

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7913-0288-00

Planning Report Date: December 14, 2015

**PROPOSAL:**

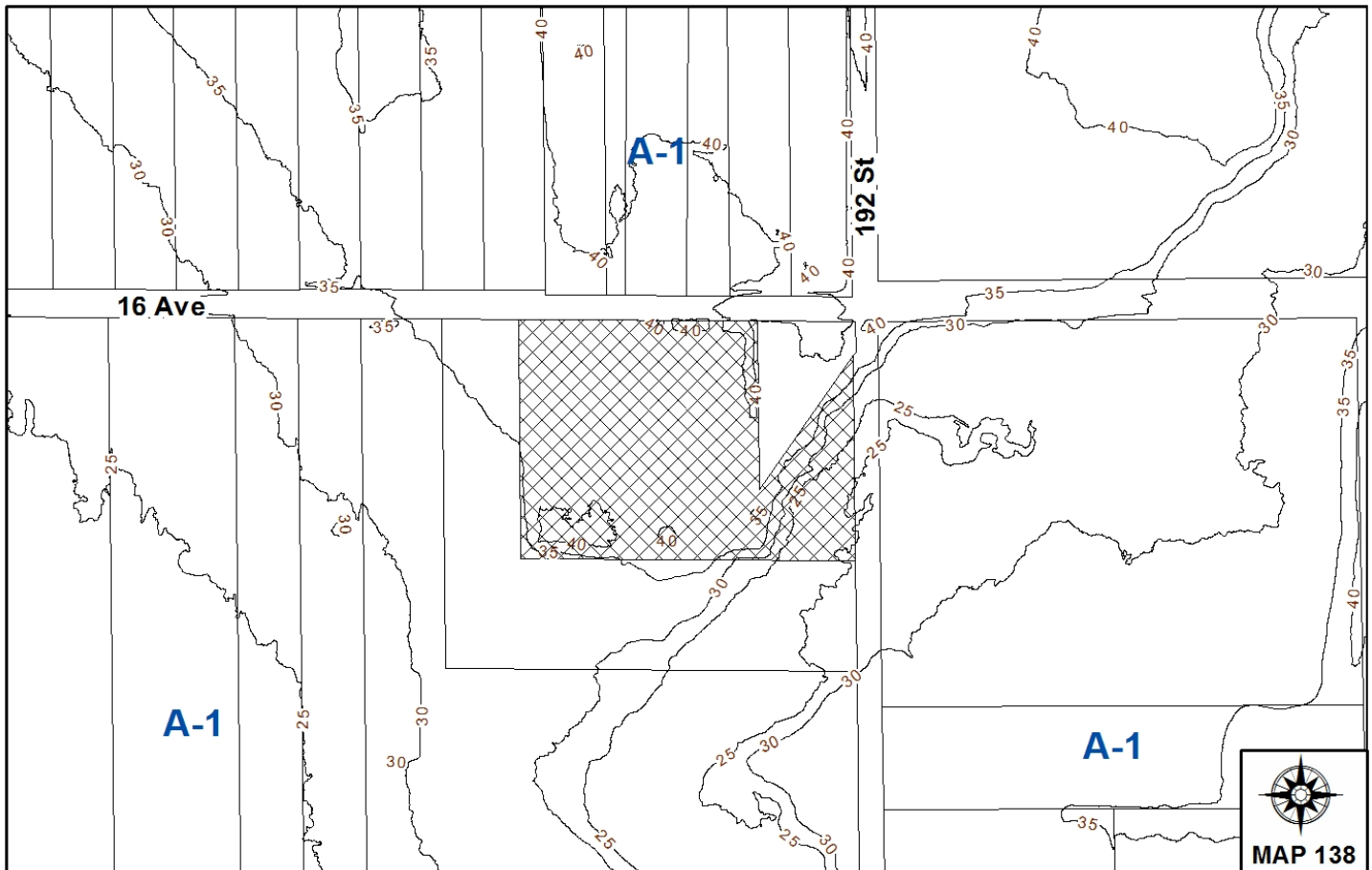
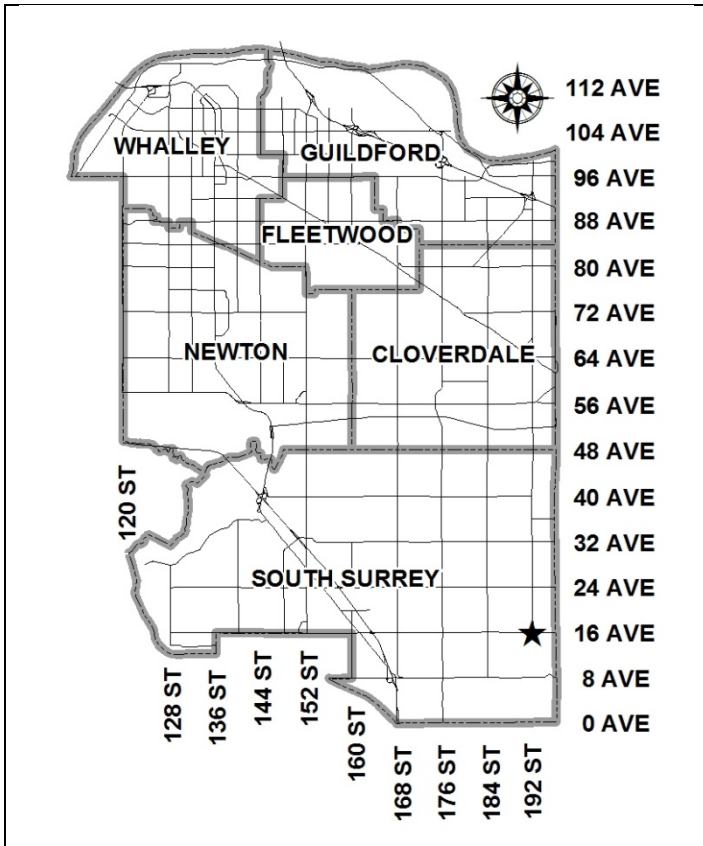
- **Rezoning** from A-1 to PC to permit the development of a cemetery.

**LOCATION:** 19082 - 16 Avenue

**OWNER:** 682466 BC Ltd

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural



### RECOMMENDATION SUMMARY

- Council pass third reading to Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18535.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- At the November 02, 2015 Regular Council – Public Hearing meeting, Council referred the subject development application back to staff to address concerns raised during the Public Hearing portion of the meeting. The primary concerns include vehicular traffic, visitor parking, and environmental considerations associated with the practice of green burials.
- Staff remains supportive of the access arrangement that is proposed. The widening of 16 Avenue that is proposed as part of the subject application will provide a 50 metres (164 ft.) long left-turn bay into the site, as well as a 50 metres (164 ft.) long merge lane for left turn egress, west of the site entry. These improvements will help alleviate any increase in traffic resulting from the proposed development.
- Staff relayed concerns to the applicant regarding the provision of adequate parking and in response adjustments to the site were proposed to increase the supply of overflow parking. The internal drive aisles are proposed to be widened, so that parking on both sides of the driveway can be accommodated. This change will double the parking capacity for the site. A Restrictive Covenant will be secured to ensure that a minimum of 50 parking stalls in excess of the minimum Zoning By-law parking requirement is available to accommodate overflow parking.
- The applicant has provided additional information regarding green burial services, and assurance that all green burials and other types of burials will be regulated by and comply with the British Columbia “Cremation, Interment and Funeral Services Act”.
- The applicant is proposing to convey at no cost to the City, 0.9 hectares (2.3 acres) of a Biodiversity Conservation Strategy (BCS) Corridor containing the Little Campbell River, to help achieve the objectives of the BCS.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18535, to rezone the site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Cemetery Zone (PC)" (By-law No. 12000), pass its third reading..
2. In addition to the requirements outlined in resolution RES. R15-1768 from the Regular Council – Land Use meeting of October 20, 2015, Council instruct staff to resolve the following issue prior to Final Adoption:
  - (a) registration of a Restrictive Covenant requiring 50 parking stalls be provided on-site as overflow parking, in excess of the minimum number of parking stalls required in the Zoning By-law.

## ADDITIONAL PLANNING COMMENTS

### Background

- A Planning Report for Development Application No. 7913-0288-00 was forwarded to Council for consideration at the October 20, 2015 Regular Council – Land Use meeting (Appendix II). Rezoning By-law No. 18535 which is associated with the subject application received first and second readings at this meeting.
- At the November 2, 2015 Regular Council – Public Hearing meeting, Council referred the subject development application back to staff to address the concerns raised during the Public Hearing portion of the meeting (Council Resolution R15-1939).
- The intent of this report is to review and respond to the concerns raised at the November 02, 2015 Regular Council – Public Hearing meeting.
- The primary concerns that were identified include the following:
  - Vehicular traffic and access concerns on 16 Avenue;
  - The provision of adequate visitor parking for larger services and burials; and
  - Environmental concerns regarding green burials.

### Discussion

#### *Access and Parking*

- Vehicular access to the site is being proposed from 16 Avenue. Under the rezoning application, the applicant will be required to provide road dedication along 16 Avenue, as well as construct the widening of 16 Avenue to allow for a 50 metres (164 ft.) long left-turn bay into the site, and a 50 metres (164 ft.) long merge lane for left turn egress, west of the site entry.

These improvements will help alleviate any increase in traffic expected from the proposed development.

- Parking requirements for cemeteries are calculated based on the size of the building. Concerns were raised at the Public Hearing for large attendance at burials where the service is being held at a different location. In response to this concern, the applicant will be required and has agreed to register a Restrictive Covenant requiring that 50 parking stalls be available as overflow parking, in excess of the minimum number of parking stalls required in the Zoning By-law.
- The applicant has revised the proposed site layout, and made provisions for overflow parking. The internal drive aisles are now proposed to be widened, so that parking on both sides of the driveway can be accommodated should overflow parking be required. This change will more than double the available parking capacity for the site.
- In total, 78 parking spaces are provided, which exceeds the Zoning By-law requirement of 25 spaces.
- The above access and parking arrangements are supported by the Engineering Department.

#### *Proposed Burial Services*

- The services proposed at the facility include both traditional and green burial services. The facility will not include a crematorium. Green or natural burials seek to mitigate the usual environmental impact of death through bypassing the process of embalming and forgoing such environmentally invasive products as lacquered caskets, cement vaults, or concrete slabs.
- For green burials, the body is not prepared with chemical preservatives or disinfectants such as embalming fluids. The grave does not use a vault (typically a concrete enclosure where the coffin is deposited), and the body is typically buried in a biodegradable coffin, casket or a shroud. All burials are regulated by and proposed to comply with the British Columbia "Cremation, Interment and Funeral Services Act".
- The applicant has also provided additional information regarding seepage and proximity to a watercourse. According to the applicant's experience, decomposition microbes attenuate rapidly with distance from the grave. Typically deceased buried in clay have seepage that might go as far as 0.3 metres (1 ft.), and where the soil is looser, it may seep as far as 3 metres (10 ft.).
- The applicant is proposing to convey at no cost to the City, 0.9 hectares (2.3 acres) of a Biodiversity Conservation Strategy (BCS) Corridor containing the Little Campbell River, to help meet the objectives of the BCS. This area is approximately 30 metres from the top of bank and 40 metres from the creek bed, and is the same distance that the existing Hazelmere Cemetery is setback from the Little Campbell River. The World Health Organization (WHO) recommends that the place of interment be at least 30 metres away from any watercourse (The Impact Of Cemeteries On The Environment And Public Health, 1998). The applicant's proposal meets this recommended setback.
- All burials taking place on the site will be regulated by and comply with the British Columbia "Cremation, Interment and Funeral Services Act".

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. [October 20, 2015 Planning Report](#)  
Appendix III. Proposed Site Plan (revised)

INFORMATION AVAILABLE ON FILE

- Water Quality Analysis Prepared by Maxxam Analytics, dated June 16, 2014
- Slope Assessment Prepared by GeoPacific Consultants Ltd., dated April 11, 2014
- Limited Soil and Surface Water Sampling Prepared by McElhanney Consulting Services Ltd., dated August 26, 2013
- Phase I Environmental Site Assessment (ESA) Prepared by McElhanney Consulting Services Ltd., dated August 07, 2013

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/dk

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# SUBDIVISION DATA SHEET

Proposed Zoning: PC







Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	11.07 acres
Hectares	4.48 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2 (one PC lot and one Park lot)
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	
Range of lot areas (square metres)	35,000 m <sup>2</sup> (PC) / 9,000 m <sup>2</sup> (Park)
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	0.5 uph / 0.2 upa
Lots/Hectare & Lots/Acre (Net)	0.3 uph / 0.12 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	20%
Estimated Road, Lane & Driveway Coverage	6%
Total Site Coverage	26%
<b>PARKLAND</b>	
Area (square metres)	9,000 m <sup>2</sup>
% of Gross Site	21%
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	YES
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



JAR IER,

Proposed Cemetery  
19082 16 Avenue, Surrey

**CONCEPT**

-  Landscaping & Landscape Buffer  
(0.5 ha / 1.3 ac = 15%)
-  Cemetery Grounds  
(2.6 ha / 6.5 ac = 75%)
-  Circulatory Pond System  
(0.1 ha / 0.4 ac = 5%)
-  Road Right-of-Way Dedication  
(272 m<sup>2</sup>) - City of Surrey to confirm
-  Paved Road  
(0.2 ha / 0.5 ac = 6%)
-  Total Area  
(3.5 ha / 8.7 ac = 100%)

NB: Area calculations are approximate

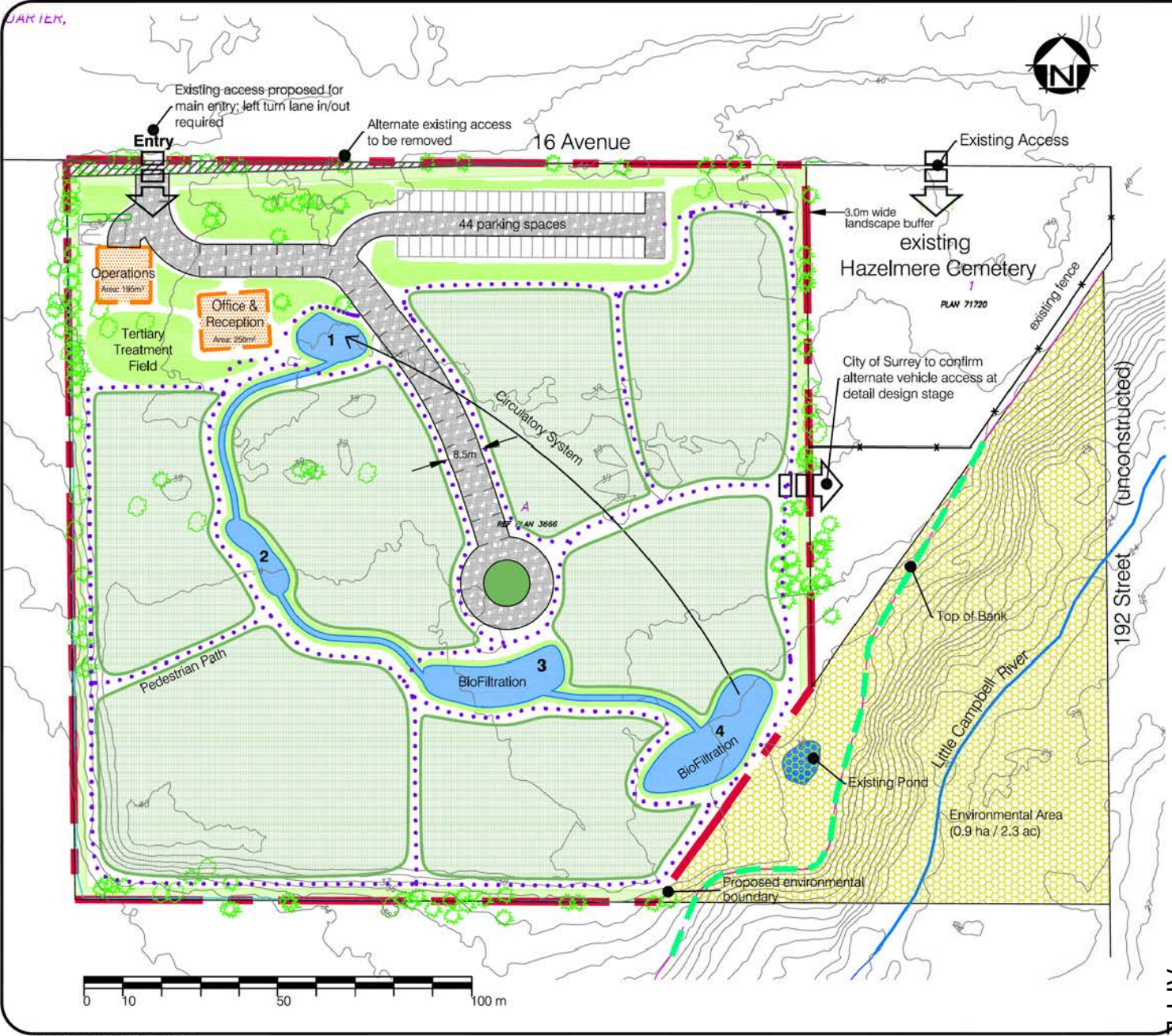
Parking spaces provided:  
 - 44 parking spaces in parking lot  
 - 34 parking spaces along roadway  
**TOTAL: 78 parking spaces provided**

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**APLIN  
MARTIN**  
CONSULTANTS LTD  
Project 13-275  
15 November 2015

Drawing

APPENDIX III.



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