

# A GUIDE TO ...the Surrey “Farm Home Plate”



## WHAT ARE THE OBJECTIVES OF THE FARM HOME PLATE?

The regulations limit residential building location and residential footprint size by clustering Residential uses on farm parcels close to the fronting roadway by means of a maximum setback and the creation of a farm residential Footprint or “Farm Home Plate”. This results in:

- Limiting the impact of buildings on the remaining farmable lands;
- Allowing greater flexibility in the placement of farm buildings and farm operations on the remainder of the property;
- Minimizing the potential for farm practice complaints related to such things as noise and odour from neighbouring properties;
- Limiting the amount of fill and driveway length within floodplain areas.

## WHAT ARE THE CRITERIA?

### 1. Maximum Road Setbacks (Siting)

- No portion of a single family dwelling and/or an additional single family dwelling or a duplex shall be located farther than 50.0 metres [164 feet] from the front lot line.
- On corner lots, the 50.0 metre [164 feet] maximum setback may be measured from either the front lot line or the side lot line on the flanking street.
- The Farm Residential Footprint or ‘Farm Home Plate’ is to be located a maximum 60 m from front lot line, within which all accessory farm residential buildings / facilities such as, but not limited to, garages, residential driveways, tennis courts and swimming pools must be located.

THIS GUIDE has been prepared to assist you in understanding Farm Home Plate amendments to the Surrey Zoning Bylaw.

THIS BROCHURE IS FOR GENERAL GUIDANCE ONLY. IT DOES NOT REPLACE BY-LAWS OR OTHER LEGAL DOCUMENTS.

## BACKGROUND

On November 5<sup>th</sup>, 2012 Surrey City Council approved changes to the Zoning By-law to include a provision for a maximum farm Residential Setback and Farm Residential Footprint.

Both the "General Agriculture Zone (A-1)" and "Intensive Agriculture Zone (A-2)" zones were amended to regulate the location of residential buildings through these provisions.

The complete details of the amendments are outlined in Surrey Corporate Report R207 dated September 10, 2012.

## WHAT IS THE PURPOSE OF THE FARM HOME PLATE?

The purpose of the Surrey Farm Home Plate Amendment Bylaw is to implement the Level 2 Criteria contained in the BC Ministry of Agricultural *Guide for Bylaw Development in Farming Areas*.

The Amendments affect both the "General Agriculture (A-1)" and "Intensive Agriculture (A-2)" Zones in or outside of the Agricultural Land Reserve (ALR).



**2. Farm Residential Footprint Size (Farm Home Plate)**

The Farm Residential Footprint means the portion of a lot that includes a principal single family dwelling, and any additional single family dwelling or duplex and the accessory farm residential building or facilities.

The maximum size of the farm residential footprint is:

- 2,000 m<sup>2</sup> (1/2 Acre); plus
- 1,000 m<sup>2</sup> (1/4 Acre) for each additional farm residence where permitted (Lots > 10 Acres);

**PLACEMENT OF FILL FOR RESIDENTIAL USES**

Removal or deposition of soil volumes greater than 15 m<sup>3</sup> triggers a requirement for a soil permit with the City of Surrey. Soil Deposition (fill) applications greater than 2,000 m<sup>2</sup> (1/2 Acre) in the Agricultural Land Reserve (ALR) are required to be submitted to the Agricultural Land Commission for consideration and approval.

Under Surrey's current *Soil Deposition By-law*, separate permits are required for the soil deposit for pre-load and site preparation and for the building permit for house construction. Pre-load and site preparation permits for Residential uses must comply with the Farm Home Plate criteria in the Zoning Bylaw. When applying for a Soil Permit please fill out the Soil Permit Application checklist available on the City website or in the Engineering Department.

**DEVELOPMENT VARIANCES**

Some properties may have anomalies which prevent the farm residential footprint from being located according to the standard location criteria.

"Appendix A" to this brochure comes from the Ministry of Agriculture, and describes possible variances. It mentions several reasons for requesting a variance which may have merit, depending on the circumstances.

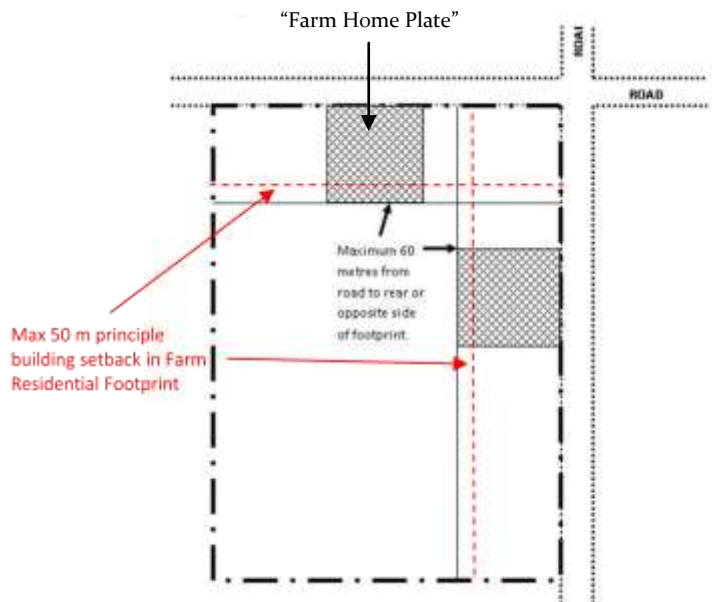


Figure 1 Corner Lot Example of Farm Home Plate

It also mentions reason which may be proposed but which have no merit from an agricultural perspective.

Applicants may be able to apply to Council for a Development Variance Permit (DVP), if applicable.

**Pre-Application Information**

Plan and profile drawings will be expected with other related Building Permit requirements showing building setbacks and compliance with the Zoning Bylaw regulations. Depending on the complexity of the project you may be required to retain the services of a professional such as a surveyor or building designer/ architect, and/or other appropriate professional not listed here.

**WEBSITE AND CONTACT INFO**

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