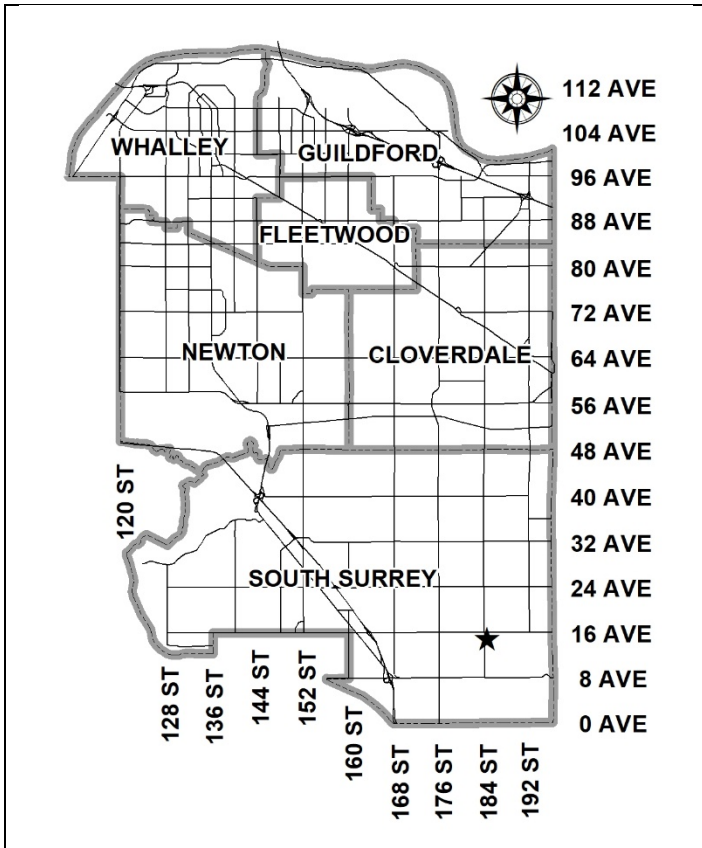


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0440-00

Planning Report Date: June 24, 2019



**PROPOSAL:**

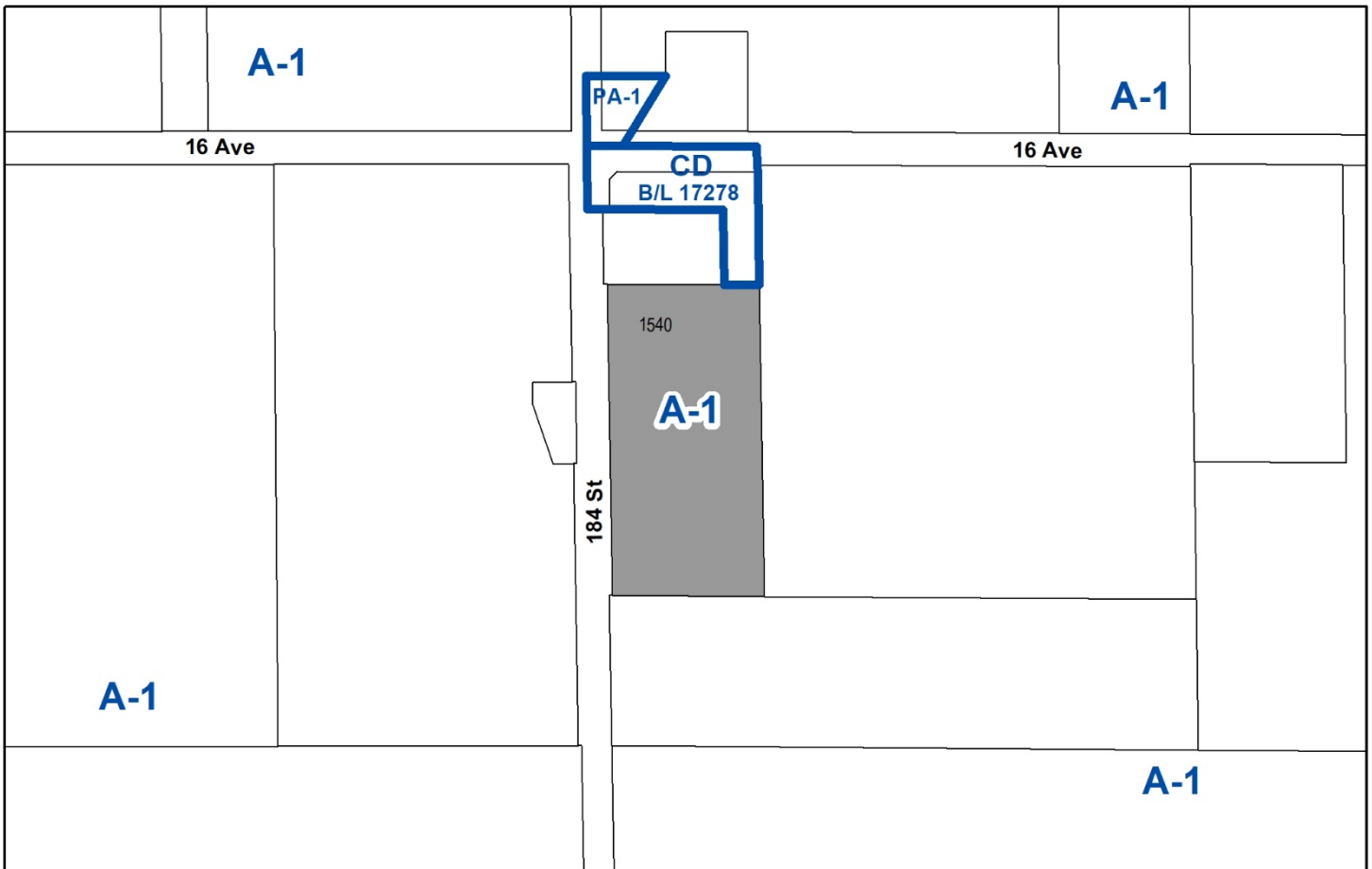
- Development Permit for Sensitive Ecosystems
- Development Variance Permit

to allow additions to an existing dwelling and a new septic field.

**LOCATION:** 1540 - 184 Street

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural



### RECOMMENDATION SUMMARY

- Approval to draft Sensitive Ecosystems Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to increase the maximum setbacks for a single family dwelling and the farm residential footprint in the "General Agricultural Zone (A-1)".
- The applicant is proposing to increase the maximum size of the farm residential footprint in the "General Agricultural Zone (A-1)".

### RATIONALE OF RECOMMENDATION

- The proposal will allow for the construction of a proposed renovation and addition to the existing farm residential homeplate along with a new septic field, which is accessed via a private driveway off of 184 Street.
- Allowing the farm residential homeplate to be sited in its current location will not result in further disturbance of the riparian area nor will it negatively impact the agricultural potential of the property.
- In the Ministry of Agriculture's *Regulating the Siting and Size of Residential Uses in the ALR*, September 2011 Discussion Paper, the Ministry provides reasons for which a variance to the farm residential footprint siting may have merit and be considered by municipalities. The Ministry notes that where a watercourse with riparian setbacks cuts off part of the front of the lot, the depth of the farm residential footprint could be considered greater than the standard 60 metres.
- The applicant has submitted an Ecosystem Development Plan prepared by Pinchin Ltd., which demonstrates that the proposed additions to the single family dwelling will have little impact on either the streamside protection area or the Green Infrastructure Network (GIN) corridor.
- Development has historically occurred on the north portion of the property. The agricultural potential of the open land on the south portion of the property will be protected by locating development on the north portion of the property near the existing farm residential homeplate.
- The applicant amended the original proposal in response to the comments provided by the Agriculture and Food Policy Advisory Committee (AFPAC) at the May 7, 2019 AFPAC meeting. The applicant had proposed a different location for the septic field and with an accessory indoor poolhouse at the time of the meeting. AFPAC did not support the original proposal. The applicant has removed the poolhouse from the proposal and altered the location of the septic field in an attempt to address AFPAC's comments.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0440-00 for Sensitive Ecosystems, generally in accordance with the Ecosystem Development Plan prepared by Pinchin Ltd., dated June 17, 2019.
2. Council approve Development Variance Permit No. 7918-00440-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum setback of a single family dwelling in the "General Agricultural Zone (A-1)" from 50 metres (164 ft.) to 65 metres (213 ft.);
  - (b) to increase the maximum depth for the farm residential footprint in the "General Agricultural Zone (A-1)" from 60 metres (197 ft.) to 80 metres (262 ft.); and
  - (c) to increase the maximum size of the farm residential footprint in the "General Agricultural Zone (A-1)" from 2,000 square metres (0.5 acres) to 2,302 square metres (0.57 acres).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized Ecosystem Development Plan, including a planting plan and cost estimate, to the satisfaction of the Planning and Development Department; and
  - (b) registration of a combined Statutory Right-of-Way/Restrictive Covenant (SRW/RC) against the property title to ensure minimum safeguarding of the existing watercourse and riparian area.

REFERRALS

Engineering:	The Engineering Department has no objection to the project, subject to completion of Engineering requirements as outlined in Appendix II.
Agricultural and Food Policy Advisory Committee (AFPAC):	At the May 7, 2019 meeting, AFPAC did not support the proposed variances to increase the maximum setbacks and size of the farm residential footprint. The applicant has revised the proposal in response to the comments received at the AFPAC meeting by removing a proposed accessory poolhouse from the proposal and by relocating the proposed septic field.
Fire:	No referral required.
Parks, Recreation & Culture:	The Parks Department has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single family Dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Agricultural, Gas Station	Agricultural	A-1, CD Zone (By-Law No. 17278)
East:	Agricultural	Agricultural	A-1
South:	Agricultural	Agricultural	A-1
West (Across 184 Street):	Agricultural	Agricultural	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject property, located at 1540 – 184 Street, is approximately 2.1 hectares (5.21 acres) in area. The property is designated "Agricultural" in the Official Community Plan (OCP), zoned "General Agricultural Zone (A-1)", and located within the Agricultural Land Reserve.
- The subject site is not currently classified as farmland under the BC Assessment Act.
- The property is encumbered by the northern branch of Twin Creeks, a Class A watercourse, which runs through the northwest corner of the property. A Class AO ditch also runs along the subject site's west property line adjacent to 184 Street.
- The site contains one single family dwelling located on the north portion of the property, approximately 44 metres (144 ft.) from the front lot line along 184 Street. The existing single family dwelling is located within GIN Corridor ID 40.
- Under the original proposal by the applicant, an accessory building to house an indoor pool was proposed at the northeast corner of the subject site. The proposed septic field was located adjacent to the proposed poolhouse. In response to AFPAC's comments made at the May 7, 2019 meeting, the applicant has removed the accessory poolhouse from the proposal and relocated the septic field to its present proposed location.

Current Proposal

- The applicant proposes to construct additions to the existing single family dwelling and a new septic field on the property. The proposed additions will add an additional 380 square metres (4086 sq. ft.) of living space to the existing single family dwelling.

- The proposed additions do not comply with the farm residential footprint setback requirements of the A-1 Zone. The applicant is proposing a variance to the setback provisions in the A-1 Zone to increase the maximum house setback from 50 metres (165 ft.) to 65 metres (213 ft.) and to increase the maximum depth for the farm residential footprint from 60 metres (197 ft.) to 80 metres (262 ft.).
- The proposed septic field will result in the farm residential footprint exceeding the maximum size allowable under the A-1 Zone. The applicant is requesting a variance to increase the maximum size of the farm residential footprint in the A-1 Zone from 2,000 square metres (0.5 acres) to 2,302 square metres (0.57 acres). The proposed septic field is northwest of the existing septic field on the property. The proposed septic field will be closer to the farm residential footprint than the existing septic field.
- In order to build the proposed additions in compliance with the farm residential footprint setback requirements of the A-1 Zone, the applicant would have to move the farm residential footprint into the southern portion of the property. Moving the farm residential footprint into the southern portion of the property would negatively impact the agricultural potential of the property.
- A Development Permit for Sensitive Ecosystems (Green Infrastructure Network and Streamside Areas) is also required as part of this application.
- The applicant has submitted a detailed Ecosystem Development Plan (EDP) that demonstrates that the proposed single family dwelling additions will not have a significant, negative impact on the streamside protection area. In addition, the proposed siting of the additions are in compliance with the minimum streamside setbacks of the Zoning By-law.
- The applicant has submitted a Geotechnical Report prepared by Fraser Valley Engineering Ltd. dated February 13, 2019 that confirms the proposed additions to the existing house will be a safe distance from the top of slope of Twin Creeks. The Geotechnical Report recommends a 5 metre (16 ft.) setback of any permanent structure from the top of bank. Due to the proposed addition being located on the east side of the existing house at a distance of 24 metres (79 ft.) from the top of slope of Twin Creeks, the application will not require a Hazard Lands Development Permit.

### TREES

- Peter Brinson, ISA Certified Arborist of PNW Arborist Solutions prepared an Arborist Assessment for the subject property. The table below 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
<b>Alder and Cottonwood Trees</b>			
Alder	4	0	4

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	4	0	4
English Oak	6	0	6
Plum	1	1	0
Apple	1	1	0
Cherry	3	1	2
Horse Chestnut	2	0	2
Western Birch	1	0	1
Norway Maple	1	0	1
<b>Coniferous Trees</b>			
Douglas Fir	12	1	11
Shore Pine	2	1	1
Cypress	1	1	0
Sitka Spruce	1	0	1
Western Red Cedar	33	1	32
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>68</b>	<b>7</b>	<b>61</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>14</b>	

- The Arborist Assessment states there is a total of 68 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that 61 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 2 to 1 replacement ratio for any trees removed from the GIN corridor. This will require a total of 14 replacement trees on the site. The applicant is proposing 14 replacement trees outside the GIN corridor and 14 additional trees for riparian compensation planting within the GIN corridor.

#### BIODIVERSITY CONSERVATION STRATEGY

- 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 a Regional BCS Corridor and a Local BCS Corridor within the subject site, in the Little Campbell River BCS management area. Both BCS corridors have a Moderate ecological value.
- The BCS further identifies the GIN areas of the subject site as having Moderate and Moderate High habitat suitability ratings, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 100 meters (328 ft.) for the GIN Corridor on the northwest portion of the property, which represents 21 % of the subject property.

- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Redwood Park, which is located approximately 900 metres (2,952 ft.) to the northwest of the subject site, along 16 Avenue. The development proposal is not expected to affect the Redwood Park Hub.
- The existing single family dwelling on the subject property falls within the GIN buffer for the BCS corridor. The proposed additions to the single family dwelling and the garage will be located within the GIN area. Renovating the existing single family dwelling with an addition will preserve the open area on the south half of the property. The future agricultural potential of the south half of the property is preserved by retaining the existing single family dwelling on the established farm homeplate.
- The protection of the riparian area, including the GIN buffer area, will be achieved through enhancement planting with native plant species within the GIN area on the subject property. Furthermore, the applicant will be registering a combined Statutory Right-of-Way/Restrictive Covenant on title to ensure minimum safeguarding of the existing watercourse and riparian area.

#### SENSITIVE ECOSYSTEM DEVELOPMENT PERMIT

- The subject site falls within a Sensitive Ecosystem Development Permit Area (DPA) due to its proximity to Twins Creek.
- A Development Permit for Sensitive Ecosystems (Green Infrastructure and Streamside Areas) is required as part of this application. In this regard, the applicant has submitted a detailed Ecosystem Development Plan prepared by Pinchin Ltd., dated June 17, 2019 that demonstrates that the proposed renovation and addition to the existing single family dwelling will not produce any significant, negative impact on either the streamside protection area or Green Infrastructure Network (GIN) corridor.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum setback of a single family dwelling in the "General Agricultural Zone (A-1)" from 50 metres (164 ft.) to 65 metres (213 ft.).
- To increase the maximum depth of the farm residential footprint in the "General Agricultural Zone (A-1)" from 60 metres (197 ft.) to 80 metres (262 ft.).
- To increase the maximum size of the farm residential footprint in the "General Agricultural Zone (A-1)" from 2,000 square metres (0.5 acres) to 2,302 square metres (0.57 acres).

#### Applicant's Reasons:

- The project consists of a proposed renovation and addition to an existing residence that currently sits beyond the maximum 50 metre (164 ft.) setback for a single family dwelling. If this were a new building, the owner could choose to build the house elsewhere on the property that would comply with the Farm Home Plate setback requirements, but since this is a renovation to an existing building, it cannot be moved.
- The riparian area prevents significant development to the front of the property where the location of the Farm Home Plate would normally be. Because the existing building is located at the north end of the property, any future farming would naturally take place to the south, where there is currently open area. Any future development to the south would limit any potential farming here. That leaves the north / northeast area of the property as the only reasonable area for development, which is where the additions to the existing house are being proposed.

#### Staff Comments:

- The proposal meets the intent of the farm home plate policy in that it limits the impact of residential buildings on farmable land and clusters buildings in a contiguous area.
- If the applicant is required to comply with the maximum single family dwelling and farm residential footprint setbacks, the location of the farm homeplate would negatively impact the riparian area or the future farm potential of the open area on the south portion of the property.
- In the Ministry of Agriculture's *Regulating the Siting and Size of Residential Uses in the ALR*, September 2011 Discussion Paper, the Ministry provides reasons for which a variance to the farm residential footprint siting may have merit and be considered by municipalities. Under Appendix A, Section A(4), where a watercourse with riparian setbacks that cuts off part of the front of the property, the depth of the farm residential footprint can be longer than the standard 60 metres.
- The current proposal submitted by the applicant has attempted to address the comments from AFPAC made on May 7, 2019.
- Staff support this application to proceed to Public Notification.



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	Agricultural and Food Policy Advisory Committee Minutes
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Development Variance Permit No. 7918-0440-00

INFORMATION AVAILABLE ON FILE

- Ecosystem Development Plan, prepared by Pinchin Ltd., dated June 17, 2019.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

WS/cm



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

LEGAL DESCRIPTION  
LOT 3, SECTION 9, TOWNSHIP 7, N.W.D. PLAN 37830



RANDY KLANN		DATE: JUNE 2019	FIGURE:  2
SENSITIVE ECOSYSTEM DEVELOPMENT PERMIT APPLICATION		PROJECT NO: 219379.00	
1540-184 STREET, SURREY, BRITISH COLUMBIA		DRAWN BY: BW	CHECKED BY: JN
SITE PLAN		SOURCE :	WILSON DESIGN SITE PLAN

PA2018030211

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

**FROM: Development Engineer, Engineering Department**

**DATE: June 10, 2019 Revision  
April 23, 2019 Superseded**

**PROJECT FILE: 7818-0440-00**

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**RE: Engineering Requirements  
Location: 1540 184 Street**

### **DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT**

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

- The applicant will be required to provide a combined statutory right-of-way/ restrictive covenant (SRW/RC) for this class "A" watercourse located along the northwest corner of the property and the ditch located on the east side of 184 Street.

### **BUILDING PERMIT**

The following issues are to be addressed as a condition of issuance of the Building Permit for the proposed additions to the existing dwelling and construction of a new garage on the A-1 property:

- Any proposed onsite septic sewer system is to be designed and installed in accordance with the requirements of the Fraser Health Authority;
- Grade all new impervious surfaces towards surrounding pervious area 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 and a special setback of 2.808 m is required for 184 Street.

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

A processing fee of \$1,627.50 (GST included) is needed to administer the legal document requirements.



Tommy Buchmann, P.Eng.  
Development Services Manager  
SC



# Agriculture and Food Policy Advisory Committee Minutes

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
**TUESDAY, MAY 7, 2019**  
Time: 6:03 p.m.  
File: 0540-20

**Present:**

Councillor Hundial, Chair  
B. Sandhu  
D. Arnold  
J. Gibeau  
J. Werring  
M. Hilmer  
P. Harrison  
S. Rai

**Agency Representative:**

D. Geesing

**Regrets:**

M. Bose, Vice-Chair  
R. Brar  
S. VanKeulen

**Staff Present:**

C. Elder, Project Supervisor  
C. Stewart, Senior Planner  
K. Marosevich, Bylaw Services Manager  
M. Kischnick, Planner  
W. Siegner, Planning Technician  
C. Eagles, Administrative Assistant

**A. ADOPTION OF MINUTES****1. Minutes of April 2, 2019.**

It was

Moved by P. Harrison  
Seconded by M. Hilmer

That the minutes of the Agriculture and Food Policy Advisory Committee meeting held April 2, 2019 be adopted as presented.

Carried

*J. Gibeau arrived to the meeting at 6:07 p.m.*

**B. DELEGATIONS****C. NEW BUSINESS**

**1. Development Application 7918-0440-00**  
William Siegner, Planning Technician  
File: 7918-0440-00; 6880-75

The following comments were made:

- The subject application proposes a variance to the A-1 Zone for farm residential footprint size and maximum principal dwelling setbacks in order to permit the construction of additions to the existing dwelling and new garage and pool house. The subject property is approximately 2.1 hectares in size, designated Agricultural in the Official Community Plan (OCP), zoned General Agricultural Zone (A-1) and located within the Agricultural Land Reserve. The subject site is not currently classified as farmland under the BC *Assessment Act* and is encumbered by a Class A watercourse running through the northwest corner of the property.

- The applicant is proposing a variance to adjust the maximum setbacks in the General Agricultural Zone (A-1) in order to permit proposed additions to the existing dwelling a proposed pool house and a proposed septic field.
- The proposed additions and pool house do not comply with the farm residential footprint size and setback siting requirements of the A-1 Zone. The applicant is requesting a variance to the setback provisions in the A-1 Zone to increase the maximum setback of the single family dwelling from 50 metres to 65 metres, to increase the maximum depth for the farm residential footprint from 60 metres to 90 metres, and to increase the maximum size of the farm residential footprint from 2,000 square metres to 3,180 square metres. The application is for a renovation and addition to an existing single-family dwelling.

The Committee expressed concerns that the application does not provide a benefit to agriculture. Staff wanted to clarify that wording was included to ensure the pool house would not be used as a secondary residence, which is not a permitted use in the A-1 Zone and ALC legislation.

The Committee expressed concerns on the loss of potential farmland and noted they do not see how the application is a benefit to agriculture, by deviating the footprint size and setbacks.

It was Moved by J. Gibeau  
Seconded by P. Harrison  
That the Agriculture and Food Policy  
Advisory Committee recommend to the General Manager of Planning and  
Development to not support Development Application 7918-0440-00.  
Carried  
With D. Arnold opposed.

**2. Delta Farmland and Wildlife Trust - Winter Cover Crop Program**  
Carla Stewart, Senior Planner

The Delta Farmland and Wildlife Trust is a non-profit organization that promotes the preservation of farmland and wildlife habitat on the lower Fraser River delta through co-operative land stewardship with local farmers.

The Winter Cover Crop Stewardship Program helps farmers establish vegetative cover on their fields before winter. The cost of planting is shared by the farm and the Delta Farmland and Wildlife Trust. The Program provides a feeding habitat for herbivorous waterfowl and shorebirds, protects the soil from erosion due to heavy winter rain, scavenges excess nutrients like nitrogen before they leach from the soil, and increases organic matter in the soil.

The Program pays \$50,00 per acre and the farmer determines when and what to plant. The deadline to plant is September 30, 2019.

More information about the Delta Farmland & Wildlife Trust can be found at [www.deltafarmland.ca](http://www.deltafarmland.ca)

**D. OUTSTANDING BUSINESS**

**1. Content on Planning Applications**

Carla Stewart, Senior Planner

Item D.1 was deferred to the next AFPAC meeting.

**2. Sign Inventory**

Staff noted that the cleaning of signs along the dykes is with the Construction & Dyking Operations Superintendent and will be incorporated this year. It was noted that whether the City has an existing inventory of signs will be confirmed and reported back to AFPAC at a future meeting.

**E. ITEMS REFERRED BY COUNCIL**

**F. CORRESPONDENCE**

**G. INFORMATION ITEMS**

**H. INTEGRITY OF THE AGRICULTURE LAND**

**1. Non-Farming uses on the ALR**

Kim Marosevich, Bylaw Services Manager

File: 4000-01

Bylaws Staff provided a Power-Point presentation on non-farming uses in the Agriculture Land Reserve and related provincial and municipal legislation on what is permitted. Staff highlighted the following information:

- The majority of bylaw violations that occur on the Agriculture Land Reserve are primarily related to illegal truck parking and illegal soil deposition. Common complaints include noise, trucks damaging the road, diesel fumes from trucks idling, garbage and litter, and trucks leaking oil.
- The current complaint procedure begins when a complaint is received it is investigated by a city bylaw officer, who contacts the owner and complainant. The owner is given a deadline to comply or alternatively, there is an option to apply for a temporary use permit. If compliance is not gained, tickets can be issued. If charges are laid, the owner can be taken to Court. Subsequent to any changes, the property is monitored.
- To report violations on the Agriculture Land Reserve, or on any property, the public is encouraged to contact the City's Bylaw and Licensing Services by telephone 604-591-4370, or e-mail [bylawcomplaint@surrey.ca](mailto:bylawcomplaint@surrey.ca), or through the My Surrey Portal App. Complainant's information will not be disclosed to the owner in violation. The more witnesses there is to violations can be an advantage if the case proceeds to the Courts.

- The Committee expressed concerns on truck parking on the ALR and the shortage of land available for that purpose. In response to questions from the Committee, staff noted that bylaw enforcement is typically dealt with on a file by file basis. It was noted that BC Assessment issues farm status to properties.
- It was noted the Truck Parking Task Force is underway to identify and develop options to address the shortage of authorized truck parking. An update on the Truck Parking Task Force can be found in Corporate Report Ro83.
- It was noted that an inventory of properties that have farm status and which farms that are actively farmed would be beneficial.

In response to questions from the Committee, staff noted that the ALC has information and instructions on how to report non-farm uses in ALR directly to the ALC. It was noted that staff will provide an update to the Committee on Provincial actions on the investigation of farm status.

## **I. OTHER BUSINESS**

### **1. Environmental Sustainability Advisory Committee (ESAC) Update**

At the May 1, 2019 ESAC meeting, it was noted that staff provided a presentation of the Anniedale-Tynehead New Concept Plan and on the Surrey Tree Bylaw, which the Committee made a recommendation to Council to revisit the bylaw for revisions.

### **2. Verbal Updates**

The Committee discussed the potential to facilitate a farm tour.

## **J. NEXT MEETING**

The next meeting of the Agriculture and Food Policy Advisory Committee will be held on Tuesday, June 4, 2019, at 6:00 p.m. in 2E Community Room B

## **K. ADJOURNMENT**

It was Moved by P. Harrison  
Seconded by B. Sandhu  
That the Agriculture and Food Policy  
Advisory Committee meeting adjourn.

Carried

The Agriculture and Food Policy Advisory Committee adjourned at 7:42 p.m.

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Jennifer Ficocelli, City Clerk

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Councillor Jack Hundial, Chair

### 3.0 Tree Preservation Summary

Surrey Project No.:

Address: 1540 – 184 Street, Surrey, B.C. V3S 9R9

Registered Arborist: Peter Brinson, PNW Arborist Training Solutions

On-Site Trees	# of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes but excluding trees in proposed open space or riparian areas)	61
<b>Protected Trees to be Removed</b>	7
<b>Protected Trees to be Retained</b> (Excluding trees within proposed open space or riparian areas)	54
<b>Total Replacement Trees Required:</b> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ x 1 = _____ All other trees requiring 2 to 1 replacement ratio 6 x 2 = _____ 12 _____	14
<b>Replacement Trees Proposed</b>	14
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed (Open Space/Riparian Areas)</b>	
Off-Site Trees	# of Trees
<b>Protected Off-Site Trees to Be Removed</b>	0
<b>Total Replacement Trees Required:</b> Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ x 1 = _____ All other trees requiring 2 to 1 replacement ratio ____ x 2 = _____	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

Summary, report and plan prepared and submitted by:



Signature of Arborist

J 5 2018

Date



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0440-00

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: 007-493-088

Lot 3 Section 9 Township 7 New Westminster District Plan 37830

1540 - 184 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F.1(b) of Part 10 "General Agriculture Zone (A-1)", the maximum setback for a single family dwelling is increased from 50 metres (164 ft.) to 65 metres (213 ft.); and
  - (b) In Section J. Special Regulations of Part 10 "General Agricultural Zone (A-1)", the maximum setback of the farm residential footprint is increased from 60 metres (197 ft.) to 80 metres (262 ft.).
  - (c) In Section J. Special Regulations of Part 10 "General Agricultural Zone (A-1)", the maximum size of the farm residential footprint is increased from 2,000 square metres (0.5 acres) to 2,302 square metres (0.57 acres).

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.
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 – Jennifer Ficocelli

LOT: 3, SEC: 9	PLAN: 37830
DATE: 11/19/19	REVISIONS:
DATE: 2/11/19	SITE PLAN DIMENSIONS:
	DRIVEWAY:

464-490-285  
www.wilsondesign.ca  
Customer Service & Sales: Commercial, Farm, Design & Planning

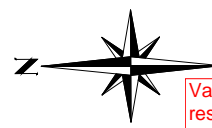


The contractor (builder) is held responsible for checking and verifying all dimensions on this drawing. Any discrepancies shall be reported immediately to Wilson Design for correction and/or interpretation.

This drawing is considered proprietary. It is not to be reproduced, nor is the information therein to be used to produce products, unless written consent is first obtained from Wilson Design.

DESIGNED BY: C. KRAUSE  
DRAWN BY: J.V. WILLSON  
CHECKED BY: J. WILLSON  
SCALE: AS NOTED  
DATE: NOV. 9, 2018

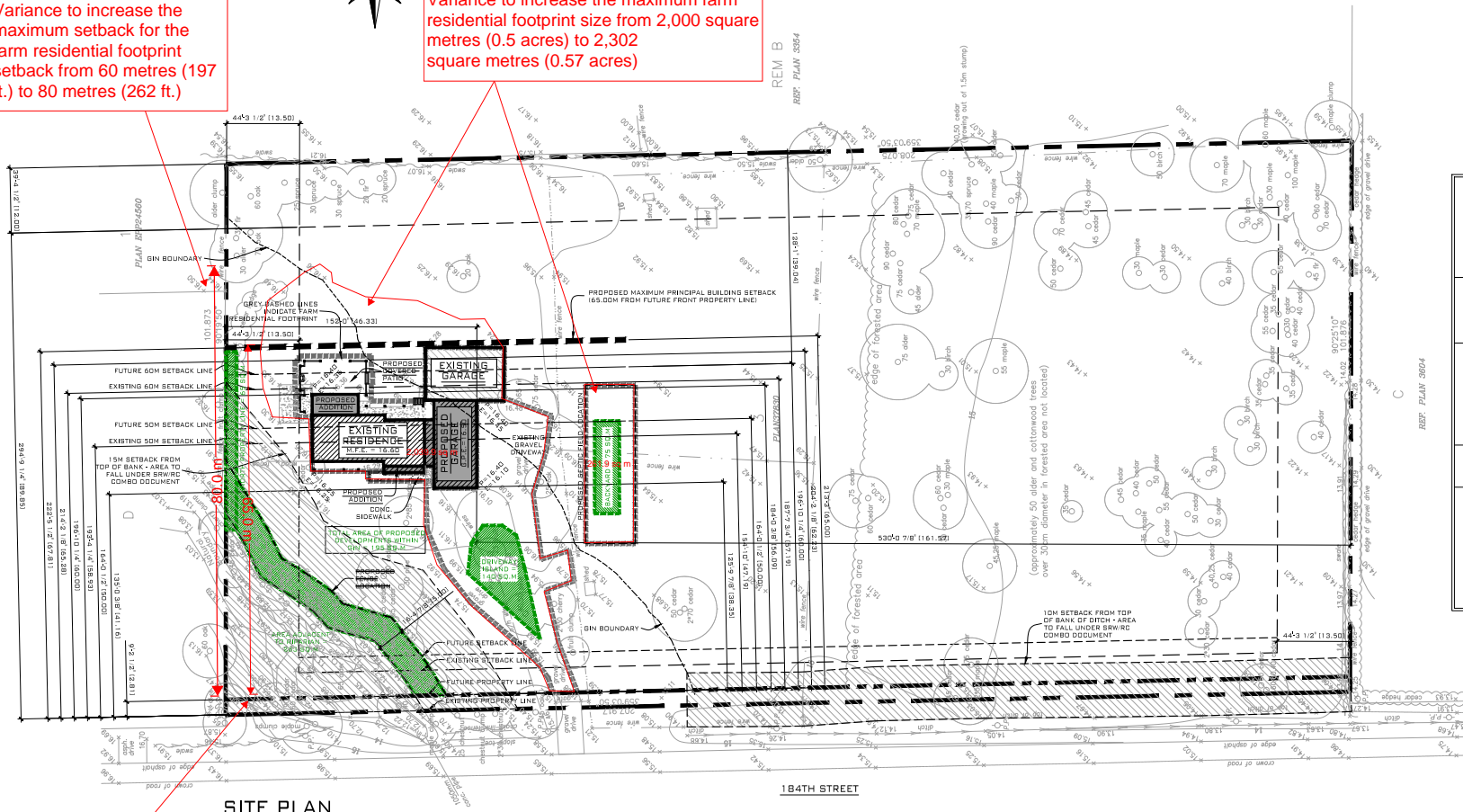
CUSTOMER: RANDY KLANN  
SITE PLAN  
ADDRESS: 1540 184TH STREET SURREY, BC  
PLAN #: WR-17-165 | 1-15



Variance to increase the maximum setback for the farm residential footprint setback from 60 metres (197 ft.) to 80 metres (262 ft.)

Variance to increase the maximum farm residential footprint size from 2,000 square metres (0.5 acres) to 2,302 square metres (0.57 acres)

Variance to increase the maximum setback for a single family dwelling from 50 metres (164 ft.) to 65 metres (213 ft.)



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

LEGAL DESCRIPTION  
LOT 3, SECTION 9, TOWNSHIP 7, N.W.D. PLAN 37830

SITE DATA	
DIVIC ADDRESS: 1540 184TH STREET SURREY, BC	
LEGAL DESCRIPTION: LOT: 3 SEC: 9 TWP: 7 N.W.D-PLAN: 37830	
ZONING: A-1 BUILDING: RESIDENTIAL ADDITION	
SITE AREA: 228,018.3 SQ.FT. (21,183.6 SQ.M.)	
LOT COVERAGE: ALLOWED = N/A	
POOL HOUSE = 2307 SQ.FT. EXTS. LIVING AREA = 447 SQ.FT. ADDITION LIVING AREA = 2347 SQ.FT. EXTS. GARAGE AREA = 1536 SQ.FT. ADDITION GARAGE AREA = 1454 SQ.FT. PRDP. COVERED AREAS = 1344 SQ.FT. TOTAL COVERED AREA = 4.1% (9,385 SQ.FT.)	
BUILDING HEIGHT: ALLOWED @ 9.00M PROPOSED @ 7.49M	
FARM RESIDENTIAL FOOTPRINT ALLOWED: 2000 SQ.M. DWELLINGS FOOTPRINT INCL. COVERED AREAS AND INCLUDING 3 FOOT BUFFER AROUND AREAS: SEPTIC FIELD: 688 SQ.M. SIDEWALK: 267 SQ.M. EXISTING DRIVEWAY: 753 SQ.M. TOTAL PROPOSED: 1732 SQ.M.	