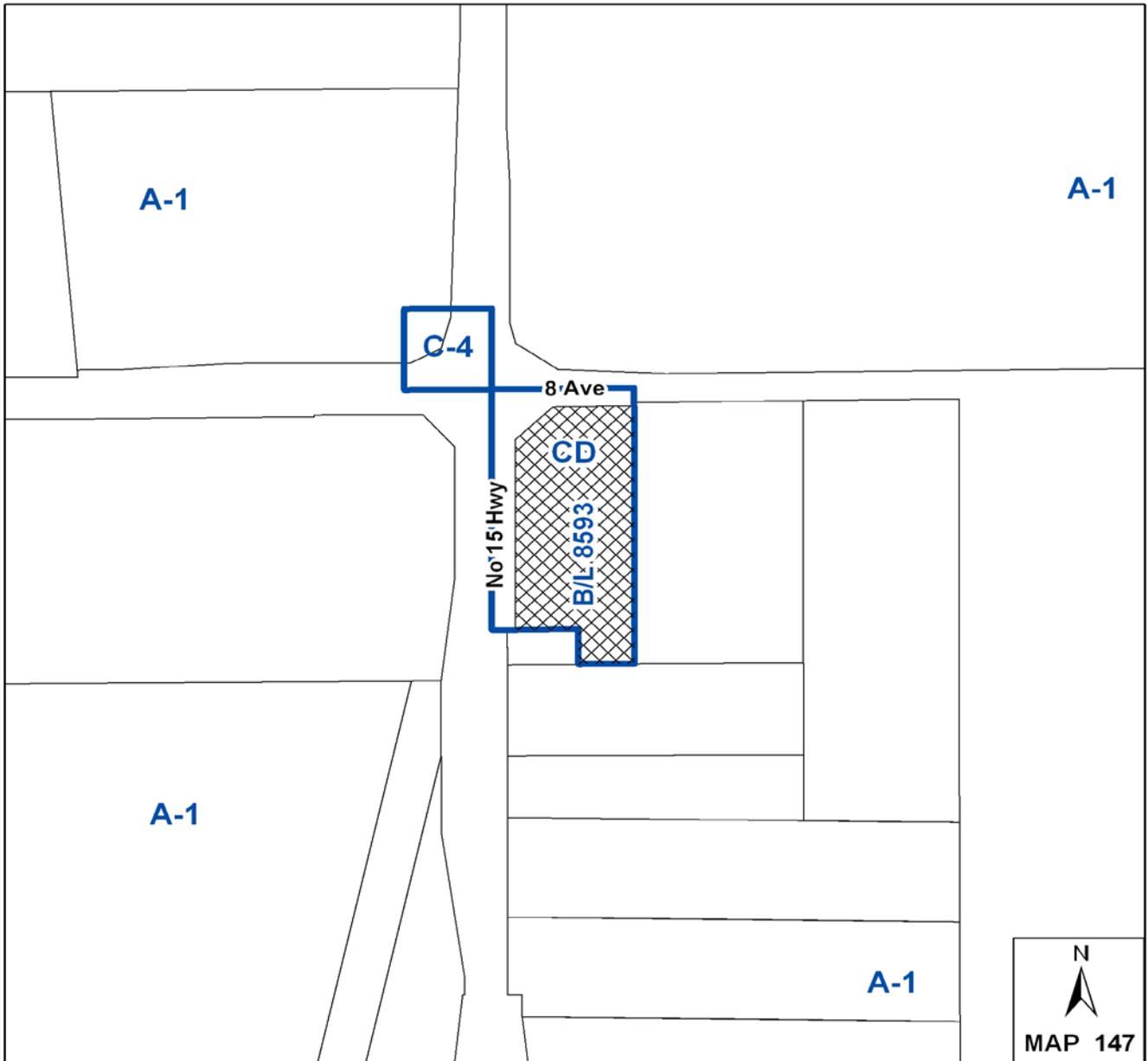


Proposal: Non-farm use application in the Agricultural Land Reserve. Rezone from CD-27 (By-law No. 8593) to CD permitting additional area to be used for service uses and a tourist facility. Development Permit to permit construction of a visitor information centre and associated parking.

Recommendation: Approval to Proceed

Location: 796 - 176 Street **Zoning:** CD-27

OCP Designation: Agricultural **Owners:** Peter and Lorraine Schrauwen



PROJECT TIMELINE

Completed Application Submission Date: July 11, 2005
Application Revision & Re-submission Date: April 25, 2006
Planning Report Date: June 12, 2006

PROPOSAL

The applicant is proposing:

- a non-farm use under Section 20(3) of the Agricultural Land Commission (ALC) Act;
- to amend CD-27 (By-law No. 8593); and
- a Development Permit;

in order to permit the development of a visitor information centre and associated parking.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize referral of the application to the Agricultural Land Commission.

REFERRALS

Engineering: The Engineering Department had initially advised that sanitary and water services should be extended to this site and that a 1.308 metre (4.29 ft.) road widening along the south side of 8 Avenue. Further discussion with Engineering has confirmed that a variance for sanitary connection could be supported (water connection for fire fighting purposes would still be required) (Appendix IV).

Ministry of Transportation: The Ministry of Transportation has reviewed the application layout, and confirms that access to Highway No. 15 will be restricted to right in/right out movements only (Appendix V).

Agricultural Advisory Committee (AAC): The application was presented to the AAC on April 6, 2006. AAC provided their "cautious" support subject to the following:

1. That the land not be serviced with sewer or water;
2. Only a tourist information kiosk is allowed;
3. That the City of Surrey Agricultural Community be featured;
and
4. Bus parking be further reviewed; and
5. The application be referred back to AAC subsequent to ALC approval.
(Appendix VI).

SITE CHARACTERISTICS

- **Existing Land Use** Service station and café, a portion of the site is vacant.
- **East:** Farmland, not cultivated, zoned A-1, designated Agricultural, in the Agricultural Land Reserve (ALR).
- **South:** One house immediately south, zoned A-1, designated Agricultural in the ALR.
- **West:** Across 176 Street, farmland, zoned A-1, designated Agricultural in the ALR.
- **North:** Across 8 Avenue, farmland, zoned A-1, designated Agricultural in the ALR.

PLAN AND POLICY COMPLIANCE

OCP Designation: Agriculture. Requires a non-farm use application to the ALC.

DEVELOPMENT CONSIDERATIONS

Background

- The existing Campbell River Store is located at the southeast corner of the intersection of 8th Avenue and 176th Street (Highway No. 15).
- The Official Community Plan Designation is Agriculture, and the property is located within the ALR (Appendix VII).
- The property is zoned CD-27, with an attached schedule (Appendix VIII) outlining the northern portion of the property on which a list of commercial uses based on the Local Commercial / Gasoline Service Station zones under Zoning By-law No. 5942 are allowed (Appendix IX). The maximum commercial floor area is not to exceed 380 square metres (4,000 sq.ft.) under the CD Zone. This portion of the site houses a gas bar selling diesel, propane and gasoline, as well as a convenience store and a café in the main building.
- Under the CD-27 Zone, the southern portion of the property has a list of agricultural uses based on the "Agricultural Zone One (A-1)" (By-law No. 5942) (Appendix X). This portion of the property is currently vacant with the exception of a septic field.

Proposal

- The applicants propose to construct a Tourist Information Centre on part of the south portion of the property. The building is proposed to be approximately 198 square metres (2,128 square feet), including an information counter, meeting rooms, offices and washrooms. The project would also include parking for busses and vehicles (approximately 15 stalls), a decompression area with benches, tables and generous landscaping. The site may also house a historical plaque and an area for the sale of locally produced agricultural products (Appendix III).

- The applicants also wish to extend the list of uses permitted on the north portion of the site to cover the entire site. However, staff and the Agricultural Advisory Committee (AAC) are not in support of such use extension. Staff and the AAC are in support of allowing only a Tourist Information Centre and associated vehicular and bus parking for the southern portion of the site.

Planning Rationale

- This property is a suitable location for a tourist facility targeting northbound visitors to Canada. Highway No. 15 is the designated truck crossing of the Canada/US Border, and there is currently no tourist information facility on the north side of this crossing.
- Part of the site is relatively close to the border, is on the right side of the road (northbound) and located at a major intersection (176 Street and 8 Avenue).
- The site is already the location of facilities used by the traveling public, namely a gas station and café.
- This project has received the support of the AAC (to occupy the southern portion of the site) to which it was referred to in April 2006 (Appendix VI).
- The Surrey Tourism and Convention Association intends to operate the centre from approximately 9 a.m. – 7 p.m. daily, on a 10 year initial, and 5 year renewable lease. The Association feels this is a suitable site (Appendix XI).
- This project has the support of the City's Economic Development office, who wish to promote the City of Surrey, and who recognize that this is a major entry point to the City of Surrey as well as to British Columbia and Canada.

Engineering Services

- Normally, servicing for the proposed development includes extension of the City sanitary sewer system as detailed in Appendix IV. However, this site is within the ALR and thus outside of the Fraser Sewerage Area. Also, there is a Council policy in place to not extend sanitary into the ALR.
- Under the circumstances, the Engineering Department is willing to support a Development Variance Permit to waive the requirement to service the site with City sewer subject to a suitable on-site disposal system complete with restrictive covenants. However, water connection for fire fighting purposes is still a requirement.

Procedures

- There are four major components to the processing of this application:
 1. Referral to the Agricultural Land Commission - In accordance with the ALC Act, non-farm use applications must be referred to the ALC by municipalities for review.
 2. A CD By-law amendment to permit the proposed uses on the southern portion of the site.
 3. A Development Permit to regulate the proposed building, site layout and landscaping.
 4. A Development Variance Permit to allow for an appropriate on-site sewerage disposal system.
- The purpose of this report is to request Council's authorization to refer the application to the Agricultural Land Commission. Subsequent to a positive reply from the ALC, another Planning Report will be submitted to Council detailing the proposed CD By-law, the design of the building and site layout as well as the Development Variance Permit. Additional input will also be sought from AAC (as requested by AAC).

PRE-NOTIFICATION

Pre-notification letters were sent on July 26, 2005, and staff received one comment:

- A neighbour to the east (17708 - 8 Avenue) does not support removal of the entire parcel from the Agricultural Land Reserve and wishes to be kept up to date on the process of the application (Appendix XII).

(This application is for non-farm use and will not result in the removal from the ALR. There will not be a sewer connection, additional housing, a larger gas bar or other urban features at this location. The neighbour will be contacted by staff at critical steps of the process including the Public Hearing on the rezoning.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Contour Map
Appendix III.	Proposed Layout
Appendix IV.	Engineering Summary
Appendix V.	Ministry of Transportation Comments
Appendix VI.	Agricultural Advisory Committee Minutes
Appendix VII.	ALR Boundary
Appendix VIII.	By-law CD-27
Appendix IX.	Portion of By-law No. 5942, Local Commercial/Gasoline Service Station
Appendix X.	Agricultural A-1 Zone from By-law No. 5942

Appendix XI. Surrey Tourism and Convention Association Letter of Support
Appendix XII. Public Comment

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Peter Schrauwen dated July 11, 2005.

How Yin Leung
Acting General Manager
Planning and Development

TB/kms

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CONTOUR MAP FOR SUBJECT SITE

