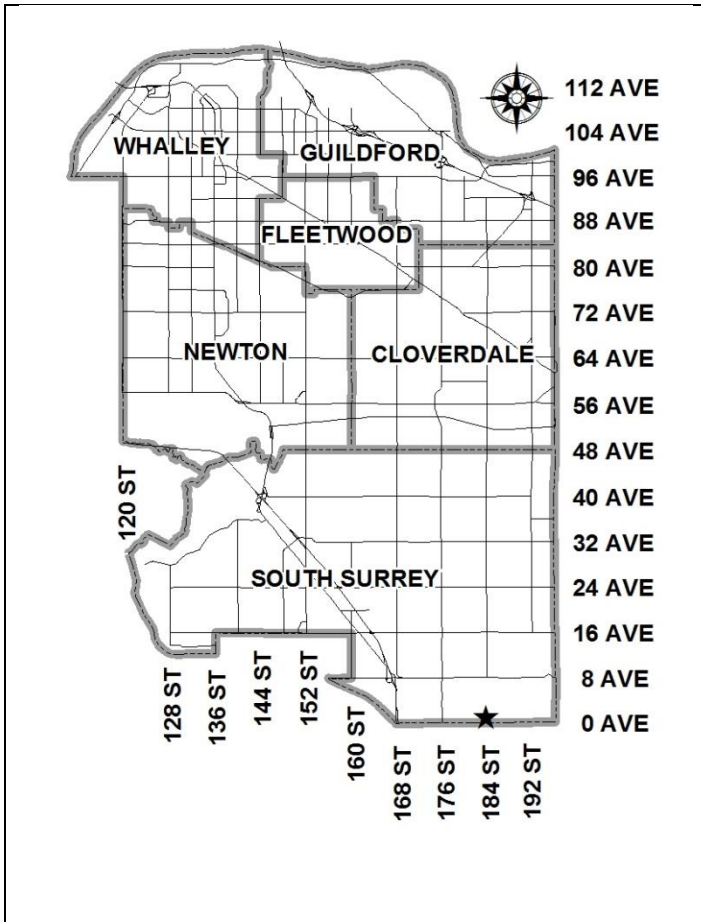


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7914-0213-00

Planning Report Date: February 26, 2024



PROPOSAL:

- **Regional Growth Strategy** Amendment from Rural to General Urban for a portion of the site
- **OCP Amendment** for a portion of the site from Agricultural to Suburban
- **Rezoning** from A-1 to RQ, from A-1 to CPG, and from CPG to A-1
- **Development Permit**
- **ALR inclusion, Non-Farm Use, and Subdivision**

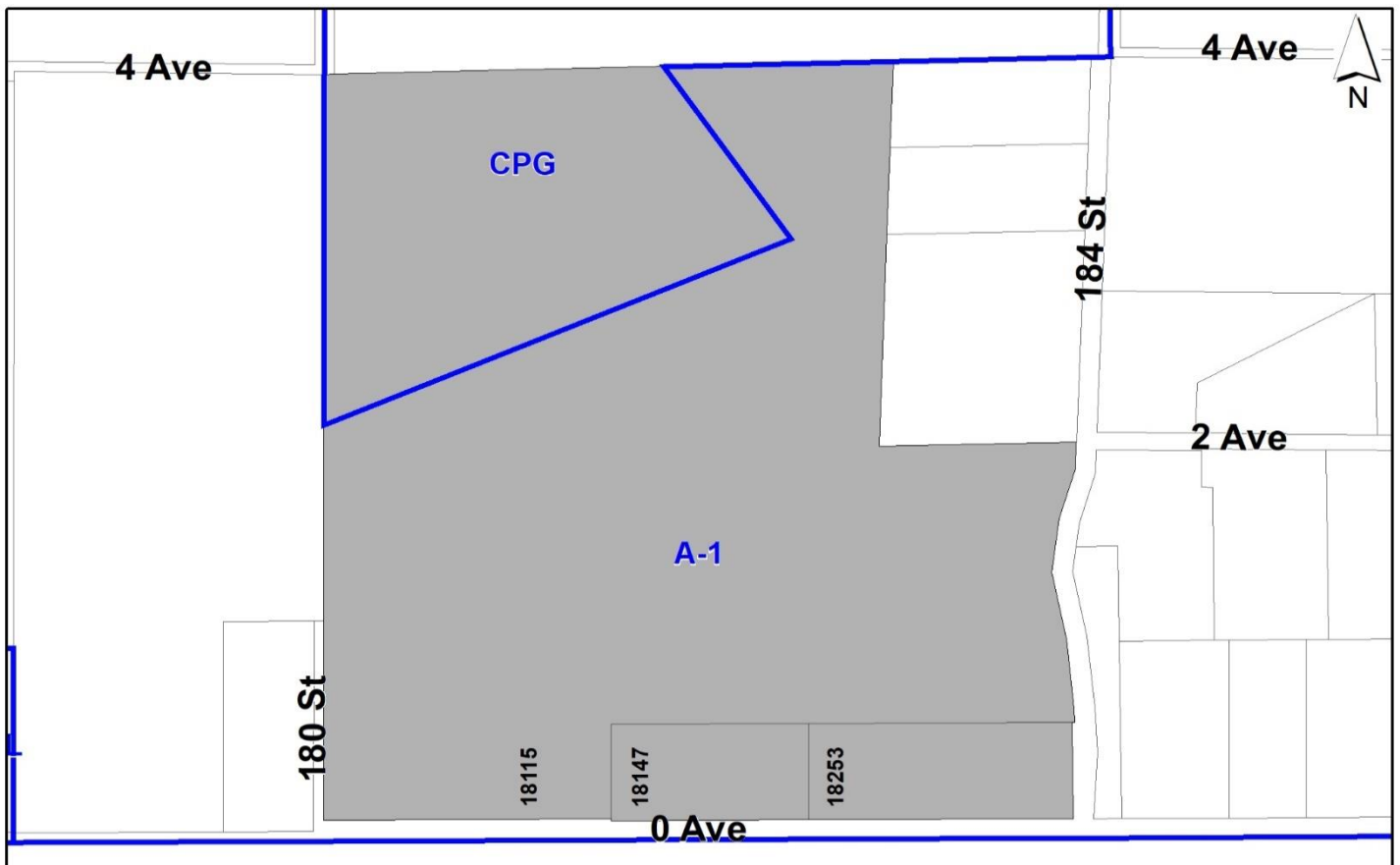
to allow subdivision into approximately 145 single family lots.

LOCATION: 18115, 18147 and 18253 - 0 Avenue

OWNER: Lapierre Holdings Ltd.
 Hazelmere Golf & Tennis Club

ZONING: A-1 and CPG

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- That Council refer Development Application No. 7914-0213-00 to Metro Vancouver for reconsideration of a Regional Growth Strategy Amendment (RGS).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's RGS.

RATIONALE OF RECOMMENDATION

- Development Application No. 7914-0213-00 was granted Third Reading on September 11, 2017. At Council's direction, the application was referred to Metro Vancouver in October 2017 for decision to:
 - amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;
 - amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- On June 22, 2018 Metro Vancouver defeated the proposed Metro Vancouver amendment bylaw. The application has been dormant since that time.
- The applicant is requesting that Council refer the proposal to Metro Vancouver for reconsideration of an RGS amendment.

RECOMMENDATION

That Council refer Development Application No. 7914-0213-00 to Metro Vancouver for reconsideration of a Regional Growth Strategy Amendment.

Alternatively, should Council not support the proposed RGS Amendment, Council may wish to direct that all By-laws associated with Development Application No. 7914-0213-00 be Filed and that Development Application No. 7914-0213-00 be closed.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	18115 - 0 Avenue is vacant farmland that is partially located within ALR. The property has 2 golf course holes on it at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages that are located outside of the ALR.	Agricultural	CBG and A-1
North:	Golf course and agricultural acreages, within the Agricultural Land Reserve (ALR).	Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural	A-1
West:	Agricultural acreage within the ALR.	Agricultural	A-1
South (Across 0 Avenue/border):	United States of America.	n/a	n/a

Proposal

- The applicant is proposing:
 - an Official Community Plan (OCP) amendment from Agriculture to Suburban for the portion of the site located outside of the Agricultural Land Reserve (ALR);
 - Metro Vancouver Regional Growth Strategy (RGS) amendments to:
 - amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;
 - amend the Urban Containment Boundary to include the non-ALR portion of the site; and

- include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
 - to rezone portions of the site from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)", from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)", and from "General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)";
 - a Development Permit for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems;
 - an Agricultural Land Commission (ALC) application for inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue under the BC Hydro power lines, a non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR, and subdivision to create a green space lot within the ALR for conveying to the City for conservation purposes; and
 - subdivision into 145 single family lots, several park lots, a detention pond lot, and a remainder lot in the ALR.
- The proposal is complex and contains many conditions that would need to be resolved prior to final adoption, should the project be supported by Metro Vancouver and the Agricultural Land Commission. These items are comprehensively documented in the July 24, 2017 Planning Report (Appendix I) and include:
 - Submission of a park development plan and acceptance by Parks Recreation & Culture Department;
 - Resolution of lot grading and retaining wall concerns;
 - Raptor management;
 - Approval from Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
 - Approval from the Agricultural Land Commission for the items noted above; and
 - Resolution of engineering servicing issues which include:
 - concerns with extension of sanitary servicing to the site;
 - concerns with provision of water for the site; and
 - concerns over long term operational costs associated with the proposed servicing strategies.

Context & Background

- The project was previously considered three times by Council: on July 27, 2015, on June 27, 2016 and on July 24, 2017 (see Appendix I for the previous planning reports). In the first two planning reports, staff recommended that the proposal not be supported.
- At the June 27, 2016 Regular Council – Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Agricultural to Suburban for the non-Agricultural Reserve (ALR) portion of the site and referred the project back to staff to work with the applicant to:

- “review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;
 - provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further it was noted that if the area to the east toward o Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at this time;
 - provide detailed information in terms of the available capacity to provide services to this area that would be "stand alone"; and
 - ensure that this project is an extension to complete the build out of the Hazelmere Golf course.”
- After the June 27, 2016 Regular Council – Land Use meeting, staff worked with the applicant on the issues that were noted in addition to other site planning considerations. The project was presented again to Council on July 24, 2017, and the application was granted Third Reading on September 11, 2017.
 - The application was referred to Metro Vancouver for decision in October 2017 to:
 - amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban ;
 - amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District’s (GVS&DD) Fraser Sewerage Area.
 - On June 22, 2018 Metro Vancouver defeated the proposed Metro Vancouver amendment bylaw (Appendix II). The application has been dormant since that time.
 - The applicant is requesting that Council refer the proposal to Metro Vancouver for reconsideration of an RGS amendment.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Previous Planning Reports dated July 24, 2017, June 27, 2016, July 27, 2015, and April 13, 2015 (was not considered by Council)
- Appendix II. Metro Vancouver Letter dated July 3, 2018

approved by Shawn Low

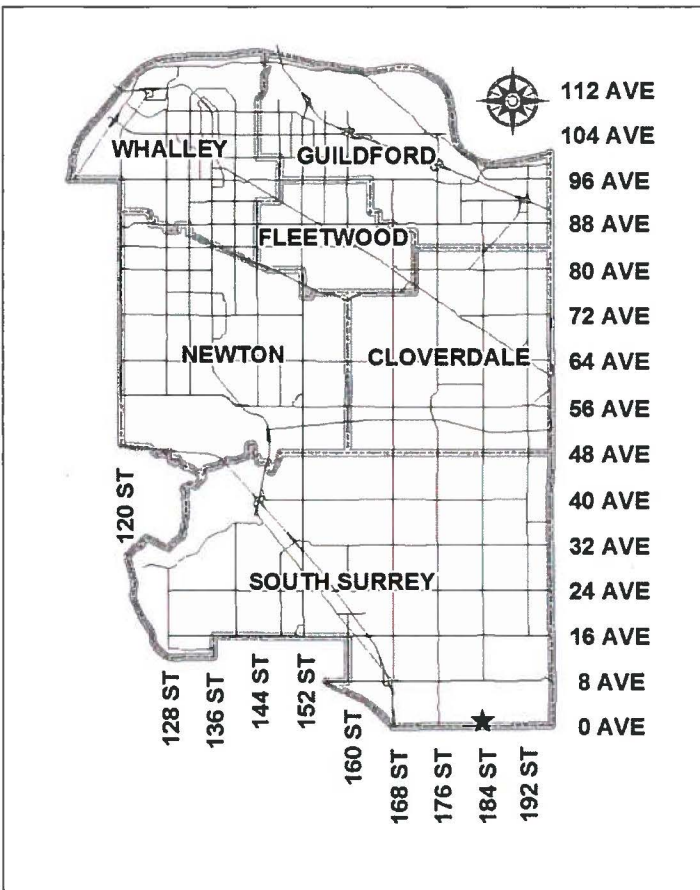
Don Luymes
General Manager
Planning and Development

Appendix I

City of Surrey ADDITIONAL PLANNING COMMENTS

File: 7914-0213-00

Planning Report Date: July 24, 2017



PROPOSAL:

- Partial OCP Amendment from Agricultural to Suburban
- Rezoning from A-1 to RQ, from A-1 to CPG, and from CPG to A-1
- Development Permit
- ALR inclusion, Non-Farm Use, and Subdivision

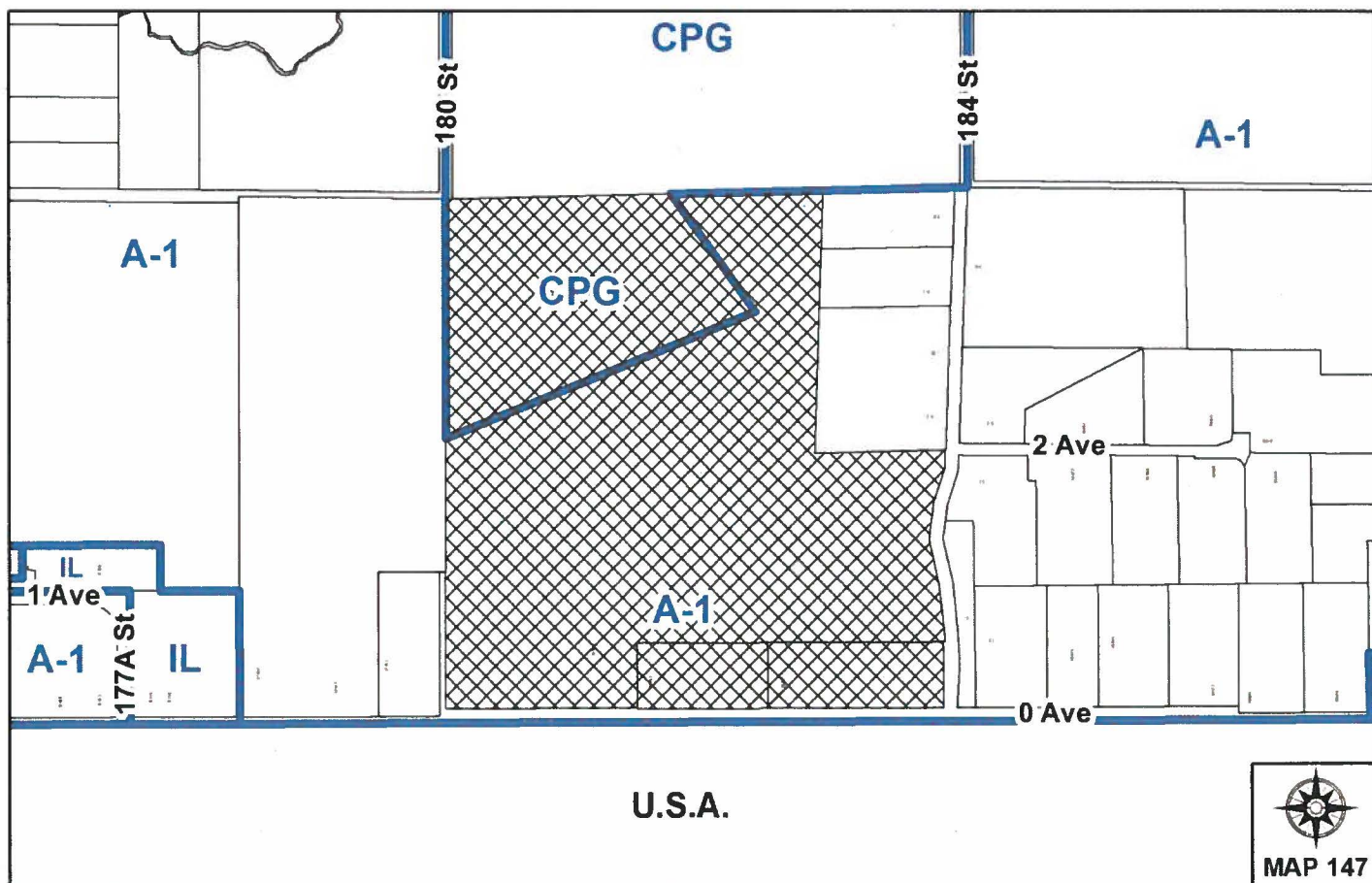
to allow subdivision into approximately 145 single family lots.

LOCATION: 18115, 18147 and 18253 - 0 Avenue

OWNER: Lapierre Holdings Ltd.
Hazelmere Golf & Tennis Club

ZONING: A-1 and CPG

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Official Community Plan (OCP) Amendment; and
 - Rezoning.
- Approval to draft Development Permit.
- Refer the application to Metro Vancouver upon receiving Third Reading:
 - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban ;
 - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- Refer the application to the Agricultural Land Commission (ALC) upon receiving Third Reading for consideration of:
 - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue into the ALR;
 - non-farm use to allow stormwater runoff into the proposed habitat ponds in the ALR; and
 - a subdivision to create a greenspace lot within the ALR for the purposes of conveying to the City for conservation purposes.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- At the June 27, 2016 Regular Council – Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Agricultural to Suburban for the non-Agricultural Reserve (ALR) portion of the site and referred the project back to staff to work with the applicant to:
 - review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;

- provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further it was noted that if the area to the east toward o Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at this time;
 - provide detailed information in terms of the available capacity to provide services to this area that would be "stand alone"; and
 - ensure that this project is an extension to complete the build out of the Hazelmere Golf course.
- Since the June 27, 2016 Regular Council – Land Use meeting, staff have worked with the applicant to resolve the issues that were noted in addition to other site planning considerations. A sewer system to support the proposed development can be established, habitat restoration and agricultural enhancements are proposed, downstream drainage capacity is sufficient for the proposal, and the proposed servicing is being designed solely to accommodate the subject development. The proposal is now being presented for Council's consideration and by-law introduction.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan (OCP) by redesignating the non-Agricultural Land Reserve (ALR) portion of the subject site from Agricultural to Suburban and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone:
 - the portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";
 - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and
 - the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 – 0 Avenue from "General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)";and a date be set for Public Hearing.
4. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading:
 - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;
 - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
5. Council authorize staff to refer the application to the Agricultural Land Commission (ALC) for consideration of the following upon the application receiving Third Reading:
 - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 – 0 Avenue into the ALR;
 - non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and
 - subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.

6. Council authorize staff to draft Development Permit No. 7914-0213-00 for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems.
7. 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from Metro Vancouver:
 - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;
 - to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
 - to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
 - (d) approval from the Agricultural Land Commission (ALC);
 - (e) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
 - (f) the properties at 18147 and 18253 – o Avenue be remediated to the satisfaction of the Ministry of Environment;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) submission of a park development plan, cost estimate for park works, and securities for the proposed onsite park works to the specifications and satisfaction of the Parks Recreation & Culture Department;
 - (i) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) submission of a finalized lot grading plan which addresses staff concerns regarding the height and location of the currently proposed retaining walls, to the satisfaction of the General Manager, Planning & Development Department;

- (l) registration of a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;
- (m) registration of a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4-metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;
- (n) registration of a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners;
- (o) registration of a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report;
- (p) registration of a Section 219 Restrictive Covenant for the purposes of tree preservation on the proposed lots containing retained trees;
- (q) registration of a Section 219 Restrictive Covenant on proposed Lots 51-54 and 89-94 to ensure that a minimum 30-metre (98-ft.) building setback from the Agricultural Land Reserve (ALR) boundary is provided;
- (r) registration of a Section 219 Restrictive Covenant on proposed lots within 200 metres (660 sq.ft.) of the ALR boundary advising future homeowners of the potential farm operations on the adjacent agricultural lands;
- (s) registration of a Section 219 Restrictive Covenant to ensure the various restrictions required in the provided raptor nest protection/mitigation plan are followed for the existing red-tailed hawk nest, bald eagle nest and great horned owl nest on the site and the barn owl nest on the property to the west at 17951 – o Avenue;
- (t) registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning & Development Department;
- (u) submission of a hydrological report, to the satisfaction of City staff, demonstrating how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development; and
- (v) completion of a P-15 agreement.

REFERRALS

Engineering: Should Council grant Third Reading and Metro Vancouver support this project, it will be subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

73 Elementary students at Hall's Prairie Elementary School
36 Secondary students at Earl Marriott School

(Appendix IV)

To serve the Douglas and Hazelmere areas growing demand, the School District, as part of their 2017/2018 Capital plan submission to the Ministry of Education, have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school.

This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.

Parks, Recreation & Culture: Key outstanding issues requiring resolution prior to final adoption include resolving the proposed interface with parkland, development of park concept plans and the collection of securities for proposed works in parkland to the satisfaction of the Parks, Recreation & Culture Department.

Ministry of Environment: The properties 18147 and 18253 – 0 Avenue were identified in the Soil Contamination Questionnaire as having the Schedule 2 Uses of "septic tank pumpage or disposal" and "petroleum or natural gas product or produced water storage in above ground or underground tanks". The applicant's Site Profile will be referred to the Ministry of Environment and the properties must be remediated to the satisfaction of the Ministry of Environment before the project is considered for final adoption of the rezoning by-law.

Ministry of Forests, Lands and Natural Resource Operations (MFLNRO):

The applicant is required to obtain Water Sustainability Act approval from MFLNRO for the proposed riparian works, as a condition of Final Reading. If Water Sustainability Act approval is not granted, some revisions to the proposal may be required. The applicant has acknowledged this risk.

Agricultural and Food Security Advisory Committee (AFSAC):

At its May 5, 2016 meeting, AFSAC recommended that the application be supported based on the revised proposal and improvements for agricultural productivity. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and prefer to see a City sanitary system in the proposed development as opposed to a septic system.

Metro Vancouver:

The applicant is proposing to amend the site's Regional Growth Strategy (RGS) designation from Agricultural to General Urban. The applicant is also proposing to amend the Metro Vancouver Urban Containment Boundary and to include the non-ALR portion of the site into the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area. Approval for inclusion in the GVS&DD Fraser Sewerage Area is required from Metro Vancouver to extend services to this area. These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

BC Hydro:

No concerns.

SITE CHARACTERISTICS

Existing Land Use: 18115 – 0 Avenue is vacant farmland that is partially located within ALR. The property has 2 golf course holes on it at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages that are located outside of the ALR.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Golf course and agricultural acreages, within the Agricultural Land Reserve (ALR).	Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural	A-1
West:	Agricultural acreage within the ALR.	Agricultural	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

JUSTIFICATION FOR PLAN AMENDMENT

Background

- At the June 27, 2016 Regular Council – Land Use meeting, Council considered the proposed Official Community Plan (OCP) amendment from Agricultural to Suburban for the non-Agricultural Land Reserve (ALR) portion of the site and referred the project back to staff to work with the applicant to:
 - review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;
 - provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses. Further it was noted that if the area to the east toward o Avenue should be considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected, but the process would not be initiated at this time;
 - provide detailed information in terms of the available capacity to provide services to this area that would be "stand alone"; and
 - ensure that this project is an extension to complete the build out of the Hazelmere Golf course.
- Since the June 27, 2016 Regular Council – Land Use meeting, staff have worked with the applicant to resolve the issues that were noted in addition to other site planning considerations. A sewer system to support the proposed development can be established, habitat restoration and agricultural enhancements are proposed, downstream drainage capacity is sufficient for the proposal, and the proposed servicing is being designed solely to accommodate the subject development. The proposal is now being presented for Council's consideration and by-law introduction.
- In support of the proposed Official Community Plan (OCP) amendment, the applicant is proposing a Community Benefit in accordance with the provision identified in the OCP. The applicant has agreed to a contribution in the amount of \$2.5 million, or approximately \$17,000 per lot, which will be used to assist in park development in the South Surrey area. This is discussed in detail later in this report.
- The applicant is also proposing to provide improvements to the proposed park land within the development at no cost to the City, and is also proposing improvements to the soil capability on lands located within the ALR, improved storm water management to reduce potential flooding of the agricultural low lands and also riparian habitat improvements in support of the proposed OCP amendment.

Official Community Plan (OCP) Amendment

- The applicant is proposing to amend the Official Community Plan (OCP) from Agricultural to Suburban for the lands located outside of the Agricultural Land Reserve (ALR). The ALR portion of the site is proposed to remain designated as Agriculture.
- The OCP amendment is necessary to permit the proposed single family development on the non-ALR portion of the site, which is 23.7 hectares (58.6 acres) in area. The applicant is proposing to dedicate 1.22 hectares (3.01 acres) of parkland, which is 5% of the non-ALR portion of the site, and to convey an additional 3.51 hectares (8.67 acres) of open space/riparian area, which is a further 15% of the non-ALR portion of the site. In total, the applicant is proposing to convey approximately 20% of the non-ALR portion of the site, or 4.73 hectares (11.69 acres), to the City at no cost as park land and open space/riparian area.

Proposed Community Benefits Associated with the Official Community Plan (OCP) Amendment

- The applicant is proposing to provide a \$2.5 million contribution, or approximately \$17,000 per lot as a community benefit, in accordance with provisions identified in the OCP. The contribution will be used to assist in park development in the South Surrey area. For example, these funds could be used towards the construction costs of the Garden House, and associated amenities, in The Glades Garden Park, which is located nearby in the Douglas community at 457 – 172 Street. The \$2.5 million contribution will be indexed to inflation and is payable prior to final adoption.
- The applicant has agreed to provide improvements to the proposed park land within the development, including grading, drainage, hard surface pathway, landscape and design services as part of a community benefit associated with the proposed OCP amendment.
- In addition, the applicant is proposing to convey to the City at no cost a 4.7 hectare (11.7 acre) open space/riparian protection parcel within the ALR. This parcel contains existing Class A watercourses in a natural state and also a proposed riparian enhancement habitat area.
- Lastly, the applicant is proposing improvements to the soil capability on lands located within the ALR, improved storm water management practices to reduce potential flooding of the agricultural low lands and also riparian habitat improvements, in support of the proposed OCP amendment.

Metro Vancouver Regional Growth Strategy (RGS) Amendment

- The subject site is designated Rural in Metro Vancouver's *Regional Growth Strategy* (RGS) and is located outside of the Urban Containment Boundary (Appendix IX). The Rural designation permits low density residential development that does not require the provision of urban services such as sewer or transit.
- The proposed development requires the provision of sewer servicing and thus the applicant is proposing the following:
 - to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the non-Agricultural Land Reserve (ALR) portion of the site from Rural to General Urban;

- to amend the Urban Containment Boundary to include the non-ALR portion of the site; and
- to include the non-ALR portion of the subject site within the Greater Vancouver Sewerage and Drainage District's (GVS&DD) Fraser Sewerage Area.
- These proposed amendments to Metro Vancouver's RGS are to be referred directly from the affected municipal government and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was necessary to consult specifically with Metro Vancouver with respect to the proposed OCP amendment. No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site consists of 3 properties (18115, 18147 and 18253 - 0 Avenue) located along 0 Avenue near 184 Street in the Hazelmere Valley, with a combined area of 52.2 hectares (128.9 acres). The property at 18115 - 0 Avenue is located partially within the Agricultural Land Reserve (ALR) and contains 2 holes of the Hazelmere golf course. The property is split-zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)" and is designated Agricultural in the Official Community Plan (OCP). The property is split-designated Agricultural and Rural in Metro Vancouver's Regional Growth Strategy (RGS). The applicant is proposing to develop the southern portion of the property, which is located outside of the ALR (Appendix III).
- The properties at 18147 and 18253 - 0 Avenue are zoned A-1. These two properties are not in the ALR and are designated Agricultural in the OCP and Rural in Metro Vancouver's RGS.
- The parcel is bordered on the north by the Hazelmere golf course and a separate agricultural acreage property. The site is bordered by agricultural acreages to the east (across 184 Street) and west. The site is bordered on the south (across 0 Avenue) with the United States.
- The portion of the site that is to be developed is located on a north-facing slope with moderately steep grades, with a high elevation of 70 metres (230 feet) above sea level along 0 Avenue and a low elevation of 21 metres (69 feet) at the north portion of the site. The site is mostly cleared, although some forest clusters remain on the site. There are a number of Class B watercourses on the portion of the site that is to be developed. In addition, there is a red-tailed hawk nest, a bald eagle nest and a great horned owl nest on the subject site (3 nests in total) and a barn owl nest on the property to the west (17951 - 0 Avenue).

Proposed Development

- The applicant is proposing:
 - OCP and RGS amendments as described above;
 - to rezone portions of the site as follows:
 - the portion of the site shown as Block B in Appendix II from "General Agriculture Zone (A-1)" to "Golf Course Zone (CPG)";
 - the portion of the site shown as Block C in Appendix II from "Golf Course Zone (CPG)" to "General Agriculture Zone (A-1)"; and
 - the portion of the site shown as Block E in Appendix II and the properties at 18147 and 18253 - o Avenue from ""General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (RQ)".
 - a Development Permit for Hazard Lands (steep slopes), Farm Protection and for Sensitive Ecosystems;
 - an Agricultural Land Commission (ALC) application for inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 - o Avenue under the BC Hydro power lines, a non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR, and subdivision to create a green space lot within the ALR for conveying to the City for conservation purposes; and
 - subdivision into 145 single family lots, several park lots, a detention pond lot, and a remainder lot in the ALR.

ALR Portion of Site

- The gross site area is 52.2 hectares (128.9 acres), with approximately 55% (28.5 hectares/ 70.4 acres) of the site located within the ALR. The applicant is proposing to align the zoning on this portion of the site to follow the boundaries of the golf course. To facilitate this, a portion of the site is proposed to be rezoned from the CPG Zone to A-1 Zone and a separate portion of the site is proposed to be rezoned from the A-1 Zone to the CPG Zone. The impact of this is a net increase in the amount of land zoned A-1 and a decrease in the amount of land zoned CPG.
- The applicant is proposing to include a 1.6 hectare (3.9 acre) portion of the property at 18115 - o Avenue under the BC Hydro power lines. This portion of the property is located at the southwest corner of 18115 - o Avenue, and would provide access to the farming parcel from o Avenue.
- To improve the agricultural productivity of the ALR portion of the site, the applicant is proposing a number of improvements, including: (1) the installation of a drain tile system to improve drainage; (2) the installation of an irrigation system; and (3) improving the soil structure and fertility by adding compost and introducing perennial forage grasses and cereals which can improve the condition and fertility of the soil. The applicant's agricultural

consultant states that "based upon implementation of the land improvements described above and after 2 to 3 years of production of forage grasses and cereals, the fertility and tilth should increase to a point where the land would be ready to produce a wide range of field crops, including berries and vegetables."

- To improve storm water management and riparian habitat on the site, the applicant is proposing to relocate and consolidate various watercourses, and also construct habitat ponds. These ponds are also to handle the stormwater from the development portion of the site, which will be collected in an on-site detention pond on a portion of the site that is located outside of the ALR. The upland non-ALR portion of the site currently drains into the ALR. The improved storm water management will direct uncontrolled flows and reduce potential flooding of lowland agricultural areas. The riparian and natural areas are proposed to be conveyed to the City for riparian conservation purposes. Appendix VIII shows the locations of the proposed improvements to the portion of the site located within the ALR.
- Upon Council granting Third Reading to the rezoning and OCP amendment by-laws, the application will be referred to the Agricultural Land Commission (ALC) for consideration of the following:
 - inclusion of a 1.6 hectare (3.9 acre) portion of the property at 1815 – o Avenue into the ALR;
 - non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and
 - subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveying to the City for conservation purposes.

Non-ALR Portion of Site - Density

- The non-ALR portion of the site proposed for residential development is approximately 21.3 hectares (52.6 acres), with a developable area of 20.7 hectares (51.1 acres) (excludes the areas within 5 metres (16 ft.) of top-of-bank of identified watercourses). The applicant is proposing to create 145 single family lots which provides a gross unit density of 7.0 units per hectare (uph)/ 2.8 units per acre (upa), which complies with the density permitted under the Official Community Plan (OCP) Suburban designation where sufficient parkland and/or a community benefit are provided.
- The OCP currently indicates that for areas within 200 metres (660 ft.) of the Agricultural Land Reserve (ALR) boundary, the density should not exceed 5 units per hectare (2 upa). The applicant is proposing 76 lots within 200 metres (660 ft.) of the ALR boundary. The developable area within 200 metres (660 ft.) of the ALR boundary is 13.3 hectares (32.8 acres), which provides a gross unit density of 5.7 uph, which exceeds the maximum density of up to 5 units per hectare (2 units per acre) within 200 metres (660 ft.) of the ALR permitted in the Suburban designation.
- However, Council has approved in principle (By-law No. 18833, associated with Development Application No. 7914-0365-00, is at Third Reading) an OCP Amendment to amend the Suburban designation in order to permit the allowable density within and beyond 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) to be averaged over a development site.

- The subject application will utilize this approach with density to be averaged over the entire site which equates to a unit density of 7.0 units per hectare (2.8 upa) based on the gross site area, which is less than the maximum density of 10 units per hectare (4 upa) permitted in the Suburban designation.
- Staff note that should the subject application be supported by Council, Metro Vancouver and the ALC and the application be ready for finalizing in advance of Development Application No. 7914-0365-00, then the OCP Amendment associated with Development Application No. 7914-0365-00 will be completed as part of the subject application.

Quarter Acre Residential Zone (RQ)

- The applicant is proposing to utilize the newly proposed "Quarter Acre Residential Zone (RQ)", which is being introduced on July 24, 2017 [at the Regular Council – Land Use meeting] (Appendix VII). The RQ Zone allows for a density of 10 units per hectare (uph)/4 units per acre (upa), which is consistent with the densities permitted in much of the Suburban designated areas of the Official Community Plan (OCP). The proposed zone also allows for flexibility in the minimum lot size to encourage the retention of publicly-accessible open space and natural area protection.
- The proposed RQ Zone allows a range of minimum lot sizes from 930 square metres (10,000 sq.ft.) with a 5% dedication of open space for parks purposes, to 775 square metres (8,300 sq.ft.) where at least 15% of the development site is set aside as public open space, to 700 square metres (7,500 sq.ft.) for 50% of the lots where at least 30% of the development site is set aside as open space. The applicant is providing 22% of the non-ALR portion of the site to the City at no cost as park land and open space/riparian area, which allows them to propose lots with a minimum lot size of 775 square metres (8,300 sq.ft.). The applicant is proposing a minimum lot size of 800 square metres (8,610 sq.ft.).
- The proposed lots range in width from 20 metres (66 ft.) to 32.5 metres (107 ft.), in depth from 31.5 metres (103 ft.) to 43.8 metres (144 ft.), and in area from 800 square metres (8,610 sq. ft.) to 1,032 square metres (11,110 sq. ft.), which meets the minimum lot width, depth and area requirements of the RQ Zone.

Building Design Guidelines & Lot Grading

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. In an effort to minimize the visual impact of the proposed hillside development, staff will work with the Design Consultant to further refine the Building Scheme to that end. Proposed design requirements that address viewsapes on the hillside may include:
 - specifying dark or earth toned roof and exterior cladding colours so that homes blend into the surrounding hillside, rather than stand out in contrast;
 - reducing and breaking up the massing of the north face of the proposed homes by including mid-story roofs;

- providing additional building articulation by requiring that there are no north side building faces exceeding a height of 1.5 stores that are unbroken by a roof line in order to limit the effect of the homes to those viewing the site from the north; and
 - floor offsets are required to ensure the massing design steps up the hill and gabled projections are not permitted at the upper floor at any proposed rear side of rear sloping lots.
- A preliminary lot grading plan has been prepared by Aplin & Martin Consultants Ltd. The applicant is proposing a significant amount of cut and fill on the development portion of the site. Significant retaining walls are proposed between private lots and also between private lots and the proposed large City park lot on the north side of the development area. Staff have indicated concern with the height of some of the proposed retaining walls (approximately 4-6 metres/13-20 ft.).
- The applicant advises the retaining walls are necessary to accommodate the proposed house form as they feel a multi-story transition is not appropriate for this project. A multi-story transition (i.e. over two of the three levels in a house) would help reduce the height of retaining walls, as is commonly done along such places where slopes are very steep, as in the ocean bluff area of South Surrey. The applicant is proposing to transition grades through one level (the basement) only. The applicant advises that the road grades have been designed to the maximum allowable slope in an effort to get the road elevations as low as possible relative to the existing grades. The lower the road elevations are, the lower the retaining walls can be. The applicant also indicated that they would continue to explore options to reduce the height of the retaining walls through the detailed design process.
- The applicant is proposing a 1.5-metre (5-ft.) wide separation from the proposed City park lot in the northern portion of the site to the base of the retaining walls that are proposed at the rear of the proposed lots that back onto the proposed City park lot. The applicant advises that any maintenance to the retaining walls can be carried out from on top of the retaining walls (i.e. private property), and not from the bottom of the retaining walls (i.e. City property).
- Staff have recently encountered issues in the construction of retaining walls in close proximity to City park land, and do not support the 1.5-metre (5-ft.) wide separation proposed by the applicant. Given the substantial size of the retaining walls and the City's previous experiences, staff are seeking a minimum 4-metre (13-ft.) wide separation to provide an opportunity to allow for maintenance from the base of the retaining wall, and to ensure that construction does not encroach into park land. Furthermore, staff are not convinced that the suggested retaining wall works can be completed and maintained from the top of the retaining wall.
- Should the project obtain the necessary approvals from Metro Vancouver, more work is required prior to final adoption to resolve staff concerns around the proposed lot grading, and the height and location of retaining walls. Staff will work with the applicant on measures to address the noted concerns, including the use of more grade transitioning through building design.
- The applicant is required to submit a hydrological report to the satisfaction of City staff, prior to final adoption, to demonstrate how pre-development flows into the proposed City park land adjacent to the ALR will be maintained post-development.

- Various restrictive covenants and easements are proposed to be registered as a condition of final adoption, including:
 - a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to ensure that the retaining walls are installed with a Building Permit and are completed prior to any Building Permits being issued for single family dwelling construction;
 - a Section 219 Restrictive Covenant and easement on the proposed lots which contain retaining walls to protect a 4-metre (13 ft.) wide access corridor for the purposes of retaining wall maintenance and also a minimum 2.0-metre (7 ft.) wide access corridor along side yard lot lines to provide access to the rear of the lot;
 - a Section 219 Restrictive Covenant to ensure retaining walls are constructed, repaired, maintained and replaced in accordance with the geotechnical report, retaining wall plans and the retaining maintenance report at the sole cost of the future land owners; and
 - a Section 219 Restrictive Covenant to restrict the placement of fill upon the lands according to the approved lot grading plan and otherwise adhere to the approved lot grading plan, and to require that the foundations of any buildings, houses or other structures have foundations engineered in accordance with the approved geotechnical report.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Raptor Protection

- The non-Agricultural Land Reserve (ALR) portion of the site contains a red-tailed hawk nest and a great horned owl nest. Both nests are within the proposed riparian/open space lot. The ALR portion of the site contains a bald eagle nest. The property to the west (17951 - o Avenue contains a barn owl nest. The nest and proposed buffer locations are shown in Appendix II.
- The applicant has provided a raptor nest protection/mitigation plan. The provincial *Guidelines for Raptor Conservation during Urban and Rural Land Development (2013)* recommends a minimum no-disturbance buffer of 100 metres (330 ft.) from active nest locations and an additional "quiet" buffer of a further 100 metres (330 ft.) during the breeding season.
- The applicant is proposing:
 - to assess the breeding status of the barn owl, great horned owl, bald eagle and red-tailed hawk prior to commencement of works within the 200 metre (660 ft.) buffer zone to determine monitoring requirements;
 - no land-clearing should occur within 200 metres of the great horned owl nest between

- January and early September, unless a report by a qualified biologist advises that the nest is not active;
- no house construction should occur on the three proposed lots (Lots 55-57) nearest the great horned owl nest between January and April, inclusive, unless a report by a qualified biologist advises that the nest is not active. This is the period when birds may be most likely to abandon a nest site, and also occurs before deciduous trees are in full-leaf condition; and
 - two alternate nest sites should be identified within the wooded portion of the property near the existing nest, and be prepared by installing nest platforms during the fall season.
- The applicant is required to register a Section 219 Restrictive Covenant on the impacted lots to ensure the various restrictions required in the raptor nest protection/mitigation plan are followed, as a condition of final adoption.

Development Permit for Farming Protection

- The Official Community Plan (OCP) requires that all development sites adjacent to land within the Agricultural Land Reserve (ALR) obtain a Development Permit for farming protection and conform to specific guidelines, prior to subdivision of the site. The Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection DP guidelines are specified in the OCP. These guidelines are listed in the table below, together with an explanation on how the subject application complies:

Farming Protection DP Guidelines	DP Guideline Requirements	Current Proposal
Restrictive Covenant:	A restrictive covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.	The applicant has agreed to register the restrictive covenant on the proposed lots within 200 metres (660 ft.) of the ALR boundary.
Building Setback:	Minimum 30-metre (98-ft.) setback from the ALR border to the buildings.	The applicant will register a restrictive covenant on lots near the ALR to ensure buildings are set back a minimum of 30 metres (98 ft.) from the ALR boundary.
Landscape Buffer:	Minimum vegetated landscape buffer with a 20-metre (66-ft.) width, to be conveyed to the City.	The applicant is conveying a 20-metre (66-ft.) wide buffer area to the City. This area will contain landscaping and also a Parks pathway.

- The applicant's proposal complies with the OCP's Farming Protection DP guidelines.

Hazard Land Development Permit (Steep Slopes)

- A Development Permit (DP) for Hazard Lands is required under the OCP due to the steep slopes on the development portion of the site. In order to address this requirement, the applicant has submitted a Development Feasibility Study.
- The geotechnical report, prepared by Geopacific Consultants and dated July 13, 2017, indicates "that the site meets accepted slope stability requirements for development".
- Staff have confirmed that the content of the geotechnical report addresses the OCP Hazard Land DP guidelines. The geotechnical engineer is required to review and accept the final building designs for the proposed single family dwellings. As a condition of final adoption, the applicant will be required to register a Section 219 Restrictive Covenant to ensure that future house construction is in accordance with the recommendations identified in the geotechnical report.
- Upon approval of the documents associated with the Development Feasibility Study, the documents will be included in the finalized Hazard Land Development Permit.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

Sensitive Ecosystem Development Permit

- On September 12, 2016, Council adopted amendments to the OCP to create a new Sensitive Ecosystem Development Permit Area. The subject site is located within the Sensitive Ecosystem Development Permit Area.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O, or B streams, and the Zoning By-law (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.
- An Ecosystem Development Plan dated June 20, 2017 was prepared by Ian Whyte of EnviroWest Consultants Inc. and found to be generally acceptable by staff. The finalized report and recommendations will be incorporated in the Development Permit.
- The portion of the site where development is proposed and that is not located within the Agricultural Land Reserve (ALR) contains two Class B watercourses and a Class B roadside ditch (along 184 Street). The top-of-bank for the two Class B watercourses was expanded to encompass minor seepage channels that were not identified on COSMOS. The Zoning By-law prescribes a 15-metre (49 ft.) setback for these watercourses, which the applicant has provided. The proposal results in a net gain of habitat area through the utilization of the flexing provision in the Zoning By-law [of approximately 1,500 square metres (16,100 sq.ft.)].
- The Class B roadside ditch along 184 Street may require removal to facilitate roadworks on 184 Street. In the event that the roadside ditch remains, the proposed lots adjacent to this Class B roadside ditch have been sized to accommodate the 7-metre (23 ft.) setback required by the Zoning By-law.

- The ALR portion of the site contains a number of Class B watercourses and a Class A watercourse in the northerly portion of the site. The Class A watercourse is proposed to be fully protected following the Zoning By-law requirements.
- The applicant is proposing to eliminate and consolidate a number of the Class B watercourses and to construct habitat ponds on the ALR portion of the site. These ponds are also intended to handle the stormwater from the site, which will be collected in an on-site detention pond located on the non-ALR portion of the site. The upland non-ALR portion of the site currently drains into the ALR. The improved storm water management will direct uncontrolled flows and reduce the potential flooding of lowland agricultural areas. The riparian and natural areas are proposed to be conveyed to the City for conservation purposes.
- Provincial approval under the Water Sustainability Act is required to eliminate and consolidate the Class B watercourses. This approval will be required prior to final adoption of the associated by-laws should the application be supported by Council. The applicant has acknowledged the risk that if Provincial approval is not granted, this may affect their proposal and necessitate additional changes.
- The Ecosystem Development Plan prepared by the applicant will be incorporated into the Sensitive Ecosystem Development Permit. The applicant is required to enter into a P-15 agreement for the monitoring and maintenance of the replanting in the riparian areas as a condition of final adoption.

Engineering Considerations

- As noted in Corporate Report Loo2 (received as information at the Regular Council – Land Use meeting of October 24, 2016), there are no complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network that have been undertaken for the non-Agricultural Land Reserve (ALR) lands in Hazelmere. The servicing impacts of the proposed development needs to be addressed in a more comprehensive servicing strategy such as is undertaken for a Neighbourhood Concept Plan (NCP) if the area were to be designated for suburban development.
- In recent months the applicant's consultants have completed or initiated a number of studies to address the servicing of the lands covered by this application similar to those undertaken for an NCP. This work has been undertaken with support from Engineering Department staff so as to ensure the general approaches being considered by the applicant are reasonable. Although these studies have not been completely finalized, they do provide a framework for future more detailed analysis and design should the project be endorsed by Council and Metro Vancouver.
- Staff note that the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. As noted in the April 13, 2015 Planning Report for this project, the Douglas Neighbourhood Sanitary sewer system does not have sufficient capacity to support the development of this area. As such, the applicant is proposing a pump and forcemain system for their site. The pump station would be located near 2 Avenue and 184 Street with a forcemain running from this location some 10

kilometres (6.2 miles) north along 184 Street to a proposed connection to the GVS&DD main near 52 Avenue and 184 Street. Currently, the forcemain is expected to measure 150 millimetres (6 inches) in diameter. It is understood that cleansing velocities may not necessarily be achieved along the length of the force main and cleaning (or "pigging") facilities will be required. Similarly, odour issues will need to be addressed at a number of locations along the length of this system.

- In terms of drainage, a preliminary Integrated Stormwater Management Plan (ISMP) Scoping Study has been undertaken for the Little Campbell River watershed which includes this area of the Hazelmere Valley. The applicant's engineer has initiated a detailed ISMP. Although the ISMP has not yet been finalized it assumes the area would undergo a more suburban form of development. The ISMP is addressing concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels. The ISMP will also include a detailed evaluation of environmental constraints and opportunities in the area. Preliminary recommendations from include mitigation measures within the proposed development area. These measures, although not completely finalized yet, have been included in the project's site plan.
- There is currently no water provision plan in place for this rural area. Current area residents obtain water from private wells. Densification of the area to suburban land use would trigger the need to develop a water system expansion plan for the area. City water mains currently exist nearly 1 kilometre (0.6 miles) from the site. Although a system can be extended to this area, significant concern with respect to water age (i.e. water quality) have been noted. Looping of water mains to mitigate concerns would not be feasible as a second water system connection point is well over 3 kilometres (1.9 miles) away. The applicant's preliminary servicing concept plan proposes one water main to provide potable and fire protection service. This would lead to a need for a rechlorination station within the area. The operational liability and costs (approximately \$500,000/year) associated with operating a chlorination station are significant. Engineering staff have suggested to the applicant that a dual water system be explored in an effort to avoid the need for a rechlorination station. In this approach potable water would be conveyed through a smaller set of mains that will more easily maintain water quality at a lower operational cost and fire flows would be conveyed in a larger set of mains that could remain stagnant until needed. Engineering Department staff will work with the applicant to finalize design of such a system should the project be endorsed by Council and Metro Vancouver.
- In terms of transportation, a study has been undertaken by the applicant's engineer to evaluate off-site servicing requirements associated with this development. Although increased traffic volumes would be expected, off-sites works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site along 184 Street to 8 Avenue, and along 0 Avenue to 177A Street. These rural roads were not intended to carry urban traffic volumes. In addition, the potential for conflict between farm vehicles and other vehicles must also be addressed along these roads.
- All costs associated with extending City services to the site will be borne by the applicant. None of these are currently included in the City's 10-Year Servicing Plan.
- Long term operational cost implications of the proposed servicing strategies have not been established. Should the anticipated per/capita costs associated with operating the systems specifically installed to service this development significantly exceed those for the City as a

whole, a Local Area Service strategy may be proposed to Council for some or all of the utility services.

- Detailed servicing requirements within the development are outlined in Appendix III.

School Considerations

- To serve the Douglas and Hazelmere areas growing demand, the School District, as part of their 2017/2018 Capital plan submission to the Ministry of Education, have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school.
- This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.
- In addition to the subject application (which was not built into the School District's enrolment forecast for the Hall's Prairie catchment area), there is another active development application (Development Application No. 7916-0118-00) in the 900-1100 block of 168 Street in the Highway 99 Corridor Local Area Plan (LAP) which proposes approximately 400 townhouse units and is also located within the Hall's Prairie catchment area. Council gave Development Application No. 7916-0118-00 preliminary direction at the Regular Council – Land Use meeting of June 27, 2016 to bring the applicant's residential proposal back to Council for further consideration, and it is anticipated that this project could be presented for Council's consideration of by-law introduction in Fall 2017. This proposed development also was not built into the School District's enrolment forecast for the Hall's Prairie catchment area.
- Given the unforeseen enrolment increases posed by the subject application and also Development Application No. 7916-0118-00, if the subject application obtains Metro Vancouver approval, staff will then provide an update to Council on the school capacity situation in the Douglas/Hazelmere area.

TREES

- Michael Mills, ISA Certified Arborist of Michael J. Mills Consulting prepared an Arborist Assessment for the non-Agricultural Land Reserve (ALR) development portion of the subject site. 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
Alder and Cottonwood Trees			
Alder	176	172	4

Tree Species	Existing	Remove	Retain
Cottonwood	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	18	18	0
Fruiting Apple	11	11	0
Big Leaf Maple	7	7	0
Pacific Willow	6	6	0
Paper Birch	4	4	0
Pin Cherry	3	3	0
Mountain Ash	1	1	0
Coniferous Trees			
Western Red Cedar	22	15	7
Douglas-fir	2	2	0
Total (excluding Alder and Cottonwood Trees)	74	67	7
Additional Estimated Trees in the proposed Open Space / Riparian Area	519	0	519
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		363	
Total Retained and Replacement Trees		370	

- The Arborist Assessment states that there are a total of 74 protected trees on the non-ALR development portion of the site, excluding Alder and Cottonwood trees. One hundred eighty-two (182) existing trees, approximately 71 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 7 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.
- Table 1 includes an additional approximate 519 protected trees that are located within the proposed open space/riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian/ open space area.
- 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 312 replacement trees on the site. The applicant is proposing 363 replacement trees, which exceeds City requirements.

- In summary, a total of 370 trees are proposed to be retained or replaced on the site.

PRE-NOTIFICATION

Pre-notification letters were sent on July 4, 2017. Since the June 27, 2016 Regular Council – Land Use meeting staff have received 9 phone calls and 4 emails. Eight (8) of the callers and 2 of the email respondents did not express any concerns with the project but rather were inquiring about when the proposed lots would be ready to purchase or inquired to see if lands to the east of 184 Street could be subdivided in a similar fashion, and if servicing would be available for lands east of 184 Street.

The applicant held a Public Information (PIM) meeting on June 28, 2017 at the Hazelmere golf course from 5pm to 7pm. A total of 18 individuals signed in, of which 7 submitted comment sheets. The comment sheet and the 3 above mentioned email correspondents and 1 caller indicated concerns with the project, including concerns about the small lot sizes and the impact on this rural area, precedent setting for future development east of 184 Street, riparian protection concerns, increasing traffic, traffic safety on 8 Avenue in front of Halls Prairie Elementary School, lack of sidewalks on 184 Street and 8 Avenue, and increased demands on emergency services and local schools.

(Council's resolution at the June 27, 2016 Regular Council – Land Use meeting provided direction to "ensure that this project is only an extension to complete the build out of the Hazelmere Golf course". The servicing proposed for the subject site is not intended to service additional future development for the non-Agricultural Land Reserve (ALR) lands to the east of 184 Street.

The proposed zoning and lot sizes comply with the site's proposed Suburban designation in the Official Community Plan (OCP). Transportation off-sites works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site along 184 Street to 8 Avenue, and along 0 Avenue to 177A Street.

The School District indicates that to serve the Douglas and Hazelmere areas growing demand, as part of their 2017/2018 Capital plan submission to the Ministry of Education, they have requested to build a new school with a 80K/525 capacity school, to supplement the existing Hall's Prairie catchment. This new school is to be located within the Douglas Neighbourhood Concept Plan. The Ministry supported the School District, in March 2017, with an approval to prepare a feasibility report to determine scope of project, schedule and construction budget. After the report is completed, the School District will submit the feasibility report to the Ministry to approve design and construction funding. Once design and construction funding is approved, the project will take 3 years to design and build the school.

This new school is to provide additional new school spaces needed in the community as the existing smaller rural Hall's Prairie Elementary is undersized and cannot meet future growing in-catchment demand.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 17, 2017. 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)	<ul style="list-style-type: none"> The subject site is designated Agricultural in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed lots will allow for rear yard garden space. The applicant is proposing to improve the productivity of the farmland in the Agricultural Land Reserve (ALR) portion of the site.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The applicant is proposing to use absorbent soils > 300 mm (1 ft.) in depth, roof downspout disconnections, on-lot infiltration trenches or sub-surface chambers, cisterns/rain barrels, vegetated swales/rain gardens/bio-swales, and sediment control devices. The applicant is proposing to plant 363 replacement trees. The applicant is proposing to convey riparian/ open space areas to the City. Composting and recycling pick-up will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The applicant is proposing various pathways and sidewalks in the site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED principles will be followed in pathway design. The applicant advises that all houses can be designed for adaptable features.
6. Green Certification (F1)	<ul style="list-style-type: none"> n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The applicant has discussed the project with various community groups through the planning process. A sustainable features document will be provided to new occupants.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Overall Site Plan Showing ALR/Non-ALR Portions of Site, Proposed Subdivision Layout, Raptor Nest Location Map, Zoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	OCP Redesignation Map
Appendix VII.	Quarter Acre Residential Zone (RQ)
Appendix VIII.	Map of Proposed Enhancements to ALR Lands
Appendix IX.	Metro Vancouver Regional Growth Strategy Map

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/da

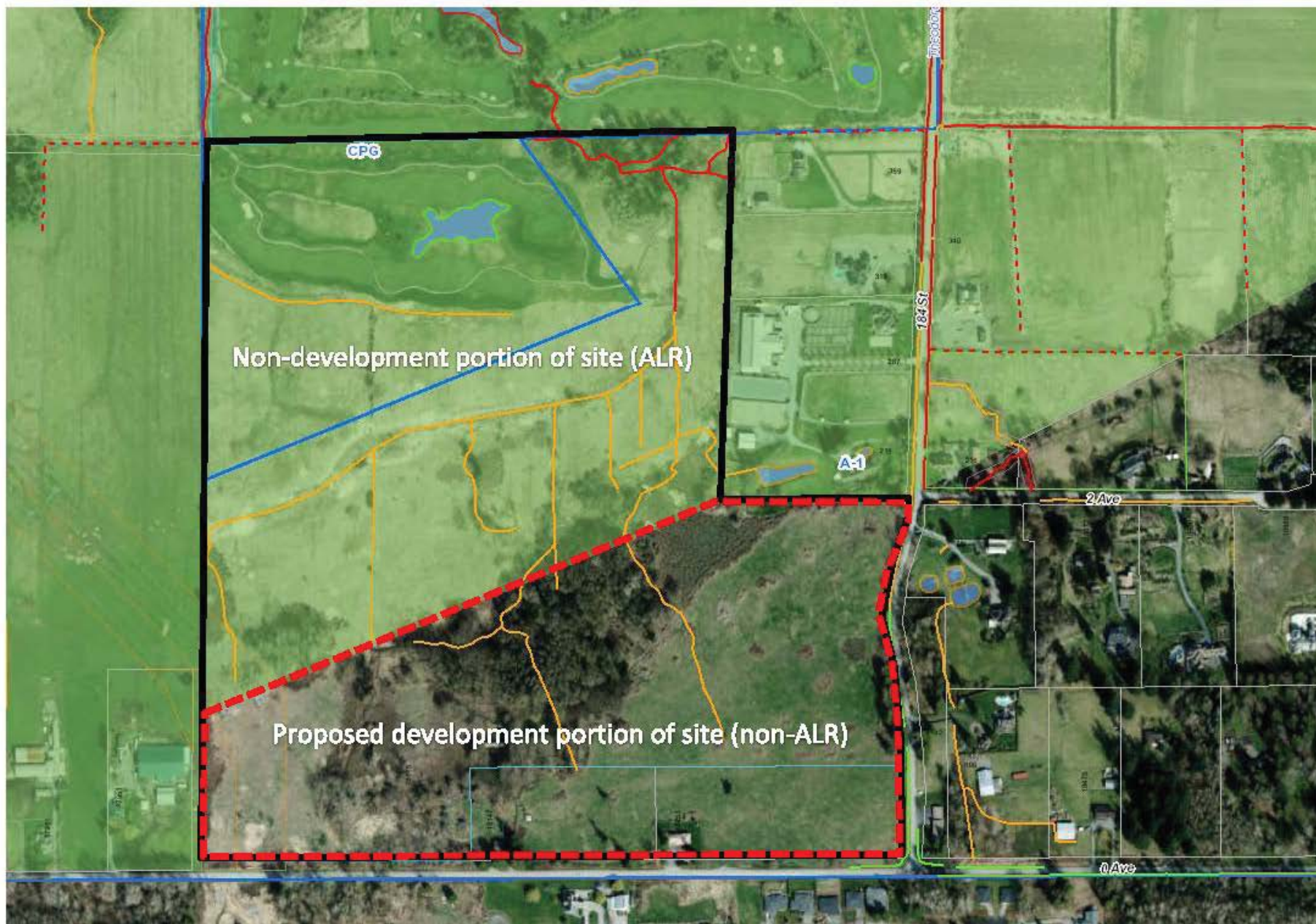
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

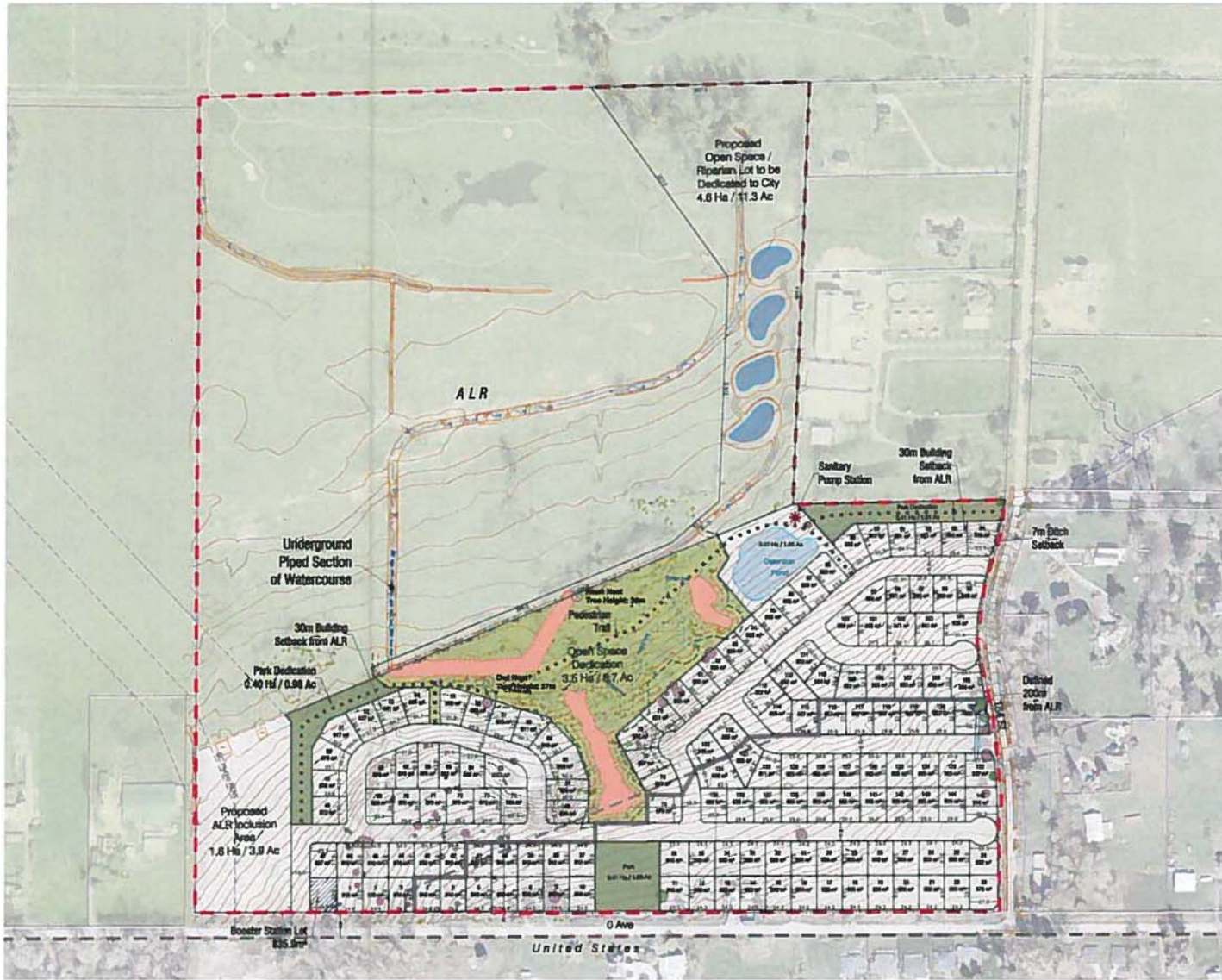
Proposed Zoning: RQ

Requires Project Data	Proposed
GROSS SITE AREA	52.2 hectares (128.9 acres)
Area within ALR	28.5 hectares (70.4 acres)
Area outside of ALR	23.7 hectares (58.6 acres)
Developable Area outside of ALR	20.7 hectares (51.1 acres)
NUMBER OF LOTS	
Existing	3
Proposed	145 single family lots
SIZE OF LOTS	
Range of lot widths (metres)	20 metres (66 ft.) to 32.5 metres (107 ft.)
Range of lot areas (square metres)	800 sq.m. (8,610 sq.ft.) to 1,032 sq.m. (11,110 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7 uph (2.8 upa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	Section E. Lot Coverage of the "Single Family Residential Zone" (RF) applies
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND (non-ALR portion of site)	
Area (square metres)	1.22 hectares (3.01 acres)
% of non-ALR portion of site	5.1 %
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

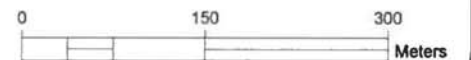
7914-0213-00: Map showing proposed development portion of subject site (non-ALR)



PROPOSED SUBDIVISION PLAN



- Park Dedication:
 1.22 Ha / 3.01 Ac
 (5% of Developable Area*)
 *Excludes ALR & portion to be included in ALR
- Open Space
 3.51 Ha / 8.67 Ac
- 5m from TOB
- 10m from TOB / Wetted Area
- 15m from TOB / Wetted Area
- Actual 200m ALR Boundary
- Assumed 200m ALR Density Boundary
- TPZ
 Tree Targeted for Retention (7)
- TPZ
 Tree Proposed Removal (68)
- Higher valued trees, Alders,
 or outside development area



LEGAL
 PID: 013-221-540
 PID: 007-245-653
 PID: 007-150-199

GROSS SITE AREA
 52.18 hectares / 128.94 acres (approx.)

DEVELOPABLE AREA
 (Excludes ALR, BC Hydro ROW, 5m from TOB)
 20.7 hectares / 51.1 acres (approx.)

EXISTING DESIGNATIONS
 Zoning: CPG, A-1
 NCP: N/A
 OCP: Agriculture

PROPOSED DESIGNATIONS
 Zoning: CD, CPG, A-1
 NCP: N/A
 OCP: Suburban, Agriculture

LOT YIELD
 Existing Number of Lots: 3
 Proposed Number of Lots: 145

GROSS DENSITY
 (Excludes ALR, Hydro ROW, within 5m from TOB)

Within 200m of ALR	Outside 200m of ALR
13.4 Ha (33.1 Ac)	7.3 Ha (18.0 Ac)
79 Lots	70 Lots
2.36 UPA	3.72 UPA



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 at A1



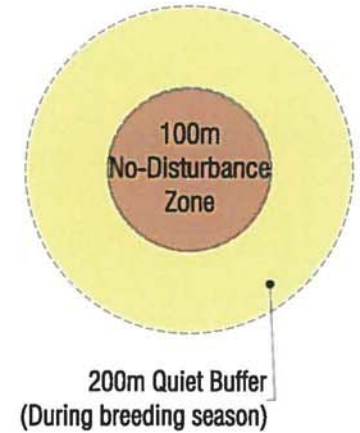
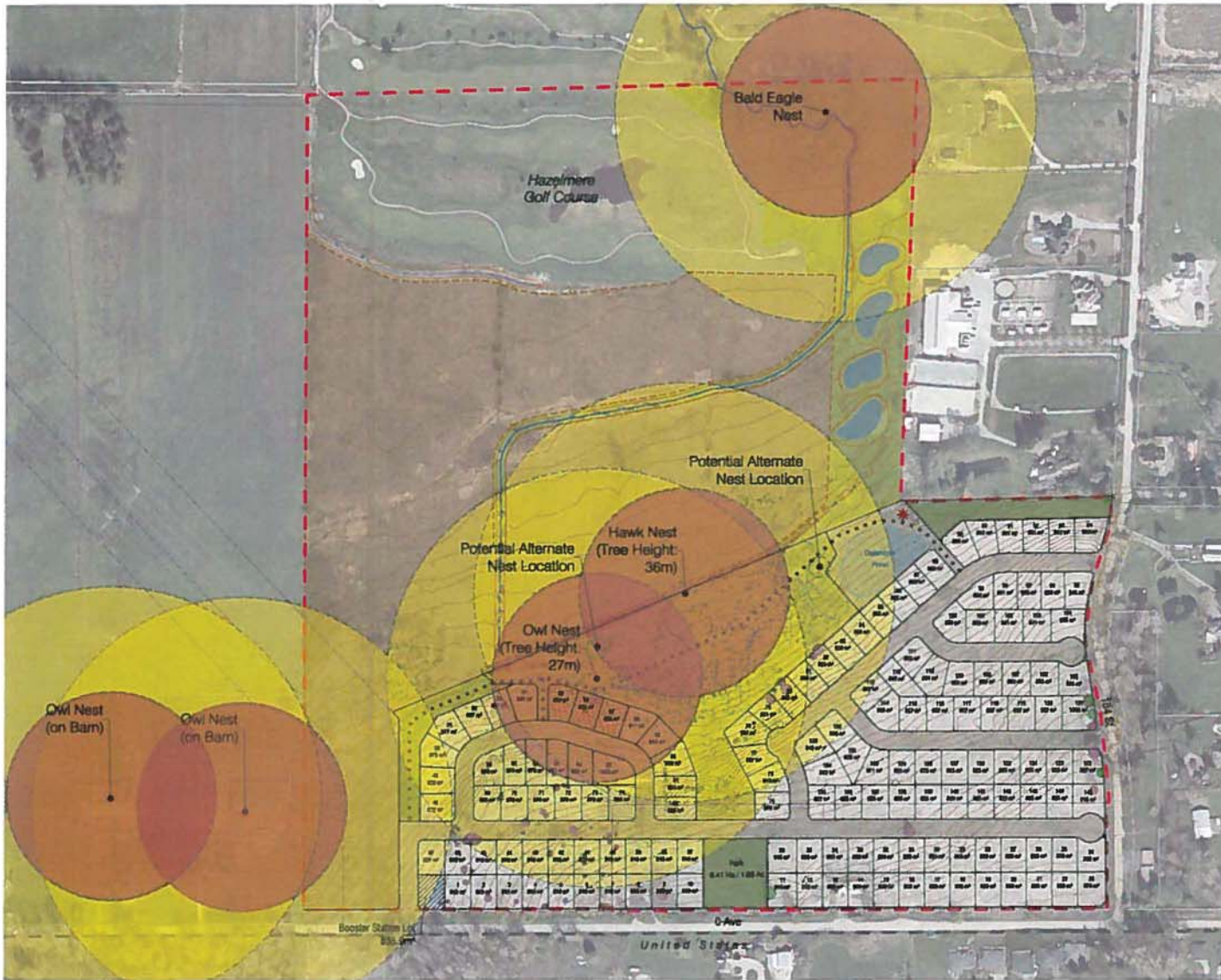
Project No.: 14-024
 Date: 11 / 07 / 2017

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Hazelmere Residential Expansion
 Suburban Subdivision
 18115, 18147 & 18253 0 Ave, Surrey, BC

RAPTOR NEST LOCATION MAP



 Construction Limitation Zone



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APLIN MARTIN
 ENGINEERING ARCHITECTURE PLANNING SURVEYING

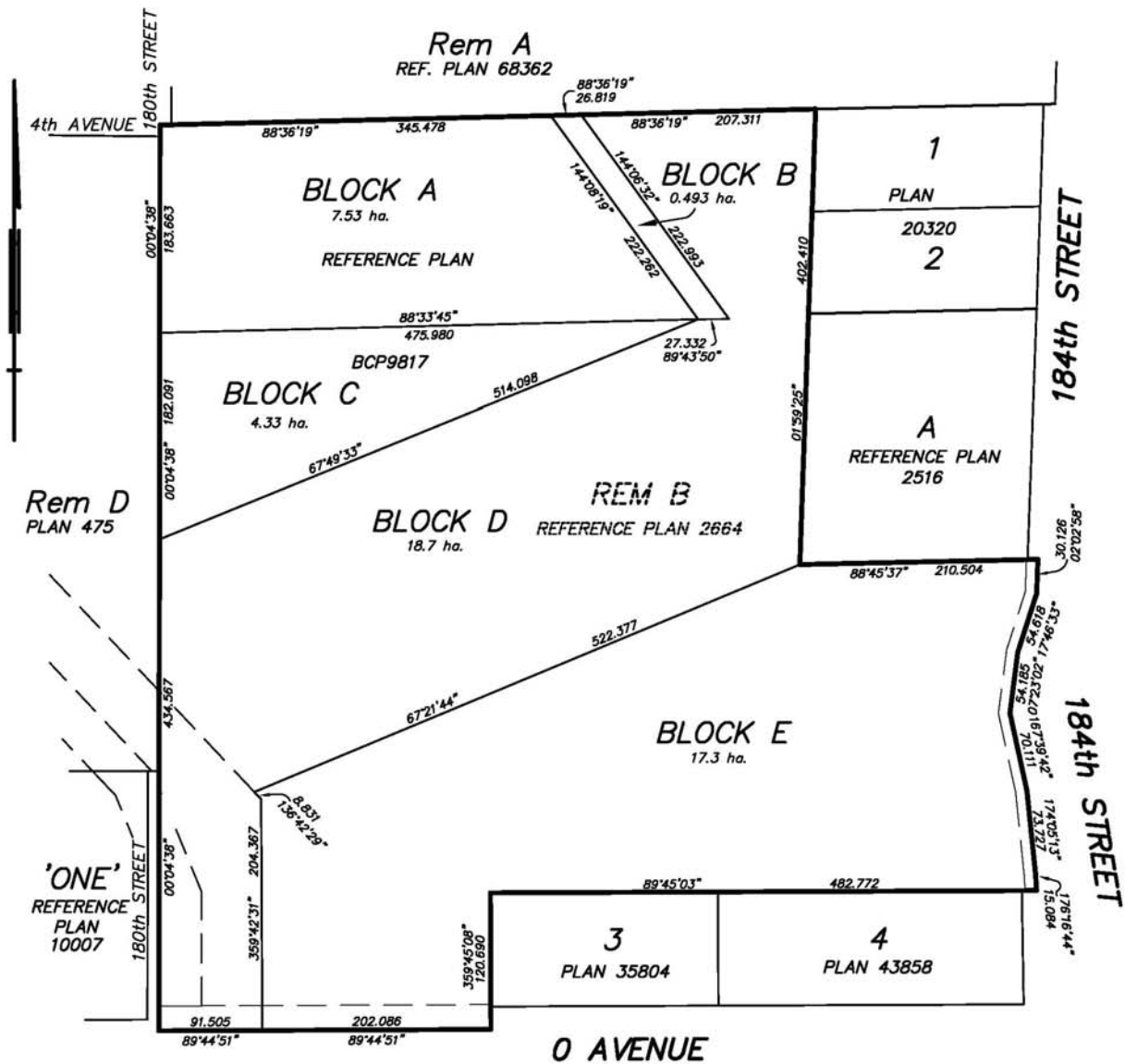
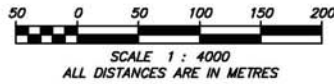
Project No.: 14-024
 Date: 10 / 07 / 2017

Drawing
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**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _ _ _ _
OVER
PARCEL 'B' (REFERENCE PLAN 2664)**

**SOUTH EAST QUARTER SECTION 5 TOWNSHIP 7 EXCEPT
FIRSTLY: THE SOUTH 33 FEET
SECONDLY: PART SUBDIVIDED BY PLAN 35804
THIRDLY: PART SUBDIVIDED BY PLAN 43858
FOURTHLY: PARTS DEDICATED ROAD ON PLAN BCP7629
NEW WESTMINSTER DISTRICT**



CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 11th DAY OF JULY , 2017.

MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

B. C. L. S.

FILE 10016-03

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

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

DATE: **July 20, 2017** PROJECT FILE: **7814-0213-00**

RE: **Engineering Requirements
Location: 18115/18147/18253 - o Avenue**

OCP AMENDMENT/ALR INCLUSION

There are no engineering requirements relative to the OCP Amendment/ ALR Inclusion beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 metres on 184 Street.
- dedicate 1.883 metres on o Avenue.
- dedicate 5.0m x 5.0m corner cut at the intersection of o Avenue and 184 Street.
- dedicate Gazette road on o Avenue.
- provide confirmation regarding dedication of 184 Street.
- provide 0.5 metre ROWs fronting o Avenue and 184 Street.
- dedicate 18.0 metre for each road within the development.
- dedicate all intersection corner cuts in the development.
- provide 0.5 metre ROWs fronting all roads within the development.
- provide any additional off-site ROWs required to service the development.

Works and Services

- construct north side of o Avenue to a through collector complete with barrier curb, sidewalk, streetlights and street trees (meet structural and minimum width requirement).
- construct west side of 184 Street to a through collector complete with barrier curb, sidewalk, streetlights and street trees (meet structural and minimum width requirement).
- construct all roads within the development to 18.0m local roads complete with barrier curbs, sidewalks, streetlights and street trees.
- construct water, sanitary and drainage mains to service the development in accordance with City policies and design criteria.
- provide service connections to each lot.
- complete off-site servicing works and analysis as noted below.

Significant offsite works are required to service the development. The Applicant's consultants have completed or initiated a number of studies to address the servicing of the lands covered by this application similar to those undertaken for an NCP. Although these studies have not been completely finalized, they do provide a framework for future more

detailed analysis and design should the project be endorsed by Council and Metro Vancouver Board.

- *The site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. The applicant is proposing a pump and forcemain system for their site. Cleansing velocities may not be achieved along the length of the force main and cleaning (or “pigging”) facilities will be required. Odour issues will need to be addressed along the length of this system.*
- *The applicant’s engineer has initiated a detailed ISMP. The ISMP must address concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels. The ISMP must also include a detailed evaluation of environmental constraints and opportunities in the area. Preliminary recommendations from the ISMP include mitigation measures within the proposed development area. These measures, must be included in the project’s site plan and servicing works.*
- *There is currently no water provision plan in place for this rural area. Although a system can be extended to this area, significant concern with respect to water age (i.e. water quality) have been noted. Looping of water mains to mitigate concerns would not be feasible as a second water system connection point is well over 3 km away. At this time the Engineering Department does not support the proposed single water main approach proposed by the Applicant due to the operational liability and costs associated with operating the required rechlorination station. Engineering Staff have suggested a dual water system be explored in an effort to avoid the need for a rechlorination station. Engineering Department staff will work with the applicant to finalize design of such a system should the project be endorsed by Council and Metro Vancouver Board. Dual pressure zones must also be addressed.*
- *Transportation off-site works are anticipated to include, as a minimum, ensuring adequate pavement structure and width to and from the site: along 184 St. to 8 Ave.; and along 0 Ave. to 177A St.*
- *All costs associated with extending City services to the site will be borne by the applicant. None of these are currently included in the City’s 10-Year Servicing Plan.*
- *Long Term operational cost implications of the proposed servicing strategies have not been established. Should the anticipated per/capita costs associated with operating the systems specifically installed to service this development significantly exceed those for the City as a whole, a Local Area Service strategy may be proposed to Council for some or all of the utility services.*

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Rémi Dubé, P.Eng.
Development Services Manager
LR₁



Thursday, July 20, 2017
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7914 0213 00

SUMMARY

The proposed 145 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	73
Secondary Students:	36

September 2018 Enrolment/School Capacity

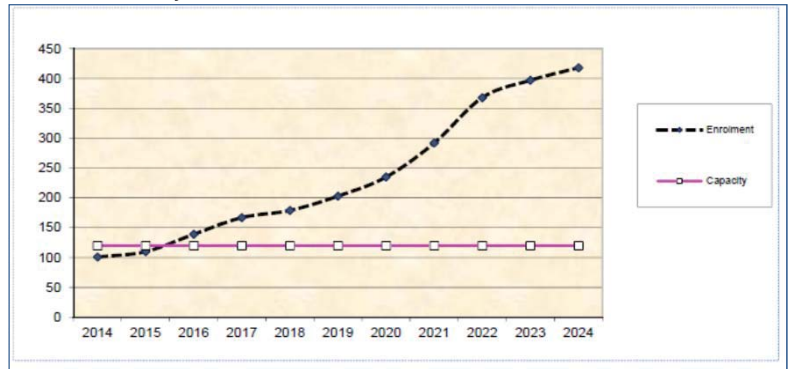
Hall's Prairie Elementary	
Enrolment (K/1-7):	33 K + 106
Capacity (K/1-7):	20 K + 100
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

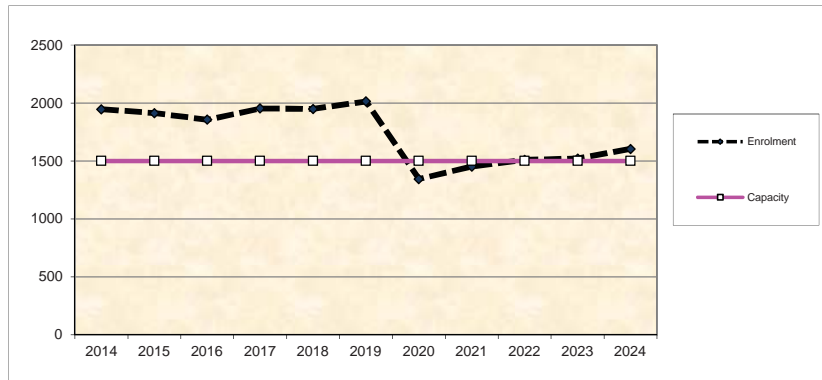
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Halls Prairie Elementary is currently over capacity and much of the student population in this area attends in other neighbouring schools. A new elementary school site has been acquired in the Douglas area and funding for this new elementary school has received preliminary support and is in the project definition stage which will determine size and schedule for completion. Earl Marriott Secondary is currently over capacity and the school district has received capital project approval for a new 1,500 student secondary school targeted to open in 2020). The new secondary school will be located in the Grandview area adjoining the City of Surrey's Aquatic Centre and future recreational facilities. As required, the school district will continue to work with the City and Province to adjust our capital plans to accommodate student growth.

Hall's Prairie Elementary



Earl Marriott Secondary



Proposed 145 Lot Residential Development Arborist report
 0 Avenue and 184th Street, Surrey
 MJM File # 1664

Table 2: Tree Preservation Summary

Surrey Project No: DP# 14-0213

Address: HAZELMERE 145 LOT SUBDIVISION 0 Avenue & 184th Street

Registered Arborist: Michael Mills, for Michael J Mills Consulting

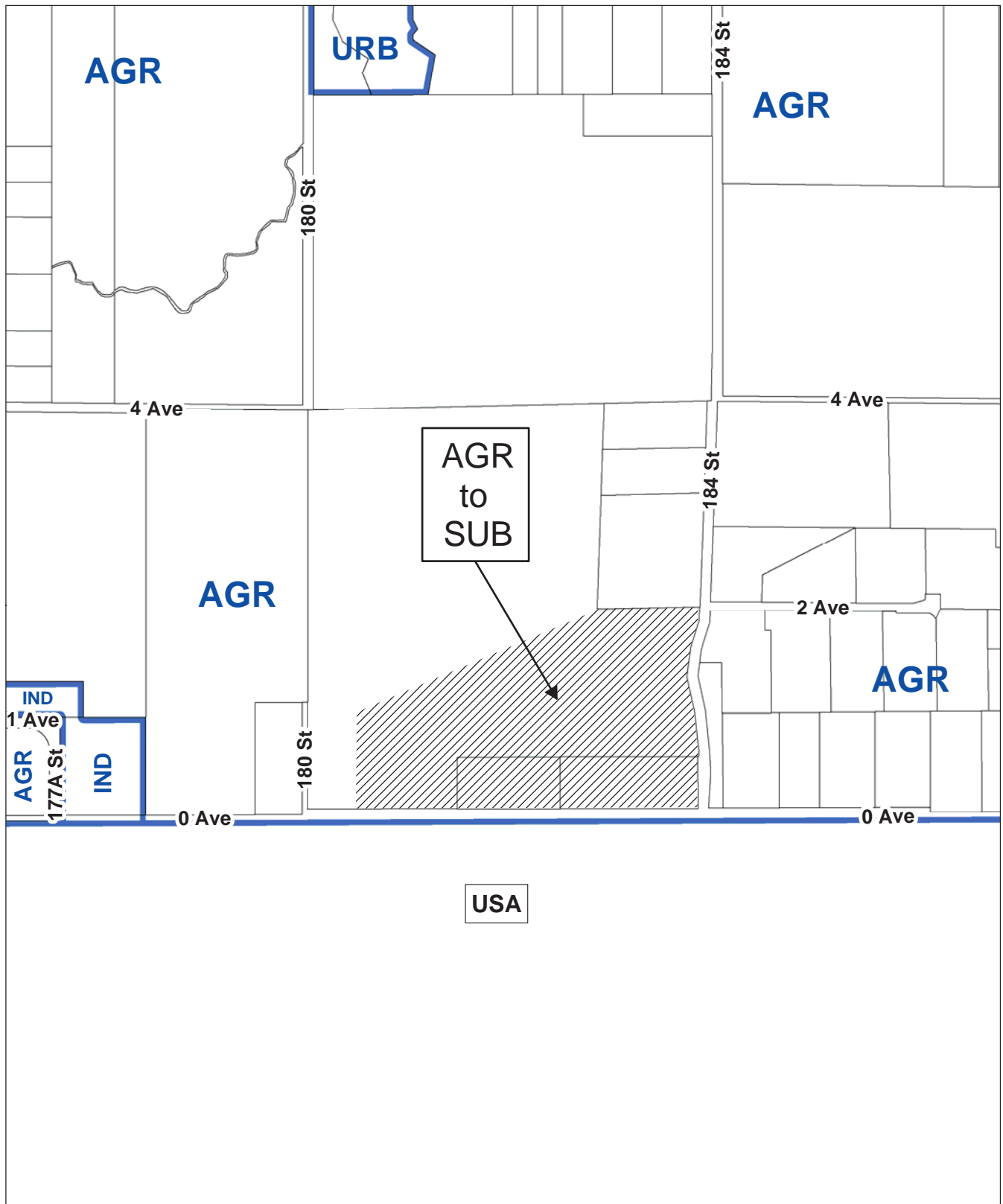
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) 256 on-site and 52 off-site	308
Protected Trees to be Removed (Offsite trees not included, tbd by city)	245
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas but including park dedication & buffer strips.)	11
Total Replacement Trees Required: - Alder (172) & Cottonwood (6) Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 178 \quad} \times \text{one (1)} = 178$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 67 \quad} \times \text{two (2)} = 134$	312
Replacement Trees Proposed (Assume min 2.5 trees / lot average)	363
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Riparian Areas (from survey)	519
Protected Trees to be Retained in Proposed ALR Areas (estimated)	100
Trees in place after development (does not include street trees)	993

Notes:

The number of trees retained within the road allowances has not yet been determined and will be subject to review based on the extent of road improvements required by the city along 0 Ave & 184th Street.

Some trees within the riparian area may require removal to allow for the proposed sanitary sewer line, to be determined.

Tree planting within the site will be subject to the size and shape of the lot. It is assumed that a minimum of 2.5 tree per lot will be achieved. Additional trees may also be provided within the 10m landscape buffer and within the dedicated park area along the north edge.



OCP Amendment 7914-0213-00
Proposed amendment from Agricultural
to Suburban





Quarter Acre Residential Zone

Part 15C - RS-G, Suburban Residential Gross Density Zone

Part 15C

RQ

A. Intent

This Zone is intended for single family housing on small *suburban lots*, where lot size may be reduced with substantial public *open space* set aside within the subdivision.

B. Permitted Uses

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

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

The minimum *site area for subdivision* shall be 0.4 hectare [1 acre], except in the case of a remainder *lot*, where the *lots* including the remainder *lot* which were created by the same plan of subdivision are zoned RQ.

D. Density

1. For the purpose of subdivision:
 - (a) In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed 2.5 *dwelling units* per gross hectare [1 u.p.a.]. The maximum *density* may be increased to 10 *dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *lot*, if amenities are provided in accordance with Schedule G of this By-law.
 - (b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum *density* shall not exceed 10 *dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *lot*.

2. For *building* construction within a lot:
 - (a) the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*;
 - (b) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*; and
 - (c) Notwithstanding Sub-section D.2(a), where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply.

E. Lot Coverage

The maximum *lot coverage* shall be 25%, except where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks



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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
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<i>Principal Building</i>	7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.4 m. [8 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>	18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>	18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*:
 - (a) The *building height* shall not exceed 9.0 metres [30 ft.]; and
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

1. Resident and visitor *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and

- (c) The total amount permitted under (a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the *side* of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
- (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
- (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
- (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.
3. The *open space* set aside pursuant to Section K.2 of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

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. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including stairs.

K. Subdivision



1. For the purpose of subdivision:
 - (a) Where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law.
 - (b) Where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.

2. For the purposes of subdivision:

- (a) *Lots* created shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
930 sq. m. [10,000 sq.ft.]	24 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

- (b) Notwithstanding Sub-section K.2.(a), where not less than 15% of the lands subdivided are set aside as *open space* preserved in its natural state or retained for park and recreational purposes, *lots* created shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
-----------------	------------------	------------------

775 sq. m. [8,300 sq.ft.]	20 metres [80 ft.]	30 metres [100 ft.]
------------------------------	-----------------------	------------------------

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

- (c) Notwithstanding Sub-sections K.2.(a) and K.2.(b), where not less than 30% of the lands subdivided are set aside as *open space* preserved in its natural state or retained for parks and recreation purposes, the minimum *lot* standards set out in Section K.2(b) may be reduced for up to 50% of the *lots* created to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
700 sq. m. [7,500 sq.ft.]	20 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

- 3. The *open space* referenced in this Section shall:
 - (a) Contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or be dedicated as a public park; and
 - (b) Be accessible by the public from a *highway*.
- 4. For the purposes of calculating the amount of *open space* referenced in this Section to be set aside, *undevelopable areas* may be included, however, this *undevelopable area* shall be discounted by 50%.

L. Other Regulations



In addition, land use regulations including the following are applicable:

- 1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
- 2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
- 3. Additional off-street parking and loading/unloading requirements are as set out in

Part 5 Off-Street Parking and Loading/Unloading of this By-law.

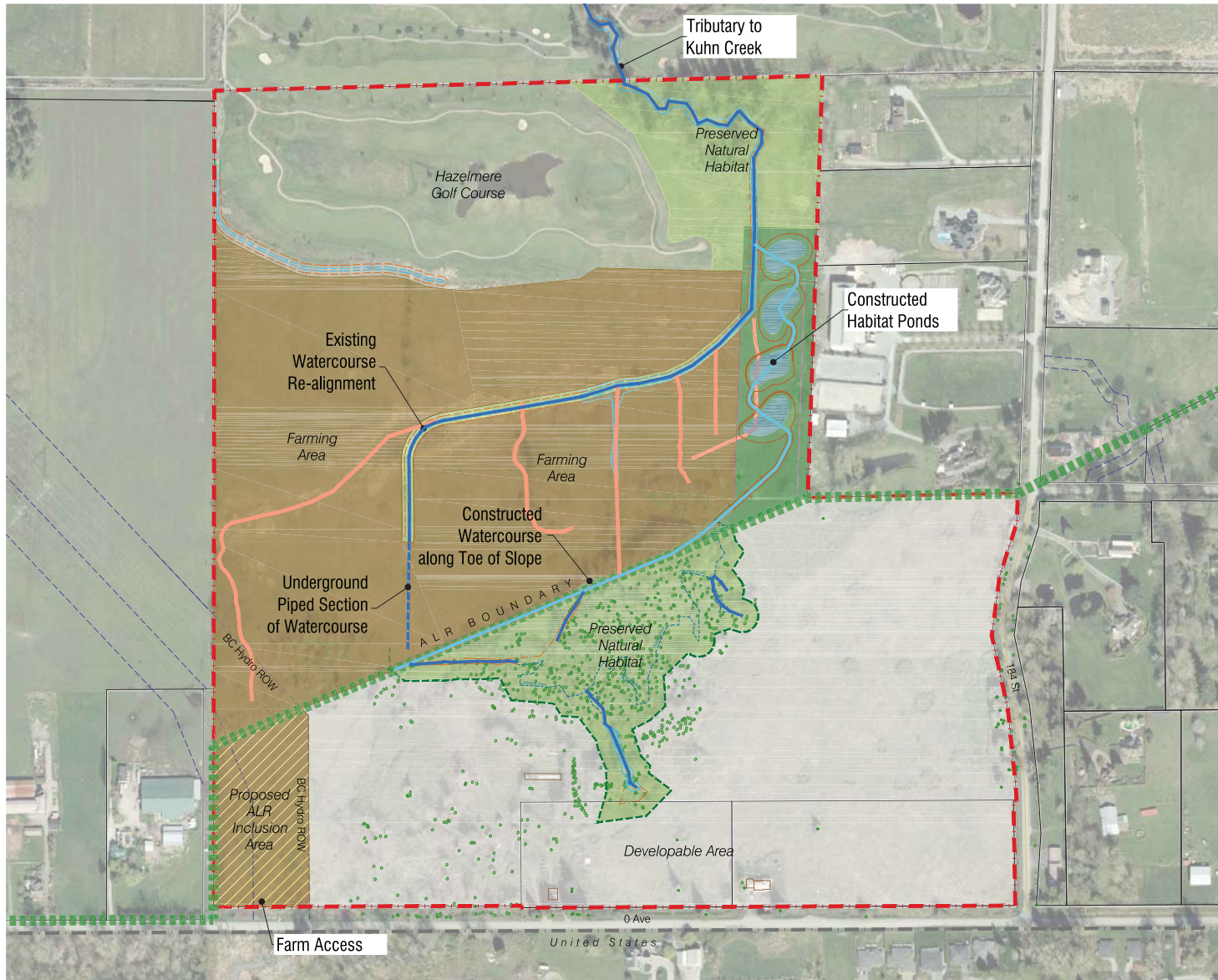
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

DRAFT

Appendix VIII

Hazelmere Residential Expansion
Suburban Subdivision
18115, 18147 & 18253 0 Ave, Surrey, BC

AGRICULTURAL / HABITAT ENHANCEMENT PLAN



- Preserved Natural Habitat
6.6 Ha / 16.3 Ac (Approx.)
- Reconstructed Habitat
2.2 Ha / 5.3 Ac (Approx.)
- Farming Area
18.2 Ha / 44.9 Ac (Approx.)
- Developable Area
18.0 Ha / 44.5 Ac (Approx.)
- Proposed ALR Inclusion Area
1.6 Ha / 3.9 Ac (Approx.)
- ALR Boundary
- 15m from TOB
- Existing Watercourse
- Constructed Watercourse
- Relocated Watercourse



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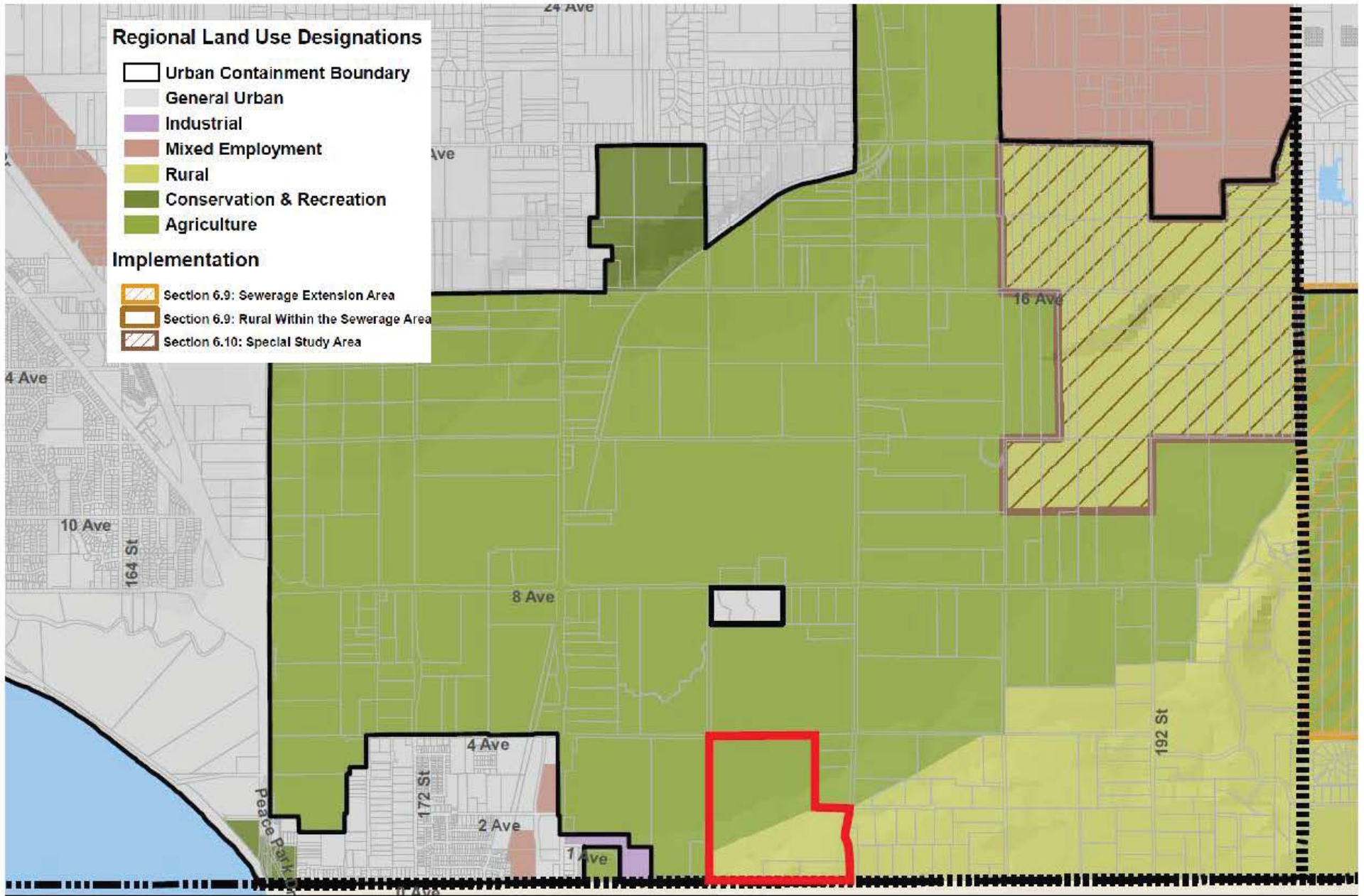


Project No.: 14-024
Date: 20 / 04 / 2017

Drawing

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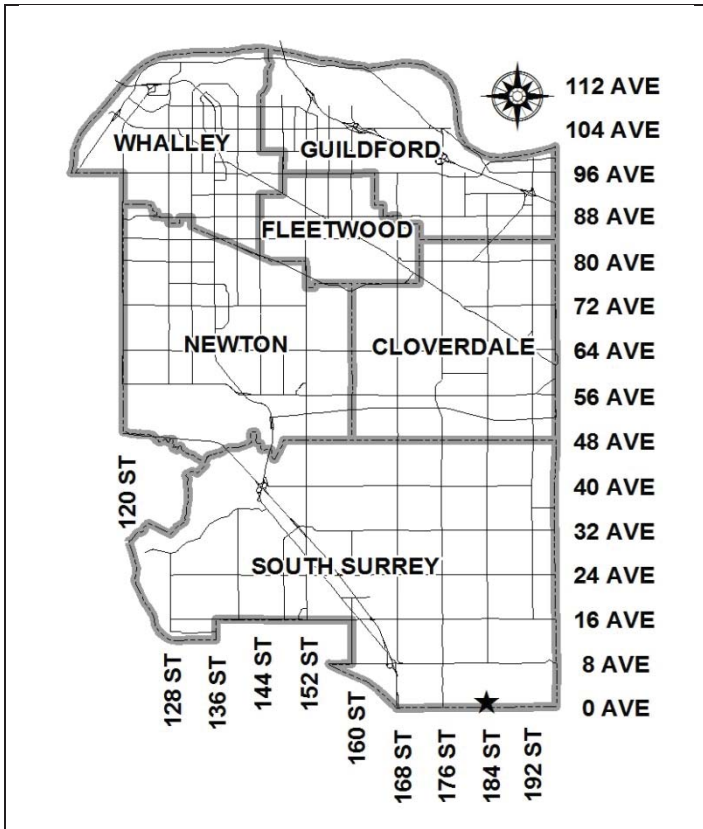
Metro Vancouver Regional Growth Strategy Map



City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7914-0213-00

Planning Report Date: June 27, 2016



PROPOSAL:

- **OCP Amendment** from Agricultural to Suburban

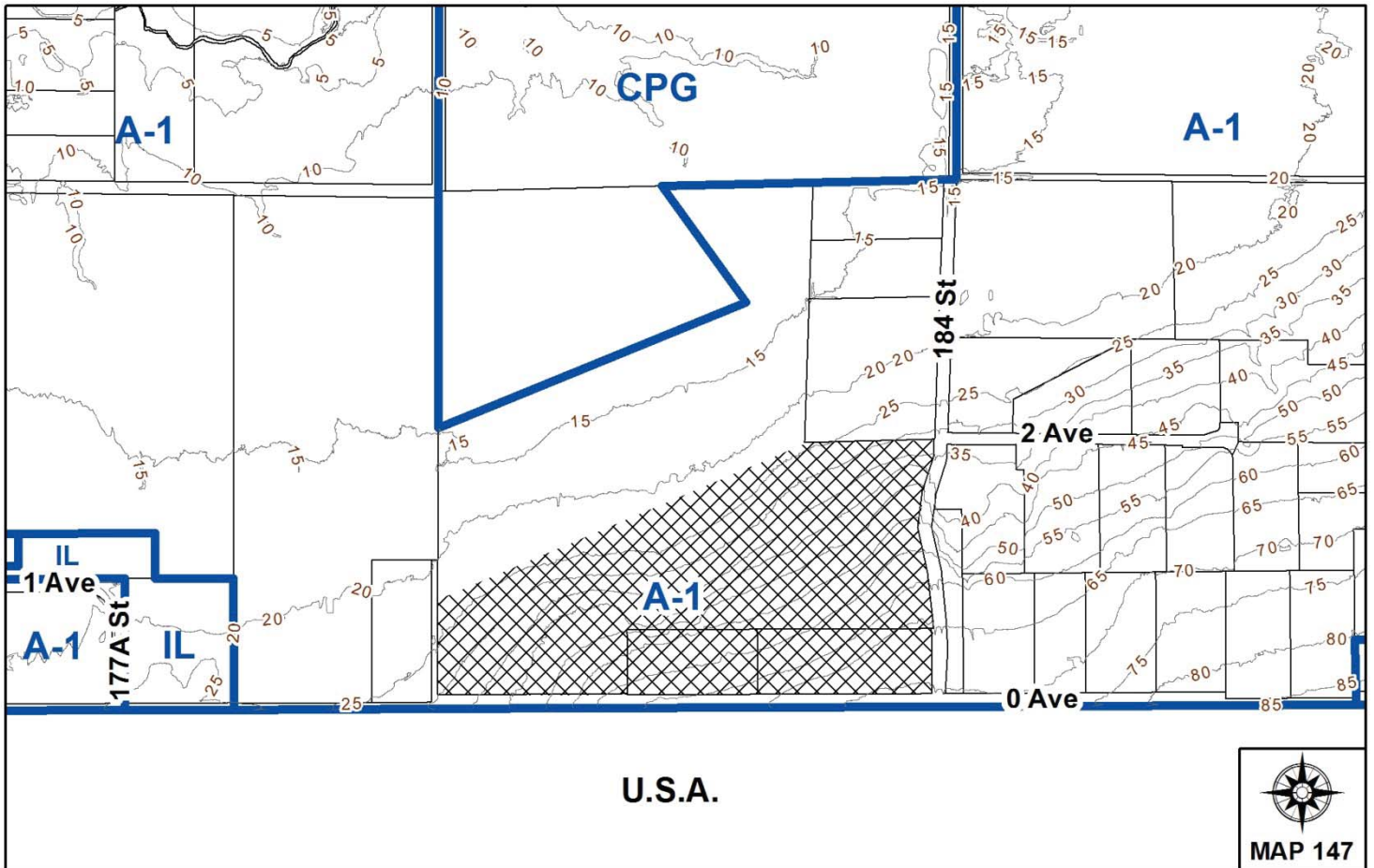
to allow for rezoning and subdivision from 3 lots into approximately 136 single family lots.

LOCATION: 18115, 18147 and 18253 - 0 Avenue

OWNER: Lapierre Holdings Ltd.
 Hazelmere Golf & Tennis Club

ZONING: A-1 and CPG

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Staff recommend that the proposed development not be supported.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- At the July 27, 2015 Regular Council – Land Use meeting, Council considered the subject application and passed the following motion:
 - The proposed development not be supported; and
 - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.
- Since the July 27, 2015 Regular Council – Land Use meeting, the applicant has conducted a geotechnical and soils analysis, produced an agricultural enhancement plan and has had discussions with the Little Campbell Watershed Society (LCWS). The applicant advises that the soils on the site are not ideal for septic systems and that utilizing the City's sanitary sewer is a preferred option.
- The applicant is proposing a number of improvements in support of their proposal which are discussed in this report, and has requested that their proposal be considered by Council. The applicant does not wish to pursue a proposal that is consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.
- Notwithstanding the various improvements proposed by the applicant, the proposed development is a significant departure from existing City plans and policies, as described further in the report. There is no Neighbourhood Concept Plan (NCP) or planning or servicing framework in place to guide development in this portion of the Hazelmere valley. Further, the proposed development has significant servicing and transportation challenges, and would not result in contiguous or planned growth following the provisions outlined in the City's OCP.
- The subject site is located outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.
- In light of the above concerns, staff are recommending that the proposed development not be supported.

RECOMMENDATION

The Planning & Development Department recommends that the proposed development not be supported.

However, should Council feel there is merit in supporting the proposed Official Community Plan (OCP) amendment, Council may consider referring the application back to staff to be held pending the initiation and completion of a comprehensive land use and servicing study for all of the non-Agricultural Land Reserve (ALR) portions of the Hazelmere Valley.

REFERRALS

Engineering:	The Engineering Department has concerns with the proposal as discussed below in this report.
Parks, Recreation & Culture:	Parks has concerns with the proposal as there has been no assessment of park provision in this area of Hazelmere if the proposed development and subsequent similar developments are approved.
Department of Fisheries and Oceans (DFO):	If the proposal proceeds, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment to address riparian protection issues.
Fraser Health Authority:	If the proposal proceeds with a form of development requiring septic fields, input from the Fraser Health Authority will be requested.
Agricultural and Food Security Advisory Committee (AFSAC):	At its September 4, 2014 meeting, AFSAC recommended that the application not be supported, as the lands are located in an Agriculture designated area which is not intended for urban-type development. At its May 5, 2016 meeting, AFSAC recommended that the application be supported based on the revised proposal and improvements for agricultural productivity. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and prefer to see a City sanitary system in the proposed development as opposed to a septic system.
Metro Vancouver:	The applicant is proposing an amendment to the Regional Growth Strategy (RGS) and to the Urban Containment Boundary. The subject site is located outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

SITE CHARACTERISTICS

Existing Land Use: 18115 - 0 Avenue is vacant farmland (partially within ALR), with 2 golf course holes at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages which are not located within the ALR.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and West:	Golf course and agricultural acreage.	Agricultural/ Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural/ Suburban Residential (5 upa)	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

DEVELOPMENT CONSIDERATIONSBackground

- At the July 27, 2015 Regular Council – Land Use meeting, Council considered the subject application and passed the following motion:
 - The proposed development not be supported; and
 - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.
- The applicant has indicated that they do not wish to pursue a proposal that is consistent with the policies of the Official Community Plan (OCP) and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, and have requested that their amended proposal be forwarded for Council's consideration.
- The policy and implementation constraints identified in the Planning Report dated July 27, 2015 are all still valid. The subject site is designated "Agricultural" in the Official Community Plan (OCP) and "Agricultural" and "Rural" in Metro Vancouver's Regional Growth Strategy (RGS). Surrey's OCP and the Surrey Agriculture Protection and Enhancement Strategy (2013) seek "to support agriculture, complementary land uses and public facilities". The proposed development would serve to destabilize the existing rural character of the area and introduce potential conflicts to the agricultural community.

- The proposed development is also contrary to the OCP policy which encourages the "full and efficient build-out of existing planned urban areas". In addition, the OCP calls for the prevention of "urban development as well as the extension of City services that would encourage subdivision in rural and suburban areas, except in accordance with approved Secondary Plans".
- The proposed development portion of the subject site is designated as "Rural" in Metro Vancouver's Regional Growth Strategy (RGS) and is located outside of the Urban Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural and rural areas, while the "Rural" designation in the RGS is intended to protect the existing character of rural communities, landscapes and environmental qualities.
- Amendments to the Urban Containment Boundary and the "Rural" designation of the RGS must come from the affected municipal government, and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and the granting of Third Reading to the associated by-laws should the proposal be supported by Council.
- No complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network have been undertaken for the non-ALR lands in Hazelmere. The servicing impacts of the proposed development would need to be addressed in a more comprehensive servicing strategy such as one undertaken for an NCP if the area were to be redesignated for suburban development. In particular, the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area.

Proposed Development

- The applicant is proposing a similar single family subdivision concept as was presented previously in July 2015 (Appendix II). The applicant is proposing an OCP amendment from Agricultural to Suburban to allow for a rezoning and subdivision from 3 lots to approximately 136 single family lots. These lots are proposed to connect to City services, including the City's sanitary sewer system.

Information Provided by the Applicant since the July 27, 2015 Regular Council – Land Use Meeting

- In response to the direction that was provided at the July 27, 2015 Regular Council – Land Use meeting, the applicant has conducted a geotechnical and soils analysis, produced an agricultural enhancement plan and has had discussions with the Little Campbell Watershed Society (LCWS).
- The applicant's revised proposal would include improvements to the soil capability on lands located within the ALR; riparian habitat improvements; improved storm water management practices to reduce potential flooding of the agricultural low lands; an ALR inclusion application to the ALC for a small portion of the site along o Avenue; and a reduction in the area of the portion of the site zoned CPG such that more of the ALR portion of the site would be zoned A-1 instead of CPG.

- To improve the agricultural productivity of the ALR portion of the site, the applicant's agricultural consultant recommends a number of improvements, including: installing a drain tile system to improve drainage; installation of an irrigation system, and improving the soil structure and fertility by adding compost and introducing perennial forage grasses and cereals which can improve the condition and fertility of the soil. In conclusion, the consultant states that "based upon implementation of the land improvements described above and after 2 to 3 years of production of forage grasses and cereals, the fertility and tilth should increase to a point where the land would be ready to produce a wide range of field crops, including berries and vegetables."
- To improve storm water management and riparian habitat on the site, the applicant is proposing to relocate and consolidate various watercourses, and also construct habitat ponds. The improved storm water management will direct uncontrolled flows and reduce potential flooding of lowland agricultural areas.
- The applicant has provided a letter dated December 9, 2015 from the LCWS in support of the proposed development. The LCWS appreciates the applicant's proposal to keep 6 hectares (15 acres) of natural habitat, and to enhance the riparian areas on the site.
- Based on their review of the soils on the subject site, the applicant has confirmed that the soils are not ideal for septic systems and that connection to the City's sewer system is a preferable option. The applicant's geotechnical engineer indicates the following:

"the surficial soils are generally silty and do not lend themselves well to infiltration. Therefore, we expect that septic systems consisting of sand mounds or oversized fields... may have to be considered. For this condition there is a risk of septic effluent, in the event of a septic system failure, flowing over time in the near surface lot grading fills, road structure fills, and utility trenches along the sloping gradient of the site. As well, in the event that permeable, water bearing soils are encountered (such as at our well locations), there is potential for relatively rapid transport of septic effluent through this stratum... [and also] that these permeable deposits do daylight sporadically on the slope. Both... scenarios pose risks in our opinion of off-site transport of septic effluent downslope and across property lines, and may also result in environmental concerns where effluent reaches the ALR or the drainage ditches on site that are understood to be sub-catchments for Kuhn Creek..."
- At its May 5, 2016 meeting, AFSAC recommended that the application be supported. The AFSAC members indicated concerns about septic leakage into the low-lying ALR portion of the site and a preference to see a City sanitary sewer system included in the proposed development as opposed to a septic system.

PROJECT EVALUATION AND DISCUSSION

- The subject application is proposed outside of an area with an approved secondary land use plan. The OCP encourages contiguous development within areas that have approved Neighbourhood Concept Plans (NCPs). NCPs provide a detailed coordinated planning framework for an area of land, including issues such as appropriate land uses, services and circulation networks. Given the site's context, being located outside of the Metro Fraser Sewer Area, and the Urban Containment Boundary, there are no plans currently, or in the foreseeable future, for the Planning & Development Department to commence work on an NCP or similar secondary land use plan for this portion of the Hazelmere Valley.
- It should be noted that minimal planning context exists for this area. This application would support "leap frog" development which is not planned or contiguous. Similarly, proceeding with this application in advance of a land use plan for the area sets a dangerous precedent for other landowners looking to develop their land in advance of completion of an NCP.
- While the applicant has proposed several worthwhile agricultural and riparian improvements as discussed above, these suggested improvements do not address the fundamental issues and concerns associated with the proposed development in this area of the City.
- The applicant has suggested that existing soil conditions on the site are not suitable to provide septic systems on 0.8-hectare (2-acre) lots. Increasing the lot size to be larger than the minimum 0.8 hectares (2 acres) lot area required for septic may also be a possibility on the subject site, as was the case in a nearby subdivision (File No. 7910-0256-00) at 442 - 188 Street and 435 - 192 Street where nine 2-hectare (5-acre) parcels were created in 2015.

CONCLUSION

- The proposed development is a significant departure from the City's existing plans, policies or practices. Given the servicing constraints posed by the development, the lack of a secondary land use plan for this area of Hazelmere and the required Metro Vancouver amendment process, staff recommend that the proposed development not be supported.
- The proposed development would necessitate the need for a comprehensive land use and servicing study that would extend far beyond the boundaries of the site, and which has the potential to significantly alter the rural and stable character of this area of Surrey. The Hazelmere Valley is currently a low density, primarily agricultural area and the provision of City services and an increase in density would dramatically change the character of the area.
- If, however, Council feel there is merit in supporting the proposed Official Community Plan (OCP) amendment, Council may consider referring the application back to staff to be held pending the initiation and completion of a comprehensive land use and servicing study for all of the non-Agricultural Land Reserve (ALR) portions of the Hazelmere Valley.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Updated Site Plan
- Appendix III. Planning Report No. 7914-0213-00, dated July 27, 2015

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KB/dk

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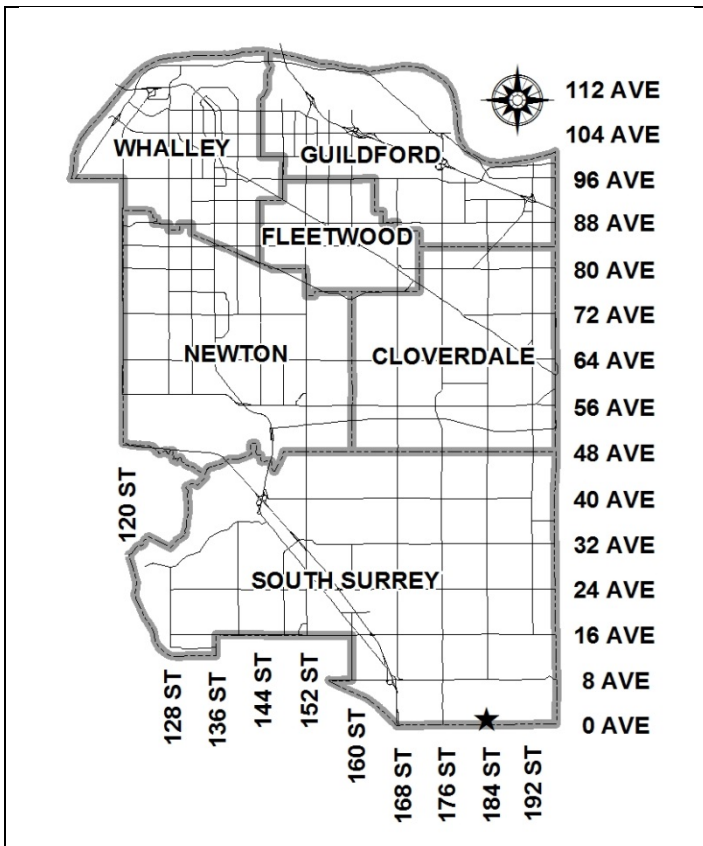
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

Appendix III

City of Surrey PLANNING & DEVELOPMENT REPORT

File: 7914-0213-00

Planning Report Date: July 27, 2015



PROPOSAL:

- OCP Amendment from "Agricultural" to "Suburban"

to allow for rezoning and subdivision from 3 lots to 136 single family lots.

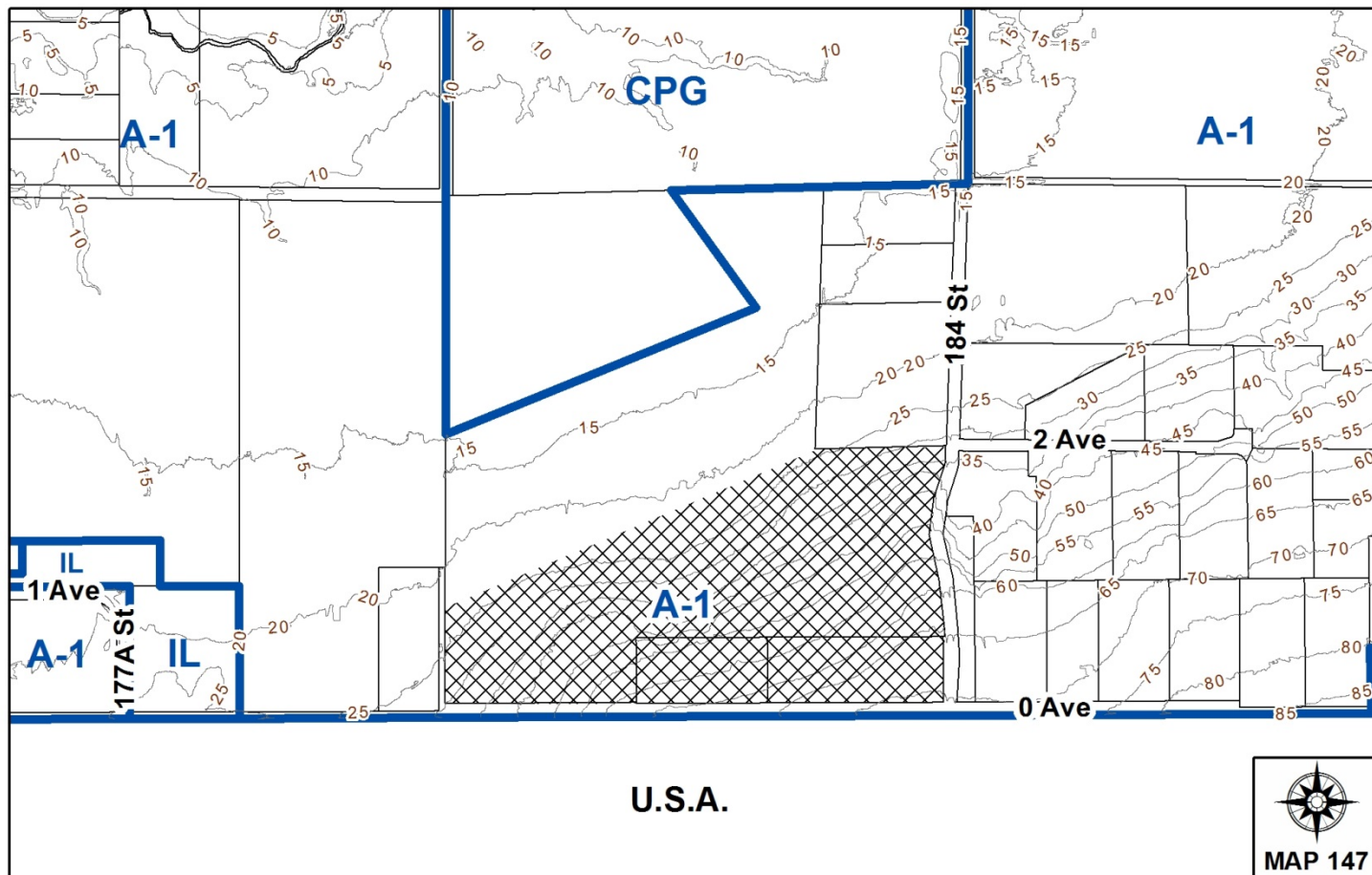
LOCATION: 18115, 18147 and 18253 - 0 Avenue

OWNER: Lapierre Holdings Ltd.

Hazelmere Golf & Tennis Club

ZONING: A-1 and CPG

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Staff provide two recommendations for Council's consideration:
 - The proposed development not be supported; and
 - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and Urban Containment Boundary.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- Does not comply with OCP Designation and Metro Vancouver's Regional Growth Strategy (RGS).
- The proposed development is a large departure from existing City plans and policies, as described further in the report. There is no NCP or planning or servicing framework in place to guide development in this portion of the Hazelmere valley.
- The proposed development has significant servicing and transportation challenges.
- The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.
- If the proposal is modified to be consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, there is some merit for considering support.

RECOMMENDATION

The Planning & Development Department recommends that:

- (a) The proposed development (Appendix II) not be supported; and
- (b) The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

REFERRALS

Engineering:	The Engineering Department has concerns with the proposal as discussed below in this report.
Parks, Recreation & Culture:	Parks has concerns with the proposal as there has been no assessment of park provision in this area of Hazelmere if the proposed development and subsequent similar developments are approved.
Department of Fisheries and Oceans (DFO):	If the proposal proceeds, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment to address riparian protection issues.
Fraser Health Authority:	If the proposal proceeds with a form of development requiring septic fields, input from the Fraser Health Authority will be requested.
Agricultural and Food Security Advisory Committee (AFSAC):	At its September 4, 2014 meeting, AFSAC recommended that the application not be supported, as the lands are located in an Agriculture designated area which is not intended for urban-type development.
Metro Vancouver:	The applicant is proposing an amendment to the Regional Growth Strategy (RGS) and to the Urban Containment Boundary. The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

SITE CHARACTERISTICS

Existing Land Use: 18115 – 0 Avenue is vacant farmland (partially within ALR), with 2 golf course holes at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages not within the ALR (Appendix III).

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and West:	Golf course and agricultural acreage.	Agricultural/ Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural/ Suburban Residential (5 upa)	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

DEVELOPMENT CONSIDERATIONSSite Context

- The subject site consists of 3 properties (18115, 18147 and 18253 - 0 Avenue) located along 0 Avenue near 184 Street in the Hazelmere Valley. The property at 18115 – 0 Avenue is partially within the Agricultural Land Reserve (ALR), is also split-zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)", and contains 2 holes of the Hazelmere golf course. The applicant is proposing to develop the southerly portion of the site, which is the non-ALR portion of the property (Appendix III).
- The properties at 18147 and 18253 – 0 Avenue are zoned A-1. These two properties are designated "Agricultural" in the Official Community Plan (OCP) and "Rural" in Metro Vancouver's Regional Growth Strategy (RGS).
- The parcel is bordered on the north by the Hazelmere golf course and an agricultural acreage. The site is bordered by agricultural acreages to the east (across 184 Street) and west. The site is bordered on the south (across 0 Avenue) by the United States.
- The proposed development site is located on a north-facing slope of moderately steep grades, with a high elevation of 70 metres (230 feet) above sea level along 0 Avenue and a low elevation of 21 metres (69 feet) at the north portion of the site. The site is mostly cleared, albeit with some significant forest clusters. There are some Class B watercourses on the proposed development portion of the site. In addition, an owl's nest and hawk's nest have been identified in the main forested area on the proposed development portion of the site.

Proposed Development

- The applicant is proposing to develop the non-ALR portion of the site. The gross site area is 52 hectares (128.5 acres), and the non-ALR portion of the site proposed for development is 23 hectares (56.8 acres).
- The applicant is proposing an OCP amendment from "Agricultural" to "Suburban" to allow for a rezoning and subdivision from 3 lots to 136 single family lots and open riparian space of 3.1 hectares (7.8 acres). The proposed density is 5.9 uph (2.4 upa). Proposed lot sizes range from 960 sq.m. (10,300 sq.ft) to 2,324 sq.m. (25,000 sq.ft.), and the large majority of the lots are approximately 1,000 sq.m. (10,800 sq.ft.) in size (Appendix II). The nearest zone equivalent to the proposal is the RH-G zone which allows 50% of the lots to be 1,120 sq.m. (12,000 sq.ft.) and 50% to be 1,300 sq.m. (14,000 sq.ft.). The proposed lots are proposed to be on City sewer, as the minimum required lot size for a septic system is 0.8 hectares (2 acres), as per Surrey Subdivision and Development By-law, 1986, No. 8830.
- In terms of the subject application, only the proposed OCP amendment from "Agricultural" to "Suburban", and not the rezoning or Development Permit for the ALR interface and Hazard Lands, is being presented for Council's consideration. Given the significant departure from the City's and Metro Vancouver's plans and policies that the proposal entails, it was deemed appropriate to consult Council on the larger land use and density issue before proceeding further to detail development planning of the site.

Policy Considerations

- In considering the proposal to redesignate the subject site from "Agricultural" to "Suburban" in the OCP to allow for the proposed subdivision there are a number of City and Metro Vancouver policies that need to be considered. These are described below.

Surrey OCP (2014)

- The protection of agriculture and agricultural areas is a key objective of the City of Surrey. Surrey's OCP contains policies that are designed "to protect farmland as a resource for agriculture, a source of heritage and as a reflection of a distinct landscape defining communities". These policies seek to enhance the viability of agriculture as a component of the City of Surrey's economy.
- The subject site is designated "Agricultural" in the OCP, which is intended to support agriculture, complementary land uses and public facilities". This designation includes lands in the ALR as well as lands outside the ALR that are used for farming and various other complementary uses. Introducing 1,000 sq.m. (10,800 sq.ft.) lots in this area does not support agriculture, nor is it a complementary land use. Rather, the proposed development would serve to destabilize the existing rural character of the area and introduce potential conflicts to the agricultural community.
- The proposed development is also contrary to the OCP which encourages the "full and efficient build-out of existing planned urban areas". In addition, the OCP calls for the prevention of "urban development as well as the extension of City services that would encourage subdivision in rural and suburban areas, except in accordance with approved Secondary Plans".

- The proposed development is not envisioned in the OCP or in any secondary plan.

Surrey Agriculture Protection and Enhancement Strategy (2013)

- *Surrey's Agriculture Protection and Enhancement Strategy*, adopted by Council in 2013, outlines various ways that agriculture within Surrey can be maintained and enhanced, including:
 - "a stable, predictable and contiguous agricultural land base to operate upon is essential for the continued health and vitality of the agri-food sector";
 - "without viable, available, accessible agricultural land... the ability to provide fresh food is severely limited"; and
 - "protect farming and agri-food operations from adjacent urban impacts (e.g. upland stormwater drainage, traffic, nuisance complaints, trespassing and noxious substances)".
- The proposed development would effectively introduce urban-style development into this area of Surrey that is designated "Agricultural" and would lead to conflict between agricultural activity and urban-style development. Residents within this proposed community would have to travel through adjacent agricultural areas on a daily basis to get to places of employment, commerce, schools, parks and other such destinations. Most of these trips will be made by car, which significantly increases the potential for conflict with the agricultural community.

Metro Vancouver

- The subject site is designated as "Rural" in Metro Vancouver's *Regional Growth Strategy* (RGS) and is located outside of the Urban Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural and rural areas, while the "Rural" designation in the RGS is intended to protect the existing character of rural communities, landscapes and environmental qualities.
- The "Rural" designation permits low density residential development that do not require the provision of urban services such as sewer or transit. Rural areas generally do not have access to regional sewer services.
- The proposed development would require provision of sewer servicing as the proposed lots are smaller than the 0.8 hectare (2 acre) size required to support septic systems, and thus the applicant's proposal would trigger an application to Metro Vancouver to amend the Urban Containment Boundary and to amend the RGS designation from "Rural" to "General Urban".
- Amendments to the Urban Containment Boundary and the "Rural" designation of the RGS must come from the affected municipal government, and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development.

Engineering Considerations

- No complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network have been undertaken for the non-ALR lands in Hazelmere. The servicing impacts of the proposed development would need to be addressed in a more comprehensive servicing strategy such as one undertaken for an NCP if the area were to be designated for suburban development.
- Staff note that the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. If the area were to be included for sanitary sewer servicing, the system is likely to extend from the Douglas neighbourhood. At this point in time the Douglas system has not been sized to accommodate expansion of its catchment.
- In terms of drainage, a preliminary Integrated Stormwater Management Plan Scoping Study has been undertaken for the Little Campbell River watershed which includes this area of the Hazelmere Valley. As this area is designated to remain rural in nature no further drainage studies have been undertaken or are being planned for the area. Should the area proceed to a more suburban form of development, a detailed Integrated Stormwater Management Plan (ISMP) would need to be undertaken, and concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels would need to be addressed. The ISMP could also include a detailed evaluation of environmental constraints and opportunities in the area.
- There is currently no water provision plan in place for this rural area. Current area residents obtain water from private wells. Densification of the area to suburban land uses would trigger the need to develop a water system expansion plan for the area. City water mains currently exist anywhere from 765 yards (700 metres) to 1090 yards (1000 metres) (depending on point of connection) from the proposed site. The existing water system may need to be upgraded as well to support expansion into this area.
- In terms of transportation, a study would be needed to determine how to manage traffic should this area of Hazelmere be redeveloped at the proposed density. The rural roads were not intended to carry urban traffic volumes. In addition, the potential for conflict between farm vehicles and other vehicles would increase if this area of Hazelmere was redeveloped.

In summary, the proposed development is a considerable departure from the type of rural low density development envisioned for this area. Any increase in density is likely to trigger substantial infrastructure investment. A strategic review of all services in the area would be required as part of the planning process.

PRE-NOTIFICATION

Pre-notification letters were sent on August 22, 2014 and two development proposal signs were installed on the subject site in December 2014. Staff received 10 phone calls and 5 letters/emails regarding the proposal.

- Three (3) callers had general questions about the proposal and did not indicate opposition or support for the project.
- One (1) caller and 1 letter writer was in support of the proposal, although they did mention concerns about increased traffic in the area that would result from the proposed development.
- Six (6) callers and 4 letter/email writers, including the Little Campbell Watershed Society (LCWS), were not in favour of the proposal and indicated various concerns, including:
 - The proposed development would have negative effects on habitat and drainage (including the Little Campbell River);
 - The current plans don't allow for this type of denser development;
 - The area will lose its rural agricultural character if this development and similar developments are approved;
 - The pressure this will put on the rest of the area to redevelop;
 - The local rural roads aren't built to handle higher volumes of traffic; and
 - Development in the area is "premature".

PROJECT EVALUATION AND DISCUSSION

Staff is not supportive of the proposed development and recommends that the application be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- Approving the proposed development would necessitate a comprehensive land use and servicing study far beyond the boundaries of the site, which has the potential to significantly alter the rural and stable character of this area of Surrey.

- The subject site is located within an area in the southeast corner of Surrey that is rural in character. The rough boundaries of this area are 0 Avenue on the south, and the Surrey-Langley border on the east. The northern boundary is a line running diagonally from the subject site to where 12th Avenue meets the Surrey-Langley border (Appendix VII). These lands are outside of the ALR and are designated "Agricultural" in the OCP. The area is characterized by large acreage properties that are 2 hectares (5 acres) in area or larger that do not require municipal water and sewer services. Development that has occurred in this area is in accordance with the minimum 5 acre parcel area permitted in the A-1 Zone. Of note is a development (File No. 7910-0256-00) in the final approval stages at 442 – 188 Street which will see the creation of a subdivision of nine 2 hectare (5 acre) sized parcels.
- The current proposal, if allowed to proceed, will significantly alter the rural character of the area with a major impact on the overall servicing plan.
- Given the proposal's significant departure from existing plans and policies, the servicing constraints, the lack of a neighbourhood concept plan for this area of Hazelmere and the required Metro Vancouver amendment process, staff can see no rationale for supporting the proposed development.
- Should Council choose to allow the current proposal to proceed, staff recommend that the application be referred back to staff for further study and significant public consultation. No land use planning process has been undertaken to date nor has any public consultation other than identified in this report been undertaken related to the current application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	ALR Context Map Showing Subdivision, Existing Site Showing Proposed Development Portion, Proposed Subdivision Layout
Appendix III.	Agricultural and Food Security Advisory Committee Minutes
Appendix IV.	OCP Redesignation Map
Appendix V.	Metro Vancouver Regional Growth Strategy Map
Appendix VI.	Map showing non-ALR lands in the Hazelmere Valley

original signed by Nicholas Lai

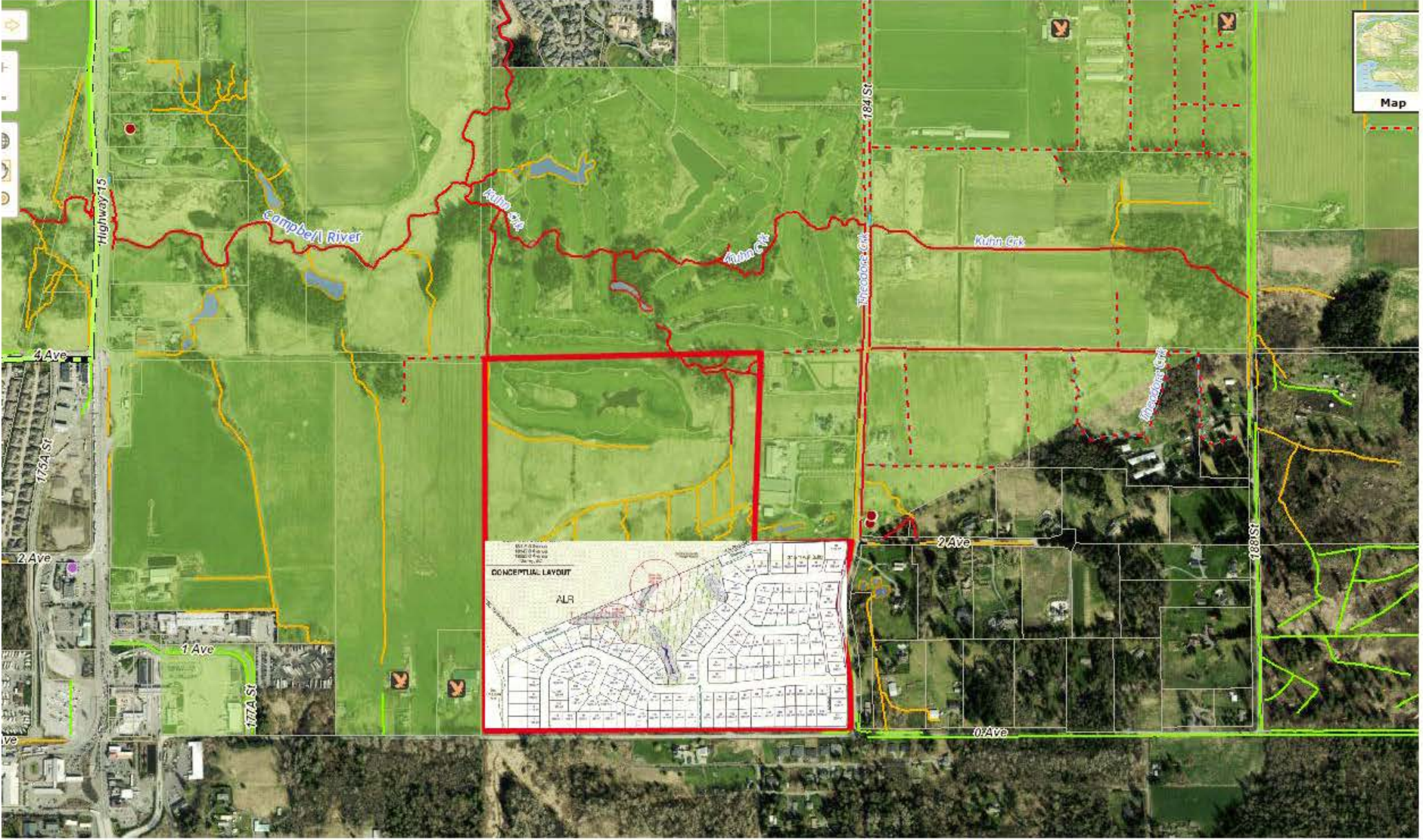
Jean Lamontagne
General Manager
Planning and Development

KB/da

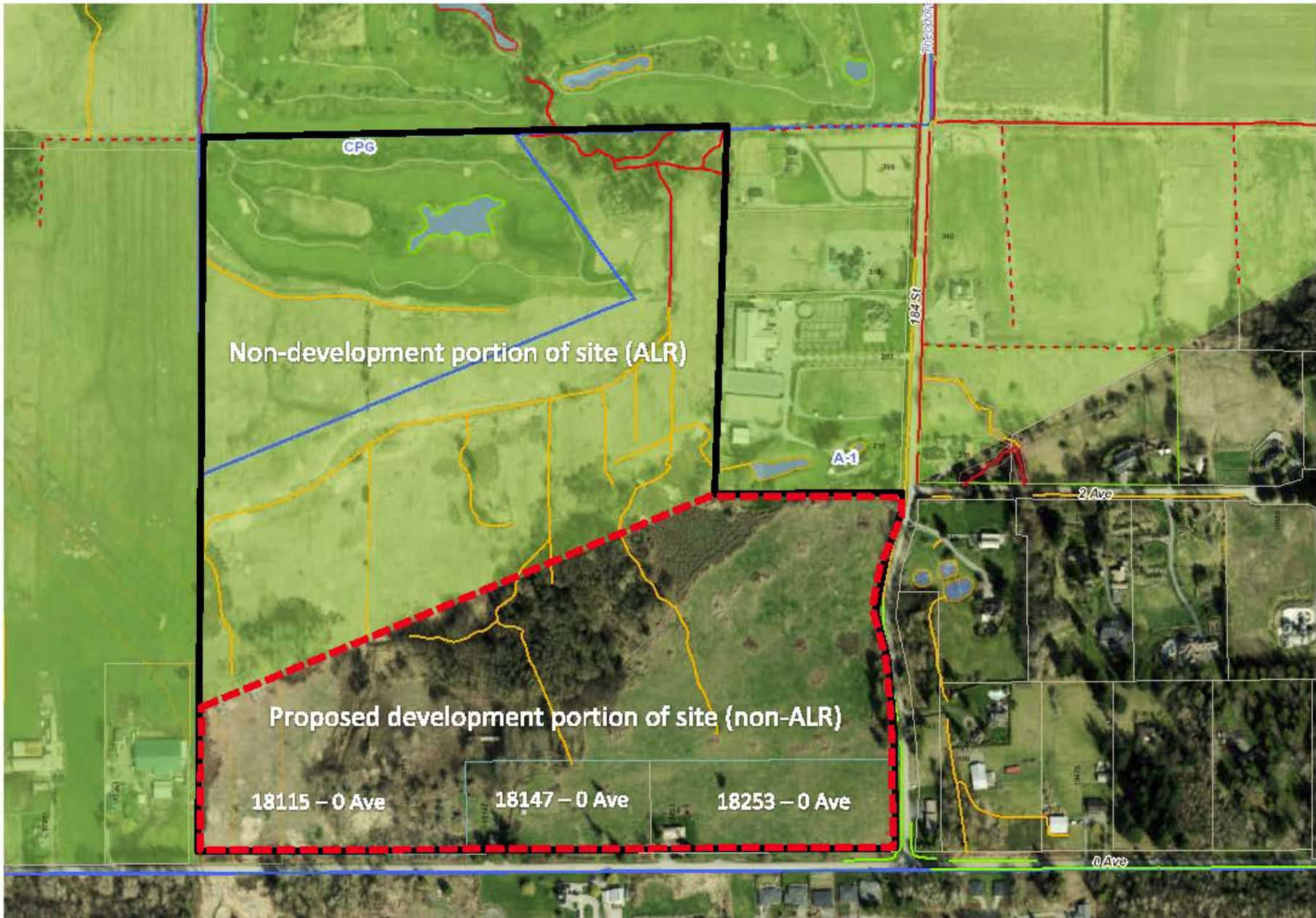
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

7914-0213-00 Hazelmere Subdivision Area Context (with ALR shown in green)



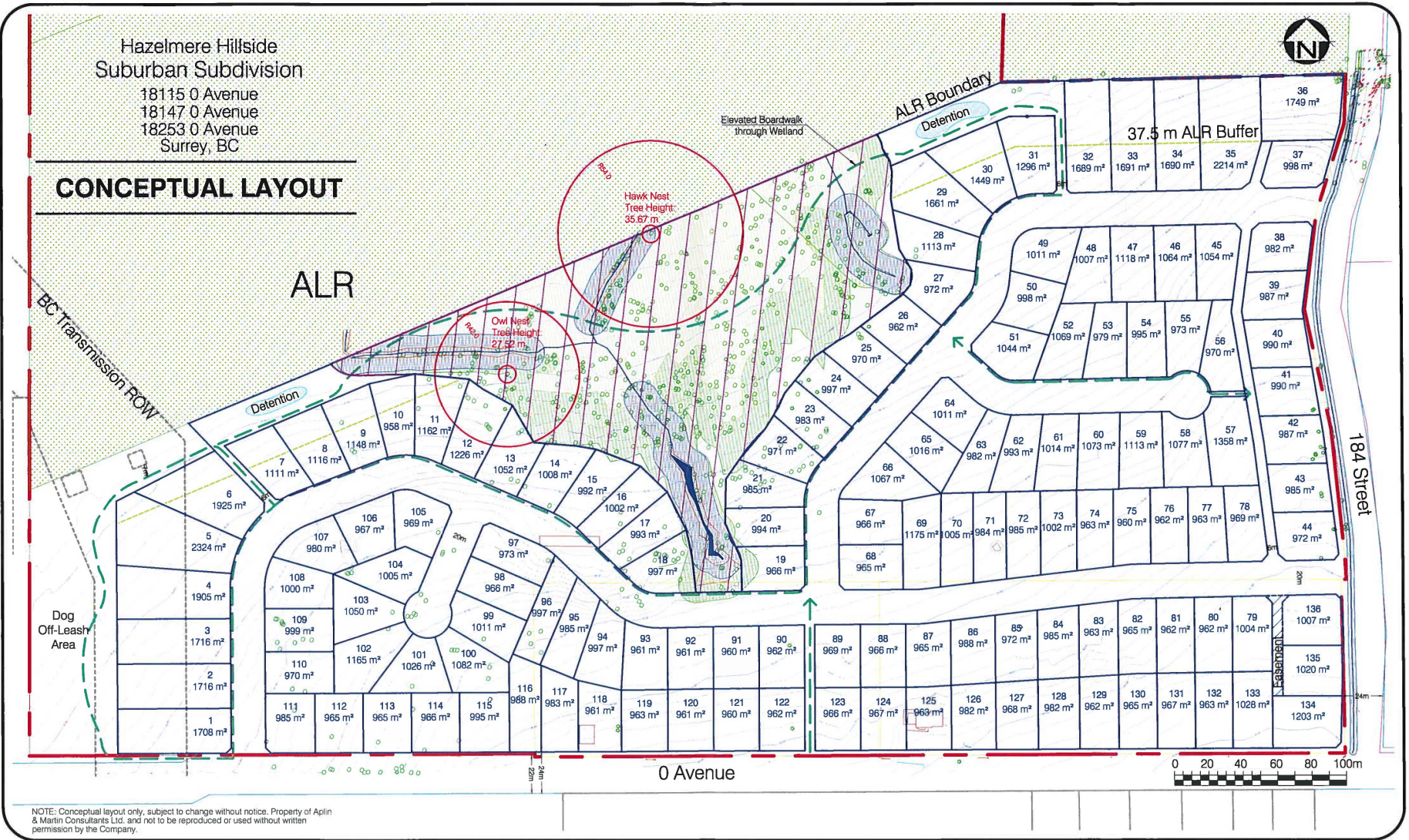
7914-0213-00: Map showing proposed development portion of subject site (non-ALR)



Hazelmere Hillside
Suburban Subdivision

18115 0 Avenue
18147 0 Avenue
18253 0 Avenue
Surrey, BC

CONCEPTUAL LAYOUT



NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

LEGAL DESCRIPTION
PID: 013-221-540
PID: 007-245-653
PID: 007-150-199

GROSS SITE AREA
52 hectares / 128.5 acres (approx.)

AREA NOT WITHIN ALR
23 hectares / 56.8 acres (approx.)

HABITAT AREA
3.1 hectares / 7.8 acres (approx.)

EXISTING DESIGNATIONS
Zoning: A-1 Agricultural & CPG Golf Course
NCP: n/a
OCP: Agricultural

PROPOSED DESIGNATIONS
Zoning: CD (Comprehensive Development)
NCP: n/a
OCP: Suburban

LOT YIELD
Existing Number of Lots: 3
Proposed Number of Lots: 135

DENSITY
Net: 5.9 uph / 2.4 upa

LEGEND

- ALR
- Setback with Habitat Balance Area: 32928 m²
- Wetland
- Setback Area per Environment (May 2014): 31388 m²
- Watercourse Setback
- Pedestrian Route
- Watercourse

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CONSULTANTS LTD
Project No.: 14-024
Date: 23 May 2014

Drawing
1

July 23/14

- Anticipated services offered include green burials (more biodegradable coffin), columbaria (no cremation), and traditional and non-traditional services.
- The PC Zone requires at least 3 metres (10 ft.) of screen planting along all property lines.

J. Gosal joined the meeting at 9:07 a.m.

The Committee commented as follows:

- Once the plots in the cemetery are sold out, the cemetery becomes a public space (without a crematorium it is not an operating business).
- In response to a question from the Committee regarding future city maintenance of the Private Cemetery when sold out, it was identified that an in perpetuity fund is put in place, that carries on to cover the costs of maintaining the property so that the maintenance does not fall to the City.
- If this site is to be developed and rezoned to a Cemetery Use, and the future cemetery maintenance becomes part of the existing City-owned property, it will be important to ensure it looks contiguous with the existing cemetery site, so there is access available for any future maintenance.

It was

Moved by M. Bose

Seconded by B. Stewart

That the Agriculture and Food Security Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7913-0288-00 be supported, as the proposed cemetery use is permitted under the existing Agricultural designation in the Official Community Plan (OCP), and the lands are located outside of the Agricultural Land Reserve (ALR); with a condition that if the site is to be rezoned, that the new cemetery provide future opportunities for access/maintenance connections with the existing City-owned cemetery site.

Carried

S. Van Keulen joined the meeting at 9:15 a.m.

2. **Proposed OCP Amendment Application (Hazelmere)**
18115/18253 - o Avenue
File Nos.: 7914-021300; 6635-01

K. Broersma, Planner, was in attendance to provide an overview of a Proposed OCP Amendment Application (Hazelmere). The following comments were made:

- The Applicant is proposing an OCP Amendment application from "Agricultural" to "Suburban" to allow for rezoning and subdivision from three (3) lots into 136 lots. The Applicant is not proposing any changes to the ALR portion of the site.
- Staff is recommending to Council as a "Denial" application, as the proposed subdivision does not fully comply with City Policy O-23 and the proposed development does not comply with the OCP.

The Committee commented as follows:

- Concern was expressed regarding development of this kind of density in this area. The subdivision that is proposed does not fall into the category of being beside agriculture land.
- It has been identified in the past that formalizing the edge of the ALR needs to be discussed further with the Province as the ALR Boundary line cuts through the middle of properties and does not follow any specific geographic reference.
- It was noted that for any future land use changes to occur in this area, as proposed, there would first be a required Major Type 1 Amendment to the Regional Growth Strategy, requiring an affirmative 50% + 1 weighted vote of the Metro Vancouver Board and acceptance by all affected local governments. This approval would not be supported by this Committee as there is not benefit to Agriculture.
- Agreement was unanimous that there are significant servicing issues with this application, and the application does not comply with the OCP policies for Agricultural and Food Security, Land Use provisions for Density consideration within 200 m of the ALR Boundary, and is located outside both the Urban Containment Boundary and outside any Secondary Land Use Plan Area.

It was

Moved by M. Bose

Seconded by P. Harrison

That the Agriculture and Food Security

Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7914-0213-00 not be supported, as the lands are located in an Agricultural Designated area which is not intended for urban development, but for supportive agriculture and complementary land uses and to ensure the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities and the continued use of Surrey farmland outside of the Agricultural Land Reserve (ALR) for agricultural purposes in accordance with the Official Community Plan (OCP).

Carried

E. ITEMS REFERRED BY COUNCIL

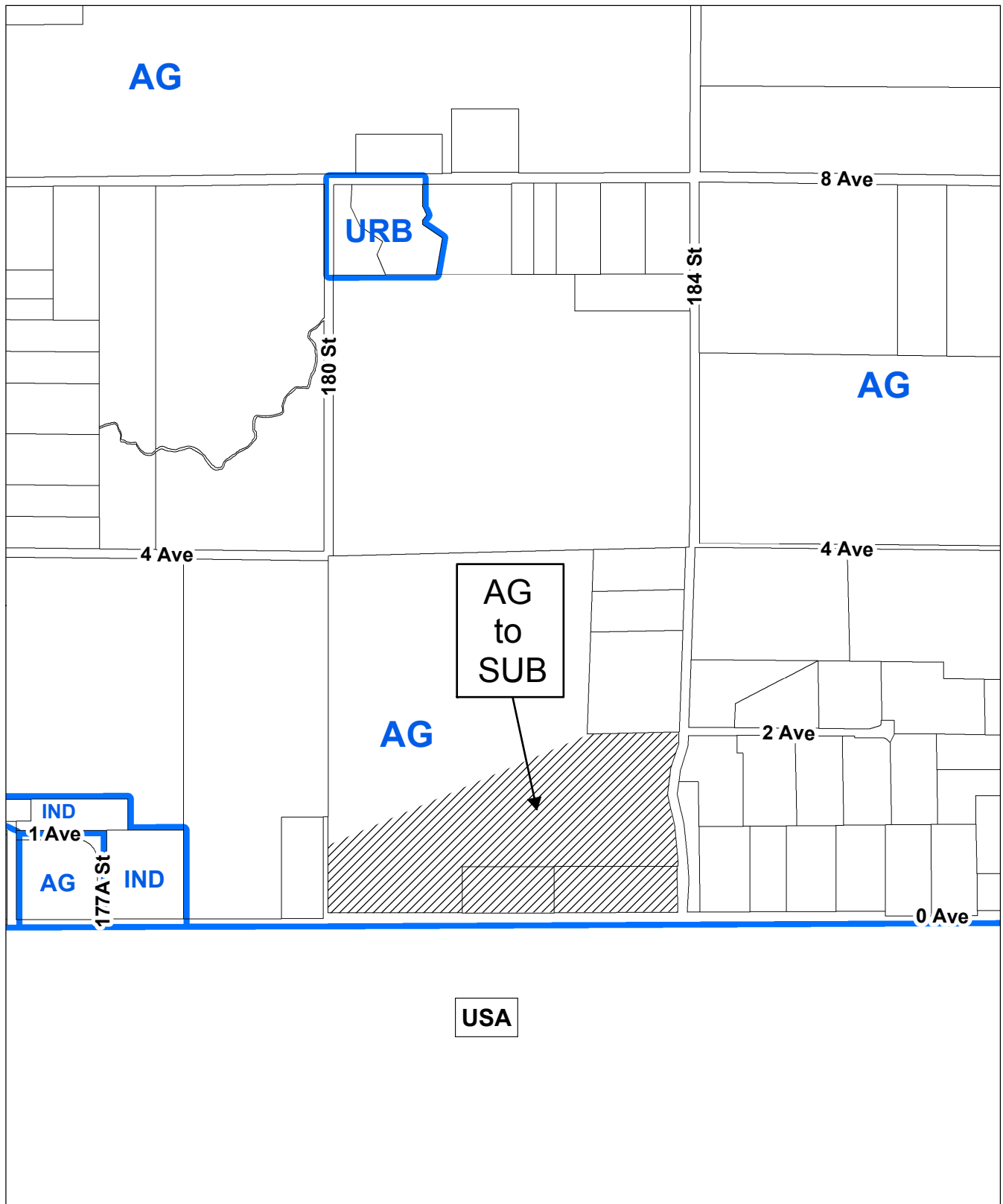
F. CORRESPONDENCE

G. INFORMATION ITEMS

1. Environmental Sustainability Advisory Committee (ESAC) Update

An update from the ESAC meeting of July 23, 2014 was provided as follows:

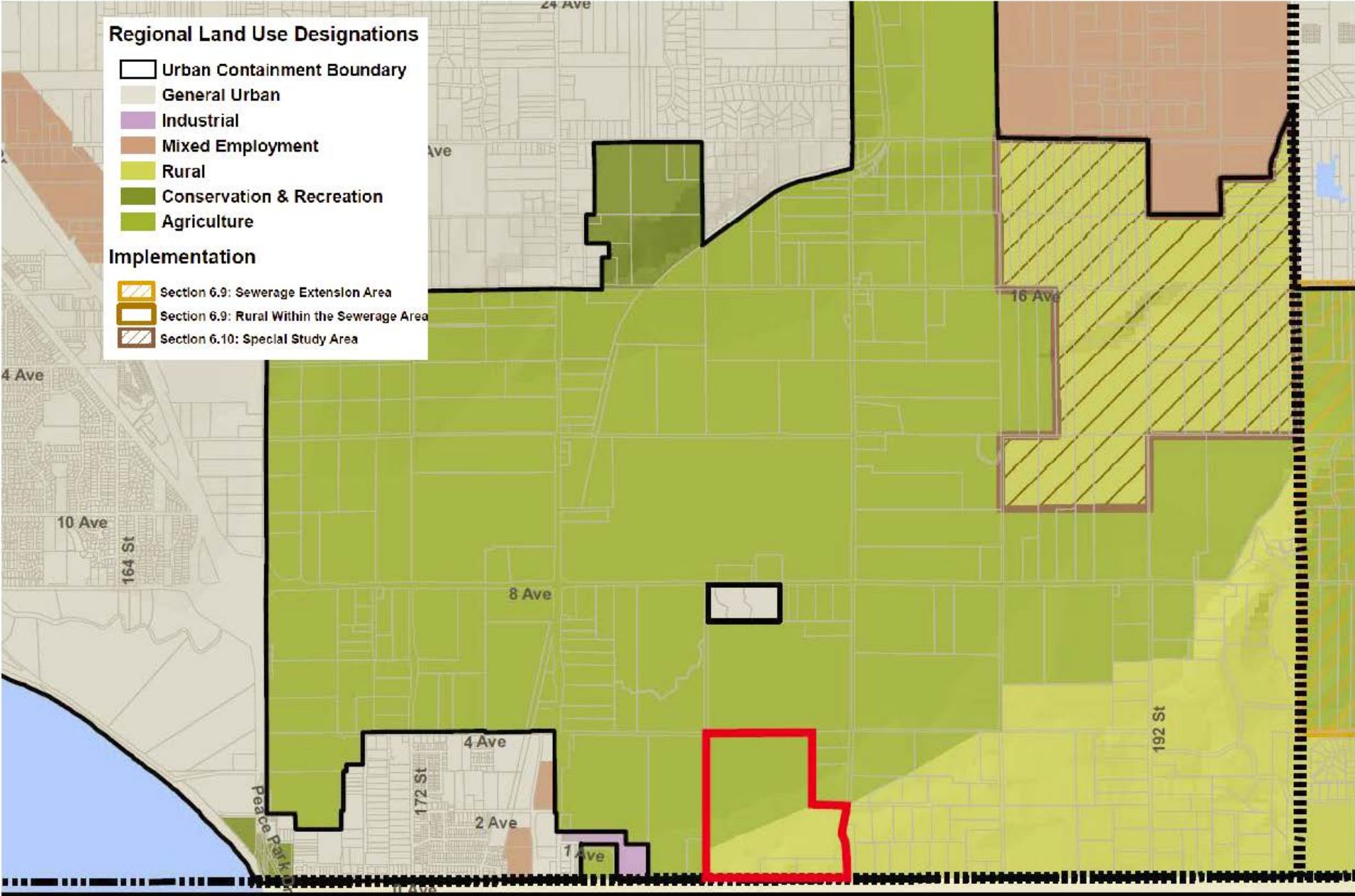
- T. Capuccinello, Assistant City Solicitor and T. Uhrich, Planning, Research and Design Manager, presented on the proposed Kinder Morgan (KM) pipeline project. As part of minimizing negative impacts, staff is exploring an option so that the pipeline occupies the South Fraser Perimeter Road (SFPR) Corridor, the CN Rail Corridor and the Golden Ears Connector Corridor as much as possible, thereby reducing intrusion into Surrey Bend Regional Park and City Parks. Due to public safety concerns, the Province is not keen on having the



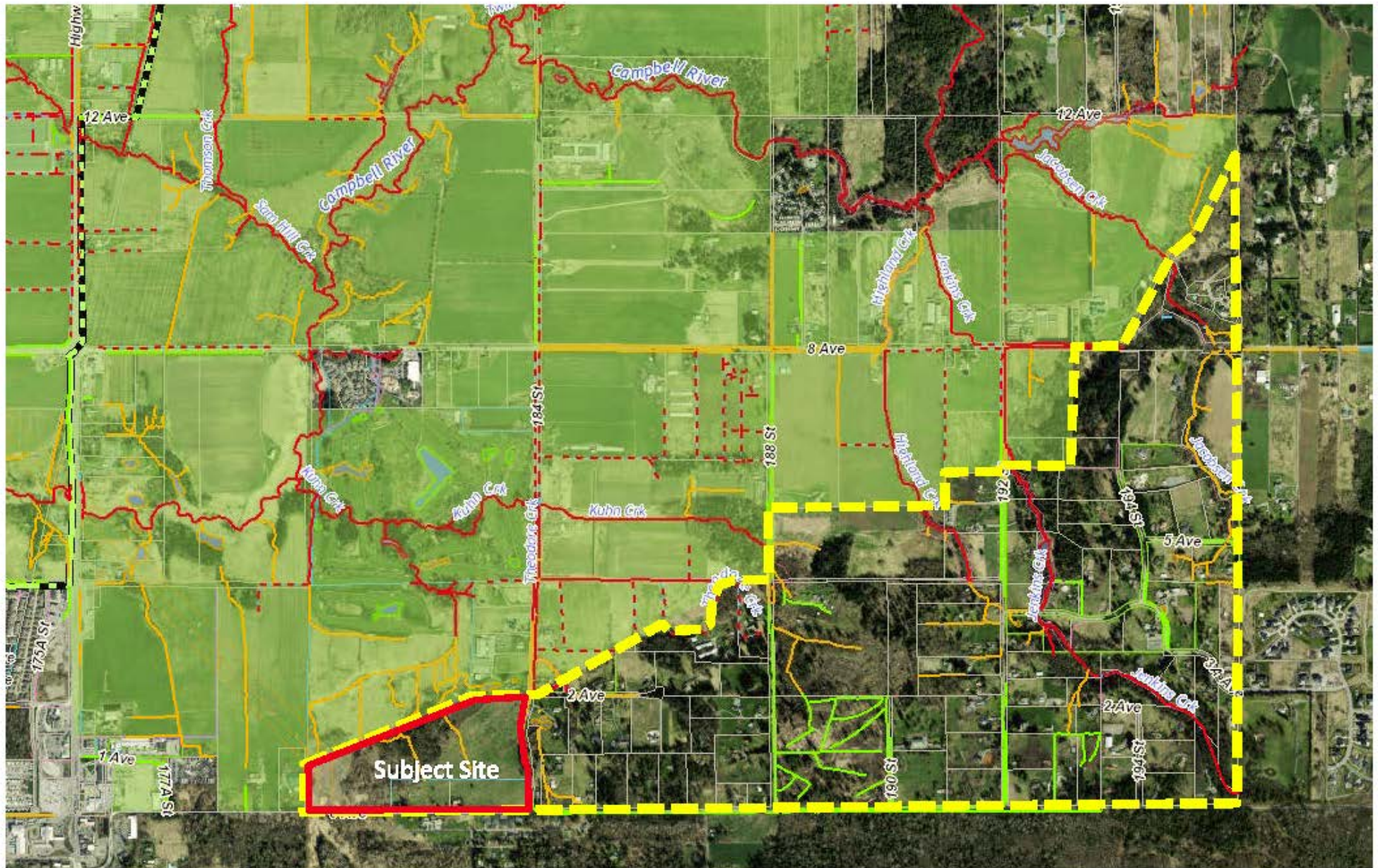
OCP Amendment 7914-0213-00
Proposed amendment from Agricultural to
Suburban



Metro Vancouver Regional Growth Strategy Map



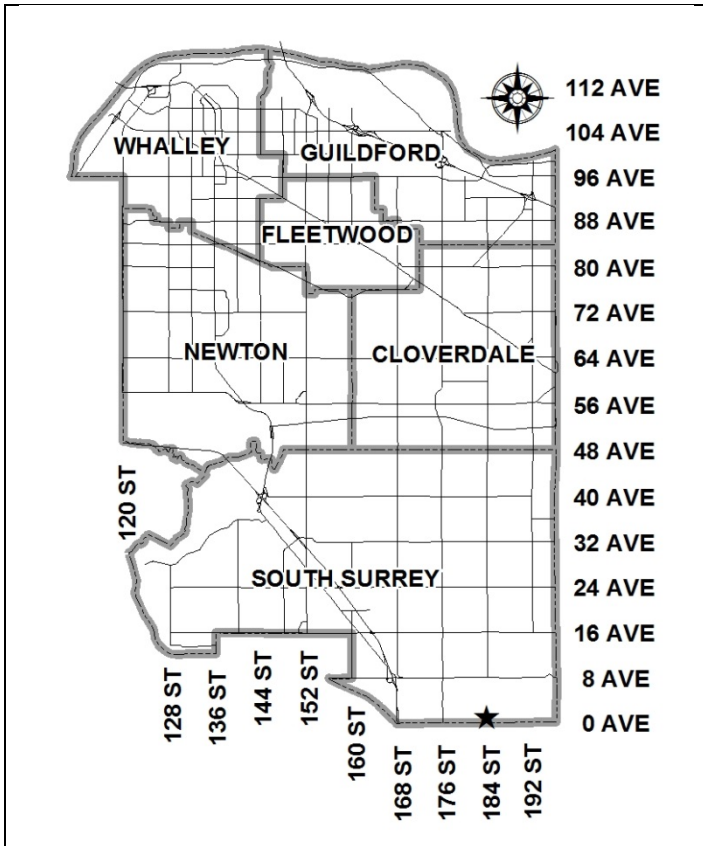
Map showing non-ALR portion of Hazelmere Valley (within yellow boundary)
(ALR is shown in green)



City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0213-00

Planning Report Date: April 13, 2015



PROPOSAL:

- **OCF Amendment** from "Agricultural" to "Suburban"

in order to allow for rezoning and subdivision from 3 lots to 136 single family lots.

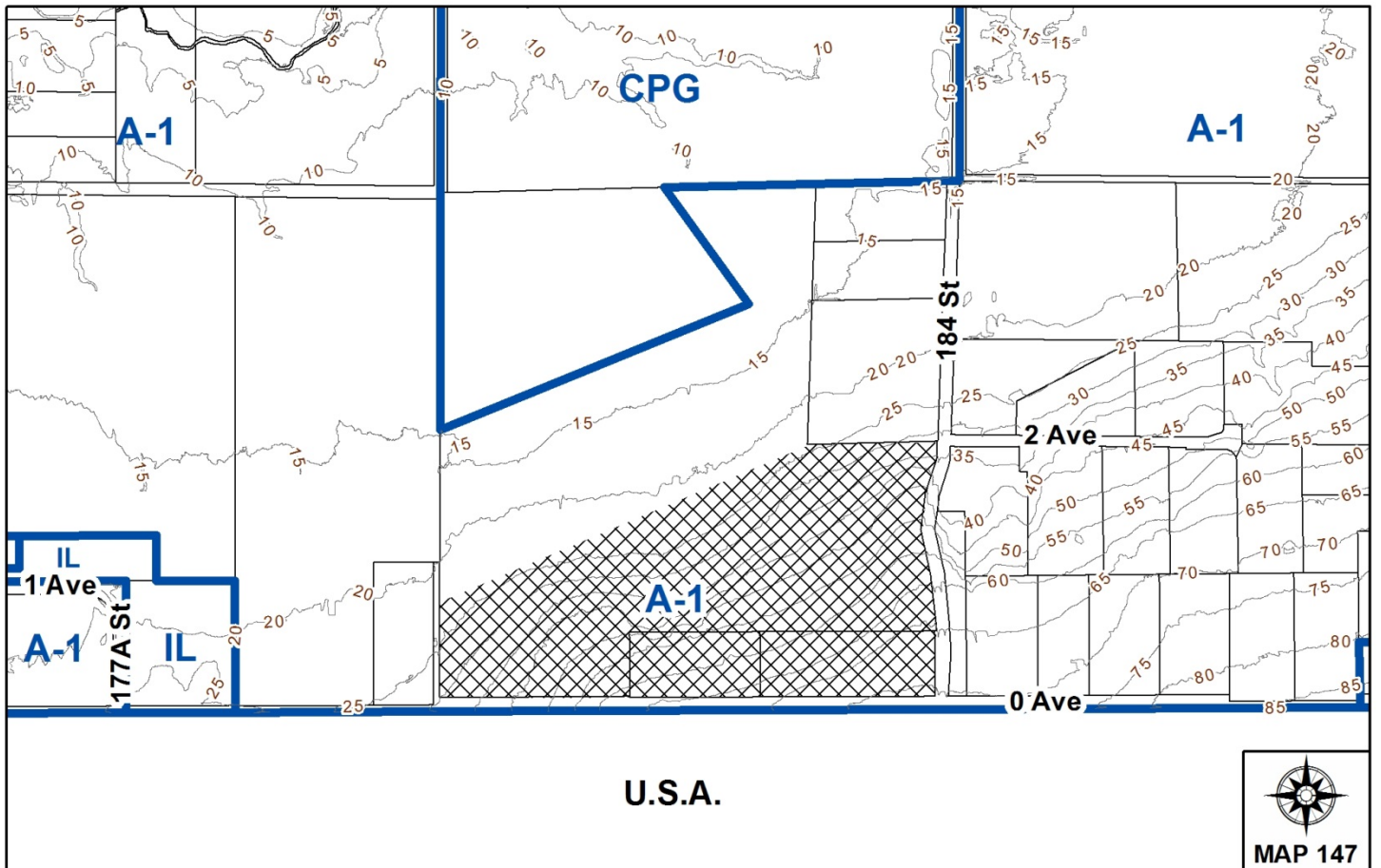
LOCATION: 18115, 18147 and 18253 - 0 Avenue

OWNER: Lapierre Holdings Ltd.

Hazelmere Golf & Tennis Club

ZONING: A-1 and CPG

OCF DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Staff provide two recommendations for Council's consideration:
 - The proposed development not be supported; and
 - The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and Urban Containment Boundary.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal is a significant departure from existing City of Surrey policies and plans and Metro Vancouver's Regional Growth Strategy (RGS).

RATIONALE OF RECOMMENDATION

- Does not comply with OCP Designation and Metro Vancouver's Regional Growth Strategy (RGS).
- The proposed development is a large departure from existing City plans and policies, as described further in the report. There is no NCP or planning or servicing framework in place to guide development in this portion of the Hazelmere valley.
- The proposed development has significant servicing and transportation challenges.
- The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.
- If the proposal is modified to be consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary, there is some merit for considering support.

RECOMMENDATION

The Planning & Development Department recommends that:

- (a) The proposed development (Appendix II) not be supported; and
- (b) The proposed development be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

REFERRALS

Engineering:	The Engineering Department has concerns with the proposal as discussed below in this report.
Parks, Recreation & Culture:	Parks has concerns with the proposal as there has been no assessment of park provision in this area of Hazelmere if the proposed development and subsequent similar developments are approved.
Department of Fisheries and Oceans (DFO):	If the proposal proceeds, the applicant will be required to undertake a detailed Riparian Areas Regulation (RAR) assessment to address riparian protection issues.
Fraser Health Authority:	If the proposal proceeds with a form of development requiring septic fields, input from the Fraser Health Authority will be requested.
Agricultural and Food Security Advisory Committee (AFSAC):	At its September 4, 2014 meeting, AFSAC recommended that the application not be supported, as the lands are located in an Agriculture designated area which is not intended for urban-type development.
Metro Vancouver:	The applicant is proposing an amendment to the Regional Growth Strategy (RGS) and to the Urban Containment Boundary. The subject site is outside of the Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the Metro Fraser Sewer Area would be required from Metro Vancouver to extend services to this area. Approval from Metro Vancouver would also be needed to redesignate the site from "Rural" to "General Urban". These amendments to the RGS would require a two-thirds weighted vote and a regional public hearing.

SITE CHARACTERISTICS

Existing Land Use: 18115 – 0 Avenue is vacant farmland (partially within ALR), with 2 golf course holes at the northern portion of property. A small portion of the property is encumbered by a BC Hydro right-of-way. 18147 and 18253 - 0 Avenue are rural acreages not within the ALR (Appendix III).

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and West:	Golf course and agricultural acreage.	Agricultural/ Agricultural	CPG and A-1
East (Across 184 Street):	Agricultural acreages.	Agricultural/ Suburban Residential (5 upa)	A-1
South (Across 0 Avenue):	United States of America.	n/a	n/a

DEVELOPMENT CONSIDERATIONSSite Context

- The subject site consists of 3 properties (18115, 18147 and 18253 - 0 Avenue) located along 0 Avenue near 184 Street in the Hazelmere Valley. The property at 18115 – 0 Avenue is partially within the Agricultural Land Reserve (ALR), is also split-zoned "General Agriculture Zone (A-1)" and "Golf Course Zone (CPG)", and contains 2 holes of the Hazelmere golf course. The applicant is proposing to develop the southerly portion of the site, which is the non-ALR portion of the property (Appendix III).
- The properties at 18147 and 18253 – 0 Avenue are zoned A-1. These two properties are designated "Agricultural" in the Official Community Plan (OCP) and "Rural" in Metro Vancouver's Regional Growth Strategy (RGS).
- The parcel is bordered on the north by the Hazelmere golf course and an agricultural acreage. The site is bordered by agricultural acreages to the east (across 184 Street) and west. The site is bordered on the south (across 0 Avenue) by the United States.
- The proposed development site is located on a north-facing slope of moderately steep grades, with a high elevation of 70 metres (230 feet) above sea level along 0 Avenue and a low elevation of 21 metres (69 feet) at the north portion of the site. The site is mostly cleared, albeit with some significant forest clusters. There are some Class B watercourses on the proposed development portion of the site. In addition, an owl's nest and hawk's nest have been identified in the main forested area on the proposed development portion of the site.

Proposed Development

- The applicant is proposing to develop the non-ALR portion of the site. The gross site area is 52 hectares (128.5 acres), and the non-ALR portion of the site proposed for development is 23 hectares (56.8 acres).
- The applicant is proposing an OCP amendment from "Agricultural" to "Suburban" to allow for a rezoning and subdivision from 3 lots to 136 single family lots and open riparian space of 3.1 hectares (7.8 acres). The proposed density is 5.9 uph (2.4 upa). Proposed lot sizes range from 960 sq.m. (10,300 sq.ft) to 2,324 sq.m. (25,000 sq.ft.), and the large majority of the lots are approximately 1,000 sq.m. (10,800 sq.ft.) in size (Appendix II). The nearest zone equivalent to the proposal is the RH-G zone which allows 50% of the lots to be 1,120 sq.m. (12,000 sq.ft.) and 50% to be 1,300 sq.m. (14,000 sq.ft.). The proposed lots are proposed to be on City sewer, as the minimum required lot size for a septic system is 0.8 hectares (2 acres), as per Surrey Subdivision and Development By-law, 1986, No. 8830.
- In terms of the subject application, only the proposed OCP amendment from "Agricultural" to "Suburban", and not the rezoning or Development Permit for the ALR interface and Hazard Lands, is being presented for Council's consideration. Given the significant departure from the City's and Metro Vancouver's plans and policies that the proposal entails, it was deemed appropriate to consult Council on the larger land use and density issue before proceeding further to detail development planning of the site.

Policy Considerations

- In considering the proposal to redesignate the subject site from "Agricultural" to "Suburban" in the OCP to allow for the proposed subdivision there are a number of City and Metro Vancouver policies that need to be considered. These are described below.

Surrey OCP (2014)

- The protection of agriculture and agricultural areas is a key objective of the City of Surrey. Surrey's OCP contains policies that are designed "to protect farmland as a resource for agriculture, a source of heritage and as a reflection of a distinct landscape defining communities". These policies seek to enhance the viability of agriculture as a component of the City of Surrey's economy.
- The subject site is designated "Agricultural" in the OCP, which is intended to support agriculture, complementary land uses and public facilities". This designation includes lands in the ALR as well as lands outside the ALR that are used for farming and various other complementary uses. Introducing 1,000 sq.m. (10,800 sq.ft.) lots in this area does not support agriculture, nor is it a complementary land use. Rather, the proposed development would serve to destabilize the existing rural character of the area and introduce potential conflicts to the agricultural community.
- The proposed development is also contrary to the OCP which encourages the "full and efficient build-out of existing planned urban areas". In addition, the OCP calls for the prevention of "urban development as well as the extension of City services that would encourage subdivision in rural and suburban areas, except in accordance with approved Secondary Plans".

- The proposed development is not envisioned in the OCP or in any secondary plan.

Surrey Agriculture Protection and Enhancement Strategy (2013)

- *Surrey's Agriculture Protection and Enhancement Strategy*, adopted by Council in 2013, outlines various ways that agriculture within Surrey can be maintained and enhanced, including:
 - "a stable, predictable and contiguous agricultural land base to operate upon is essential for the continued health and vitality of the agri-food sector";
 - "without viable, available, accessible agricultural land... the ability to provide fresh food is severely limited"; and
 - "protect farming and agri-food operations from adjacent urban impacts (e.g. upland stormwater drainage, traffic, nuisance complaints, trespassing and noxious substances)".
- The proposed development would effectively introduce urban-style development into this area of Surrey that is designated "Agricultural" and would lead to conflict between agricultural activity and urban-style development. Residents within this proposed community would have to travel through adjacent agricultural areas on a daily basis to get to places of employment, commerce, schools, parks and other such destinations. Most of these trips will be made by car, which significantly increases the potential for conflict with the agricultural community.

Metro Vancouver

- The subject site is designated as "Rural" in Metro Vancouver's *Regional Growth Strategy* (RGS) and is located outside of the Urban Containment Boundary. The Urban Containment Boundary is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural and rural areas, while the "Rural" designation in the RGS is intended to protect the existing character of rural communities, landscapes and environmental qualities.
- The "Rural" designation permits low density residential development that do not require the provision of urban services such as sewer or transit. Rural areas generally do not have access to regional sewer services.
- The proposed development would require provision of sewer servicing as the proposed lots are smaller than the 0.8 hectare (2 acre) size required to support septic systems, and thus the applicant's proposal would trigger an application to Metro Vancouver to amend the Urban Containment Boundary and to amend the RGS designation from "Rural" to "General Urban".
- Amendments to the Urban Containment Boundary and the "Rural" designation of the RGS must come from the affected municipal government, and require an affirmative two-thirds weighted vote of the Metro Vancouver Board and a regional public hearing. This step would occur subsequent to Council holding a Public Hearing and granting Third Reading to the proposed development.

Engineering Considerations

- No complete studies with respect to environmental considerations, drainage, sanitary servicing, water provision or transportation network have been undertaken for the non-ALR lands in Hazelmere. The servicing impacts of the proposed development would need to be addressed in a more comprehensive servicing strategy such as one undertaken for an NCP if the area were to be designated for suburban development.
- Staff note that the site is not serviced by a sanitary sewer system and is outside of the Greater Vancouver Sewerage & Drainage District (GVS & DD) and Metro Fraser Sewer Area and the Metro Vancouver Urban Containment Boundary. Approval for inclusion in the GVS & DD would be required from Metro Vancouver to extend services to this area. If the area were to be included for sanitary sewer servicing, the system is likely to extend from the Douglas neighbourhood. At this point in time the Douglas system has not been sized to accommodate expansion of its catchment.
- In terms of drainage, a preliminary Integrated Stormwater Management Plan Scoping Study has been undertaken for the Little Campbell River watershed which includes this area of the Hazelmere Valley. As this area is designated to remain rural in nature no further drainage studies have been undertaken or are being planned for the area. Should the area proceed to a more suburban form of development, a detailed Integrated Stormwater Management Plan (ISMP) would need to be undertaken, and concerns over upland development causing drainage impacts such as flooding in low land areas and erosion in steeper channels would need to be addressed. The ISMP could also include a detailed evaluation of environmental constraints and opportunities in the area.
- There is currently no water provision plan in place for this rural area. Current area residents obtain water from private wells. Densification of the area to suburban land uses would trigger the need to develop a water system expansion plan for the area. City water mains currently exist anywhere from 765 yards (700 metres) to 1090 yards (1000 metres) (depending on point of connection) from the proposed site. The existing water system may need to be upgraded as well to support expansion into this area.
- In terms of transportation, a study would be needed to determine how to manage traffic should this area of Hazelmere be redeveloped at the proposed density. The rural roads were not intended to carry urban traffic volumes. In addition, the potential for conflict between farm vehicles and other vehicles would increase if this area of Hazelmere was redeveloped.

In summary, the proposed development is a considerable departure from the type of rural low density development envisioned for this area. Any increase in density is likely to trigger substantial infrastructure investment. A strategic review of all services in the area would be required as part of the planning process.

PRE-NOTIFICATION

Pre-notification letters were sent on August 22, 2014 and two development proposal signs were installed on the subject site in December 2014. Staff received 10 phone calls and 5 letters/emails regarding the proposal.

- Three (3) callers had general questions about the proposal and did not indicate opposition or support for the project.
- One (1) caller and 1 letter writer was in support of the proposal, although they did mention concerns about increased traffic in the area that would result from the proposed development.
- Six (6) callers and 4 letter/email writers, including the Little Campbell Watershed Society (LCWS), were not in favour of the proposal and indicated various concerns, including:
 - The proposed development would have negative effects on habitat and drainage (including the Little Campbell River);
 - The current plans don't allow for this type of denser development;
 - The area will lose its rural agricultural character if this development and similar developments are approved;
 - The pressure this will put on the rest of the area to redevelop;
 - The local rural roads aren't built to handle higher volumes of traffic; and
 - Development in the area is "premature".

PROJECT EVALUATION AND DISCUSSION

Staff is not supportive of the proposed development and recommends that the application be referred back to the applicant to consider major revisions to the proposal that are consistent with the policies of the OCP and the "Rural" designation of Metro Vancouver's Regional Growth Strategy (RGS) and the Urban Containment Boundary.

- Approving the proposed development would necessitate a comprehensive land use and servicing study far beyond the boundaries of the site, which has the potential to significantly alter the rural and stable character of this area of Surrey.

- The subject site is located within an area in the southeast corner of Surrey that is rural in character. The rough boundaries of this area are 0 Avenue on the south, and the Surrey-Langley border on the east. The northern boundary is a line running diagonally from the subject site to where 12th Avenue meets the Surrey-Langley border (Appendix VII). These lands are outside of the ALR and are designated "Agricultural" in the OCP. The area is characterized by large acreage properties that are 2 hectares (5 acres) in area or larger that do not require municipal water and sewer services. Development that has occurred in this area is in accordance with the minimum 5 acre parcel area permitted in the A-1 Zone. Of note is a development (File No. 7910-0256-00) in the final approval stages at 442 – 188 Street which will see the creation of a subdivision of nine 2 hectare (5 acre) sized parcels.
- The current proposal, if allowed to proceed, will significantly alter the rural character of the area with a major impact on the overall servicing plan.
- Given the proposal's significant departure from existing plans and policies, the servicing constraints, the lack of a neighbourhood concept plan for this area of Hazelmere and the required Metro Vancouver amendment process, staff can see no rationale for supporting the proposed development.
- Should Council choose to allow the current proposal to proceed, staff recommend that the application be referred back to staff for further study and significant public consultation. No land use planning process has been undertaken to date nor has any public consultation other than identified in this report been undertaken related to the current application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	ALR Context Map Showing Subdivision, Existing Site Showing Proposed Development Portion, Proposed Subdivision Layout
Appendix III.	Agricultural and Food Security Advisory Committee Minutes
Appendix IV.	OCP Redesignation Map
Appendix V.	Metro Vancouver Regional Growth Strategy Map
Appendix VI.	Map showing non-ALR lands in the Hazelmere Valley

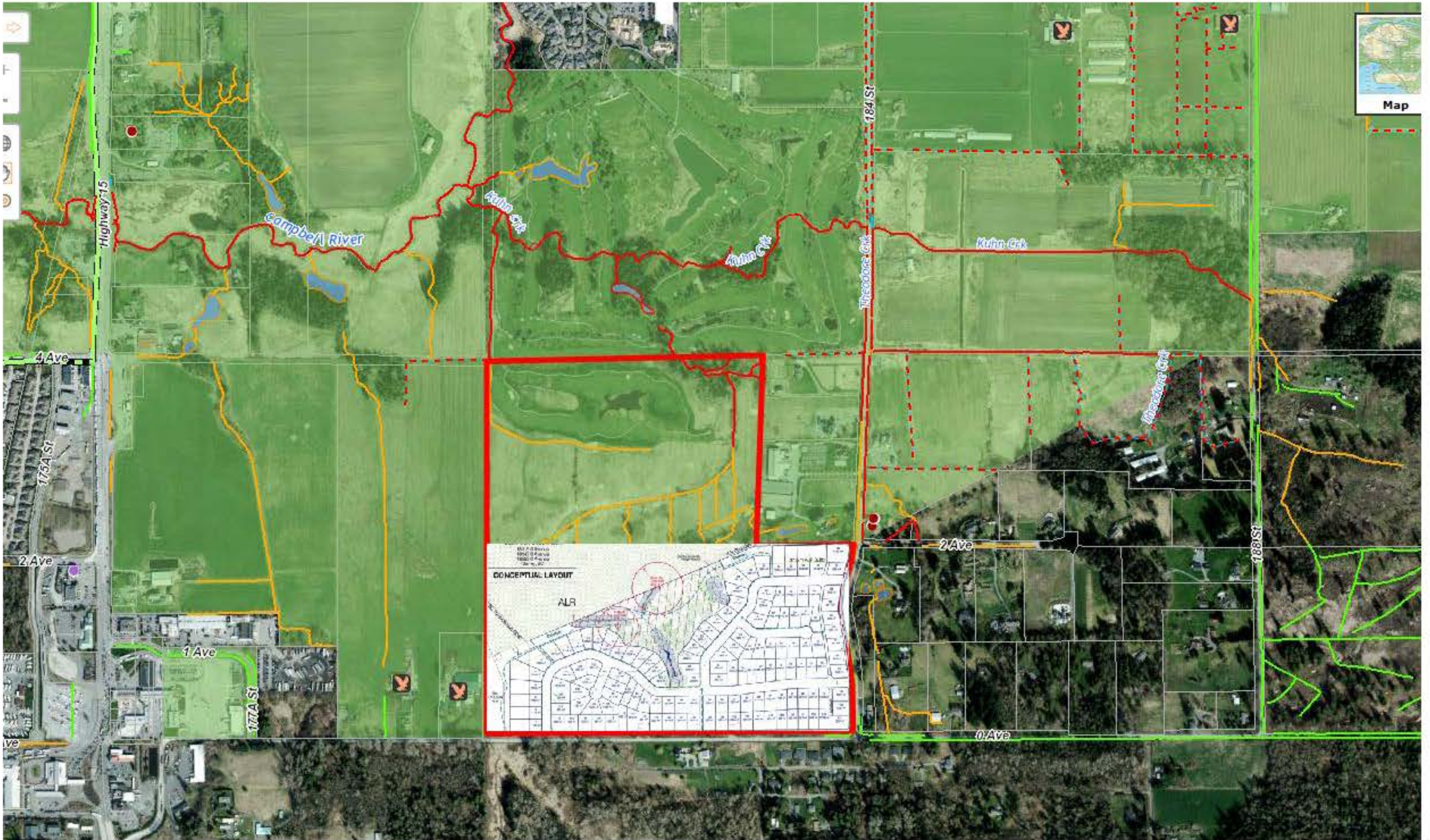
original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

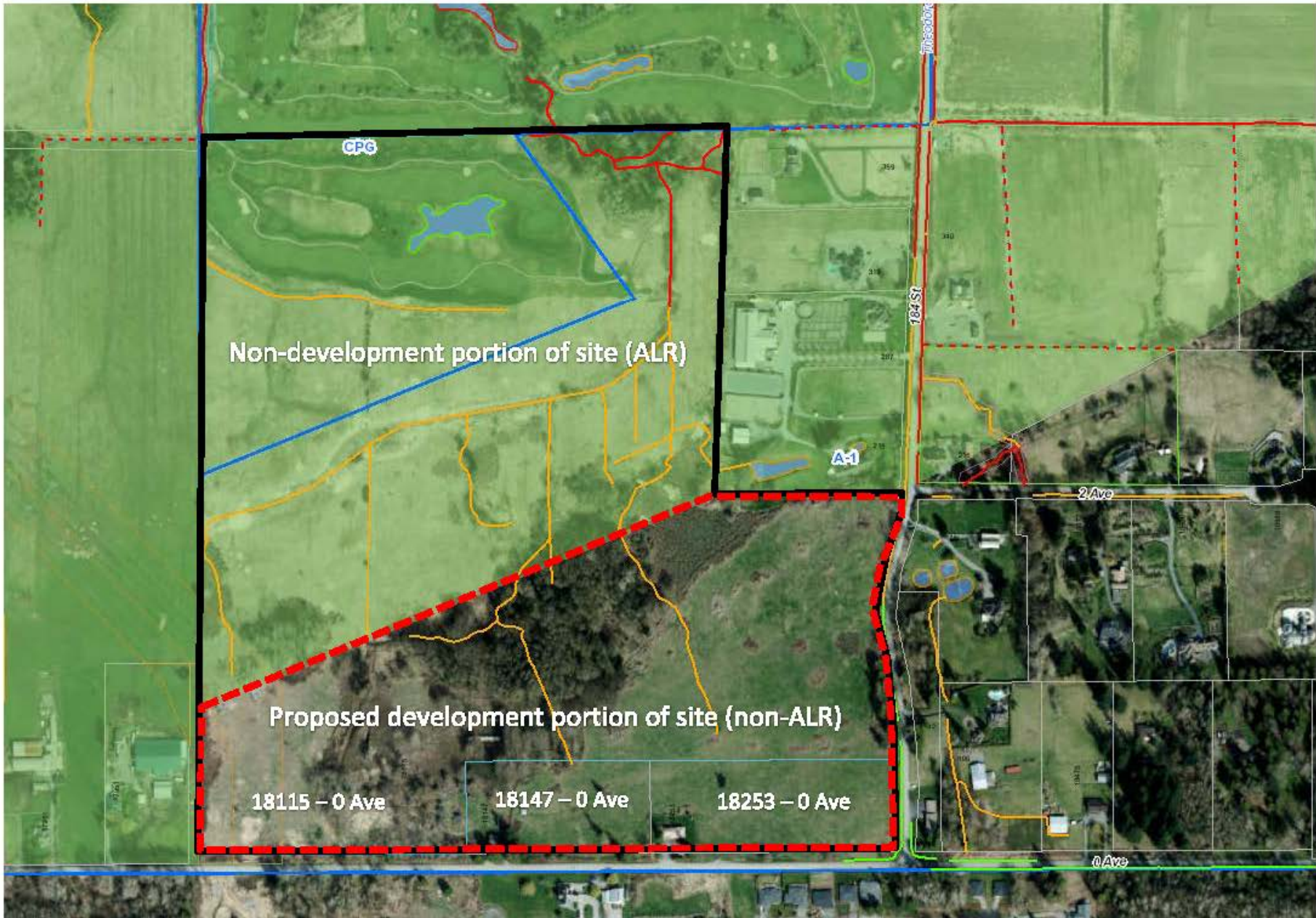
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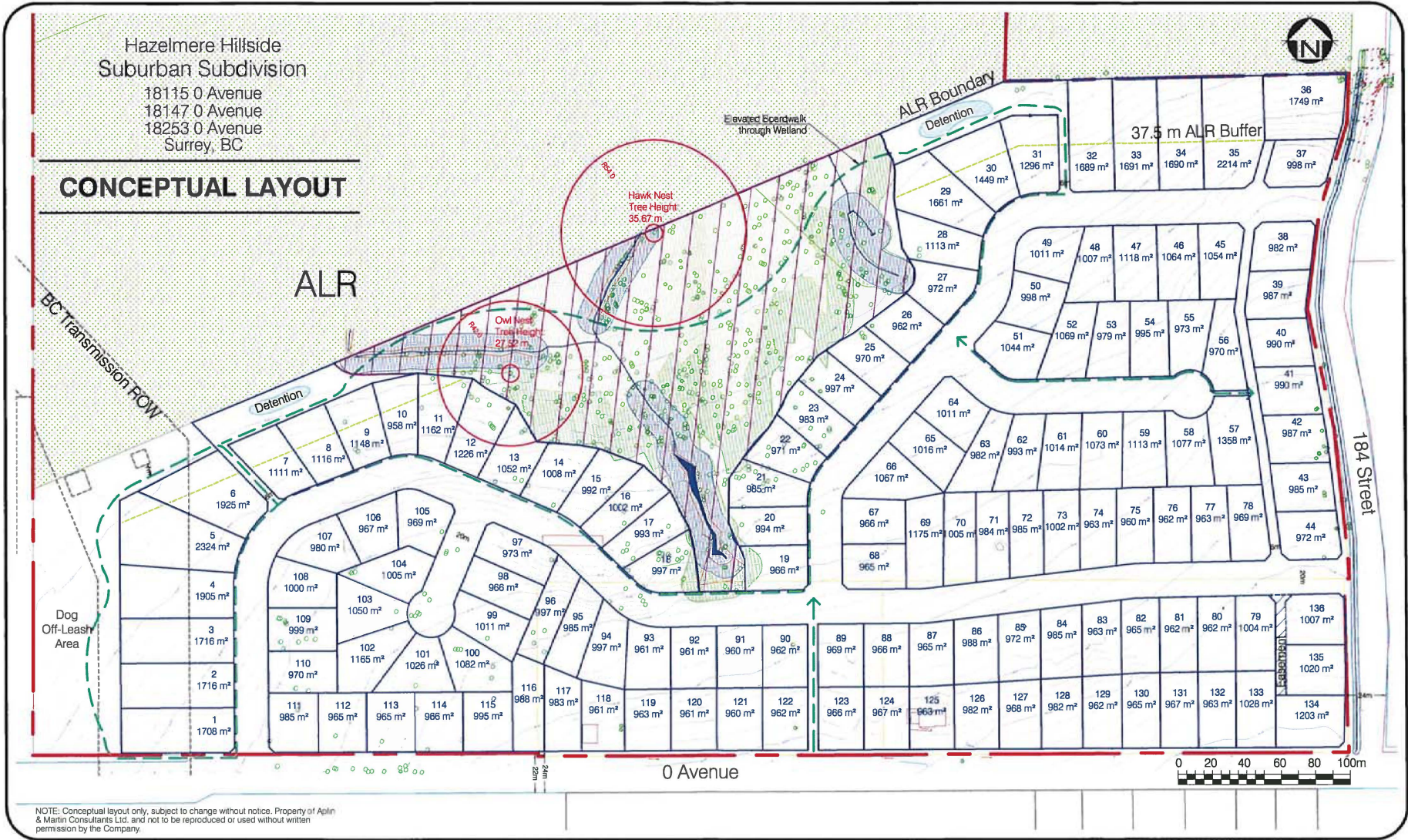
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Hazelmere Hillside
Suburban Subdivision

18115 0 Avenue
18147 0 Avenue
18253 0 Avenue
Surrey, BC

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PID: 007-245-653
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AREA NOT WITHIN ALR
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HABITAT AREA
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OCP: Agricultural

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Zoning: CD (Comprehensive Development)
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LOT YIELD
Existing Number of Lots: 3
Proposed Number of Lots: 135

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- Wetland
- Setback Area per Environment (May 2014): 31388 m²
- Watercourse Setback
- Pedestrian Route
- Watercourse

APLIN & MARTIN
CONSULTANTS LTD
Project No.: 14-024
Date: 23 May 2014

Drawing
1

- Anticipated services offered include green burials (more biodegradable coffin), columbaria (no cremation), and traditional and non-traditional services.
- The PC Zone requires at least 3 metres (10 ft.) of screen planting along all property lines.

J. Gosal joined the meeting at 9:07 a.m.

The Committee commented as follows:

- Once the plots in the cemetery are sold out, the cemetery becomes a public space (without a crematorium it is not an operating business).
- In response to a question from the Committee regarding future city maintenance of the Private Cemetery when sold out, it was identified that an in perpetuity fund is put in place, that carries on to cover the costs of maintaining the property so that the maintenance does not fall to the City.
- If this site is to be developed and rezoned to a Cemetery Use, and the future cemetery maintenance becomes part of the existing City-owned property, it will be important to ensure it looks contiguous with the existing cemetery site, so there is access available for any future maintenance.

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Moved by M. Bose

Seconded by B. Stewart

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Carried

S. Van Keulen joined the meeting at 9:15 a.m.

2. **Proposed OCP Amendment Application (Hazelmere)**
18115/18253 - o Avenue
File Nos.: 7914-021300; 6635-01

K. Broersma, Planner, was in attendance to provide an overview of a Proposed OCP Amendment Application (Hazelmere). The following comments were made:

- The Applicant is proposing an OCP Amendment application from "Agricultural" to "Suburban" to allow for rezoning and subdivision from three (3) lots into 136 lots. The Applicant is not proposing any changes to the ALR portion of the site.
- Staff is recommending to Council as a "Denial" application, as the proposed subdivision does not fully comply with City Policy O-23 and the proposed development does not comply with the OCP.

The Committee commented as follows:

- Concern was expressed regarding development of this kind of density in this area. The subdivision that is proposed does not fall into the category of being beside agriculture land.
- It has been identified in the past that formalizing the edge of the ALR needs to be discussed further with the Province as the ALR Boundary line cuts through the middle of properties and does not follow any specific geographic reference.
- It was noted that for any future land use changes to occur in this area, as proposed, there would first be a required Major Type 1 Amendment to the Regional Growth Strategy, requiring an affirmative 50% + 1 weighted vote of the Metro Vancouver Board and acceptance by all affected local governments. This approval would not be supported by this Committee as there is not benefit to Agriculture.
- Agreement was unanimous that there are significant servicing issues with this application, and the application does not comply with the OCP policies for Agricultural and Food Security, Land Use provisions for Density consideration within 200 m of the ALR Boundary, and is located outside both the Urban Containment Boundary and outside any Secondary Land Use Plan Area.

It was

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That the Agriculture and Food Security

Advisory Committee recommend to the G.M. of Planning and Development that Application No. 7914-0213-00 not be supported, as the lands are located in an Agricultural Designated area which is not intended for urban development, but for supportive agriculture and complementary land uses and to ensure the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities and the continued use of Surrey farmland outside of the Agricultural Land Reserve (ALR) for agricultural purposes in accordance with the Official Community Plan (OCP).

Carried

E. ITEMS REFERRED BY COUNCIL

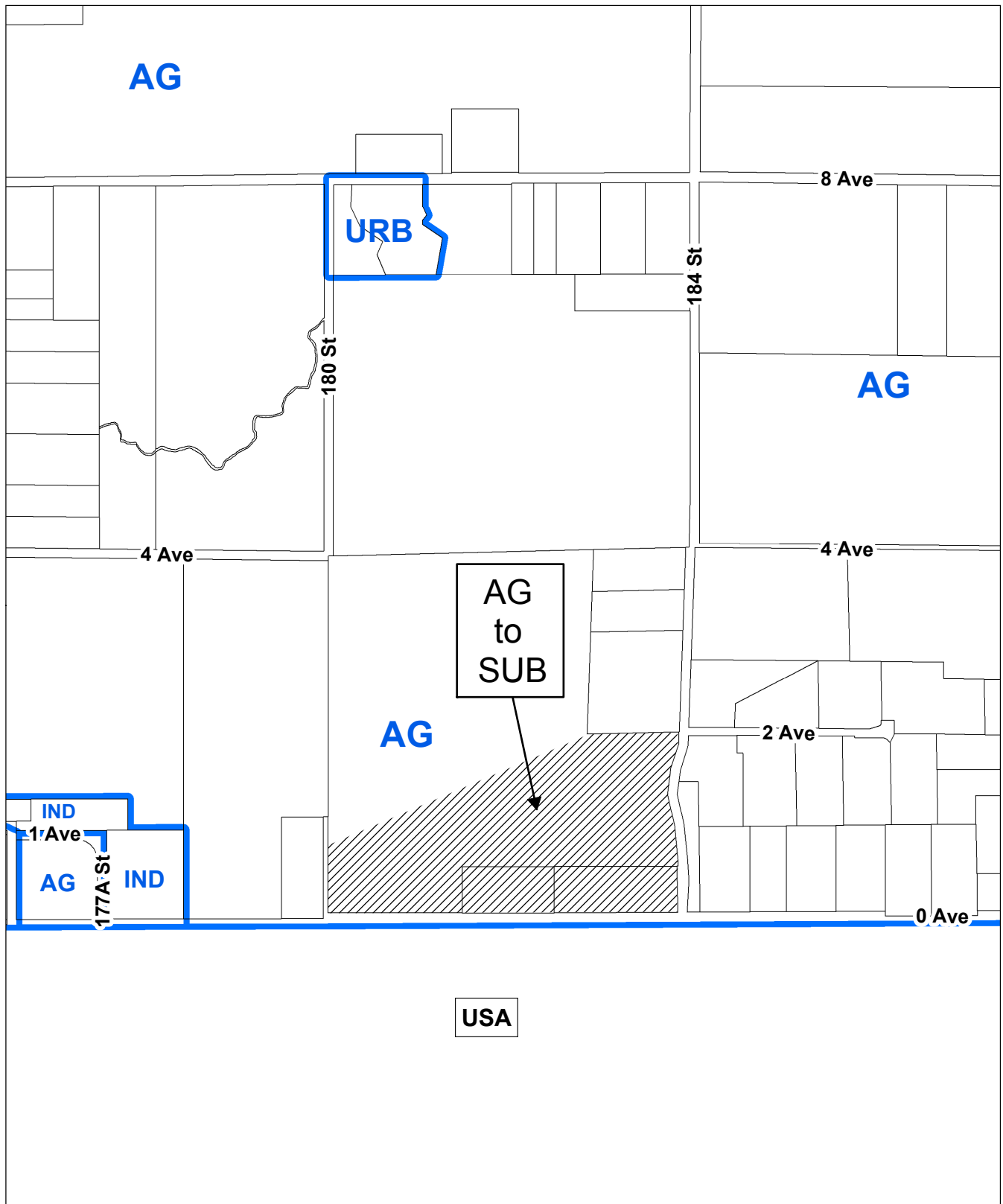
F. CORRESPONDENCE

G. INFORMATION ITEMS

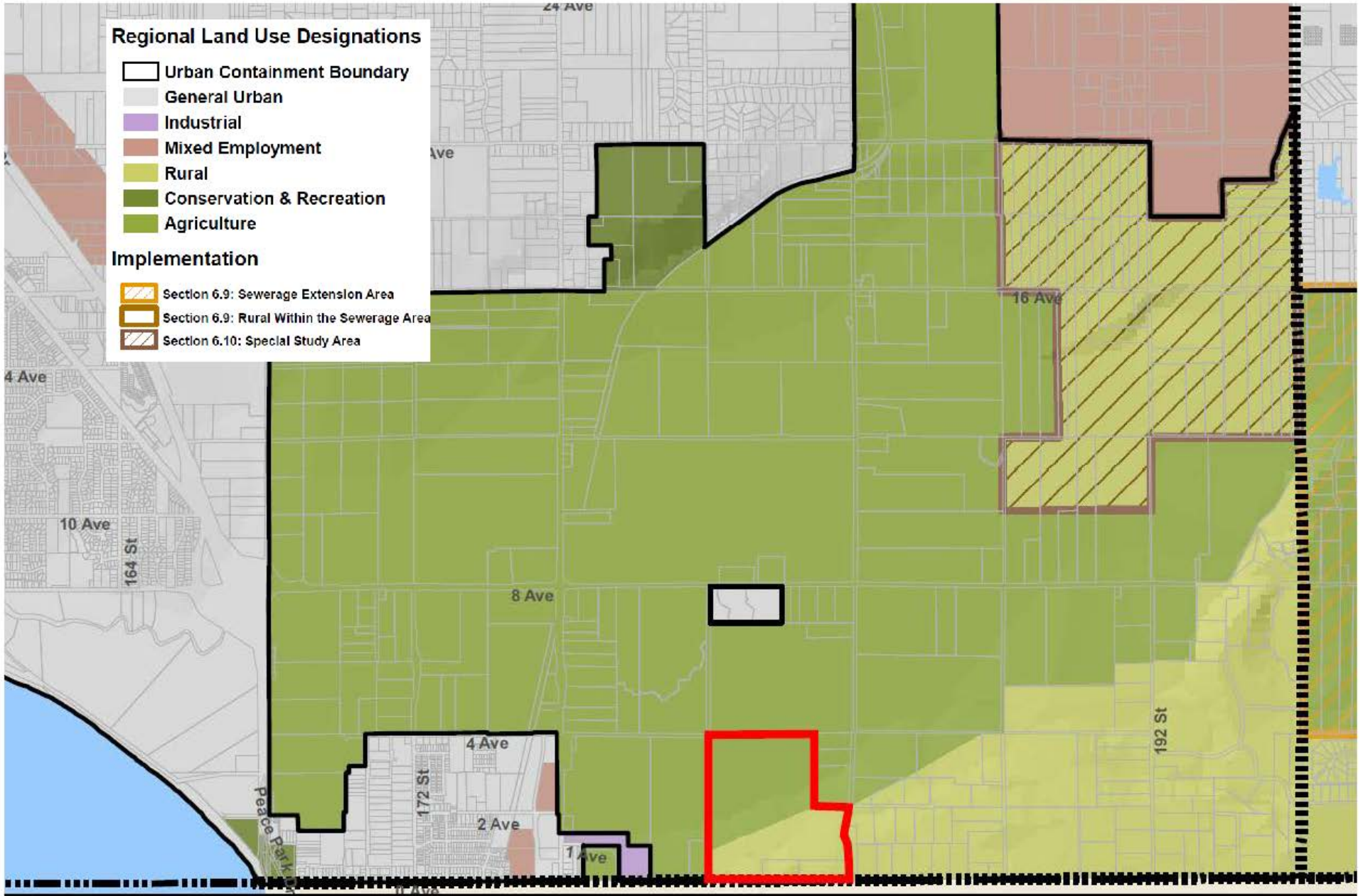
1. Environmental Sustainability Advisory Committee (ESAC) Update

An update from the ESAC meeting of July 23, 2014 was provided as follows:

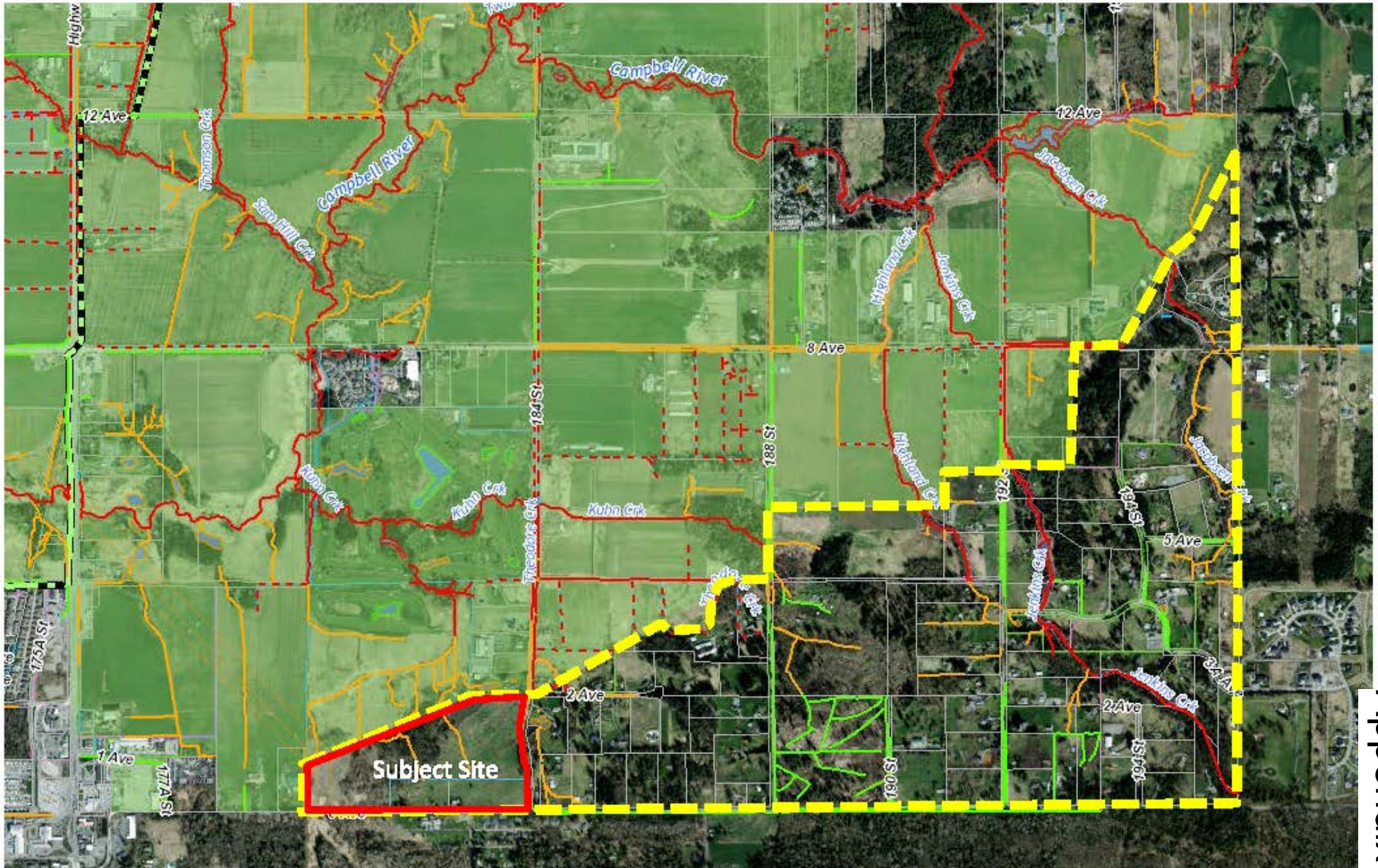
- T. Capuccinello, Assistant City Solicitor and T. Uhrich, Planning, Research and Design Manager, presented on the proposed Kinder Morgan (KM) pipeline project. As part of minimizing negative impacts, staff is exploring an option so that the pipeline occupies the South Fraser Perimeter Road (SFPR) Corridor, the CN Rail Corridor and the Golden Ears Connector Corridor as much as possible, thereby reducing intrusion into Surrey Bend Regional Park and City Parks. Due to public safety concerns, the Province is not keen on having the



Metro Vancouver Regional Growth Strategy Map



Map showing non-ALR portion of Hazelmere Valley (within yellow boundary)
(ALR is shown in green)



JUL 03 2018

File: CR-12-01
Ref: RD 2018 Jun 22

Jane Sullivan, City Clerk
City of Surrey
13450 – 104 Avenue
Surrey, BC V3T 1V8
VIA EMAIL: jsullivan@surrey.ca

Dear Ms. Sullivan:

Re: Regional Growth Strategy Amendment Bylaw No. 1263 – Hazelmere Site City of Surrey – Bylaw Consideration

At its June 22, 2018 regular meeting, the Board of Directors of Metro Vancouver Regional District (Metro Vancouver) considered the *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018*, a bylaw initiated by the City of Surrey's request to amend *Metro Vancouver 2040: Shaping our Future* to change the regional land-use designation for the Hazelmere site from Rural to General Urban and extend the Urban Containment Boundary.

This Amendment Bylaw had been given 1st and 2nd reading, and was the subject of a Public Hearing that concluded on June 13, 2018.

In accordance with *Metro Vancouver 2040: Shaping our Future*, each reading of the Amendment Bylaw required an affirmative two-thirds weighted vote to pass. At its June 22, 2018 meeting, the Board's vote on 3rd reading of the Amendment Bylaw did not meet that threshold; consequently, the Amendment Bylaw was defeated at 3rd reading.

Sincerely,



Chris Plagnol
Corporate Officer

CP/NC/kh

cc: Neal Carley, General Manager, Parks, Planning and Environment
Heather McNell, Director of Regional Planning and Electoral Area Services

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