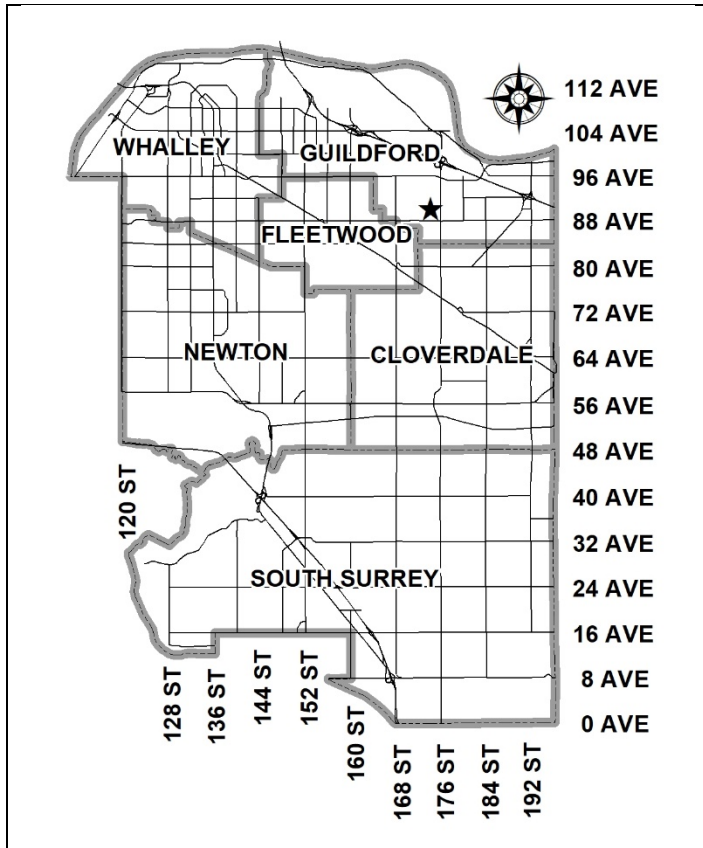


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0347-00

Planning Report Date: March 11, 2019



PROPOSAL:

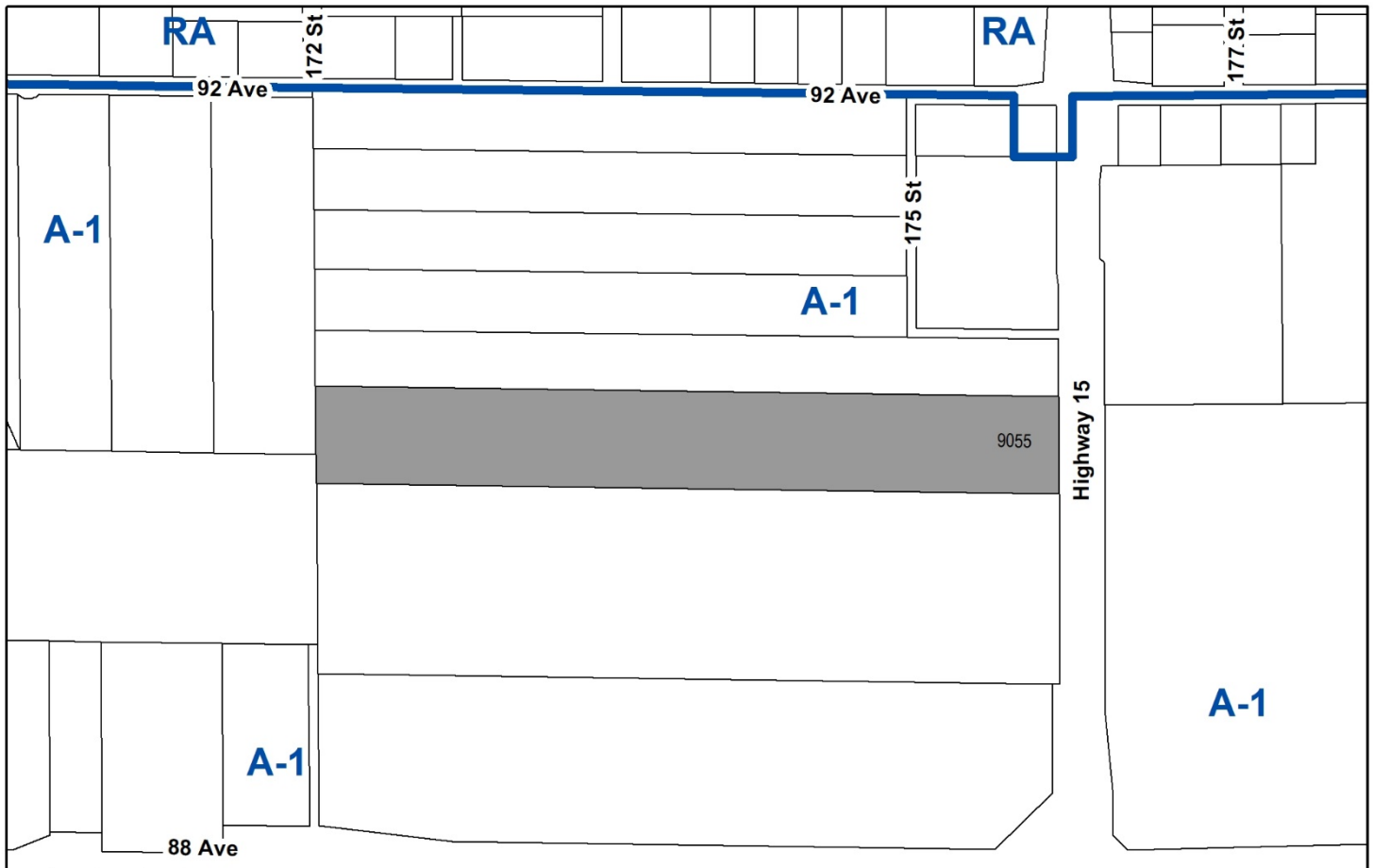
- **Development Permit**
- **Development Variance Permit**

to vary the maximum setback of a single family dwelling and the maximum depth of the farm residential footprint on an agricultural lot.
Development Permit for Sensitive Ecosystems.

LOCATION: 9055 - 176 Street

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Approval to draft Sensitive Ecosystems (Streamside Areas) Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit (DVP) to increase the maximum setback for a single family dwelling from the front lot line and to increase the maximum depth of the farm residential footprint in the A-1 Zone in order to permit the construction of one (1) single family dwelling on the lot.

RATIONALE OF RECOMMENDATION

- The proposed farm home plate location is not currently being used for agricultural production and is located on disturbed (compacted) soil which would preserve farmable land elsewhere on the subject property.
- The owners wish to locate the farm home plate within close proximity of existing farm buildings on site to allow for more efficient agricultural use of the property.
- The proposal meets the intent of the farm home plate policy in that it limits the impact of buildings on farmable land and clusters buildings (including farm buildings) in a contiguous area.
- The proposal is consistent with a previous DVP issued by Council for the subject property on July 25, 2016 (File No. 7916-0155-00). This DVP expired on July 25, 2018 as the owner did not initiate construction within the two (2) years of the date of issuance.
- The Agriculture and Food Security Advisory Committee (AFSAC) supported the previous development variance permit (7916-0155-00) proposal on the lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft a Sensitive Ecosystems (Streamside Areas) Development Permit No. 7918-0347-00 generally in accordance with the Ecosystem Development Plan prepared by AquaTerra Environmental Ltd. dated February 4, 2018.
2. Council approve Development Variance Permit No. 7918-0347-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum setback of all portions of a single family dwelling from the front lot line in the A-1 Zone from 50 metres (164 ft.) to 176 metres (577 ft.); and
 - (b) to increase the maximum depth of the farm residential footprint from the front lot line in the A-1 Zone from 60 metres (197 ft.) to 186 metres (610 ft.).
3. Council to instruct staff to resolve the following issues prior to approval:
 - (a) registration of an Environmental Restrictive Covenant to protect the riparian areas located within the property.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Former tree nursery, currently under blueberry production

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant lot	Agricultural	A-1
East (Across Highway No. 15 / 176 Street):	Active agriculture	Agricultural	A-1
South:	Active farmland and farm produce sales	Agricultural	A-1
West:	Vacant lot (Sensitive Ecosystem Development Permit Application 7918-0436-00)	Agricultural	A-1

DEVELOPMENT CONSIDERATIONS

- The 8.05-hectare (19.88 acre) subject property is located at 9055 - 176 Street (Highway No. 15). The site is located within the Agricultural Land Reserve (ALR), is designated Agricultural in the Official Community Plan (OCP) and is zoned "General Agricultural Zone (A-1)".
- There are currently no residential buildings located on the property.
- There is currently a building permit application on hold for the proposed single family dwelling. The building permit can be released should Council issue the subject Development Variance Permit and Sensitive Ecosystems Development Permit.
- There are currently four (4) farm buildings located on the property adjacent to existing hydro, well water, and septic connections.
- The subject site is classified as farm land under the BC Assessment Act.
- The General Agriculture Zone (A-1) allows one (1) single family dwelling which may contain one (1) secondary suite.
- The site is encumbered by a number of Class A and Class A/O watercourses.

Proposal

- The applicant is proposing to increase the maximum allowable setback for a single family dwelling and to increase the maximum depth of the farm residential footprint in the A-1 Zone in order to permit the construction of one (1) single family dwelling as per the Site Plan attached as Appendix II.
- The one (1) single family dwelling will be located within a farm residential footprint which complies with the maximum allowable farm residential footprint area permitted in the A-1 Zone. The house siting is generally consistent with the previous DVP issued by Council (File No. 7916-0155-00) for this property.
- The applicant has also submitted an Ecosystem Development Plan (EDP), prepared by AquaTerra Environmental Ltd. dated February 4, 2018, for a Sensitive Ecosystems (Streamside Areas) Development Permit. The EDP has been reviewed and accepted by the City's Environmental Planner, and requires a restrictive covenant over all riparian areas on site for environmental protection. The restrictive covenant is a condition of issuance for the proposed DVP and DP. No variances to Part 7A Streamside Protection of the Zoning Bylaw are proposed. The protected areas will also be fenced. The protected areas are illustrated in Appendix IV.
- As a number of trees have been removed from the site for the purposes of agricultural production the applicant has been informed by City staff that prior to the approval of a Soil Permit or a Building Permit for the construction of a single family dwelling, an Agricultural Land Tree Cutting Permit (TCP) must be obtained, to the satisfaction of the Trees & Landscaping Division.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum front setback of the A-1 Zone for a single family dwelling from 50 metres (164 ft.) to 176 metres (577 ft.); and
- To increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 186 metres (610 ft.).

Applicant's Reasons:

- Clustering the residence with existing farm buildings will allow the owners to work more efficiently and cost-effectively on the property.
- The proposal will allow the owners to be close to existing farm operations, located in the central portion of the lot, resulting in greater farm yields and less resource wastage.
- The proposed location of the home is not currently used for agricultural production and would therefore preserve farmable land on the property.
- The proposed location, atop a works/loading yard used for previous nursery operations, would site the farm home plate on existing disturbed (compacted) soil.
- The existing well water line and septic tanks are located relatively close to the existing farm buildings. The proposal will avoid the digging of long trenches, as well as the loss of further farmable land, to extend the well and septic lines to a house located near the front lot line.
- The proposal will allow the owners to expand the overall agricultural production of the farm, preserving the eastern blueberry fields while allowing for the conversion of the western fields into operating farmland.
- The proposed location of the home is away from farming activity on the neighbouring properties and would have no adverse effect on the neighbours' current agricultural production.

Staff Comments:

- The use of an existing shared driveway by both the proposed farm home plate and the existing farm buildings will help mitigate any potential losses to farmable land on the subject property.
- The proposal meets the intent of the farm home plate policy in that it limits the impact of residential and residential accessory buildings on farmable land and clusters buildings (including existing farm buildings) in a contiguous area.
- The proposal will not vary the maximum size of the farm residential footprint prescribed in the A-1 Zone.

- When considered at its July 7, 2016 meeting, the Agriculture and Food Security Advisory Committee supported the proposal under a previous Development Variance Permit application (File No. 7916-0155-00). This DVP, which was issued by Council, has since expired. The siting of the proposed house footprint is consistent with this previous DVP.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

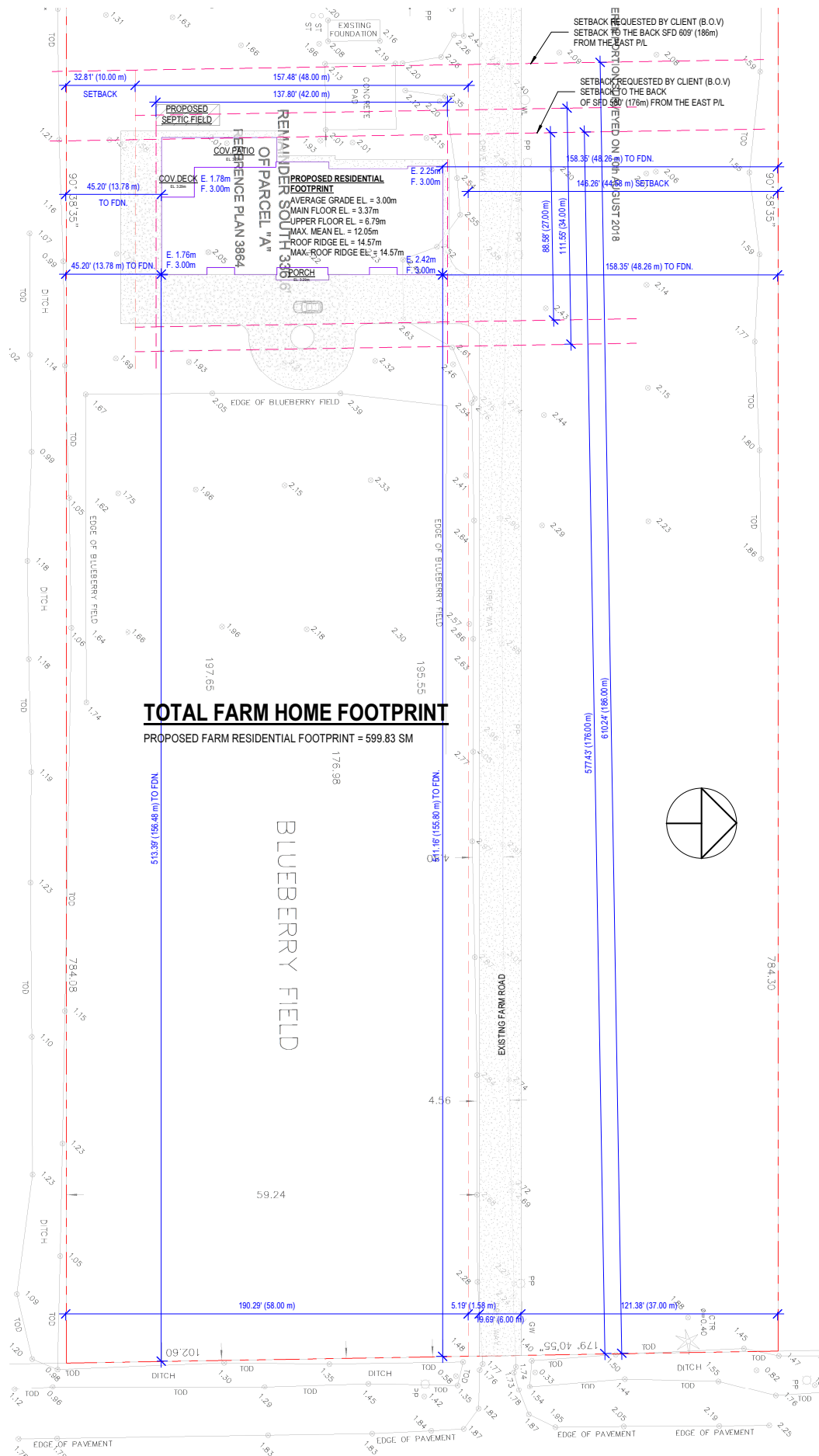
Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Streamside Protection Setbacks
Appendix V.	Development Variance Permit No. 7918-0347-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SJ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



TOTAL FARM HOME FOOTPRINT
 PROPOSED FARM RESIDENTIAL FOOTPRINT = 599.83 SM

BLUEBERRY FIELD

176th STREET

SITE PLAN
 SCALE : 1/32" = 1'-0"



1205-2201 PRINCE WOOD, RICHMOND, BC EMAIL: INFO@JOSSDESIGN.COM TEL: 779-923-8873	
DRAWN: JS SCALE:	DECEMBER 18, 2018
9055 176 STREET, SURREY	
PROJECT:	
SITE PLAN	
DRAWING TITLE:	
SHEET NUMBER: A1-1	

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

FROM: **Development Engineer, Engineering Department**

DATE: **Mar 04, 2019** PROJECT FILE: **7818-0347-00**

RE: **Engineering Requirements
Location: 9055 176 Street**

DEVELOPMENT VARIANCE PERMIT - ALR

Engineering has no concerns with the requested setback variances for the farm home plate.

DEVELOPMENT PERMIT - ALR

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside) associated with the proposed construction of a new single family dwelling on the A-1 property:

- The applicant will be required to register an Environmental Restrictive Covenant through the City Planning Department over the riparian areas located within the private property.

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of Building Permit for construction of the new single family dwelling on an A-1 zoned lot:

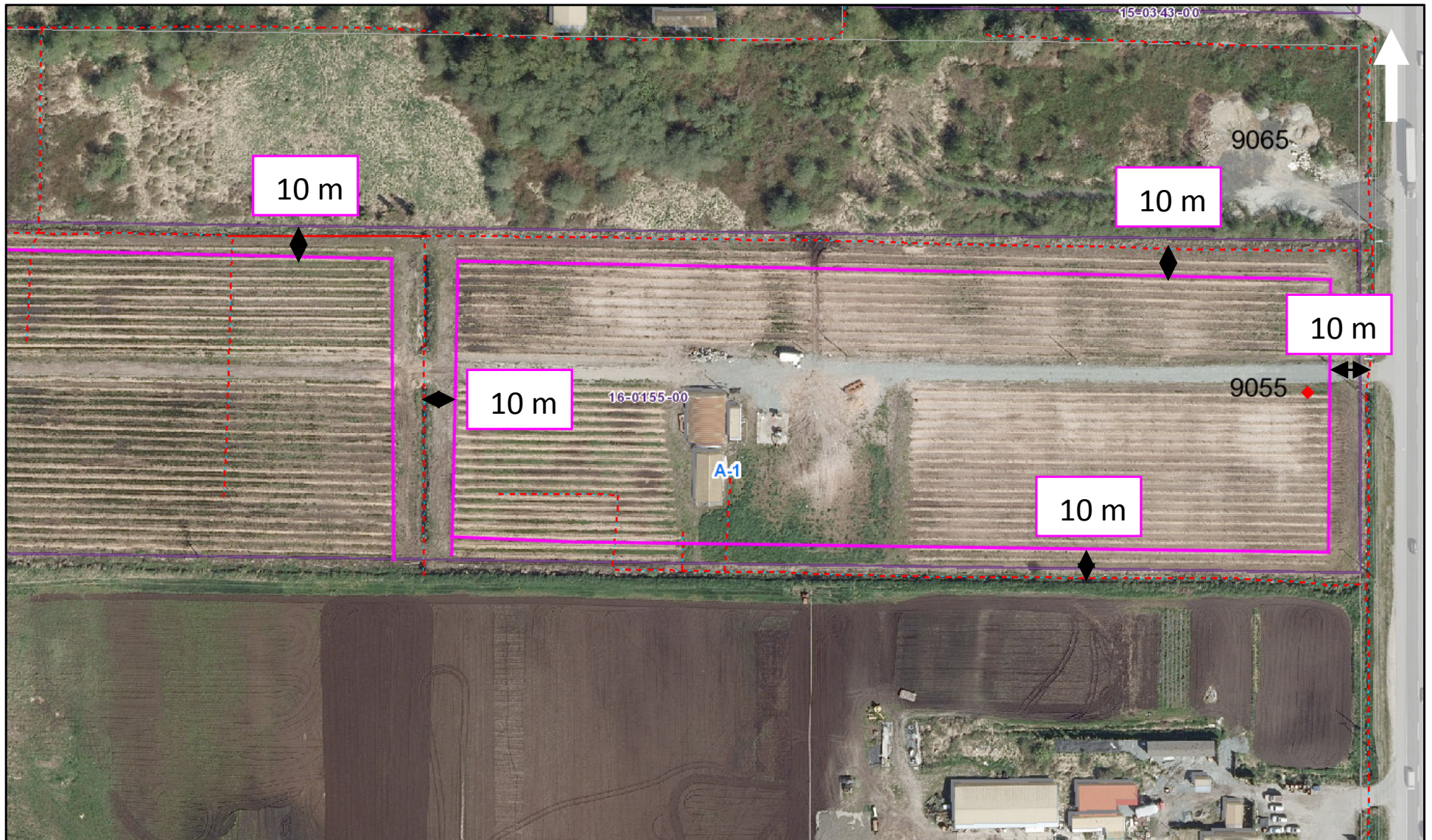
- Any proposed onsite septic sewer system to be designed and installed in accordance with the requirements of the Fraser Health Authority;
- Grade all new impervious surfaces towards surrounding pervious areas to provide on-lot infiltration;
- Applicant to ensure that any proposed fill on the property is in conformance with the fill requirements for an agricultural land use; and
- Provide a minimum 4.5 m driveway to access the site.

A Servicing Agreement is not required for the proposed Development Permit.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

Streamside Protection Setback Areas



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0347-00

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: 013-238-671

South 336.6 Feet Parcel "A" (Reference Plan 3864) South East Quarter Section 31 Township 8, Except: Part on SRW Plan 50683 New Westminster District

9055 - 176 Street

(the "Land")

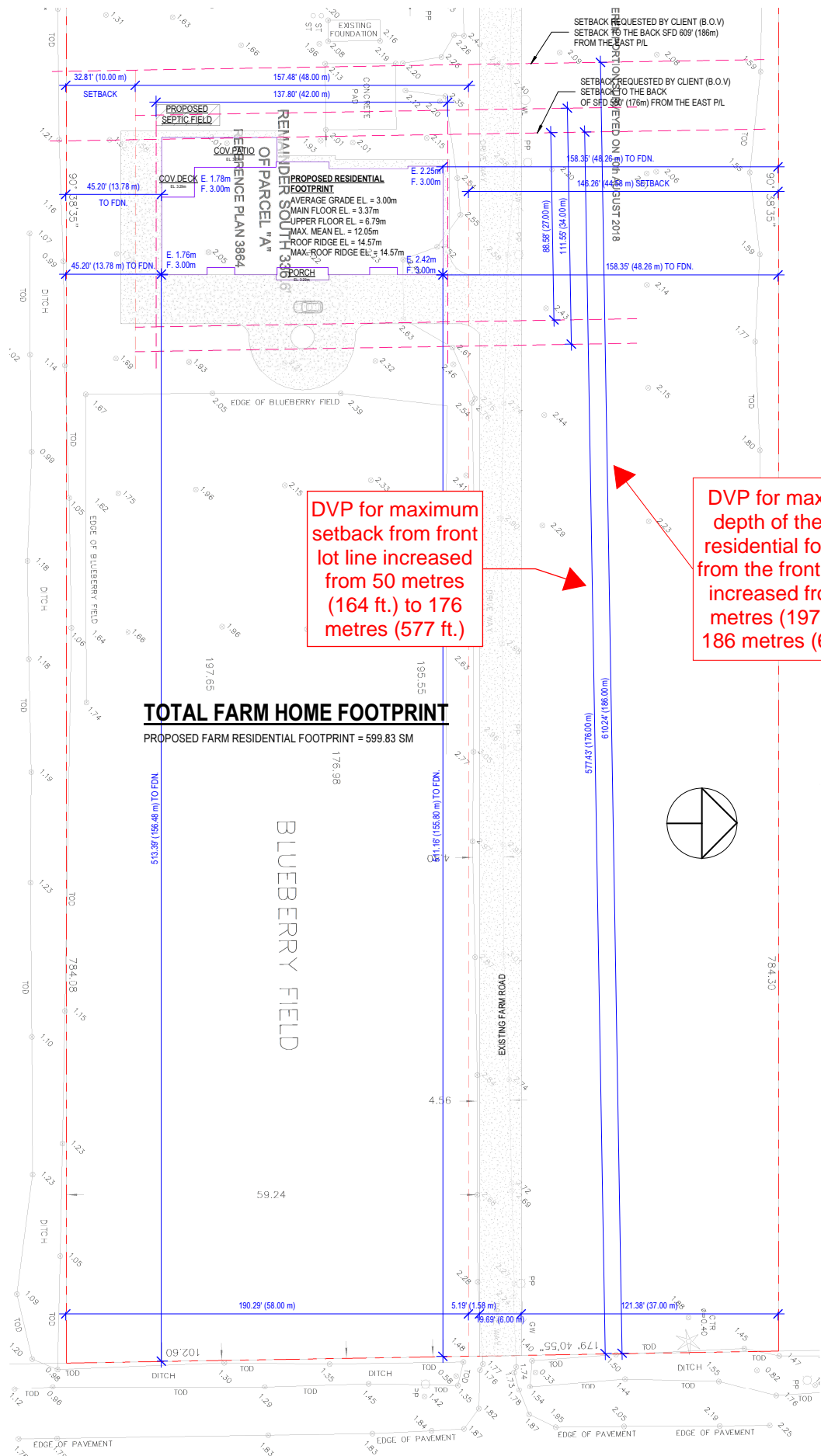
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F.1 (b) Yards and Setbacks of Part 10 "General Agricultural Zone (A-1)" the maximum setback from the *front lot line* for any portion of a *single family dwelling* is increased from 50 metres (164 ft.) to 176 metres (577 ft.).
 - (b) In Section J.2 (b) Special Regulations of Part 10 "General Agricultural Zone (A-1)" the maximum depth of the *farm residential footprint* from the *front lot line* is increased from 60 metres (197 ft.) to 186 metres (610 ft.).
4. This development variance permit applies to only the 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.

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 – Doug McCallum

City Clerk



DVP for maximum setback from front lot line increased from 50 metres (164 ft.) to 176 metres (577 ft.)

DVP for maximum depth of the farm residential footprint from the front lot line increased from 60 metres (197 ft.) to 186 metres (610 ft.)

TOTAL FARM HOME FOOTPRINT
 PROPOSED FARM RESIDENTIAL FOOTPRINT = 599.83 SM

176th STREET

SITE PLAN
 SCALE : 1/32" = 1'-0"

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