

City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7921-0042-00

Planning Report Date: May 31, 2021

PROPOSAL:

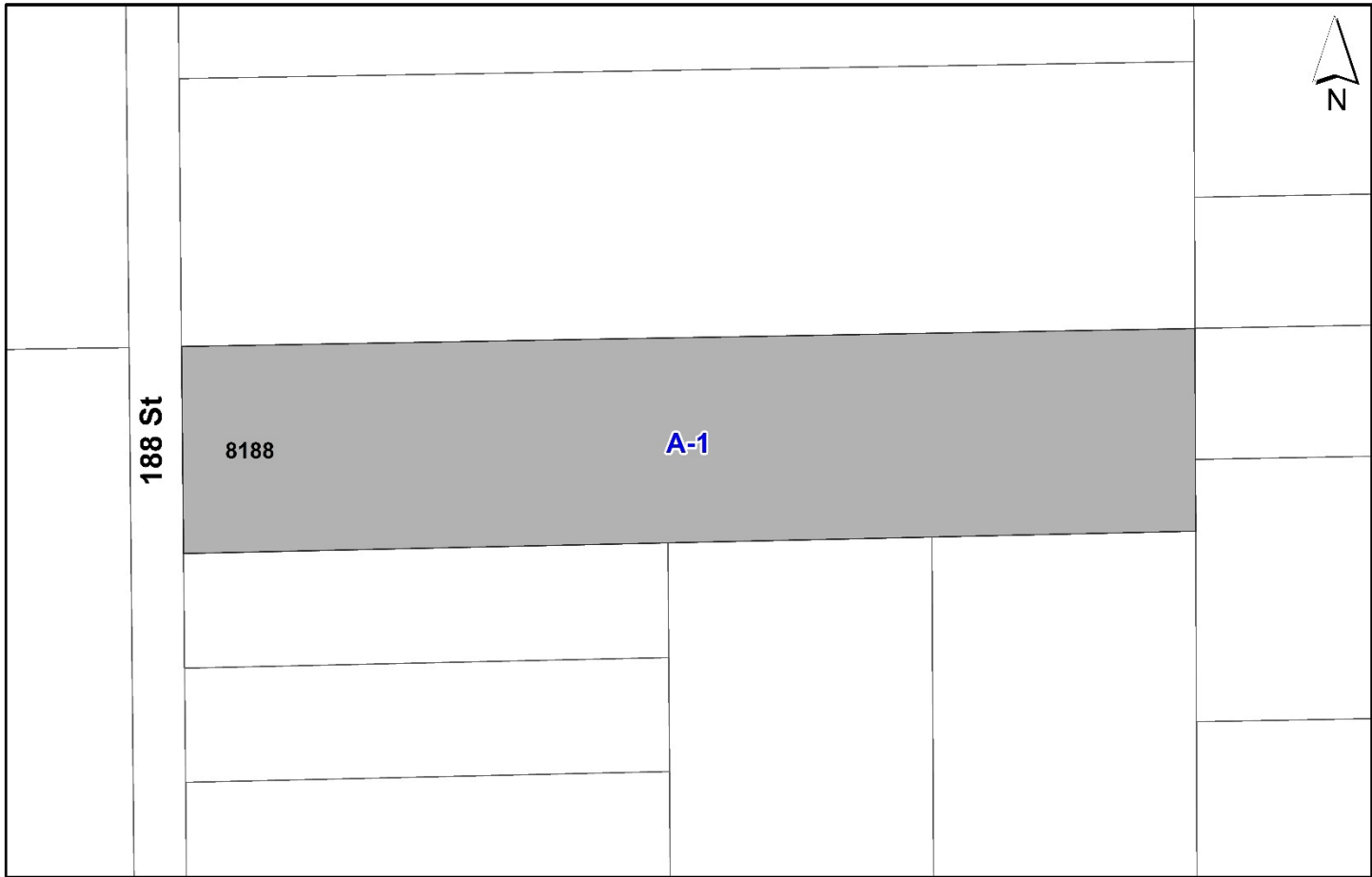
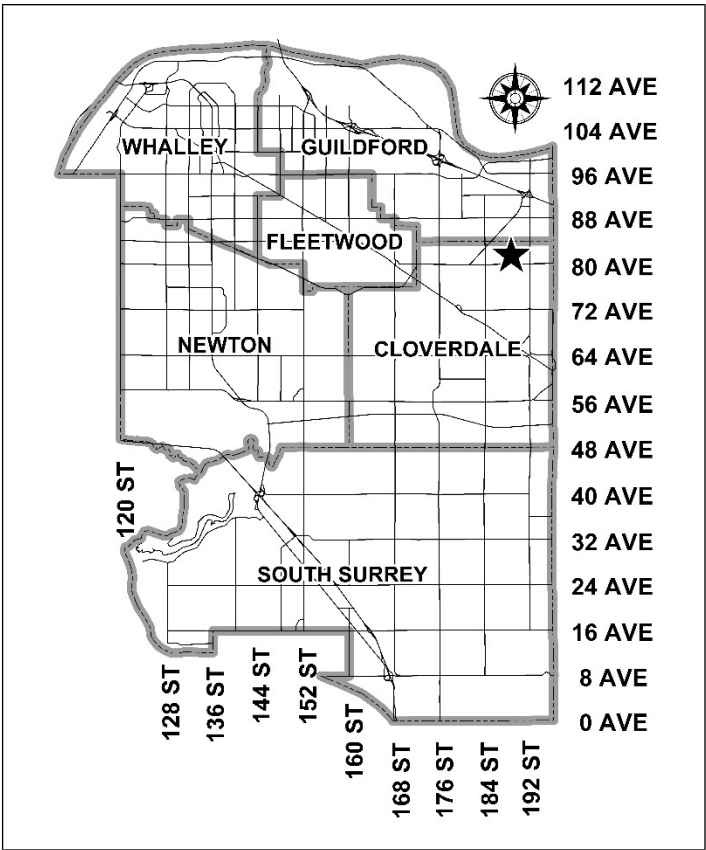
- **Development Variance Permit**

to reduce the minimum side yard setback of the A-1 zone to permit an addition to an existing farm use building.

LOCATION: 8188 - 188 Street

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum side yard setback of the A-1 Zone for a building with uses permitted in Section B.1 of the A-1 Zone (Agriculture & Horticulture) from 15.0 metres to 7.3 metres.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Agricultural designation in the Official Community Plan (OCP).
- The proposal complies with the Agricultural designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The farm use building is necessary for the daily operations of the farm and the proposed addition will allow the applicants to continue and expand their farm operation.
- The proposed variance to the minimum side yard setback does not impact neighbouring properties.
- The Agriculture, Environment, and Investment Advisory Committee (AEIAC) supports the proposal.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7921-0042-00 (Appendix III) to reduce the minimum side yard setback of the A-1 Zone of a building for uses permitted in Section B.1 of the A-1 Zone (Agriculture & Horticulture) from 15.0 metres to 7.3 metres to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/GLUP Designation	Existing Zone
Subject Site	Single family dwelling & agricultural barn in ALR	Agricultural	A-1
North:	Agriculture & single family dwelling	Agricultural	A-1
West (Across 188 St):	Agriculture & single family dwelling	Agricultural	A-1
South:	Single family dwelling	Suburban-Urban Reserve; Existing Suburban & Farm Buffer in Clayton GLUP	A-1
East:	Agriculture	Agricultural	A-1

Context & Background

- The subject lot is located at 8188 – 188 Street in Cloverdale and is approximately 30,415 square metres or 3.04 hectares in size. The subject lot is designated Agricultural in the Official Community Plan (OCP), zoned "General Agriculture Zone (A-1)" and is in the Agricultural Land Reserve (ALR).
- There is an existing single family dwelling and agricultural storage barn on site that were subject to Development Application 7914-0318-00 to vary the farm residential homeplate and setbacks for both structures.
- The site is adjacent to a red-coded Class A watercourse along the rear property line and a yellow-coded Class B watercourse along 188 Street.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is requesting to vary the minimum allowable setback from the side yard from 15.0 metres to 7.3 metres of a building for uses permitted in Section B.1 of the A-1 Zone (Agriculture & Horticulture) as shown on the site plan attached as Appendix I.

- The applicant constructed the existing farm use building under Development Application 7914-0318-00, which required a side yard variance from 7.0 metres to 6.0 metres. This variance lapsed on March 23, 2017 and only applied to the existing farm building.
- The applicants are now proposing an addition to this existing farm use building, which requires another variance for the required side yard setback to comply to the A-1 zone. The requested variance is to reduce the side yard setback for the proposed addition from 15.0 metres to 7.3 metres.
- The owners have lived on the subject site for 34 years and have been actively farming the site for that time. The owners harvest forage and hay crops from their farm operations about 4 times a year.
- The farm use building is used to store and repair farm equipment and is currently 386.5 sq.m. in area. The proposed addition to the structure of 48.3 sq.m. will increase the area for storage of this farm equipment and allow farm operations to continue and grow.
- The red-coded Class A watercourse located at the rear of the site is not subject to a Sensitive Ecosystem Development Permit as the proposed addition is for a farm-use building only. The watercourse was evaluated by a Qualified Environmental Professional (QEP) and identified a 15-metre required setback under the Ministry of Agriculture's Building Riparian Setbacks. The proposed addition does not fall within this setback area as seen in the site plan in Appendix I.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Agriculture, Environment & Investment Advisory Committee (AEIAC):	<p>The proposal has no negative impacts on farming and would keep active agricultural land in production.</p> <p>AEIAC recommends support of Development Application No. 7921-0042-00.</p> <p>AEIAC minutes were not available at the time of completion of this report.</p>

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the Agricultural designation in the Metro Vancouver Regional Growth Strategy (RGS). This designation is intended for agricultural uses, facilities and supporting services with an emphasis on food production.

Official Community Plan

Land Use Designation

- The proposal complies with the Agricultural designation in the Official Community Plan (OCP). The Agricultural designation is intended to support agricultural uses and includes all lands within the Agricultural Land Reserve and other rural lands that are used for farming and other complementary uses.

Zoning By-law

Setback Variance

- The applicant is requesting the following variance:
 - To reduce the minimum side yard setback of the A-1 Zone of a building for uses permitted in Section B.1 of the A-1 Zone (Agriculture & Horticulture), from 15.0 metres to 7.3 metres (measured to the building face).
- The storage barn is necessary for the daily operations of the farm and the proposed addition will allow the applicants to continue and expand their farm operation.
- The proposed variance to the minimum side yard setback does not impact neighbouring properties given the size of these adjacent properties and proximity to other buildings.
- Staff support the requested variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Aerial Photo
Appendix III.	Development Variance Permit No. 7921-0042-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SJ/cm

BUILDING CODE INFORMATION:
BUILDING DESIGNED UNDER NATIONAL FARM BUILDING CODE OF CANADA 1995
AND WHERE APPLICABLE: CBC 2018 DIVISION B-9.10.2.1.(1) - GROUP F3 (LOW HAZARD)
BUILDING IS DEEMED TO BE "FARM" BUILDING - LOW HUMAN OCCUPANCY

BUILDING AREA = 3,640.0SF (EXISTING) + 520SF (ADDITION) = 4,160SF (386.5SM)
BUILDING HEIGHT = 1 STOREY
NUMBER OF STREETS FACING = 1
BUILDING CONSTRUCTION: COMBUSTIBLE

SITE AREA:	327,152.5 SF	30,393.46 SM
	7.51 ACRES	0.304 HA

N/A

N/A

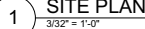
BUILDING HEIGHT:			
MAX. PERMITTED	40.0 FT	12.00 M	
EXISTING	23.8 FT	7.25 M	
PROPOSED	25.2 FT	7.67 M	

WEST (FRONTYARD)		
PERMITTED	25.0 FT	7.6 M
EXISTING	812.8 FT	247.7 M
PROPOSED (NO CHANGE)	812.8 FT	247.7 M
EAST (REARYARD)		

EAST (REARYARD)		
PERMITTED	40.0 FT	12.2 M
EXISTING	384.7 FT	117.3 M
PROPOSED	374.6 FT	114.2 M

NORTH (INTERIOR SIDEYARD)		
PERMITTED (10% OF LOT WIDTH)	25.9 FT	7.9 M
EXISTING	178.1 FT	54.3 M
PROPOSED (NO CHANGE)	178.1 FT	54.3 M

SOUTH (INTERIOR SIDEYARD)		
PERMITTED (10% OF LOT WIDTH)	25.9 FT	7.9 M
EXISTING	23.9 FT	7.3 M
PROPOSED (NO CHANGE)	23.9 FT	7.3 M



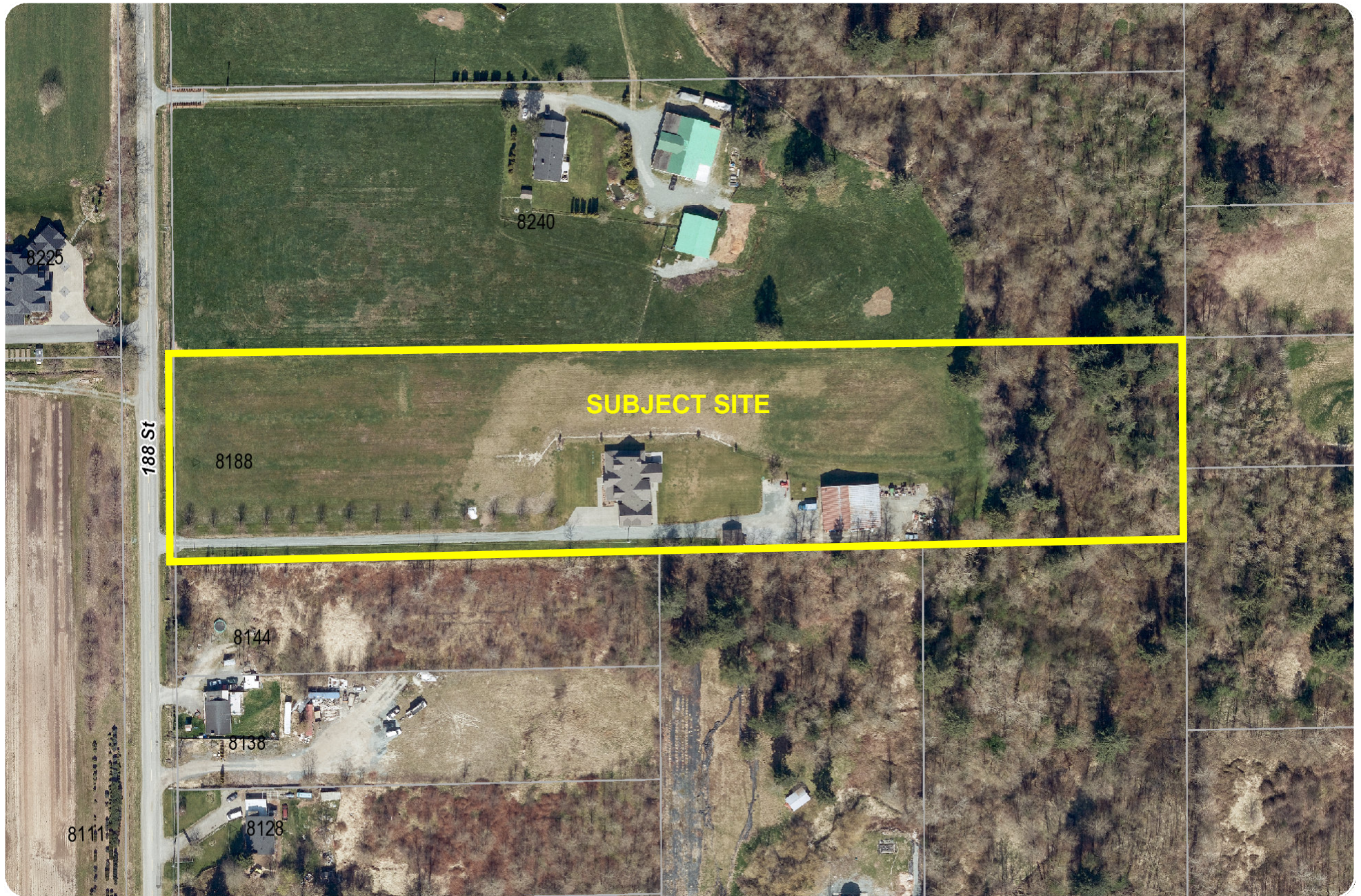
SCALE:

DATE:

21/04/14

DRAWING NO.:

A100



Scale: 1:2,000



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0042-00

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: 004-885-970

Lot 4 Section 28 Township 8 New Westminster District Plan 4468

8188 - 188 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F.1 (a) of Part 10 "General Agriculture Zone (A-1)", the minimum side yard setback of buildings for uses permitted under Section B.1 is reduced from 15.0 metres to 7.3 metres.
4. This development variance permit applies to only the Land shown on 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. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

PROJECT SUMMARY:

BUILDING CODE INFORMATION:
BUILDING DESIGNED UNDER NATIONAL FARM BUILDING CODE OF CANADA 1995
AND WHERE APPLICABLE: BCBC 2018 DIVISION B-8.10.2.1.(1) - GROUP F3 (LOW HAZARD)
BUILDING IS DEEMED TO BE "FARM" BUILDING - LOW HUMAN OCCUPANCY

BUILDING AREA = 3,640.05F (EXISTING) + 520SF (ADDITION) = 4,160SF (386.55M)
BUILDING HEIGHT = 1 STOREY
NUMBER OF STREETS FACING = 1
BUILDING CONSTRUCTION: COMBUSTIBLE

ZONING: AGRICULTURAL ONE ZONE (A1)

SITE AREA: 327,152.5 SF 30.393 46 SM
7.51 ACRES 0.304 HA

LOT COVERAGE: N/A

DENSITY: N/A

BUILDING HEIGHT:
MAX. PERMITTED 40.0 FT 12.00 M
EXISTING 23.8 FT 7.25 M
PROPOSED 25.2 FT 7.67 M

BUILDING SETBACKS: (FOR SUBJECT BUILDING)

WEST (FRONTYARD)
PERMITTED 25.0 FT 7.6 M
EXISTING 812.8 FT 247.7 M
PROPOSED (NO CHANGE) 812.8 FT 247.7 M

EAST (REARYARD)
PERMITTED 40.0 FT 12.2 M
EXISTING 384.7 FT 117.3 M
PROPOSED 374.6 FT 114.2 M

NORTH (INTERIOR SIDEYARD)
PERMITTED (10% OF LOT WIDTH) 25.9 FT 7.9 M
EXISTING 178.1 FT 54.3 M
PROPOSED (NO CHANGE) 178.1 FT 54.3 M

SOUTH (INTERIOR SIDEYARD)
PERMITTED (10% OF LOT WIDTH) 25.9 FT 7.9 M
EXISTING 23.9 FT 7.3 M
PROPOSED (NO CHANGE) 23.9 FT 7.3 M



DO NOT SCALE OFF DRAWINGS. THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES UNLESS EXPRESSLY STATED. ALL RIGHTS RESERVED AND REPRODUCTION IN ANY FORM MUST BE APPROVED BY G3 ARCHITECTURE INC.

ARCHITECT: G3 ARCHITECTURE INC.

1130 - 1959 - 152ND STREET

SURREY, B.C.

V4A 0C4

TEL: 604-916-8582

EMAIL: gus@g3projects.com

GENERAL NOTES:

ALL NEW WORK SHALL CONFORM TO THE NATIONAL FARM BUILDING CODE OF CANADA 1995 AND WHERE APPLICABLE THE B.C. BUILDING CODE 2018 AND ALL SUPPLEMENTARY AMENDMENTS AND REGULATIONS OF THE AUTHORITIES HAVING JURISDICTION.

ALL DIMENSIONS ARE TO FINISH FACE OF WALLS, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.

DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ON SITE AND COORDINATE WITH ALL TRADES AND SUPPLIERS, EQUIPMENT AND SITE CONDITIONS.

IF THE GENERAL CONTRACTOR OR ANY SUBTRADE CONTRACTOR FAILS TO REPORT A DISCREPANCY TO THE CONSULTANT, OR FAIL TO ACT ON ANY CHANGE NOTICE ISSUED BY THE CONSULTANT, ALL REPERCUSSIONS OF THIS DECISION WILL BE THE CONTRACTOR'S RESPONSIBILITY.

CONTRACTOR SHALL ENSURE CLEARANCES FOR LIGHTS, SERVICES, EQUIPMENT, FINISHES, ETC.

BUILDING CODES ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE AUTHORITIES HAVING JURISDICTION BEFORE START OF WORK. ALL WORK MUST CONFORM TO THE APPLICABLE LOCAL AND NATIONAL CODES.

ALL MATERIAL AND FRAMING TO MEET THE REQUIREMENTS OF NATIONAL FARM BUILDING CODE OF CANADA 1995 AND WHERE DEEMED APPLICABLE TO PART 8, PART 9 AND PART 4 OF THE B.C. BUILDING CODE, LATEST EDITION.

DVP / BP 21-0042

ADDITION TO
FARM EQUIPMENT BUILDING
8188 - 188TH STREET
SURREY, BC

LEGAL DESCRIPTION:
LOT 4, SECTION 28
TWN 14, PLAN 4468

N.W.D.
P.I.D. 004-885-970

TITLE:

PROJECT INFO
SITE PLAN

SCALE:

AS SHOWN

DRAWING NO.:

21/04/14

A100

JOHN BRESNICK & ASSOCIATES
DATED NOVEMBER 19, 2020

PREPARED BY

DVP to reduce the
minimum side yard
setback from 15.0
metres to 7.3 metres

188TH STREET

259.9FT (79.24M) 0° 00' 00"

1,273.1FT (388.07M) 89° 32' 24"

807'-6 1/2" (246.14M)

PROPOSED NEW FRONT YARD BUILDING SETBACK (TO NEW FRONT COVERED ENTRY COLUMNS)

EXISTING SETBACK TO EXISTING SHOP

284'-1" (86.2M)

EXISTING SETBACK TO EXISTING SHOP

217'-2" (66.2M)

PRINCIPAL BUILDING TO EXISTING SHOP

149'-3" (45.5M)

EXISTING SETBACK TO EXISTING SHOP

104'-2" (31.8M)

EXISTING SETBACK TO EXISTING SHOP

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EXISTING SETBACK TO EXISTING SHOP

1,271.6FT (387.59M) 89° 17' 00"

254.2FT (77.51M) 0° 21' 00"

1 SITE PLAN
3/32" = 1'-0"