

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0352-00

Planning Report Date: October 23, 2017

PROPOSAL:

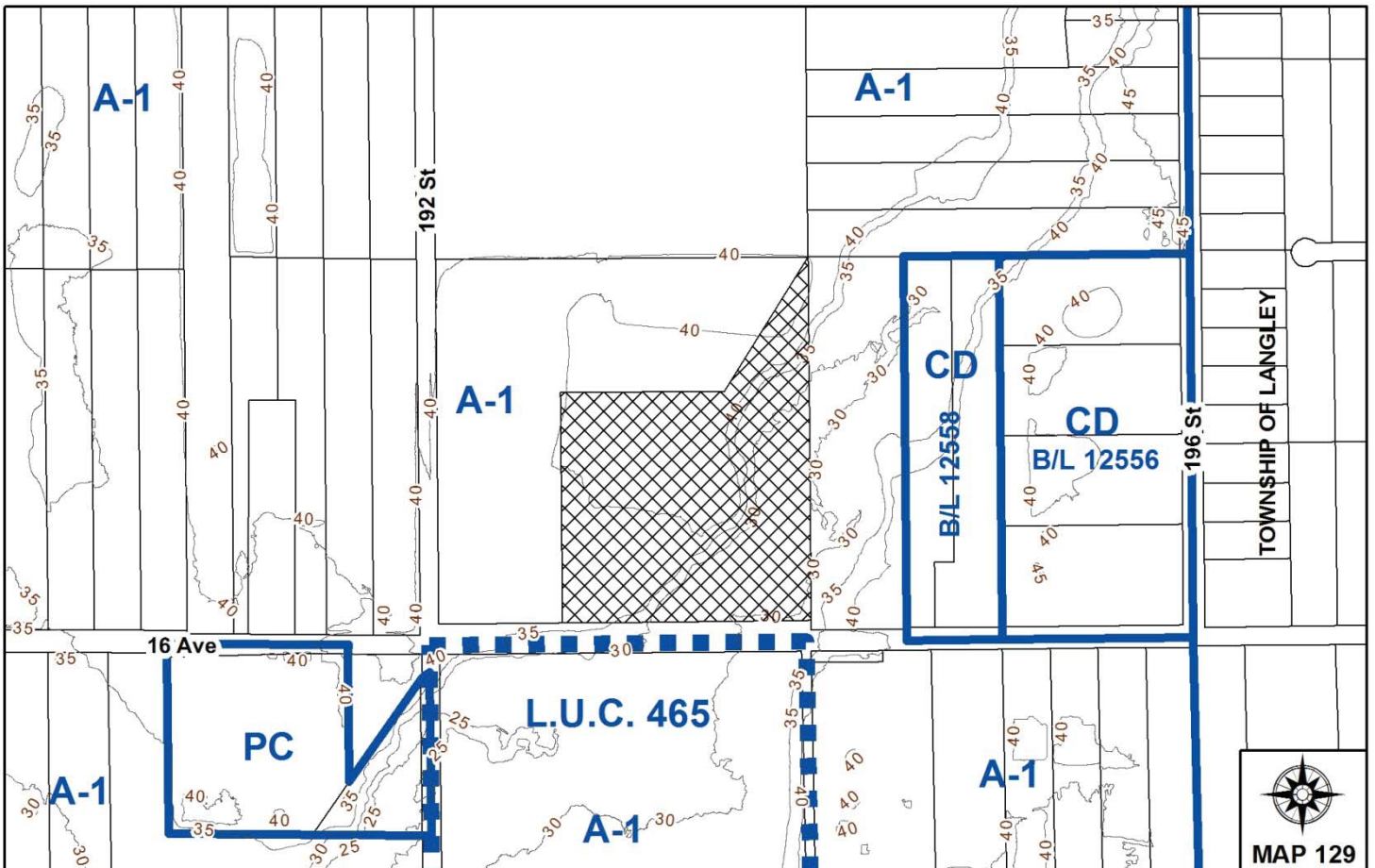
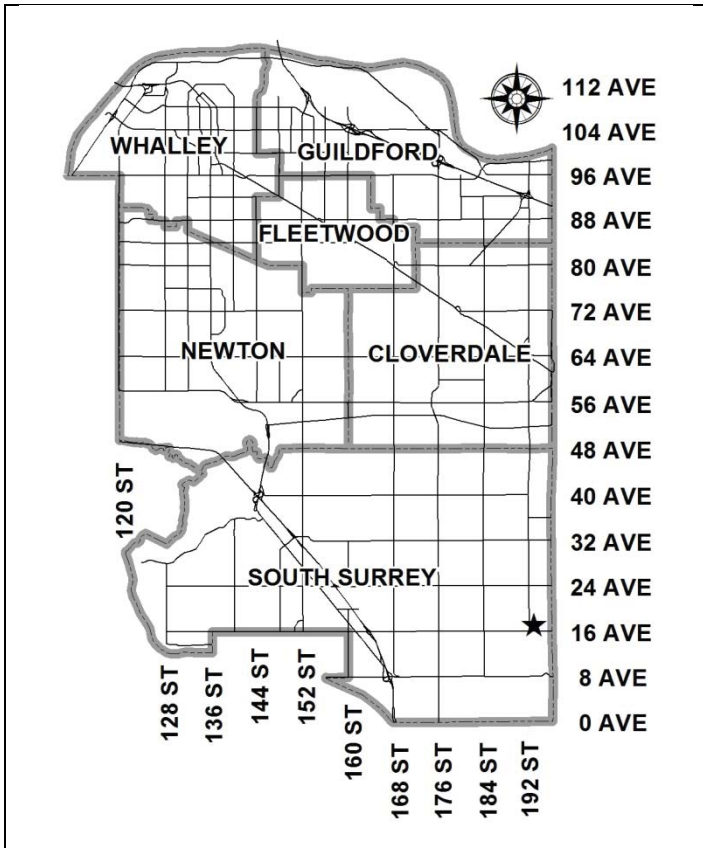
- **Development Variance Permit**

to reduce the minimum front and side (west) yard setbacks for the construction of an accessory structure.

LOCATION: 1620 – 192 Street

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the minimum front and side (west) yard setbacks to facilitate the construction of a farm accessory structure.

RATIONALE OF RECOMMENDATION

- The reduced front (south) and side (west) yard setbacks are for a new accessory farm structure, which will house farm equipment, produce storage, and an updated transformer and electrical service room.
- The proposed location for the structure is on non-farmable land, which includes a decommissioned driveway in a heavily shaded area. This ensures that the farmable land on the property is utilized to its fullest.
- No trees or neighbouring properties are to be impacted by the proposed accessory structure.
- The structure will have little visibility from 16 Avenue due to grade changes between the subject property and 16 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0352-00 (Appendix II), varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front (south) yard setback for an accessory structure in the "General Agricultural Zone (A-1)" from 30 metres (100 ft.) to 5 metres (16.5 ft.); and
- (b) to reduce the minimum side (west) yard setback for an accessory structure in the "General Agricultural Zone (A-1)" from 15 metres (50 ft.) to 10 metres (33 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: A Rocha Canada Conservation Foundation

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Agricultural	Agricultural	A-1
East:	Single family residential	Agricultural	A-1
South (Across 16 Avenue):	Agricultural	Agricultural	L.U.C. 465 (Underlying A-1)
West:	Agricultural	Agricultural	A-1

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 1620 – 192 Street, is designated "Agricultural" in the Official Community Plan and is zoned "General Agricultural Zone (A-1)". However, it is not located in the Agricultural Land Reserve.
- The applicant is proposing a Development Variance Permit to reduce the front (south) yard setback for an accessory structure from 30 metres (100 ft.) to 5 metres (16.5 ft.), and to reduce the side (west) yard setback for an accessory structure from 15 metres (50 ft.) to 10 metres (33 ft.).
- The reduced front (south) and side (west) yard setbacks will allow for the construction of a farm accessory structure in a location that is unsuitable for agricultural farming purposes.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front (south) yard setback for an accessory structure in the A-1 Zone from 30 metres (100 ft.) to 5 metres (16.5 ft.); and
- To reduce the minimum side (west) yard setback for an accessory structure in the A-1 Zone from 15 metres (50 ft.) to 10 metres (33 ft.).

Applicant's Reasons:

- The variances will allow for the placement of an accessory farm structure on land that is not suitable for farming activities, allowing for the full utilization of usable farm land on the property;
- The proposed accessory structure will be located on an existing decommissioned driveway, which remained after access to 16 Avenue was removed; and
- The placement of the accessory structure within the setbacks will have little impact on surrounding properties.

Staff Comments:

- The proposed accessory farm structure will be approximately 78 square metres (840 sq. ft.) in size. The structure will have little visibility from 16 Avenue due to grade changes between the subject property at 16 Avenue. Specifically, the roadway of 16 Avenue is approximately 5 metres (16.5 ft.) below the portion of the subject property where the structure is proposed to be sited.
- The proposed location for the structure is on non-farmable land, which is a decommissioned driveway in a heavily shaded area.
- No trees or neighbouring property are to be impacted by the proposed accessory structure.
- Staff support the requested variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners & Action Summary (Confidential)
- Appendix II. Development Variance Permit No. 7917-0352-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0352-00

Issued To:

(the "Owner")

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: 029-612-616
Lot 2 Section 15 Township 7 New Westminster District Plan EPP45397

1620 – 192 Street

(the "Land")

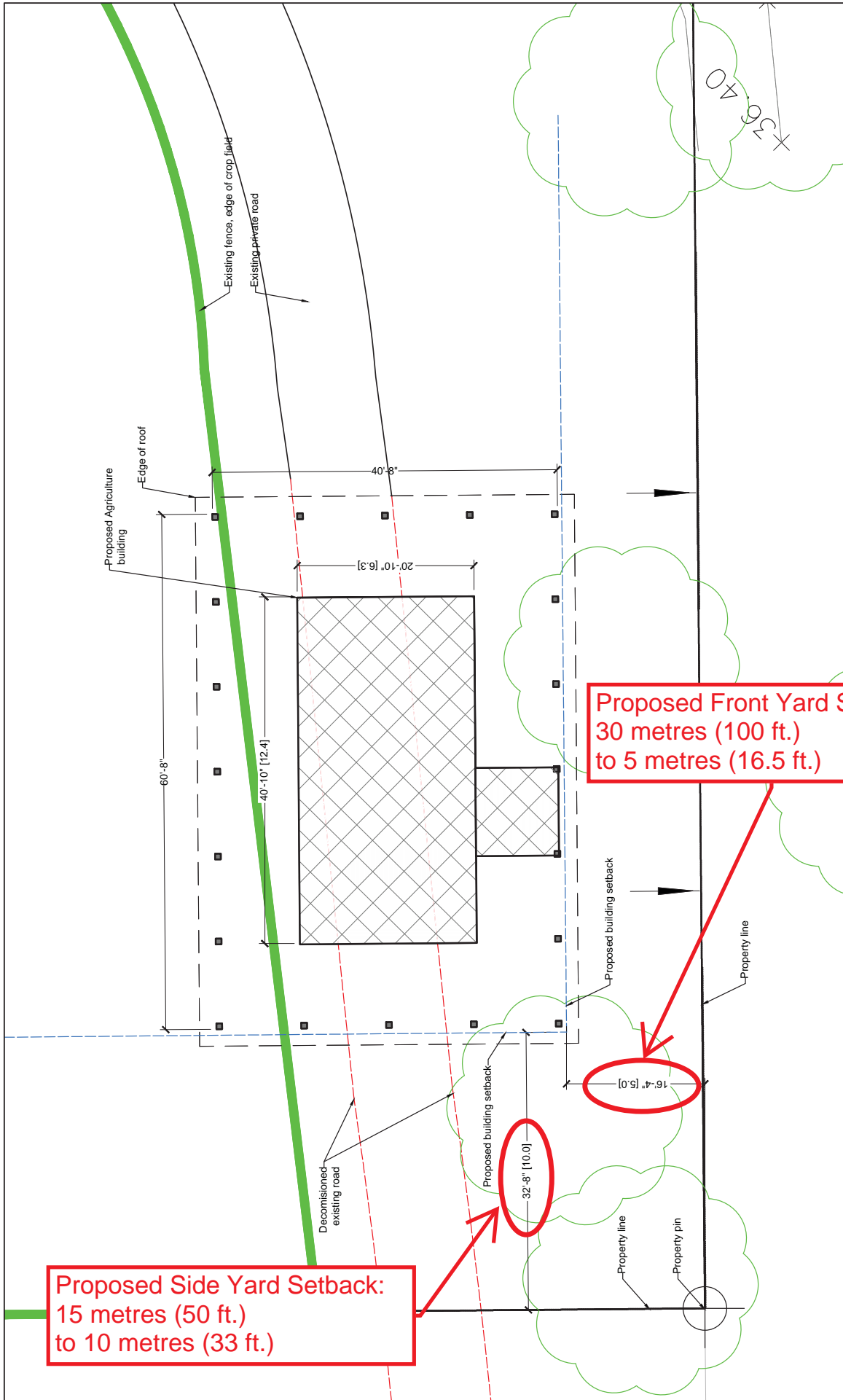
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 10 General Agricultural Zone (A-1), the minimum Front Yard Setback (south) for an Accessory Building and Structure is reduced from 30 metres (100 ft.) to 5 metres (16.5 ft.); and
 - (b) In Section F. Yards and Setback of Part 10 General Agricultural Zone (A-1), the minimum Side Yard Setback (west) for an Accessory Building and Structure is reduced from 15 metres (50 ft.) to 10 metres (33 ft.).
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. 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



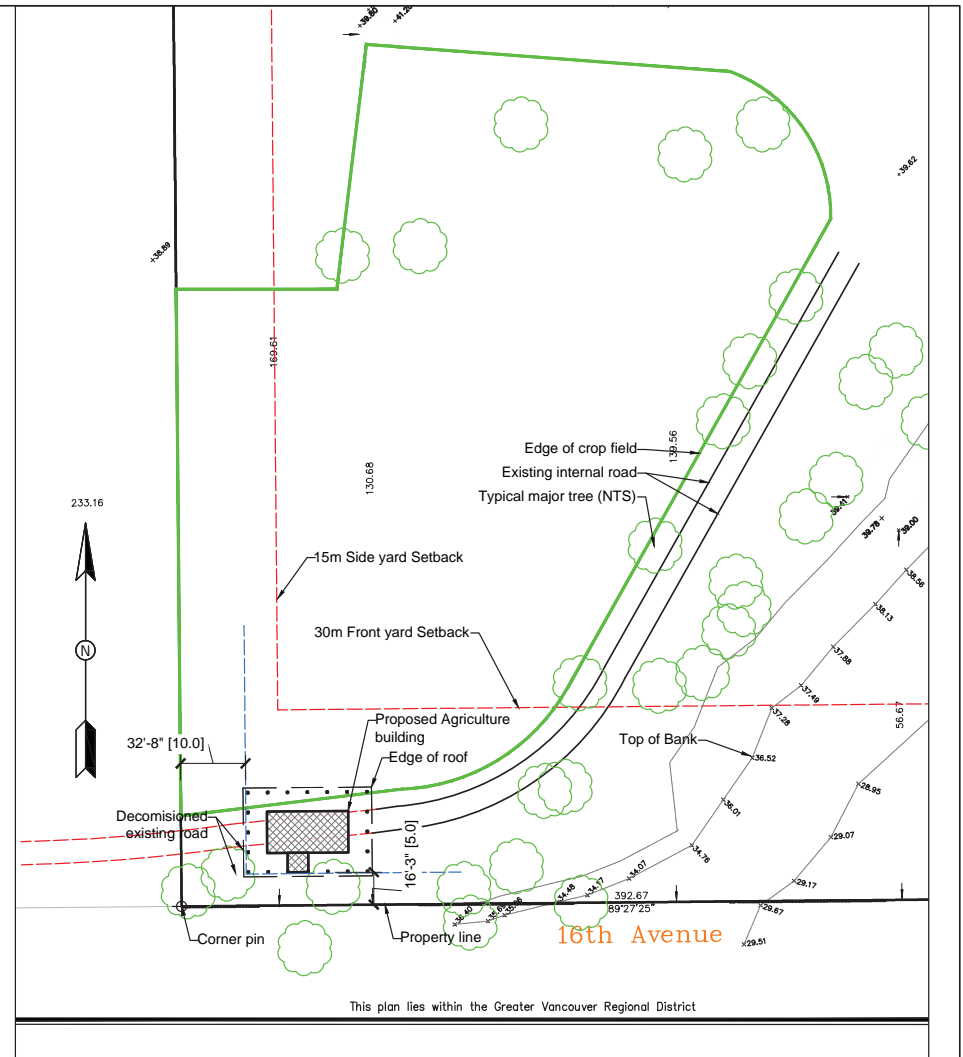
DWG NO: DVP-2

REV/DATE:

DETAILED SITE PLAN

SCALE: 3/32" EQ. 1'
DATE: FEB 29, 2016
MOBIUS ARCHITECTURE INC.
BROOKSDALE AGRICULTURE BUILDING

1308.2 DEVELOPMENT VARIANCE PERMIT



1 SITE PLAN AERIAL
1/750

2 SITE PLAN
1/750

SCALE: AS NOTED
DATE: FEB 29, 2016

MOBIUS ARCHITECTURE INC.
BROOKSDALE AGRICULTURE BUILDING

1308.2 DEVELOPMENT VARIANCE PERMIT

SITE PLAN

DWG NO: DVP-1

REV/DATE: