

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0076-00

Planning Report Date: May 26, 2008

PROPOSAL:

- ALR - Long-term Lease
- Development Variance Permit

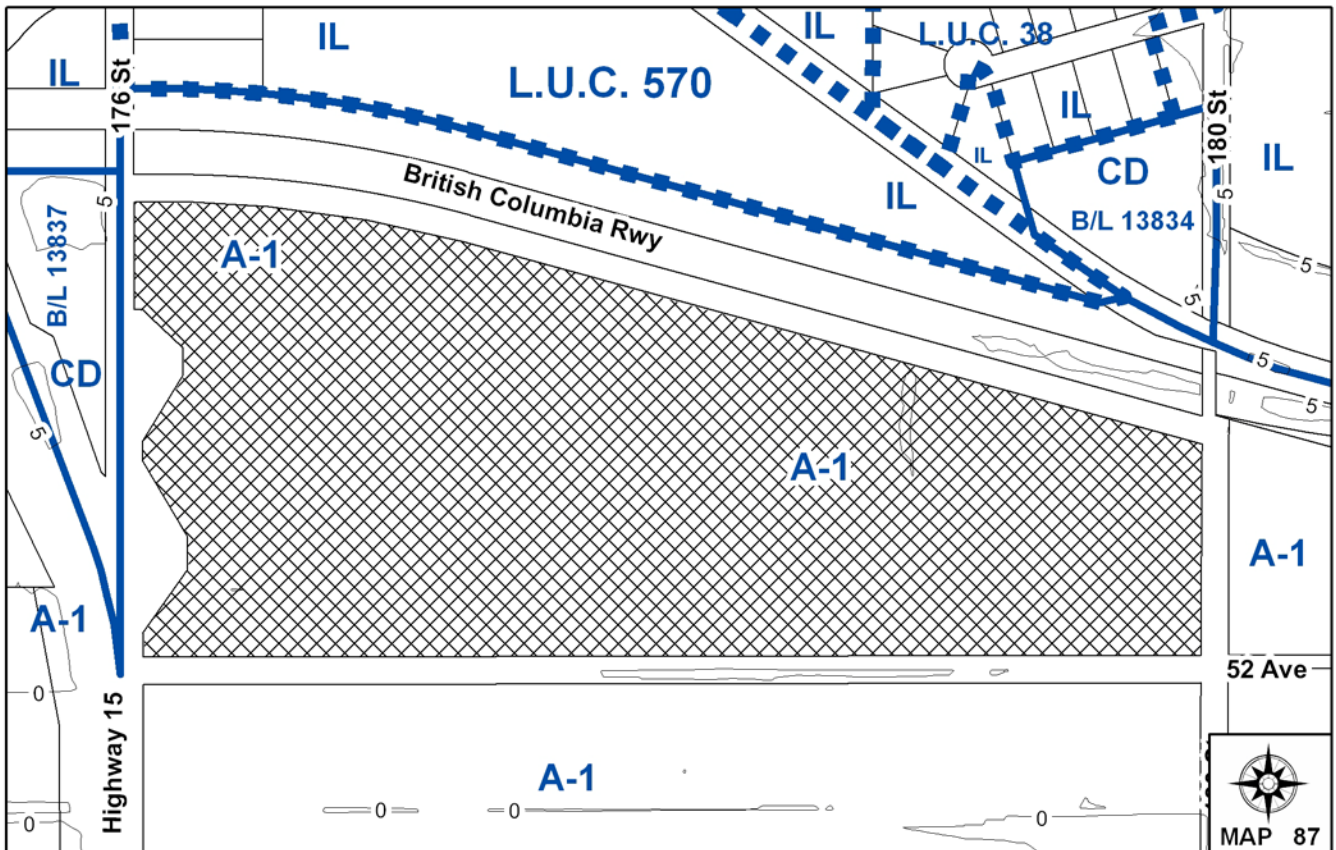
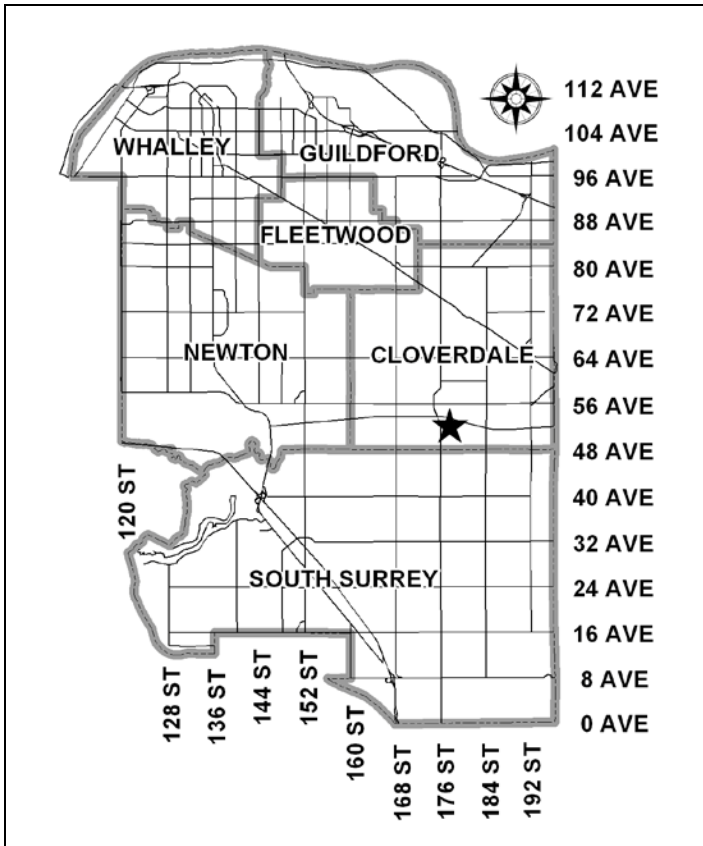
to allow a 60-year lease and the construction of a new BCSPCA animal shelter on the eastern portion.

LOCATION: 17910 Colebrook Road

OWNER: The City of Surrey

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to refer the long-term lease proposal to the Agricultural Land Commission.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced side yard setback on flanking street in the A-1 Zone.
- Reduced minimum lot size permitted in the A-1 Zone.

RATIONALE OF RECOMMENDATION

- Complies with Agricultural Designation in the OCP.
- Addresses the need to build a new animal shelter/kennel to serve the City of Surrey and surrounding communities.
- Setback relaxation allows retention of an existing rental dwelling.
- Facilitates future road widening of Colebrook Road.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize referral of the application to the Agricultural Land Commission for consideration of the creation of a lease parcel for agricultural purposes for a period of 60 years.
2. Council approve Development Variance Permit No. 7908-0076-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard on a flanking street setback of the A-1 Zone from 12.0 metres (40 ft.) to 0 metre (0 ft.); and
 - (b) to reduce the minimum lot size created through subdivision of the A-1 Zone from 10 acres (4 hectares) to 8.03 acres (3.2 hectares).

REFERRALS

Engineering:	There are no engineering requirements relative to issuance of the Development Variance Permit.
Agricultural Advisory Committee (AAC):	The proposal was reviewed at the May 1, 2008 AAC meeting and supported.
Ministry of Transportation (MOT):	Preliminary approval from MOT has been granted.

SITE CHARACTERISTICS

Existing Land Use: Agricultural operation on the western portion and single family dwelling and vegetated area on the eastern portion.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Colebrook Road and railway):	Industrial buildings.	Industrial	LUC No. 570 (underlying IL Zone) and CD (By-law No. 13834)
East and South (Across 52 Avenue ROW):	Farmland.	Agricultural	A-1
West (Across 176 Street and Highway 15):	Soil operation and farmland.	Agricultural	CD (By-law No. 13737) and A-1

DEVELOPMENT CONSIDERATIONS

Background

- The current British Columbia Society for Prevention of Cruelty to Animals (BCSPCA) shelter located at 6706 – 152 Street, owned by the City, (with the SPCA holding an operating agreement over the site), has reached a stage whereby a new shelter needs to be built. The SPCA Long Range Strategic Plan identifies Surrey as the location for a new animal centre and this has been supported by the Board of Directors for the BCSPCA.
- As the population of Surrey and surrounding areas has grown, the services of the local branch of the BCSPCA have expanded. The existing shelter no longer has the physical capacity to house the number of animals who are seized, surrendered, stray or abandoned in the region each year.
- The vision for the future animal centre in Surrey includes a livestock barn and paddocks for impounded or seized animals, emergency/disaster rescue area and a park space with an interpretative forest.
- The vision for the new animal centre in Surrey is a facility that could meet both the needs of animals and the community for the next 25 years.

Current Proposal

- The subject site, owned by the City, is located on the south-east corner of Colebrook Road and 176 Street at 17910 Colebrook Road.
- The 19.8-hectare (49-acre) subject site is designated Agricultural in the Official Community Plan (OCP) and is located within the Agricultural Land Reserve (ALR). The current zoning of the site is General Agriculture Zone (A-1). The proposed animal shelter conforms to the land use designation in the OCP and is a permitted use under the A-1 Zone.
- Currently, approximately 40 acres (16 hectares) of the property (western portion) are leased on a year-to-year basis to Nicomekl Farms Ltd. for agricultural purposes.
- The current proposal is to construct a new 1,812- square metre (19, 500-sq.ft.) BCSPCA animal centre on the remaining 9-acre (3.6-hectare) eastern portion of the subject site. This 9-acre portion is intended to be leased to the BCSPCA for a period of 60 years.
- In order to provide the SPCA with a sixty-year lease, a lease plan must be created. The purpose of this plan is to facilitate the development of a replacement SPCA animal shelter to service the City of Surrey.
- After road dedication, the net area of the lease area will be 8.03 acres (3.25 hectares).
- Under Section 73 of the Land Title Act, a lease greater than 3 years is considered to be a subdivision. As such, approval by the Agricultural Land Commission for subdivision within the ALR is required before the subdivision can be approved by the Approving Officer.

- The A-1 Zone requires a minimum lot size of 4 hectares (10 acres) for land within the ALR. The proposed lease boundary creates a remainder parcel that is 8.03 acres (3.25 hectares) in size. The applicant has applied for a Development Variance Permit to reduce this requirement (see By-law Variance section).
- The A-1 Zone also requires a minimum side yard setback along a flanking street of 12 metres (39 ft.). In order to retain an existing dwelling which the City currently rents to a tenant, a relaxation will be required and a Highway License Agreement will be required to allow the dwelling to be located within the road dedication area (see By-law Variance section).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the north side yard setback on a flanking street from 12.0 metres to 0 metre (0 ft.).

Applicant's Reasons:

- The existing single family dwelling located on the northwest corner of the proposed lease area is a City-owned rental dwelling and is currently occupied by a tenant.
- The Engineering Department has requested a 20-metre (66 ft.) wide road dedication along Colebrook Road for future widening. The existing dwelling can be retained within the dedicated road allowance with a road right-of-way use permit until the widening is required.
- A Highway License Agreement will be required to retain the dwelling within the road dedication area as road construction is not anticipated for 20-30 years.

Staff Comments:

- This variance has been triggered by the requirement to provide a 20-metre (66 ft.) road dedication along the north property line. Staff support the proposed variance.

(b) Requested Variance:

- To reduce the minimum lot size permitted within the A-1 Zone for lands within the ALR from 4 hectares (10 acres) to 8.03 acres (3.25 hectares) in size.

Applicant's Reasons:

- Currently approximately 40 acres (16 hectares) of the western portion of the site is leased on a year-to-year basis to Nicomekl Farms Ltd. for agricultural purposes. The remaining 9.0-acre (3.6-hectare) portion of the site is the proposed lease area for the SPCA development.
- The Engineering Department has requested a 20-metre (66 ft.) wide road dedication along Colebrook Road for future widening. After road dedication the remaining land for the lease area is 8.03 acres (3.25 hectares)

Staff Comments:

- This variance has been triggered by the requirement to provide a 20-metre (66 ft.) road dedication along the north property line. The Planning and Development Department supports the relaxation in lot size.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Proposed Subdivision Layout, Site Plan and Building Elevations |
| Appendix III. | Development Variance Permit No. 7908-0076-00 |

Jean Lamontagne
General Manager
Planning and Development

JLM/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Wayne Power, City of Surrey
 Address: Realty Services
 14245 - 56 Avenue
 Surrey, BC
 V3X 3A2
 Tel: 604-598-5713

2. Properties involved in the Application

- (a) Civic Address: 17910 Colebrook Road
- (b) Civic Address: 17910 Colebrook Road
 Owner: City of Surrey
 PID: 009-308-059
 Lot B Except: Firstly; Part Lying within the Boundaries of the South 33 Feet
 (Reference Plan 32488) Secondly; Parcel Two (See E14842), Thirdly; Part
 Dedicated Road on Plan BCP18862 Section 5 Township 8 New Westminster
 District Plan 10311

3. Summary of Actions for City Clerk's Office

- (a) Refer to Agricultural Land Commission.
- (b) Proceed with Public Notification for Development Variance Permit No. 7908-0076-00.
- (c) Application is under the jurisdiction of MOT.
 MOT File No. 1-6-006-25273.

SUBDIVISION DATA SHEET

Existing Zoning: A-1

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	49.0 ac
Hectares	19.8 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	156.0 metres
Range of lot areas (square metres)	8.03 acres and 40 acres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	n/a
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	n/a
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention - Side Yard Setback	YES
Lot Size	YES