

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0135-00

Planning Report Date: February 6, 2012

PROPOSAL:

- **Rezoning** from CD (By-law No. 6405) to A-1

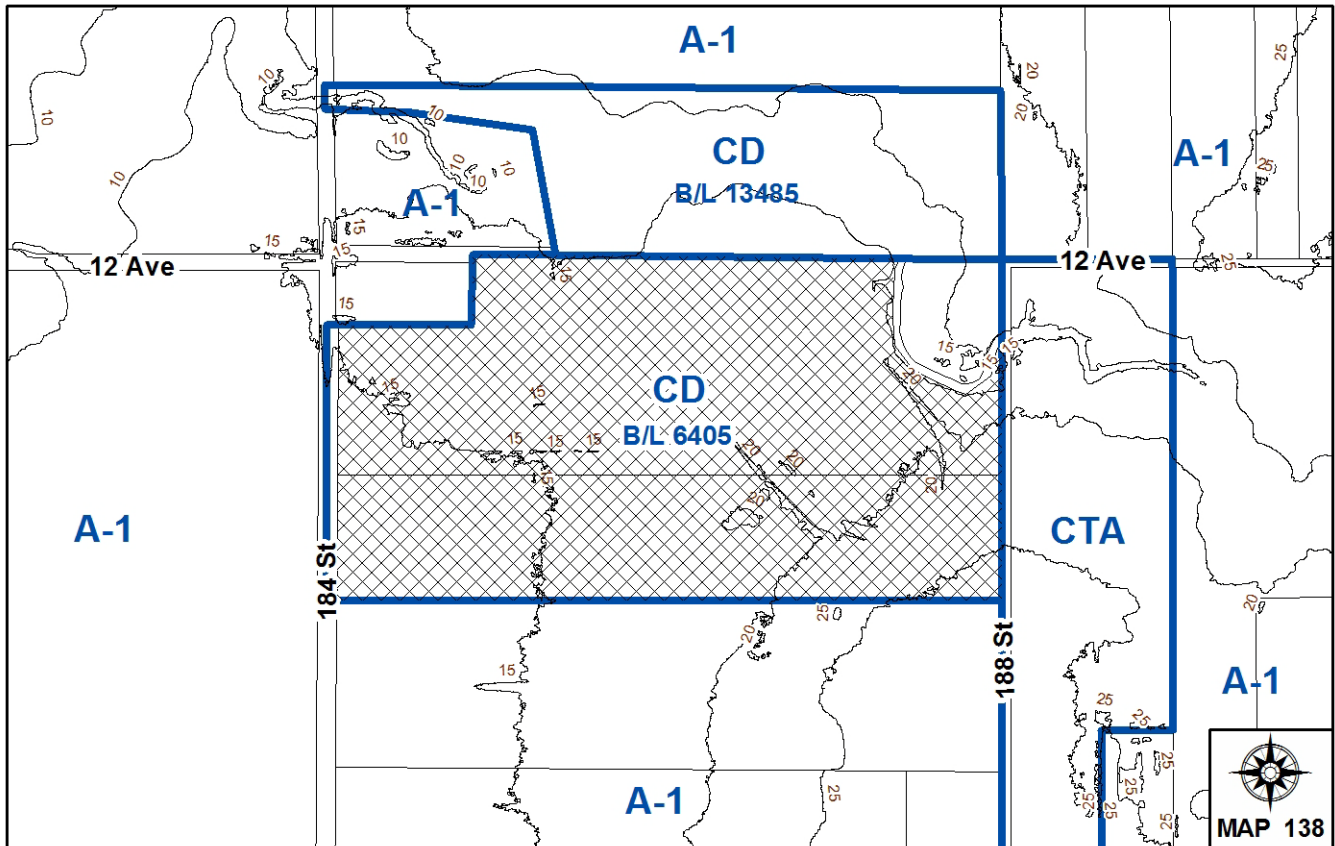
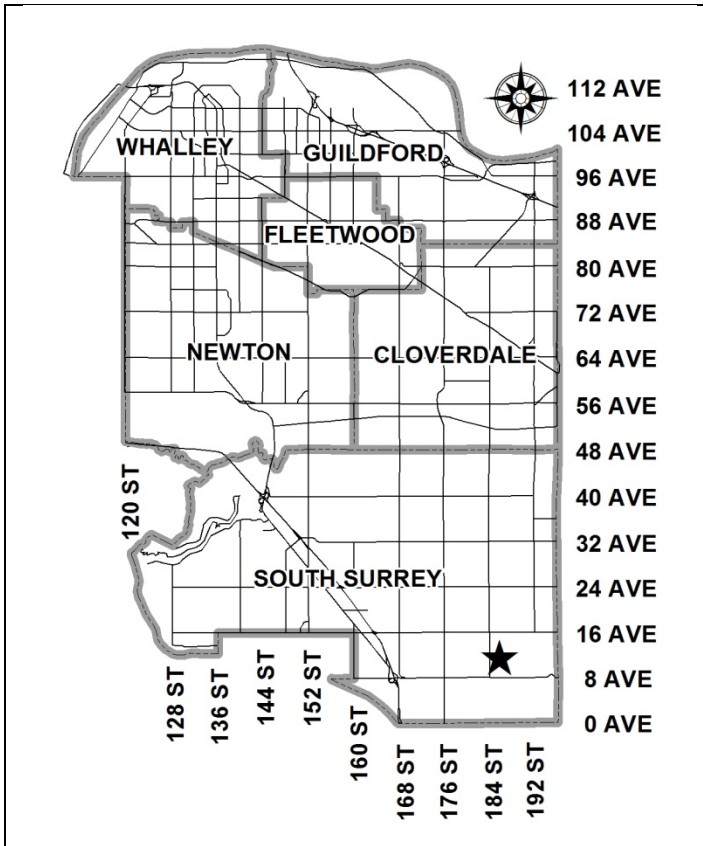
LOCATION: 1122 and 1144 - 184 Street

OWNER: Randy Bishop and Gordon C Hamilton

ZONING: CD (By-law No. 6405)

OCP DESIGNATION: Agricultural

LAP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP and the South East Surrey Local Area Plan.
- Rezoning will allow a broader range of agricultural uses and activities than is currently permitted under CD Zone (By-law No. 6405).
- The Agricultural Advisory Committee (AAC) has no objection to the proposed rezoning.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Comprehensive Development (CD) By-law No. 6405 to General Agricultural Zone (A-1) (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

REFERRALS

Engineering: There are no Engineering requirements relative to the proposed Rezoning.

Agricultural Advisory Committee (AAC): No concerns.

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:	Single family dwelling and Semiahmoo Fish & Game Club	Agricultural/Agricultural	A-1 /CD 13485
East (Across 188 Street ROW):	Hazelmere RV Park	Agricultural/Suburban Residential (5 Acre)	CTA
South:	SF Dwelling	Agricultural/Agricultural	A-1
West (Across 184 Street):	Farmland	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 an equestrian facility.
- The site is designated "Agricultural" in both the Official Community Plan (OCP) and Southeast Surrey Local Area Plan (LAP). The properties are located in the Agricultural Land Reserve (ALR). The southerly parcel at 1122 – 184 Street is 11.80 hectares (29.15 acres) in area and the northerly parcel at 1144 – 184 Street is 17.40 hectares (43 acres) in area.
- The parcel at 1122 – 184 Street is vacant except for a temporary shed structure which is straddling the lot line. The parcel at 1144 – 184 Street contains various barn structures and horse stalls. There is an older horse race track which straddles the property line between the parcels, which is no longer in use. Most of the site is cleared.
- Under a previous application (7909-0229-00), a Development Variance Permit (DVP) was granted in order to facilitate a lot line adjustment involving the two subject properties on the subject site, in order to establish a more efficient parcel configuration. The subdivision was completed in April of 2011.

Proposal

- The applicant is proposing to rezone from CD By-law No. 6405 to General Agricultural Zone (A-1) to allow for a broader range of agricultural uses and activities to be carried out on the site. The buildings on site will be repurposed for farm equipment and hay storage.

Discussion

- Current zoning is CD (By-law 6405), which limits the use on the subject properties to:
 1. *Horse breeding and training centre.*
 2. *A private horseman's club which is an accessory use to the principal use of horse breeding and training; and*
 3. *Accessory buildings and structures related to the principal use of horse breeding and training. Agricultural buildings shall be permitted without an amendment to this by-law and shall be sited in accordance with Part X – (A-1) Agricultural Zone of By-law 5942.*
- The CD zoning does not place a limit on the number of horse stalls allowed, whereas the General Agricultural (A-1) Zone sets a limit of 40 stalls. The applicant advises that the private horseman's club, which provided 240 horse stalls on the site, is no longer operating. Consequently, the applicant wishes to rezone the site back to A-1 to increase the range of agricultural uses permitted to those that are customarily found in the ALR.
- Because A-1 zoning allows for a broader range of agricultural uses, Staff supports the rezoning proposal.

Agricultural Advisory Committee (AAC)

- The proposal was provided to AAC at their January 12, 2012, meeting as information. No concerns were expressed by AAC.

Agricultural Land Commission (ALC)

- Because the A-1 Zone conforms to the requirements set forth in Part 3 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, no referral to the ALC is required for this application.

PRE-NOTIFICATION

- Pre-notification letters were sent on January 26, 2012. At the time of report deadline, no responses were received from neighbouring property owners and opposition from neighbours is not anticipated, given the surrounding agricultural uses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Survey Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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