Sensitive Ecosystem (Streamside Areas)

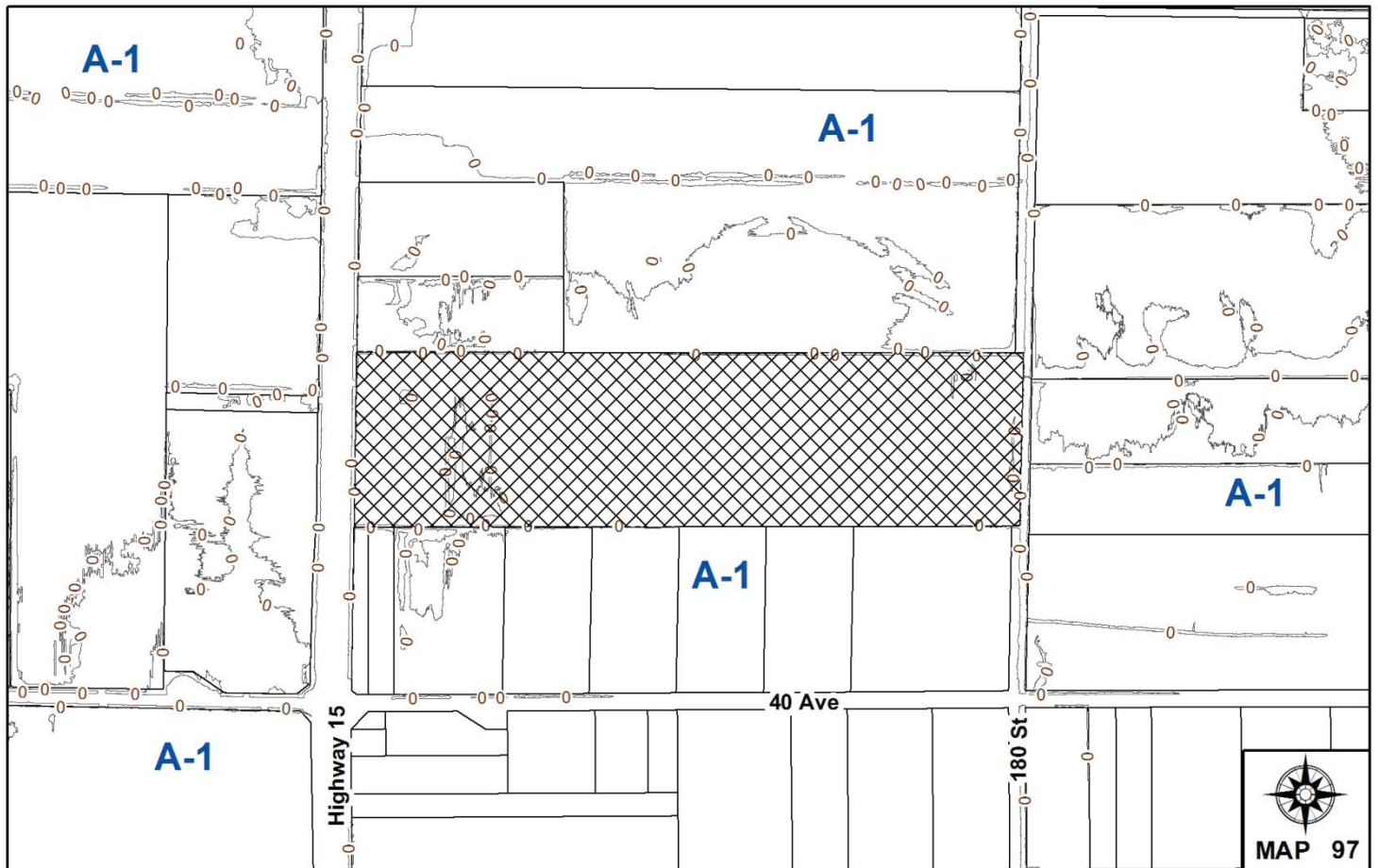
to permit the construction of a second dwelling on a farm site within the ALR.

LOCATION: 4186 - 176 Street

OWNER: Bo K. Cho
 Chuen J. Chow
 Kim T. Chow
 Yuk Y. Chow

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction for Rezoning (without setting a Public Hearing).
- Approval to draft Development Permit.
- Refer the subject non-farm use application to the Agricultural Land Commission (ALC).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to construct a second dwelling on their farm property which is not permitted under the current A-1 zoning.

RATIONALE OF RECOMMENDATION

- The applicant is proposing to construct a second dwelling on the subject farm property. The new dwelling will house the farm owner-operators and their family with six local seasonal workers. The existing dwelling will house 14 foreign workers.
- Under Section 18 of the *Agricultural Land Commission Act* (ALC Act) a local government may not approve more than one residence on a parcel of land unless the additional residences are necessary for farm use. If there is any doubt with respect to the necessity of a second dwelling, an application under Section 20(3) of the ALC Act for permission for a non-farm use is required.
- The City does not employ anyone with the expertise to adequately evaluate if a given farm operation needs additional residence for farm help. Therefore, the City requests applicants seeking a second dwelling on their farm property submit a Non-Farm Use Application to the ALC to help determine if there is a legitimate need.
- The City's Agriculture and Food Security Advisory Committee reviewed the proposal for the second dwelling and recommended the Non-Farm Use Applications for a second dwelling be referred to the Agricultural Land Commission.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)". The applicant is required to obtain approval from the ALC for the proposed non-farm use prior to a Public Hearing being scheduled.
2. Council authorize referral of the application to the Agricultural Land Commission.
3. Council authorize staff to draft Development Permit No. 7917-0238-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the Ecosystem Development Plan prepared by Keystone Environmental.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (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) approval from the Ministry of Transportation & Infrastructure; and
 - (c) approval from the Agricultural Land Commission for the second dwelling.

REFERRALS

Engineering:	The Engineering Department has no objection to the project.
Ministry of Transportation & Infrastructure (MOTI):	Prior to final approval, the applicant must submit a Controlled Access Permit for the exiting access on Highway 15 and a detailed site plan. All structures are to be setback a minimum of 4.5 metres from the highway right-of-way. No storm drainage shall be directed into Ministry of Transportation and Infrastructure systems.
Agricultural and Food Security Advisory Committee (AFSAC):	At the July 6, 2017 meeting, the Committee recommended that Development Application 7917-0238-00 be referred to the Agricultural Land Commission (ALC).

SITE CHARACTERISTICS

Existing Land Use: Produce farm, greenhouses, farm structures, and a single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, East, South, and West (Across Highway 15):	Farm land in the ALR.	Agricultural	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is approximately 16.3 hectares (40 acres) in size and is located at 4186 - 176 Street. The property is classified as farmland under the *Assessment Act*.
- The property is designated "Agricultural" in the Official Community Plan (OCP), zoned "General Agricultural Zone (A-1)" and located within the Agricultural Land Reserve (ALR).
- The subject properties are located within a Development Permit Area (DPA) for Sensitive Ecosystem (Streamside Areas).
- The applicants advise that they have been farming the property since 1990, growing salad greens and other produce. In an average year, the farm produces approximately 3,000 tonnes of vegetables.
- The property contains 16 farm structures and one single family dwelling located within a 1.7 hectare (4.2 ac.) area at the front of the lot. This area accounts for approximately 10.4% of the total parcel and includes 10 greenhouses and six farm related structures (two barns, a lunch room, and two covered areas for farm equipment, vehicles and workers).
- The existing residential building has a gross floor area of approximately 179 square metres (1,930 sq. ft.). Four family members, who are owner-operators, and 14 seasonal workers (eight of which are foreign farm workers) reside in the existing dwelling.

A-1 Zone

- On October 3, 2016, Council approved the recommendations in Corporate Report No. R220, which included removing the provision of a second single family dwelling as a permitted use in Surrey's agricultural zones. On November 7, 2016, Council adopted the authorizing By-law No. 18874.
- The intention of the Zoning By-law amendment was to better align the permitted uses of the City's agricultural zones with the intended provision for second dwellings in the ALR as outlined in Section 18 of the *Agricultural Land Commission Act* (ALC Act) and the Agricultural Land Commission's (ALC) Policy #9.

Additional Residences in the ALR

- Under Section 18 of the *Agricultural Land Commission Act* (ALC Act) a local government 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.
- ALC Policy #9 "*Additional Residences for Farm Use*" provides further interpretation of Section 18 by outlining that a local government must be provided with sufficient evidence that there is a legitimate need for an additional residence for farm help accommodation. Local government by-laws should not necessarily be the basis for making a determination about the necessity for farm help accommodation. By-laws that automatically permit a second residence on a specified size of parcel in the ALR are not an appropriate determination under the ALCA. To help determine the need and evaluate the size and type of farm operation, the local government may wish to obtain advice and direction from staff of the Ministry of Agriculture and the Agricultural Land Commission. If there is any doubt with respect to need, an application under Section 20(3) of the ALC Act for permission for a non-farm use is required.
 - The City does not employ anyone with the expertise to adequately evaluate if a given farm operation requires an additional residence for farm help. Therefore, the City requests applicants seeking a second dwelling on their farm property submit a Non-Farm Use Application to the ALC under Section 20(3) of the ALC Act to help determine legitimate need.
 - Should the ALC determine that there is merit in considering a second dwelling for farm help, the farm owner is required to proceed with the application to rezone their property from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (based on A-1) to permit the second dwelling.

Applicant's Proposal and Rational

- The property owners are proposing a rezoning from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" (based on A-1) in order to permit the construction of a second dwelling in the south-west corner of the farm property for the farm owner-operators.
- The proposed second dwelling would be approximately 750 square metres (8,073 sq. ft.) in area and will include office space for the farm operation and business.
- The maximum allowable farm residential footprint for the property would be in line with the A-1 Zone of 2,000 square metres (0.5 ac.). However, to accommodate the two dwellings the allowable footprint would be distributed between two non-contiguous farm home plates.
- The applicants state that their family has been farming the subject property since 1990. Over the years Kim's Farm has become one of the largest producers of salad greens in Surrey by investing in greenhouses, barns, cooling facilities, wash stations, irrigation systems, pesticide storage tanks, and other farm machinery.
- The farm operation employs 49 farm workers; four family members who are full-time owner-operators and 45 seasonal workers (31 local workers and 14 foreign workers).

- The farm workers typically work 50 to 60 hours a week and are responsible for the following tasks:
 - performing practical farm activities (e.g. driving tractors, operating machinery, spraying fields, mowing, fertilizing etc.);
 - drainage control;
 - weed control;
 - maintenance and repair of farm buildings, machinery, and equipment;
 - manual labour such as digging, planting, and pruning;
 - harvest;
 - loading product onto trucks, weighing boxes in the field, and driving trucks to parking facilities; and
 - installation, inspection, and repair of the irrigation systems and equipment.
- The applicants have employed seasonal foreign workers through the Government of Canada's Seasonal Agricultural Workers Program (SAWP) since 2012. Documentation of the SAWP hires for the years 2014 to 2017 have been provided with the application; 10 foreign workers were hired in 2014 and 2015, eight workers in 2016, and 14 workers for 2017.
- Currently, the four owner-operators share the existing dwelling with 14 farm workers (six local seasonal workers and eight foreign seasonal workers).
- If the second dwelling were to be approved, the applicants would expand their farm business to six full-time operators and 47 seasonal workers. The six full-time operators would share the new dwelling with six local seasonal workers and the 14 foreign workers would reside in the existing dwelling.
- Having the second dwelling will allow for more employees to be hired and reside on the subject farm. This will allow the owners to increase production and put more energy into managerial roles for the expansion of the farm operation.

CD Zone

- The proposed "Comprehensive Development Zone (CD)" is based on the "General Agricultural Zone (A-1)". A CD Zone is required to allow a second dwelling as a permitted use on the subject property.
- The proposed CD Zone will allow for two, non-contiguous residential farm footprints in the north-west and south-west corners of the subject lot. The residential farm footprint is the portion of an agricultural property to which residential uses and residential related buildings are permitted. The purpose of the residential farm footprint is to limit the interference and impact of residential uses on farmland.
- The maximum farm residential footprint for the subject property will be 2,000 square metres (0.5 ac.) distributed between the two farm home plates. The residential dwellings and farm home plates will be subject to maximum setbacks from the front property line of 50 metres (164 ft.) and 60 metres (196 ft.), respectively. The maximum farm footprint area and setbacks proposed in the CD Zone are consistent with what is allowed under the A-1 Zone for residential farm home plates.

- All other aspects of the proposed CD Zone are consistent with the provisions identified in the A-1 Zone.

Development Permit

- The subject property is bound by a Class A ditches along the north, south, and west property lines, and is, therefore, located in a Sensitive Ecosystem Development Permit Area for Streamside Areas.
- The applicants have retained Keystone Environmental to review the environmental conditions of the site and produce an Environmental Development Plan based on the relevant Development Guidelines in of the Official Community Plan (OCP).
- Class A ditches are subject to a 10 metre (33 ft.) setback under Part 7A "Streamside Protection" of the Zoning By-law.
- The streamside protection area within the 10 metre (33 ft.) setback is to be established as a no-disturbance area. Residential uses, including dwellings and associated fill, are not to be located within the 10 metre (33 ft.) setbacks of the watercourses to the north, south, and west of the subject property. These no-disturbance areas will be demarcated and protected by permanent fencing and signage.

PRE-NOTIFICATION

- Pre-notification letters were sent to 64 property owners surrounding the subject property. A development sign was erected on the farm property by the applicants on August 14, 2017. Staff have received no correspondence in regards to this application to date.

PROJECT EVALUATION

- The location of the proposed dwelling does not result in the removal of trees or the reduction of existing farmable land on the property.
- The applicants have provided documentation demonstrating that their farm operation employs foreign farm workers. Additionally, AFSAC has provided support for the proposal based on the applicant's operation and hiring practices.
- However, the City does not employ anyone with the expertise to evaluate if the subject farm operation necessitates a second dwelling to accommodate farm helpers.
- Therefore, Staff recommends that Council refer this application to the Agricultural Land Commission and grant First and Second Reading to the rezoning by-law. ALC approval of a second dwelling would be required to facilitate scheduling a Public Hearing for rezoning. Another planning report will be provided for Council's consideration highlighting ALC's approval should this be granted.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners & Action Summary
Appendix II.	Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Agricultural and Food Security Advisory Committee Minutes
Appendix V.	CD Zone

INFORMATION AVAILABLE ON FILE

- Environmental Development Plan prepared by Keystone Environmental dated August 22, 2017

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/da

Information for City Clerk

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

1. (a) Agent: Name: Peter Yue
CitiWest Consulting Ltd.
Address: Unit 101, 9030 - King George Blvd
Surrey, BC V3V 7Y3

2. Properties involved in the Application
 - (a) Civic Address: 4186 - 176 Street

 - (b) Civic Address: 4186 - 176 Street
Owner: Yuk Y Chow
Kim T Chow
Chuen J Chow
Bo K Cho
PID: 013-255-801
North Half of the South Half of the South West Quarter Section 32 Township 7 Except:
Part on Plan 17425, New Westminster District

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site (without setting Public Hearing).

 - (b) Application is under the jurisdiction of MOTI.

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **August 31, 2017** PROJECT FILE: **7817-0238-00**

RE: **Engineering Requirements
Location: 4186 176 Street**

APPLICATION FOR NON-FARM USE

There are no engineering requirements relative to the Application for Non-Farm Use.

REZONE

The applicant is advised that the location of the proposed single family dwelling:

- Is located within the floodplain and as such is susceptible to the 200 year flood event.
- Is located within the archeologically sensitive area.
- Must be located outside the setback area for the Class A/O water courses along the west, north and south property lines and within the site.
- Is subject to a Fill Permit per the City's Soil Policy.

The applicant is required to ensure that all runoff from the proposed residence and impervious areas are directed to drain onto the surrounding pervious areas within the lot ensuring that the runoff from the site does not increase

A Servicing Agreement is not required for the proposed Rezoning.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Rémi Dubé, P.Eng.
Development Services Manager

CE4



Agriculture and Food Security Advisory Committee Minutes

City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, JULY 6, 2017
Time: 9:00 a.m.
File: 0540-20

Present:

Councillor Starchuk, Chair
M. Bose, Vice-Chair
B. Sandhu
D. Arnold
G. Hahn
H. Dhillon
J. Sandhar
J. Zelazny
P. Harrison
R. Brar
S. VanKeulen

Agency Representative:

K. Mark

Regrets:

M. Hilmer
D. Geesing

Staff Present:

A. Rossi, Planning & Development
C. Elder, Engineering
C. Lumsden, Planning & Development
C. Stewart, Planning & Development
H. Sondh, Planning & Development
K. Broersma, Planning & Development
L. Pitcairn, Planning & Development
M. Kischnick, Planning & Development
M. Penneton, Deputy City Clerk
M. Skyers, Engineering
T. Hayes, Planning & Development
C. Eagles, Legislative Services

A. ADOPTION OF MINUTES

1. The committee is requested to pass a motion adopting the minutes of June 1, 2017.

It was

Moved by M. Bose

Seconded by P. Harrison

That the minutes of the Agriculture and Food Security Advisory Committee meeting held June 1, 2017 be adopted as presented.

Carried

B. DELEGATIONS**C. OUTSTANDING BUSINESS****D. NEW BUSINESS**

1. **Non-Farm Use to Permit a Second Dwelling in the ALR**

Adam Rossi, Associate Planner

File: 6880-75; 7917-0238-00

The following comments were made:

- The subject property is approximately 16.3 hectares (40 acres) in size, designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1), and located within the Agricultural Land Reserve (ALR).

- The subject property is located within a Development Permit Area (DPA) for flood prone hazard lands and sensitive ecosystem. The site is classified as farmland under the *Assessment Act*.
- The applicants are proposing to build a second dwelling in the south-west corner of the subject farm property adjacent to Highway 15. The dwelling would be approximately 750 square metres (8,073 square feet) in area and would house the farm owners and seasonal workers. 0.1 hectares (0.25 acres) of fill is being requested to create a residential farm home plate for the proposed second dwelling. The request for a second dwelling and related fill requires the Agricultural Land Commission's approval.
- The applicants are proposing to rezone the site from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD) to permit the second dwelling. A Development Permit for flood prone hazard lands and sensitive ecosystem area would be required.

Discussion

- The Committee noted they had no concerns with permitting a second dwelling but are concerned with allowing the CD Zoning without restrictions in place. The Committee wants to ensure the permitted second dwelling would be a single family residence and not a duplex or hotel.
- Staff clarified to the Committee that under the A-1 Zoning, a second dwelling is not permitted. CD Zoning is required to permit a second dwelling. Staff clarified they are able to restrict size and set-backs for CD Comprehensive and that the restrictions will be specific to the application. The farm home plate guidelines will still apply.

The Committee noted they would like to remain informed on the subject application.

It was Moved by M Bose
 Seconded by S. VanKeulen
 That the Agriculture and Food Security
 Advisory Committee recommends that the General Manager of Planning and
 Development support Development Application 7917-0238-00 and refer the
 application to the Agricultural Land Commission (ALC).
Carried

2. **Non-Farm Use to Permit a Private School in the ALR**
 Adam Rossi, Associate Planner
 File: 6880-75; 7917-0253-00

The following comments were made:

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURE ZONE (A-1)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 013-255-801
 SECTION 32 TOWNSHIP 7 NWD PART N 1/2 OF S 1/2 OF SW1/4, EXCEPT PLAN 17425
 4186 - 176 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate *agricultural* and *horticultural* uses, and to protect *agricultural* land from the intrusion of uses not compatible with *farm operations*, and allows for the development of a second *single family dwelling* for accommodation for farm workers on an *agricultural lot*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Agriculture* and *horticulture*.
- 2. One *single family dwelling*, which may contain one secondary suite, and one additional *single family dwelling* to be used exclusively for accommodation for farm workers.

3. *Intensive agriculture.*
4. *Farm-based winery* provided that the use is subject to all conditions in the *Agricultural Land Commission Act/Regs/Orders.*
5. *Forestry.*
6. Provided that the total area covered by buildings and structures shall not exceed 10% of the lot:
 - (a) *Agricultural and horticultural* education;
 - (b) Conservation and nature study;
 - (c) Fish, game and wildlife enhancement;
 - (d) Hunting and wilderness survival training; or
 - (e) *Agri-tourism.*
7. Horse-riding, training and/or boarding facility provided:
 - (a) there are not more than 40 stalls; and/or
 - (b) it does not include a racetrack licensed by the British Columbia Racing Commission.
8. *Accessory uses* limited to the following:
 - (a) Display and retail sale of products provided all of the following are satisfied:
 - i. all of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
 - ii. products offered for sale shall be limited to *agricultural* and/or *horticultural* products and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
 - iii. the cumulative maximum floor area for the display and sale of products shall not exceed 93 square metres [1,000 sq.ft.];
 - iv. the products offered for sale and related displays shall be located entirely within a *building*; and
 - v. products offered for sale and related displays shall be *accessory uses* to a *single family dwelling* and the *agricultural* and/or *horticultural* use of the *lot*.

- (b)
 - i. Food and beverage service lounge associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*; and
 - ii. Retail sales associated with a farm-based winery in accordance with the *Agricultural Land Commission Act/Regs/Orders* provided the maximum floor area for retail sales and wine tasting does not exceed 93 square metres [1,000 sq.ft.].
- (c) *Primary processing* of products provided that at least 50% of the product being processed shall be produced by the same *farm operation* or is feed required for the *farm operation*;
- (d) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (e) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (f) *Soil amendment*.

C. Lot Area

Not applicable to this Zone.

D. Density

Not applicable to this Zone.

E. Lot Coverage

Not applicable to this Zone.

F. Yards and Setbacks

1. *Buildings and structures* shall be sited in accordance with the following setbacks:

(a) **Minimum setbacks:**

Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
Use				
<i>Single Family Dwellings, and associated Accessory Buildings and Structures</i>	7.5 m. [25 ft.]	12.0 m. [40 ft.]	13.5 m. [44 ft.]	7.5 m. [25 ft.]
<i>Buildings for Uses Permitted Under Sections B.1, B.4, B.5, B.6, and B.7 of this Zone, and associated Accessory Building and Structures</i>	30.0 m [100 ft.]	15.0 m. [50 ft.]	15.0 m. [50 ft.]	30.0 m. [100 ft.]
<i>Buildings for Uses Permitted Under Section B.3 of this Zone</i>	90.0 m. [300 ft.]	30.0 m. [100 ft.]	30.0 m. [100 ft.]	30.0 m. [100 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

(b) **Maximum setbacks:**

No portion of a *single family dwelling* shall be located farther than 50.0 metres [164 ft.] from the *front lot line* provided that, on a *corner lot*, no portion of a *single family dwelling* shall be located farther than 50.0 metres [164 ft.] from either the *front lot line* or the *side lot line* on a *flanking street*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- Single family dwellings or buildings for uses permitted under Section B.8:* The *height* shall not exceed 9 metres [30 ft.].
- All other buildings and structures:* The *height* shall not exceed 12 metres [40 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following shall be provided:
 - (a) Where 3 patrons or less are accommodated, 1 *parking space* shall be provided; and
 - (b) Where more than 3 patrons are accommodated, 2 *parking spaces* shall be provided.
3. *Vehicles* over 5,000 kilograms [11,023 lbs.] *G.V.W.* and associated trailers, ancillary to the permitted non-residential uses on the *lot* may be parked on the *lot* provided that:
 - (a) The *vehicles* and associated trailers are owned and operated by the owner or occupant of the lot; and
 - (b) The *vehicles* and associated trailers shall not be parked within the required *building setbacks*.
4. *Vehicles* over 5,000 kilograms [11,023 lbs.] *G.V.W.* and associated trailers, except those referred to in Section H.3, may be parked on a *lot* provided that:
 - (a) There is a *farm operation* on the *lot*;
 - (b) The *vehicles* and associated trailers are owned and operated by the owner or occupant of the *lot*;
 - (c) The *vehicles* and associated trailers are parked on the *farm residential footprint*;
 - (d) The *vehicles* and associated trailers shall not be parked within the required *building setbacks*; and
 - (e) There is a maximum of 3 *vehicles* and 3 associated trailers.

I. Landscaping

Not applicable to this Zone.

J. Special Regulations

1. A *secondary suite* shall:

- (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
2. The following provisions shall apply to the *farm residential footprint*:
- (a) The maximum size of the *farm residential footprint* shall be 2,000 square metres [0.5 acres]; and
 - (b) The maximum depth of the *farm residential footprint* from the *front lot line*, or the *side lot line* on a *flanking street* if it is corner lot, shall be 60 metres [197 ft.].
3. The lot is in compliance with the "Surrey Soil Conservation and Protection By-law."

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>
4 hectares [10 acre]	Not less than 1/10 of total lot perimeter

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

- 1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements of the A-1 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to the Surrey Development Cost Charge By-law, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the A-1 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Noise is regulated by the "Surrey Noise Control By-law", 1982, No. 7044, as amended.
12. Unless prohibited or further regulated by this Zone, By-law, or other By-laws, activities and uses on lands located in the Agricultural Land Reserve shall be in accordance with the *Agricultural Land Commission Act/Regs/Order*, where applicable.
13. Land for agricultural use is classified as a *farm operation* under the B.C. Assessment Act, R.S.B.C., 1996.
14. *Farm-based winery* shall be subject to the Liquor Control and Licensing Act, S.B.C. 205, C.19, as amended and the *Agricultural Land Commission Act/Regs/Orders*.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2017, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK