

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

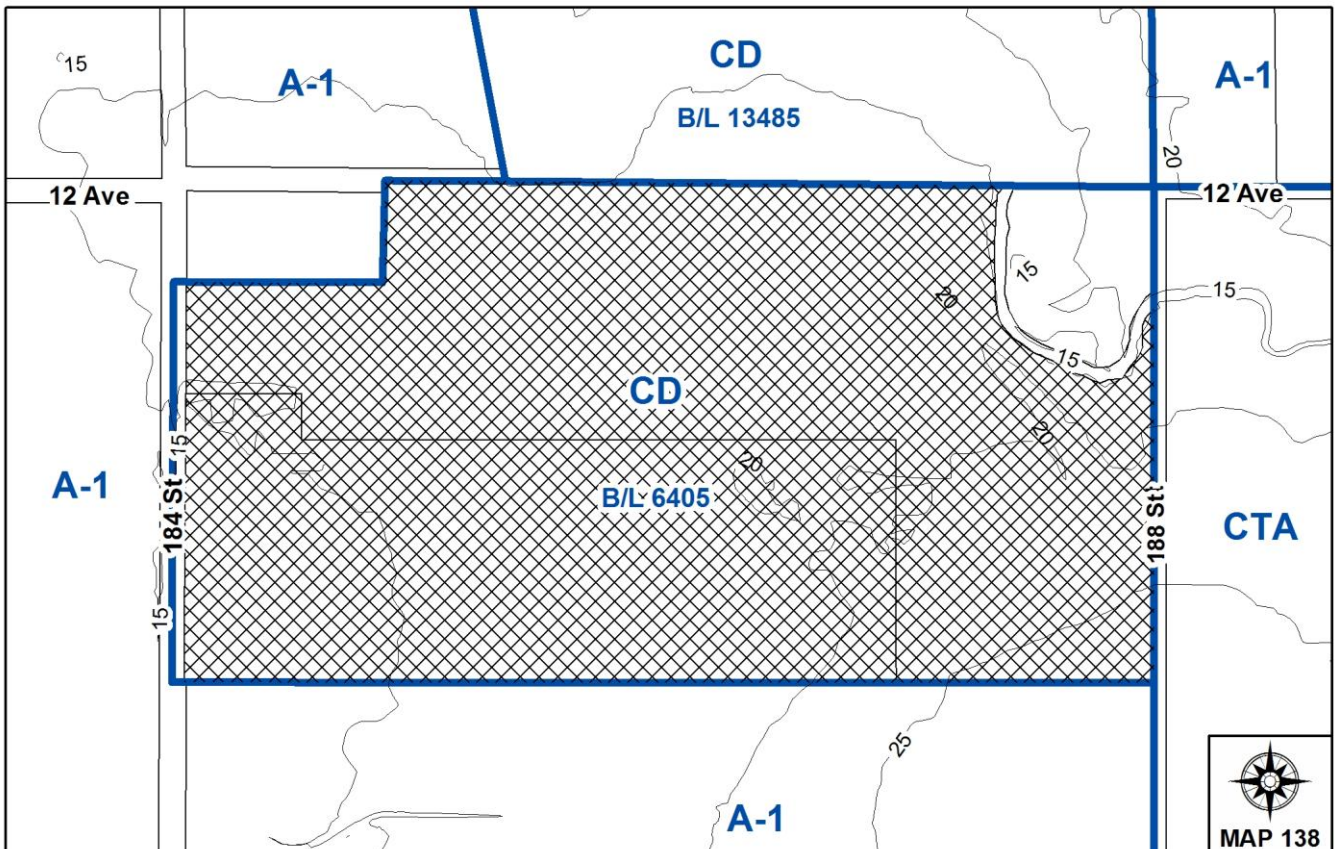
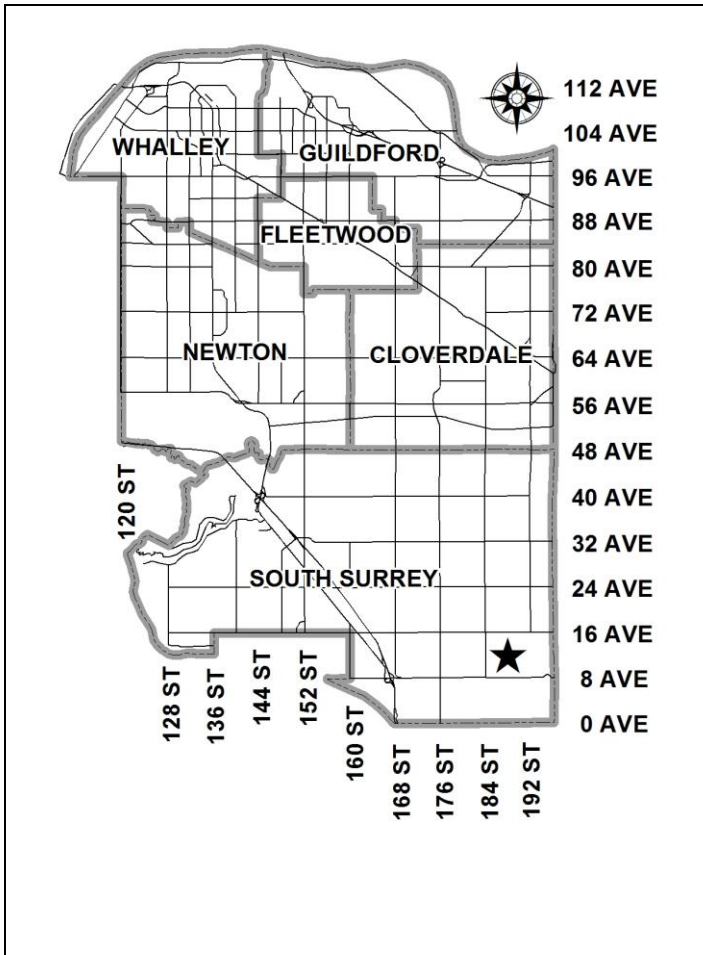
File: 7909-0229-00

Planning Report Date: April 12, 2010

**PROPOSAL:**

- **Development Variance Permit**  
 in order to permit a subdivision lot line adjustment.

**LOCATION:** 1122 and 1144 – 184 Street  
**OWNER:** Randy Bishop and Gordon Christopher Hamilton  
**ZONING:** CD (By-law No. 6405)  
**OCP DESIGNATION:** Agricultural  
**LAP DESIGNATION:** Agricultural



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- CD By-law No. 6405 governs the configuration of two existing parcels at 1122 and 1144 – 184 Street. The applicant seeks an adjustment of the property line between the two parcels and the lot layout shown in the CD By-law.

### RATIONALE OF RECOMMENDATION

- The proposed variance would allow for an adjustment of the common lot line between the two subject properties in order to create a more regular lot pattern.
- The Agricultural Advisory Committee (AAC) supports the proposed variance and subdivision.
- The property is within the Agricultural Land Reserve (ALR), however, approval from the Agricultural Land Commission (ALC) is not required in this case for the proposed lot line adjustments as it complies with the appropriate provisions of the ALC regulations.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0229-00, (Appendix III) varying CD By-law No. 6405 as follows to proceed to Public Notification:
  - (a) to adjust the property lines between the properties at 1122 and 1144 – 184 Street as shown in Schedule "A".
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) submission of a subdivision layout for the proposed lot line adjustment to the satisfaction of the Approving Officer.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed Development Variance Permit (Appendix II).

Agricultural Advisory Committee: The proposal was reviewed by the AAC on April 1, 2010. The AAC had no concerns and supports the proposed variance and lot line adjustment.

SITE CHARACTERISTICS

Existing Land Use: Agricultural uses, including a large horse barn and several other farm buildings.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Some single family dwellings on large lots. Semiahmoo Fish and Game Club.	Agricultural/Agricultural Agricultural/Agricultural	A-1 CD By-law No. 13485
East:	Hazelmere RV park.	Agricultural/Suburban Residential (5 acre)	CTA
South and West (Across 184 Street):	Agricultural land in ALR.	Agricultural/Agricultural	A-1

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site consists of two adjacent properties located at 1122/44 – 184 Street. The properties are under separate ownership. The properties are both zoned "Comprehensive Development (CD) By-law No. 6405" which permits the operation of the equestrian facility. The site is designated "Agricultural" in both the South-east Surrey Local Area Plan (LAP) and Official Community Plan (OCP). The properties are designated within the Agricultural Land Reserve (ALR).
- The southerly property at 1122 – 184 Street is 11.93 hectares (29.48 acres) in area and the northerly parcel at 1144 – 184 Street is 17.38 hectares (42.95 acres) in area. The parcel at 1122 – 184 Street is vacant except for a temporary shed structure which is straddling the proposed lot line. The parcel at 1144 – 184 Street contains various barn structures. There is an older race track which straddles the property line between the parcels, which is no longer in use. Most of the site is cleared.

### Proposal

- The applicant is proposing to vary CD By-law No. 6405 to allow for a lot line adjustment (subdivision) between the two parcels. The current property line between the two parcels was established when the parcel at 1122 – 184 Street was subdivided from the parcel at 1144 – 184 Street in 1912. The shared property line is at an odd alignment and the applicant desires to "straighten out" the property line. The proposed lot line adjustment would result in a more efficient and rational subdivision pattern.
- The two parcels are proposed to stay the same size. The southerly parcel is proposed to remain 11.9 hectares (29.4 acres) in area and the northerly parcel is proposed to remain 17.4 hectares (43.0 acres) in area.
- A Development Variance Permit (DVP) would allow for the property line between the two parcels to be adjusted to allow for a modification in the configuration of the two parcels.

### Agricultural Advisory Committee (AAC)

- The AAC reviewed the proposal on April 1, 2010 and had no concerns with the proposal.

### Agricultural Land Commission (ALC)

- Under Section 10 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, an approving officer may approve a plan of subdivision without the approval of the ALC if the subdivision involves not more than 4 parcels, each of which is a minimum of 1 hectare (2.47 acres), and results in all of the following:
  - no increase in the number of parcels;
  - boundary adjustments that, in the opinion of the approving officer, will allow for the enhancement of the owner's overall farm or for the better utilization of farm buildings for farm purposes; and
  - no parcel in the reserve of less than 1 hectare (2.47 acres).

- The proposed lot line adjustment meets the above criteria and therefore no referral to or approval from the ALC is required to facilitate the proposed lot line adjustment.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the property line between the parcels at 1122 – 184 Street and 1144 – 184 Street, as shown in CD By-law No. 6405, to permit a lot line adjustment between the two parcels.

(b) Applicant's Reasons:

- The parcel at 1144 – 184 Street partially encircles the parcel at 1122 – 184 Street and the applicant desires to re-align the two properties so that the properties are "side-by-side", which is a more standard pattern of subdivision.

(c) Staff Comments:

- The subdivision pattern at the subject site was established in 1912 and is an odd configuration. The proposed lot line adjustment will "straighten out" the property line between the two parcels.
- A standard rectangular lot configuration is more conducive to agricultural production as it facilitates more efficient sowing and harvesting movements.
- The proposed lot line adjustment complies with the ALC regulations, and does not increase the number of parcels or reduce the size of the parcels involved. The two parcels are proposed to remain the same size.

#### 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.	Engineering Summary
Appendix III.	Development Variance Permit No. 7909-0229-00

Jean Lamontagne  
General Manager  
Planning and Development

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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:                    Clarence Arychuk, Hunter Laird Engineering Ltd.  
                         Address:                    #300, 65 Richmond Street  
                                                            New Westminster, BC  
                                                            V3L 5P5  
                         Tel:                                    604-525-4651
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:            1122 and 1144 – 184 Street
  
  - (b)      Civic Address:                1122 – 184 Street  
            Owner:                        Randy Bishop  
            PID:                            013-196-901  
            Parcel "A" (Reference Plan 3388) North Half Section 23 Block 1 North Range 1  
            East New Westminster District
  
  - (c)      Civic Address:                1144 – 184 Street  
            Owner:                        Gordon Christopher Hamilton  
            PID:                            013-180-185  
            North Half Section 23 Block 1 North Range 1 East Except: Firstly: Parcel "A"  
            (Reference Plan 3388) Secondly: Portions in Plans 9790 and LMP53668 New  
            Westminster District
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7909-0229-00.

## SUBDIVISION DATA SHEET

Zoning: CD By-law No. 6405

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	72.4 ac
Hectares	29.3 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	150.0 m and 178.5 m
Range of lot areas (square metres)	11.9 ha and 17.4 ha
<b>DENSITY</b>	n/a
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	n/a
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	n/a
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	NO
<b>MODEL BUILDING SCHEME</b>	NO
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO