

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0284-00

Planning Report Date: January 9, 2012

PROPOSAL:

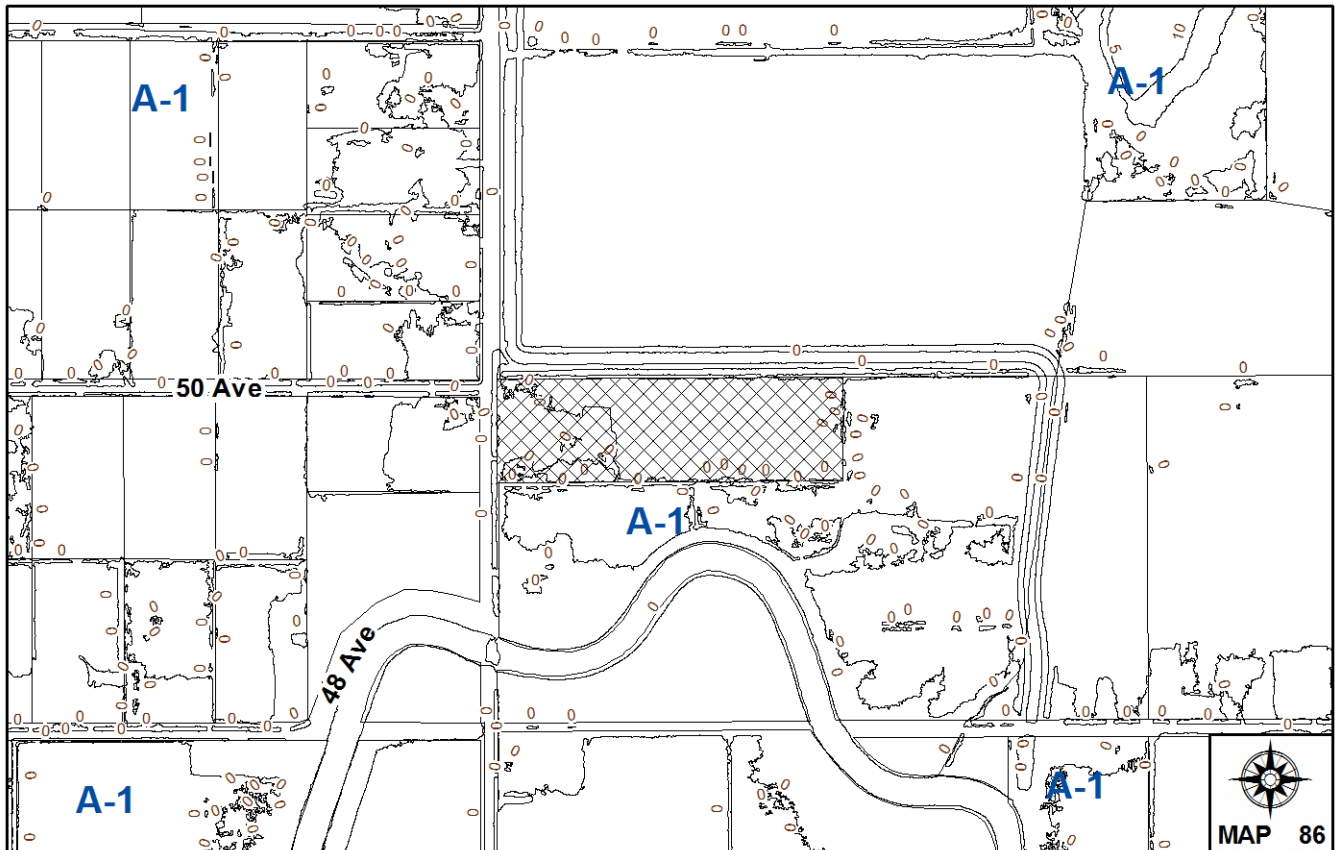
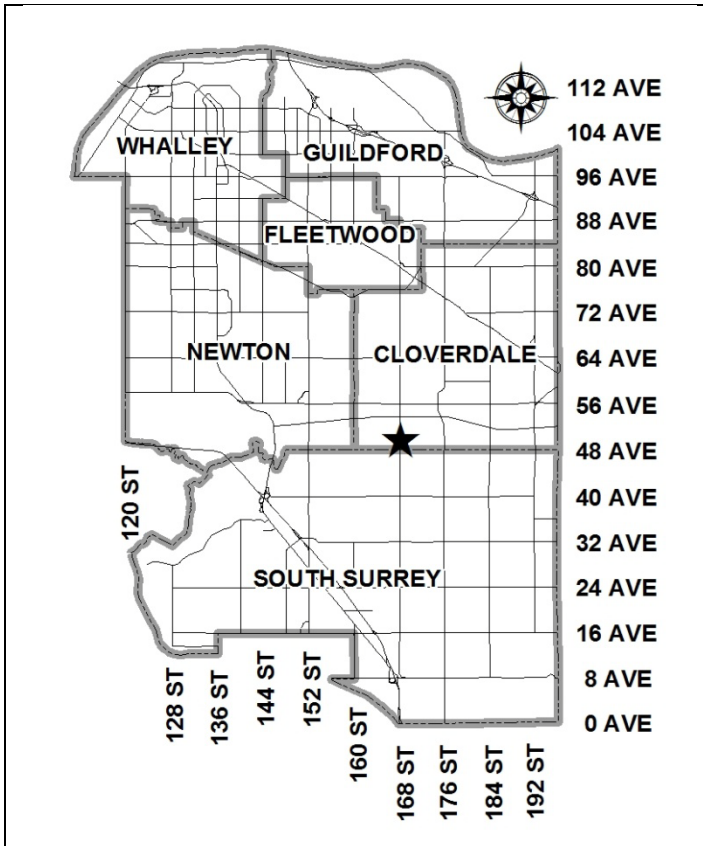
- **Development Variance Permit**
in order to reduce the south side yard setback to permit the construction of a new farm building.

LOCATION: 4948 - 168 Street

OWNER: Jasbir S Walia and Rani Walia

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the south side yard setback of the A-1 Zone from 15 metres (50 ft.) to 3.6 metres (12 ft.) to construct a farm building.

RATIONALE OF RECOMMENDATION

- The requested setback variance would allow the proposed new building to be sited in a location with the least disturbance on the existing residence and blueberry farm operation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0284-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south yard setback of the A-1 Zone from 15 metres (50 ft.) to 3.6 metres (12 ft.) to permit construction of a new farm building

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Twelve-acre blueberry farm with two houses and farm buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Mound Farm Park.	Agricultural	A-1
East:	Farmland	Agricultural	A-1
South:	Farmland	Agricultural	A-1
West (Across 168 Street):	Farmland (currently under Development Application No 7911-0093-00 to permit a BC SPCA facility)	Agricultural	A-1

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 4948 - 168 Street in Cloverdale, and is within the Agricultural Land Reserve (ALR).
- The 4.8-hectare (12-acre) subject site is designated Agricultural in the Official Community Plan (OCP) and is zoned "General Agricultural Zone (A-1)".
- The applicant is requesting a relaxation to the side yard setback requirement of the A-1 Zone to allow a new farm building to be located near the south property line.
- The proposed farm building would be used for storing machinery and is proposed to be located to the south of an existing farm building.

- The proposed building will have one large overhead door on either side so the machinery can easily drive in and out of the building.
- There is an intermittent red-coded stream located to the south of the subject property. The Department of Fisheries and Oceans defines this type of stream as a Class A(O) watercourse, symbolized by a dashed red line on the map (Appendix II). Class A(O) watercourses are salmon habitat during the overwintering period, and have similar setback requirements as red-coded watercourses (Class A watercourses).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the south side yard setback requirement of the A-1 Zone from 15 metres (50 ft.) to 3.6 metres (12 ft.).

Applicant's Reasons:

- The applicant's contractor inadvertently removed blueberry plants along the south side of the property before confirming that the appropriate permits could be issued for the proposed new building in that location.
- The proposed location of the building is the best location because it has the least impact on the existing blueberry operation. Other areas on the subject property are occupied by blueberry plants, farm buildings, houses, or the septic field.
- The proposed location for the new building will be able to have its rain water leaders (downspouts) tie-in to the drainage system for the existing farm building to the north.
- The applicant has provided correspondence from the neighbour to the south, indicating that this neighbour does not object to the proposed variance.

Staff Comments:

- The General Agriculture Zone (A-1) Zone requires that farm buildings be set back a minimum of 15 metres (50 ft.) from a side yard property line. The applicant is requesting a side yard setback relaxation to 3.6 metres (12 ft.).
- The proposed building conforms to all other setback requirements.
- The siting of the proposed new building will comply with the BC Ministry of Agriculture setback requirements from watercourses for farm buildings, as documented in the Ministry's Riparian Factsheet titled "Agricultural Building Setbacks from Watercourses in Farming Areas".
- The setback area between the new farm building and the south property line will be required to be planted with native riparian planting, and will be a requirement of the Building Permit.

- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Proposed Site Plan and Building Elevations
Appendix III. Development Variance Permit No. 7911-0284-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/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: Gilles Lefebure
 Address: 2729 - 158 Street
 Surrey, BC

 Tel: 778-235-5654

2. Properties involved in the Application

- (a) Civic Address: 4948 - 168 Street
- (b) Civic Address: 4948 - 168 Street
 Owners: Rani Walia
 Jasbir S Walia
 PID: 011-283-777
 Parcel "B" (Reference Plan 5568) South Half of the South West Quarter Section 6
 Township 8 New Westminster District

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7911-0284-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



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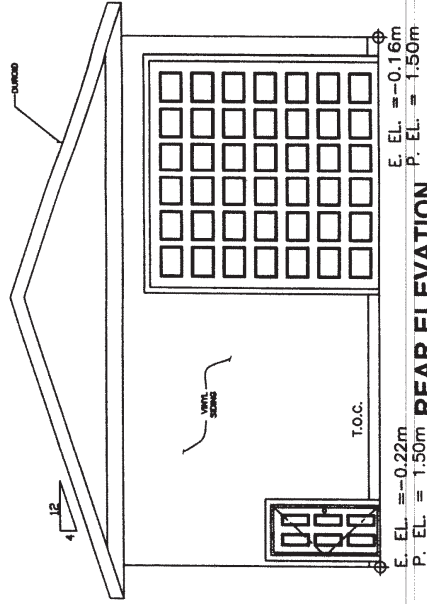
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and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



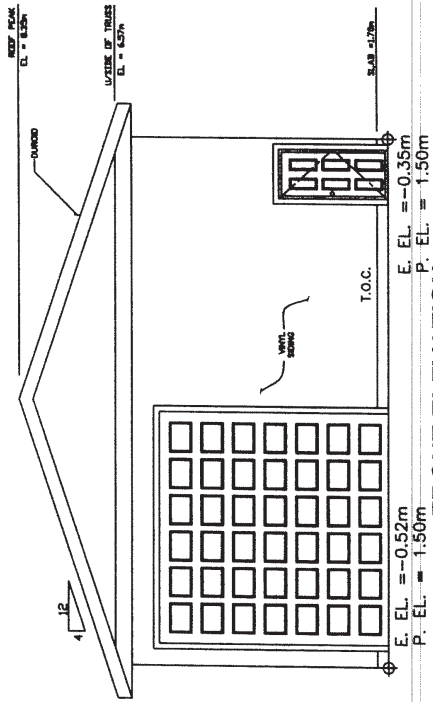
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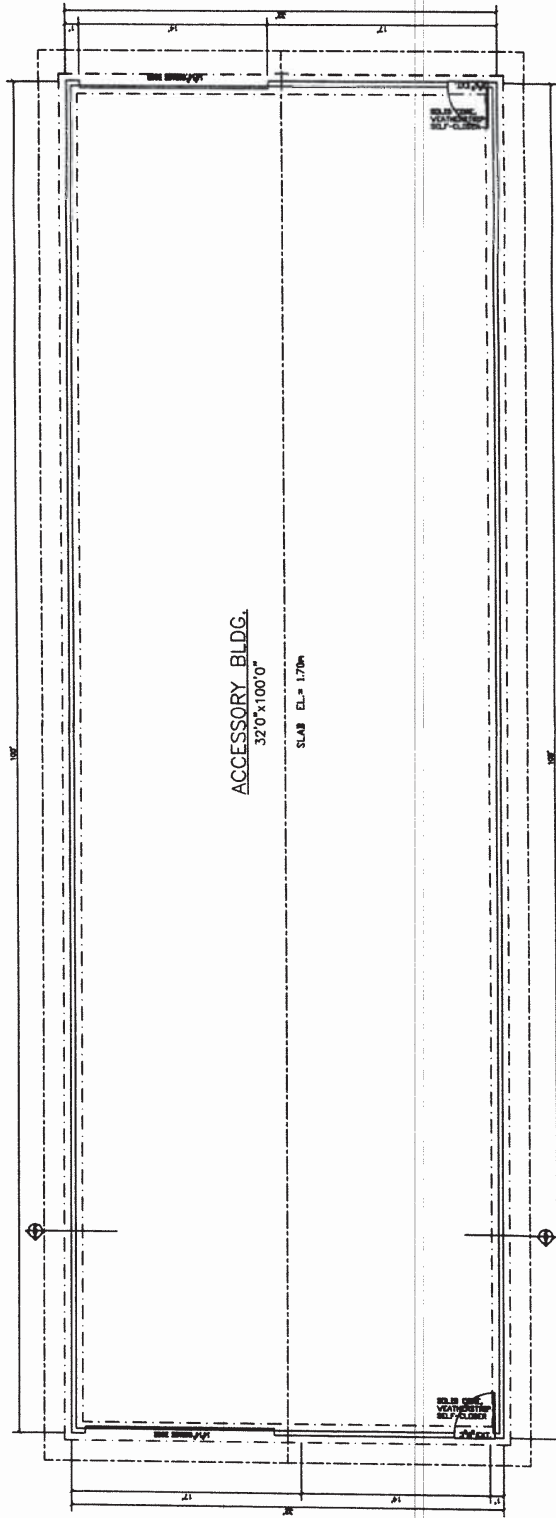
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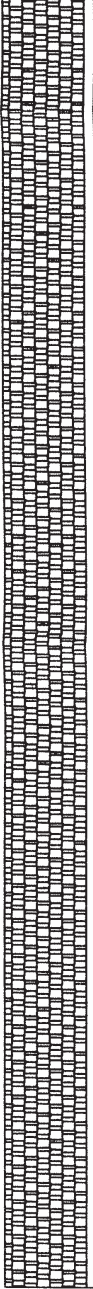


REAR ELEVATION



FRONT ELEVATION





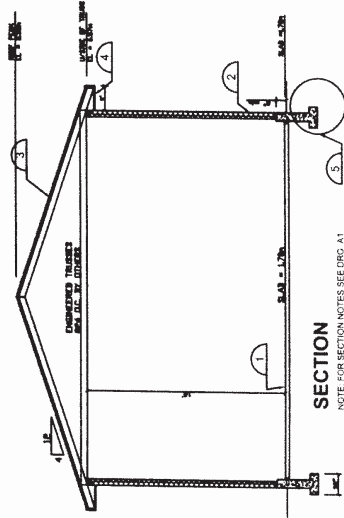
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RIGHT ELEVATION



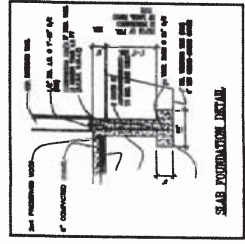
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LEFT ELEVATION



SECTION

NOTE FOR SECTION NOTES SEE DRG A1



SLAB FOUNDATION DETAIL

CONSTRUCTION SPECIFICATIONS

1. MAIN FLOOR SLAB
 - 4" MIN. THICK
 - 1" MIN. CONCRETE OVER FINISH
 - 1" MIN. CONCRETE OVER FINISH
2. EXTERIOR WALLS
 - 12" MIN. THICK
 - 1" MIN. CONCRETE OVER FINISH
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3. TRUSS ROOF
 - 12" MIN. THICK
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 - 12" MIN. THICK
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TOORA HOME PLANS

TEL: (804) 951-4343
FAX: (804) 951-4373

PROPOSED ACCESSORY BLDG.
345 GORRISON STREET
SURREY, B.C.

NO.	DESCRIPTION / SECTION	DATE	BY	CHKD
1	PLAN			
2	ELEVATIONS / SECTION			
3	FOUNDATION			
4	TRUSS			
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0284-00

Issued To: JASBIR S WALIA
RANI WALIA

("the Owner")

Address of Owner: 4948 - 168 Street
Surrey, BC
V3S 0L2

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: 011-283-777
Parcel "B" (Reference Plan 5568) South Half of the South West Quarter Section 6
Township 8 New Westminster District

4948 - 168 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 10 General Agriculture Zone (A-1), the minimum side yard setback is reduced from 15 metres (50 ft.) to 3.6 metres (12 ft.) to construct a new farm building.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 – Dianne L. Watts

City Clerk – Jane Sullivan



Enter Map Description

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