

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0257-00

Planning Report Date: October 3, 2022

PROPOSAL:

- **Development Variance Permit**

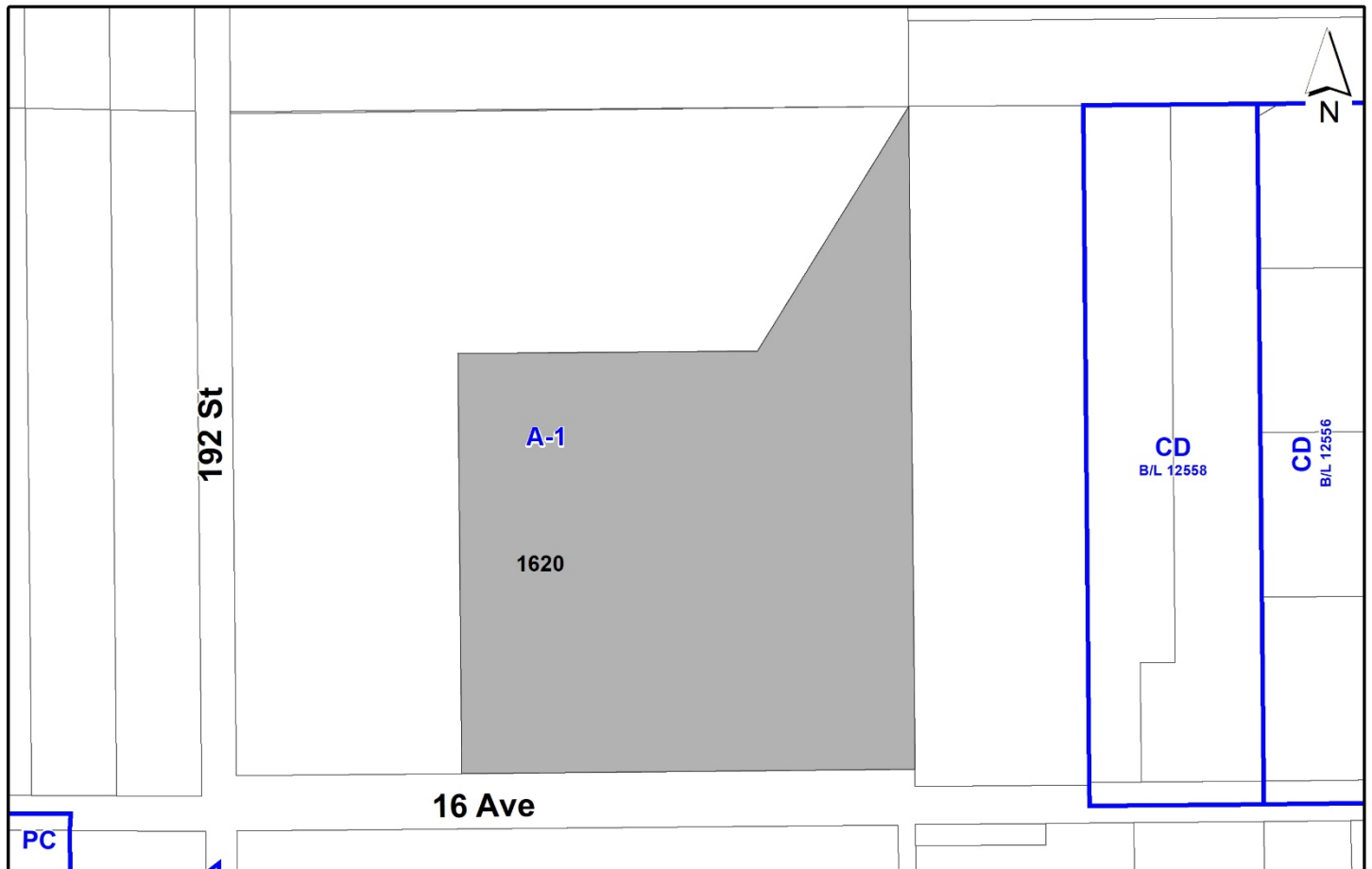
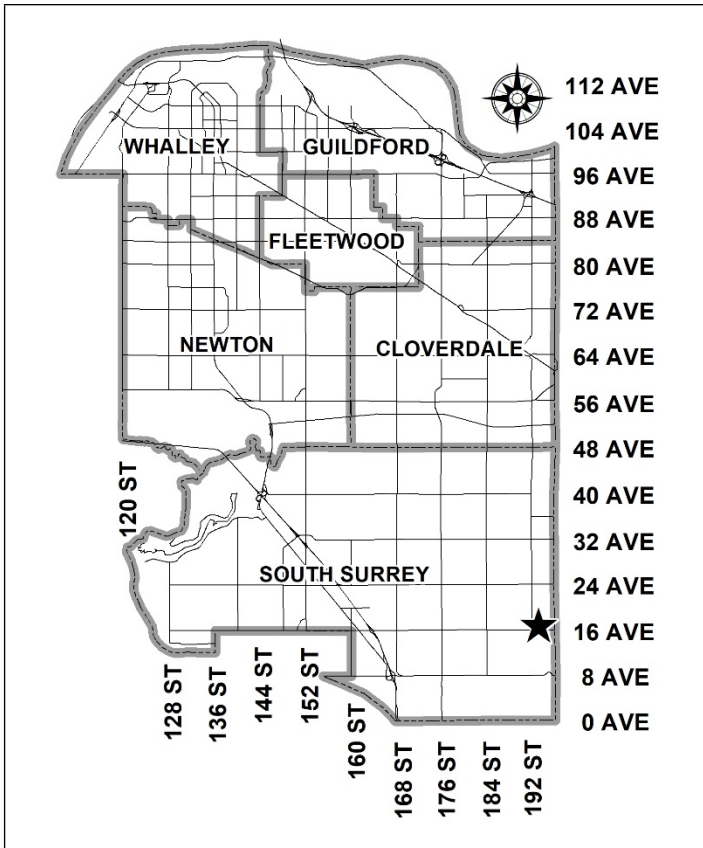
to reduce the side yard setback to permit the development of an accessory greenhouse building.

LOCATION: 1620 - 192 Street

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Employment / Biodiversity Preserve / Sensitive Ecosystem DPA



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the side lot line setback for agricultural building requirements of the General Agriculture (A-1) Zone.

RATIONALE OF RECOMMENDATION

- The siting of the proposed greenhouse permits the use of arable land on the property while maintaining conservation and mixed employment uses on other portions of the property.
- The proposed siting allows for a clustering of agricultural buildings on the subject property and with those on the adjacent property to the north at 1760 192 Street.
- The proposed siting is close to the property's west drive access and will be accessible to visitors. The greenhouse is proposed to have a traditional glass design that will support the educational and agricultural conservation uses on the property while being a visually appealing fixture for the public.
- The neighbouring property to the north (1760 192 Street) is owned by the City and operated by the applicant. Realty Services has no objections to the subject variance and a decreased setback between the greenhouse and the 1760 192 Street property line.
- A significant portion of the property is undevelopable or unsuitable for the proposed building due to the presence of streamside areas, mature trees, and heritage buildings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0257-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the A-1 Zone from 15 metres to 7.9 metres to the agricultural building face.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP / LAP Designation	Existing Zone
Subject Site	Brooksdale Environmental Centre, Riparian conservation, Heritage buildings	Mixed Employment, Conservation and Recreation / Business Employment, Sensitive Ecosystem DPA	A-1
North (Abutting):	City land, Agriculture	Mixed Employment / Business Employment, Sensitive Ecosystem DPA	A-1
East (Abutting):	Hazelmere Lodge Ltd.	Conservation and Recreation / Biodiversity Preserve, Sensitive Ecosystem DPA	A-1
South (Across): 16 Avenue	Agriculture	Conservation and Recreation / Biodiversity Preserve, Sensitive Ecosystem DPA	A-1
West (Across): 192 Street	City conservation land	Conservation and Recreation / Biodiversity Preserve, Sensitive Ecosystem DPA	A-1

Context & Background

- The subject property is located at 1620 192 Street and is 6.99 hectares in area. The property is designated "Mixed Employment" in the Official Community Plan and is zoned "General Agricultural Zone (A-1)".
- The property has a split designation of "Business Employment", "Biodiversity Preserve", and "Sensitive Ecosystem DPA" in the South Campbell Heights Local Area Plan.
- The subject property and the adjacent property to the north at 1760 192 Street are operated by A Rocha Canada, a Christian environmental and community agriculture stewardship and education non-profit. The current uses on the property conform to those permitted in the A-1 zone, the "Mixed Employment" OCP designation, and for the site's "Biodiversity Preserve" LAP designation.

The subject property contains three heritage buildings. Multiple portions of the property are used for crop planting and agriculture. The eastern portion is undevelopable due to the presence of a large riparian ecosystem area corresponding with the Little Campbell River.

- The property has frontage on 192 Street to the west through a shared access with 1760 192 Street. 1760 192 Street is owned by the City of Surrey.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to reduce the side yard setback for an agriculture building of the A-1 Zone from 15 metres to 7.9 metres. This will permit the construction of a new greenhouse which will be approximately 119.67 square metres in size.
- The side yard setback proposed for the variance originates from the north lot line bordering 1760 192 Street. A shared driveway services both properties, leading to an agricultural area with a feeding stall, planted crops and planters on 1760 192 Street and a parking lot, barn, and crop area on the subject property. The greenhouse is proposed for an area that is currently planted with crop across both properties. As agricultural activity is shared between both properties here, the proposed variance would not impact a neighbouring use.
- The greenhouse is proposed to be clustered with other agricultural buildings and uses, including those concentrated on the abutting portion of 1760 192 Street.
- While the subject property is large, a significant portion of the land is in-use and or is non-developable. The eastern half of the subject property falls under a biodiversity conservation designation and is comprised of streamside areas. The middle portion of the property contains three registered heritage buildings and a heritage property buffer. These conditions limit the area that can be used for new agricultural buildings.
- The applicants propose a traditional glass greenhouse design. The siting is intended to cluster with other agricultural uses on an arable portion of the property. The design and accessibility of the proposed building are intended to enhance the educational experience for visitors.

Referrals

- Engineering: The Engineering Department has no objection to the proposed greenhouse or subject variance.
- Realty: The Realty Department has no objection to the proposed greenhouse or subject variance.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Lot Setback Variance

- The applicant is requesting the following variances:
 - to reduce the minimum side yard setback of the A-1 Zone from 15 metres to 7.9 metres to the agricultural building face.
- The proposed greenhouse is intended to be sited over an arable portion of the property. Clustering of agricultural uses will maintain conservation and mixed employment uses across other portions of the property.
- The proposed siting allows for a clustering of proposed agricultural buildings on the subject property and north abutting property (1760 192 Street).
- The proposed siting is close to the property's west drive access and will be accessible to visitors. The greenhouse is proposed to have a traditional glass design that will support the educational and agricultural conservation uses on the property while being a visually appealing fixture for the public.
- The neighbouring property to the north (1760 192 Street) is owned by the City and operated by the applicant. The City's Realty Services Division has confirmed that they have no concerns with the proposal to reduced the minimum setback.
- A significant portion of the property is undevelopable or unsuitable for the proposed greenhouse building due to the presence of streamside areas, mature trees, and heritage buildings.
- Staff support the requested variance to proceed for consideration.

TREES

- Dave Andermatt, ISA Certified Arborist of Pacific Sun Tree Services prepared an Arborist Assessment for the subject site. No trees are proposed for removal. Tree protection fencing and an arborist comfort letter will be required for issuance of the building permit

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit 7922-0257-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JK/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0257-00

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-612-616
Lot 2 Section 15 Township 7 New Westminster District Plan EPP45397
1620 192 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum side yard setback of the A-1 Zone from 15 metres to 7.9 metres to the agricultural building face.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

