

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0151-00

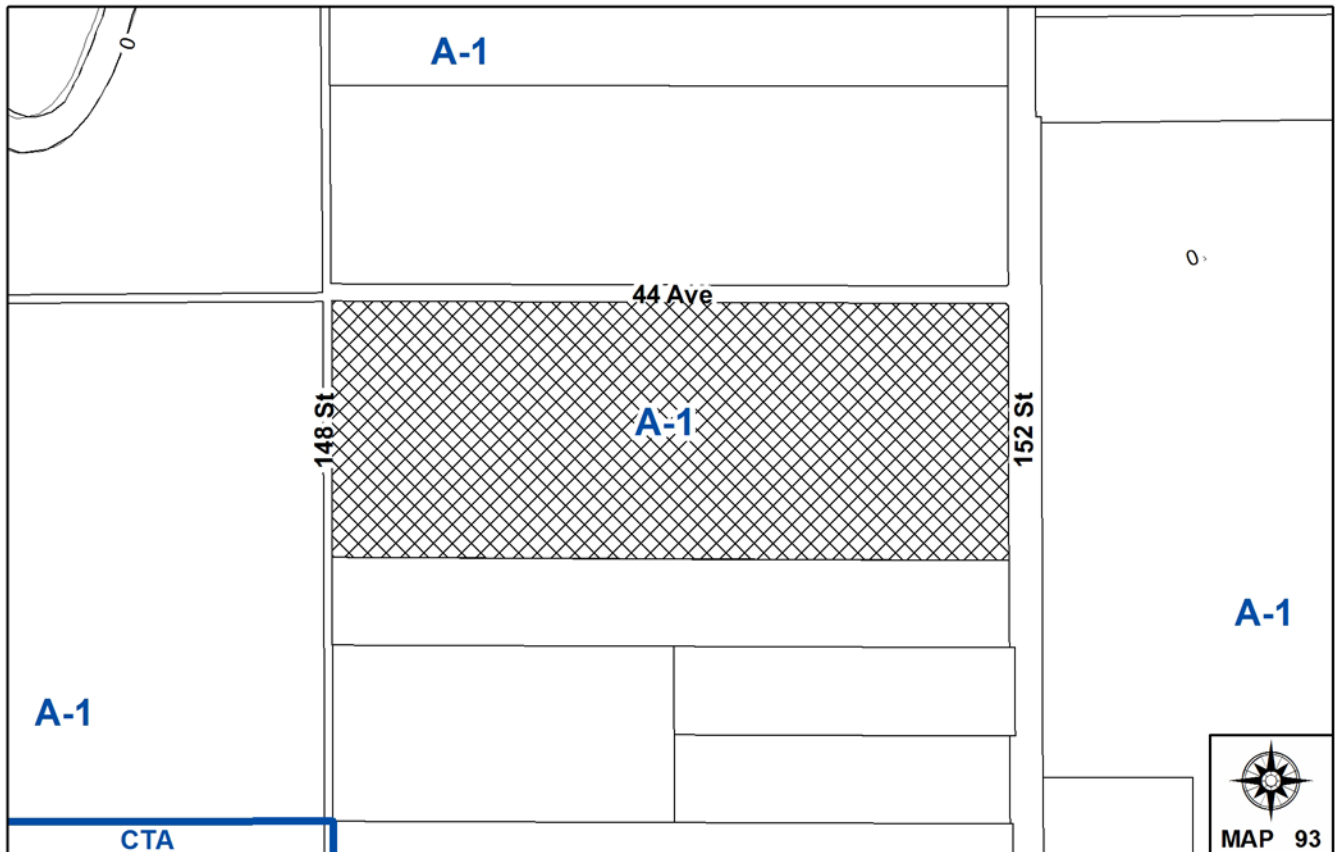
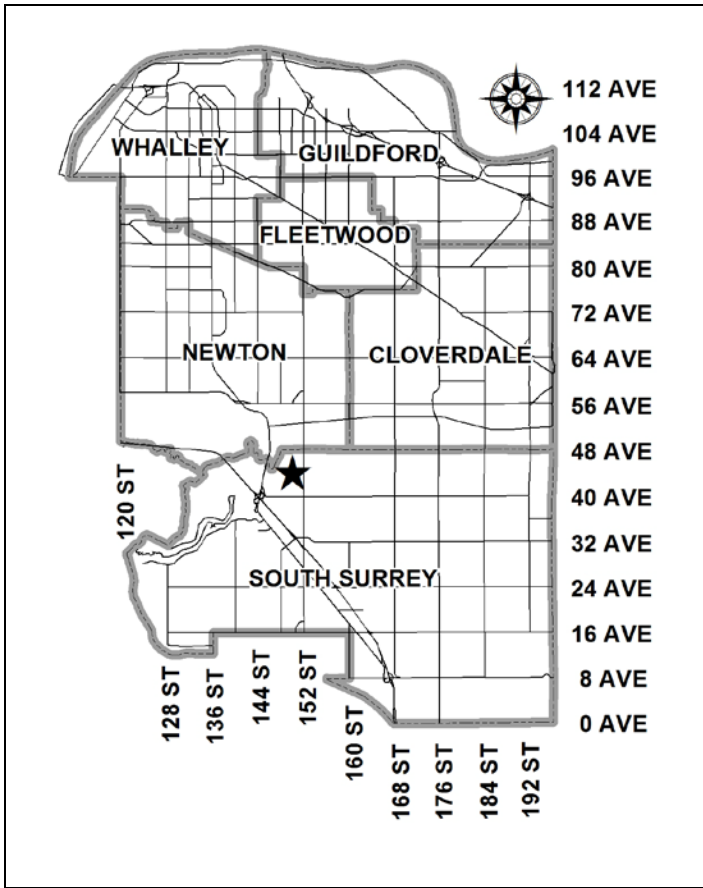
Planning Report Date: December 13, 2010

**PROPOSAL:**

- **Subdivision within ALR** under Section 946 of the Local Government Act

in order to allow subdivision of 4.16 acres from a 57-acre parcel located in the Agricultural Land Reserve.

**LOCATION:** 4373 - 152 Street  
**OWNER:** Coolbreeze Ranch Ltd.  
**ZONING:** A-1  
**OCP DESIGNATION:** Agricultural  
**LAP DESIGNATION:** Agricultural



### RECOMMENDATION SUMMARY

- Denial.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed subdivision in the ALR is contrary to the intent of OCP Policies regarding land in the ALR to protect farmland from subdivision.
- The proposed subdivision into a 4.16 acre parcel does not meet the minimum 10 acre requirement for the A-1 Zone.

### RATIONALE OF RECOMMENDATION

- Does not comply with the policies of the OCP.
- The intent of the owner is to retire from farming and remain on the parcel while farming operations continue on the site. This can be accommodated under the current A-1 Zone without subdivision. A second single family dwelling is allowed on the site under the General Agriculture Zone (A-1).
- Application is not supported by the Agricultural Advisory Committee.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

REFERRALS

**Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

**Agricultural Advisory Committee:** The Agricultural Advisory Committee considered the proposal at the November 2, 2010 meeting; the November meeting minutes are anticipated to be adopted at the December 2, 2010 AAC meeting. Discussion of the merits of the project resulted in a motion to deny recommendation to proceed to the Agricultural Land Commission.

SITE CHARACTERISTICS

Existing Land Use: Farm and single family residence on lot zoned A-1.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, South and West:	Active farmland.	Agricultural	A-1
East (Across 152 Street):	Active farmland.	Agricultural	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The application involves a 22.9 hectare (56.72 acre) parcel of land located at 4373 152 Street. The property is actively farmed (produce) and contains a single detached residential dwelling as well as several farm related buildings. The subject site is located within the Agricultural Land Reserve (ALR).
- The applicant is proposing to subdivide the property into two parcels. These parcels are proposed to measure approximately 21.27 hectares (52.56 acres) and 1.68 hectares (4.16 acres) in area (Appendix II).

- All surrounding properties are also zoned "General Agricultural Zone (A-1)", designated "Agricultural" in the Official Community Plan (OCP), and all are located within the Agricultural Land Reserve.
- According to Canada's Land capacity for Agriculture classifications, the subject site is categorized as "Class 4", which notes that the land comprises "limitations that require special management practices or severely restrict the range of crops, or both". However, the capability may be improved to "Class 3", which means that the land would have "limitations that require moderately intensive management practices or moderately restrict the range of crops, or both".

#### Agricultural Advisory Committee

- The Agricultural Advisory Committee reviewed the proposal on November 4 and December 2, 2010 and did not support the application.

#### PROJECT EVALUATION

- Under Section 946 of the Local Government Act, a special exception from minimum parcel area restrictions in a zoning by-law is possible for a subdivision to provide a residence for the owner or a relative of the owner subject to a number of conditions.
- The current owner proposes to create a 1.68 hectare (4.16 acres) parcel for his retirement residence.
- The proposal is contrary to agriculturally related policies in the Official Community Plan, which states under Division A, Section 2.2, Subsection F-1.2 "limit subdivision of agricultural land and encourage the amalgamation of lots in agricultural areas".
- Within the Agricultural Land Commission Act, Section 6(a) states that part of the purpose of the commission is to "preserve agricultural land". This application does not comply with this purpose as each lot created would provide the opportunity to construct a residential unit and driveway for each property, thereby reducing the overall amount of agricultural land on this property.
- Subdivision of land in the ALR will create smaller parcels, thus limiting the ability for more intensive agriculture operations that are typically undertaken on large parcels.
- The intent of the owner is to retire from farming and remain on the parcel while farming operations continue on the proposed remainder 52.56 acre parcel. However, the owner can remain on the property without subdividing the parcel. The A-1 Zone permits an additional single family dwelling to be constructed where the lot is 4 hectares (10 acres) or more. The subject site is sufficiently large enough to allow a second dwelling to be constructed.
- The AAC does not support this application for subdivision in the ALR. The AAC determined there is no benefit to agriculture and the proposal is not consistent with current practice.
- The Planning & Development Department believes that the negative impacts of this application far outweigh its advantages and will set an undesirable precedent. Therefore, it is recommended that this project be denied.

- Should Council wish to allow the Agricultural Land Commission (ALC) to have an opportunity to review the proposed subdivision, Council may pass a motion to forward the proposal to the ALC for consideration without any specific recommendation.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
Appendix III.	Engineering Summary

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

NA/kms

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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:               Rolf Ingold, Coolbreeze Ranch Ltd.  
                  Address:           P.O. Box 45544 Sunnyside R.P.O.  
                                      Surrey, BC  
                                      V3A 9N3  
                  Tel:                 604-574-5756
  
2.     Properties involved in the Application
  - (a)    Civic Address:           4373 - 152 Street
  
  - (b)    Civic Address:           4373 - 152 Street  
          Owner:                 Coolbreeze Ranch Ltd., Inc. No. 132427  
          PID:                  008-717-966  
          Lot 1 Except: Parcel "A" (Bylaw Plan 61720); Section 34 Township 1 New  
          Westminster District Plan 25224
  
3.     Summary of Actions for City Clerk's Office

## SUBDIVISION DATA SHEET

Proposed Zoning: A-1

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	56.76 ac
Hectares	22.97 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	181.96 m/112.77 m
Range of lot areas (square metres)	
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES/NO
<b>TREE SURVEY/ASSESSMENT</b>	YES/NO
<b>MODEL BUILDING SCHEME</b>	YES/NO
<b>HERITAGE SITE Retention</b>	YES/NO
<b>BOUNDARY HEALTH Approval</b>	YES/NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	YES/NO
Works and Services	YES/NO
Building Retention	YES/NO
Others	YES/NO

**COSMOS** 152 St



The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Uses and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Map center: 514096, 5436442  
Scale: 1:5,000

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**Legend**  
 Park Lots and Names  
 Park - City Owned  
 Park - City Purchased  
 Park - Regional  
 Lots  
 Backyard Street  
 City Road Road  
 Street  
 Shoulder Street

4.16 acres  
 44 Ave WADE AVE.  
 370 ft  
 490 ft  
 4373 - 152 St



# INTER-OFFICE MEMO

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TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **November 24, 2010** PROJECT FILE: **7810-0151-00**

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RE: **Engineering Requirements  
Location: 4373 152 St.**

## SUBDIVISION (ALR)

### ***Property and Right-of-Way Requirements***

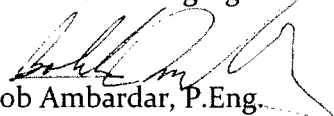
- dedicate as road By-law road, Parcel 'C', Plan 61720 with Bylaw filed 6577;

### ***Works and Services***

- install metered water connections or provide alternative proven water source to service the lots;
- provide alternate sewage disposal system subject to the approval of the Approving Officer.

The developer is required to address the concerns outlined in the *Policy for Development Within The Nicomekl and Serpentine River Floodplains* prior to subdivision.

A Mini-Servicing Agreement is required prior to Subdivision.

  
Bob Ambardar, P.Eng.  
Development Project Engineer

BA



# LAND DEVELOPMENT ENGINEERING REVIEW

**File:** 7810-0151-00

**Location:** 4373 152 St.

**Applicant:** Rolf Ingold  
**Address:** P.O. BOX 45544 SUNNYSIDE  
**Phone:** (604) 574-5756  
**Fax:**  
**Email:**  
**Owner:** Coolbreeze Ranch Ltd.

- |                                        |                                        |                                                 |
|----------------------------------------|----------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> OCP Amendment | <input type="checkbox"/> NCP Amendment | <input type="checkbox"/> ALR Exclusion          |
| <input type="checkbox"/> Rezone        | <input type="checkbox"/> LUC Amendment | <input checked="" type="checkbox"/> Subdivision |
| Existing Land Use: A-1                 |                                        | Existing Lots: 1                                |
| Proposed Land Use: A-1                 |                                        | Proposed Lots: 2                                |
| <input type="checkbox"/> DP            | <input type="checkbox"/> DVP           |                                                 |

*Bob Ambardar* **Land Development Engineering Contacts:**  
 Bob Ambardar, P.Eng., Development Project Engineer  
 604-598-5893, BAmbardar@surrey.ca

**Attachments:**  
 Project Layout  
 Road Right-of-Way Requirements Sketch

**Distribution:**  
 Applicant  
 Transportation Manager  
 Sewer Engineer  
 Water Engineer  
 Drainage Planning Manager  
 Project Manager, Development Services  
 Front Counter

1	November 24, 2010	Original
<b>No.</b>	<b>Date</b>	<b>Revision</b>

# LAND DEVELOPMENT ENGINEERING REVIEW

File 7810-0151-00, Map #093

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## Background

The applicant is proposing a Subdivision of land to create a 1.68 ha (4.16 ac) lot for a dwelling and a 21.29 ha (52.60 ac) remainder agricultural parcel. The subject property is zoned A-1 and is in the Agricultural Land Reserve.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

## Property and Right-of-Way Requirements

The following road right-of-way dedication, as illustrated on the Road Right-of-Way Requirements sketch attached, is required on existing roads fronting the site:

- dedicate as road By-law road, Parcel 'C', Plan 61720 with Bylaw filed 6577

The applicant should address all road dedication and rights-of-way issues prior to finalizing layout or commencing legal survey or detailed design.

## Servicing Requirements

These Works are required as a condition of this Subdivision.

### Transportation/Traffic Management

There are no road works required for this site.

### Drainage/Environmental

The following City storm drainage facilities are located in the vicinity to the site:

- Open ditch on 152 Street and on 44<sup>th</sup> Avenue road allowance;
- 1050mm culverts and open ditch on 148<sup>th</sup> St. road allowance.

**The site is located within the Serpentine River and Nicomekl River floodplain. This subdivision may be restricted subject to the *Policy for Development Within The Nicomekl and Serpentine River Floodplains*. The developer is required to conduct a detailed engineering assessment of the potential impacts and implement mitigation measures to ensure that there is no increase in flood elevation or other impacts as outlined in the *Policy*.**

### Water

The following City water facilities are located in the vicinity to the site:

- 100mm PE pipe on 152 Street

This existing water system has adequate capacity to meet the domestic requirements of the proposed development.

A metered service connection or alternative proven water source must be provided to each lot.

### **Sanitary Sewer**

There are no municipal sanitary facilities located in the vicinity of the site.

As permitted under A-1 zoning, the applicant may use an **alternate sewage disposal system** subject to the approval of the Approving Officer.

### **Commercial Utilities**

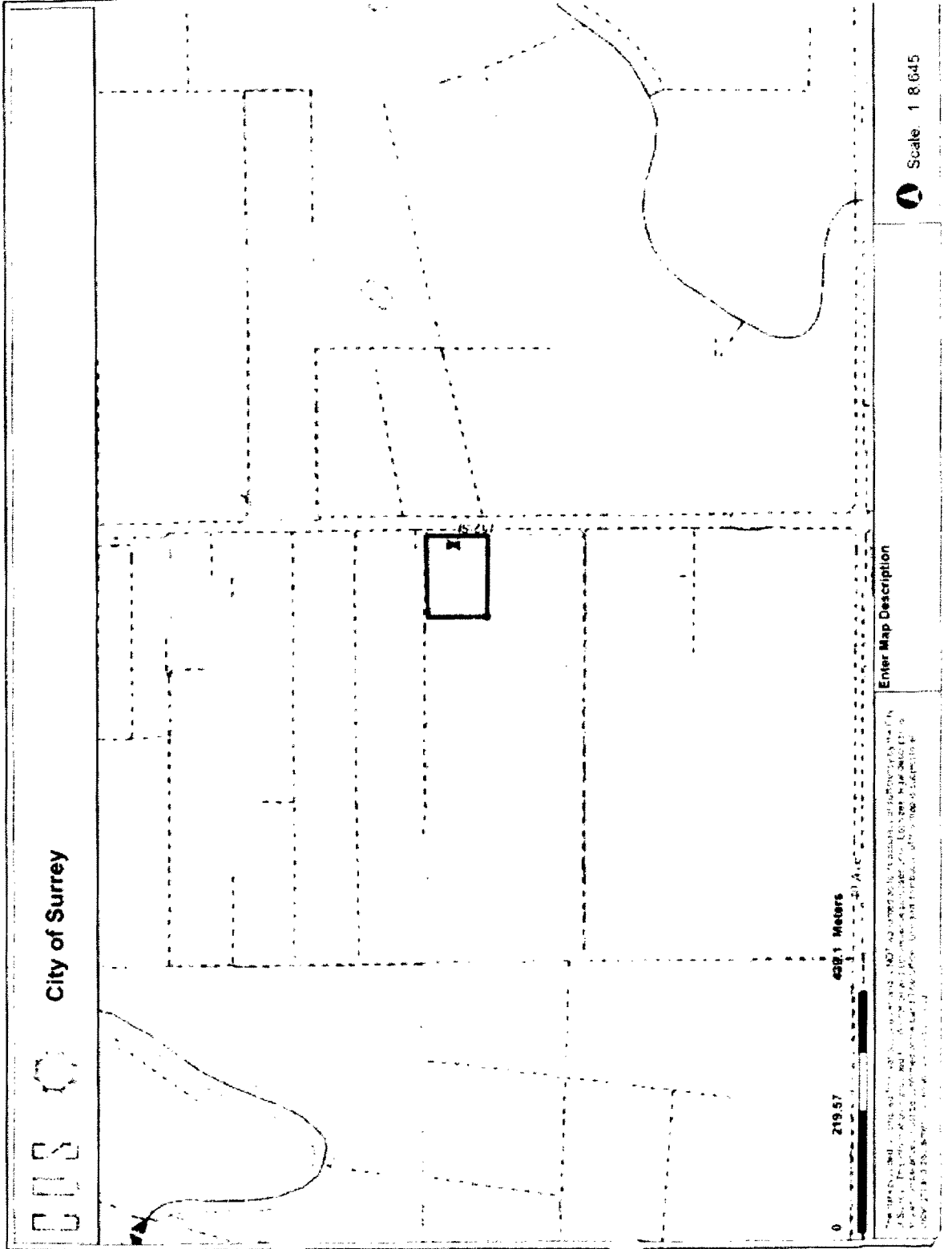
The development must be serviced with hydro, gas, telecommunication, and cablevision in accordance with utility company requirements and City standards.

## **Project Management**

A Mini-Servicing Agreement must be executed before the proposed Rezone/Subdivision can be completed.

### **Financial**

A processing fee of \$2,643.20 (HST included) is required for the Mini-Servicing Agreement.



City of Surrey

438.1 Meters

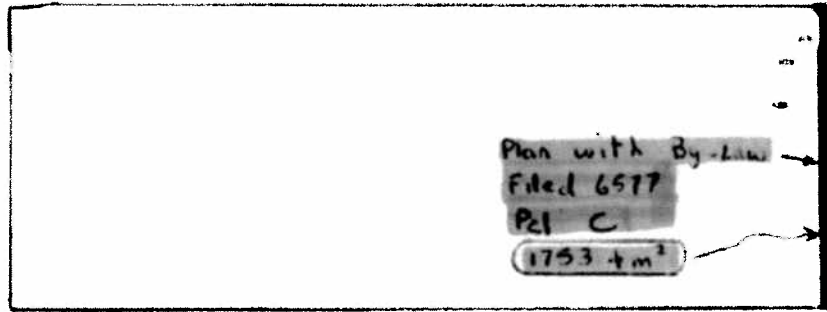
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44<sup>th</sup> Ave.



44 Ave

152 St