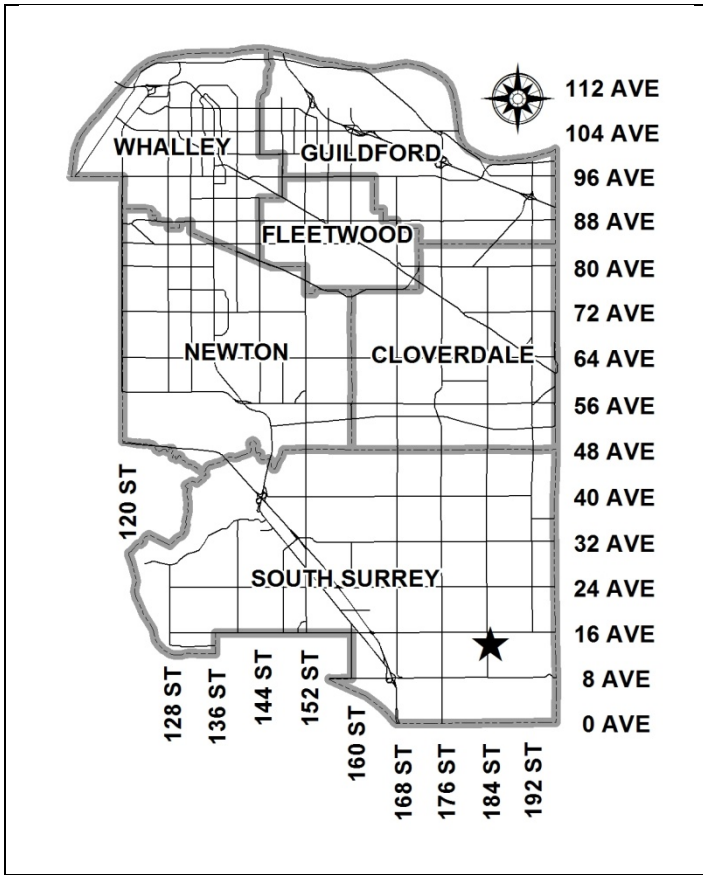


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0034-00

Planning Report Date: May 6, 2013



**PROPOSAL:**

- **Development Variance Permit**

To vary the *farm residential footprint* to permit construction of a 375m<sup>2</sup> (4040 sq.ft.) indoor pool accessory structure.

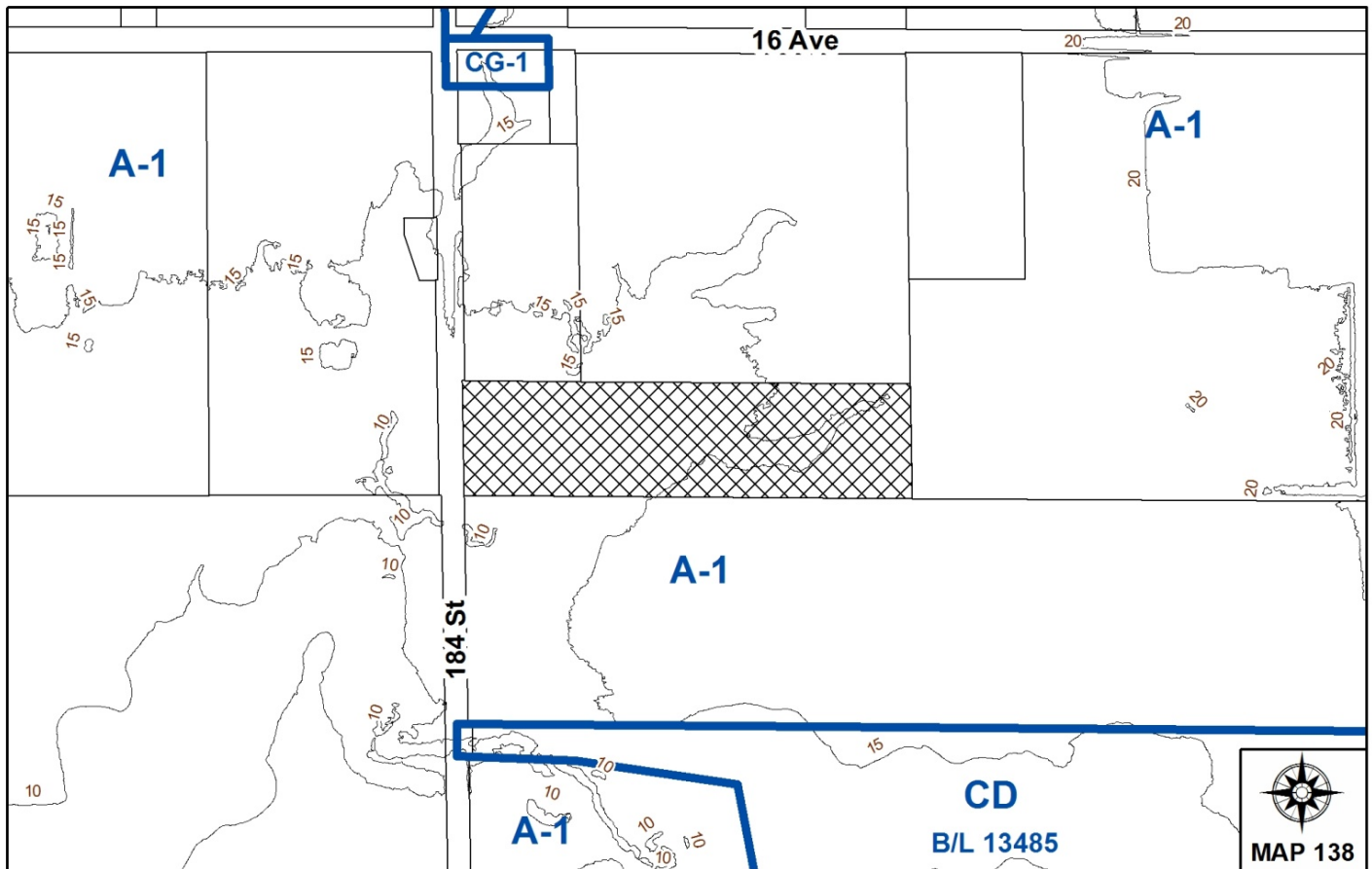
**LOCATION:** 1440 - 184 Street

**OWNER:** Rodney Vines  
 Simon Wilcock

**ZONING:** A-1 (In the ALR)

**OCP DESIGNATION:** Agricultural

**LAP Designation:** Agricultural (1986 LAP)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a Development Variance Permit to the A-1 Zone *farm residential footprint* in order to permit construction of an indoor pool accessory structure

### RATIONALE OF RECOMMENDATION

- The owners are currently using portions of the property for agricultural purposes, including a small apiary, a newly planted orchard, and approximately 0.4 hectare (1.0 acres) of vegetable gardens. The property is currently classified as having “farm status” with BC Assessment.
- While the existing residential structures on the subject property are non-conforming, with respect to the maximum setback for residential structures and the maximum depth of the farm residential footprint of the A-1 Zone, they are clustered towards the front of the property and away from farmable areas. The farm use structures are also clustered with the residential dwellings and structures.
- The proposed structure is also clustered with the existing structures on the site. The resulting increased size of the farm residential footprint will not detract from the ability to farm the remainder of the subject site.
- The applicants have demonstrated that significant time and financial resources were invested in the project prior to the implementation of the Farm Residential Footprint Zoning By-law changes, including installation of electrical, sanitary, and water infrastructure. The applicants made efforts to ensure bylaw compliance during the design and planning stage of the project.
- Issuance of this development variance permit will allow construction of the proposed accessory structure; however will not legalize the siting of any other existing residential structures. Any future proposed residential structures or facilities will require an additional development variance permit application.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0034-00 (Appendix VIII) varying the following, to proceed to Public Notification:

- (a) The provisions of the "farm residential footprint" in Section J.2. "Special Regulations" of Part 10 "General Agriculture Zone (A-1)" are varied to permit construction of a 375m<sup>2</sup> "accessory farm residential facility" in accordance with the drawings numbered "Drawing 1" through to and including "Drawing 3" (the "Drawings") which are attached hereto and form part of this development variance permit.

REFERRALS

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

Agricultural and Food Security Advisory Committee: Non-support.

SITE CHARACTERISTICSExisting Land Use:

Two single family dwellings, 1 shed, 1 detached shop/garage, outdoor swimming pool, open fields.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Farmland (open fields), Single Family Residential	Agricultural	A-1 (ALR)
East:	Farmland (greenhouses, open fields), Single Family Residential	Agricultural	A-1 (ALR)
South:	Farmland (open fields), Single Family Residential	Agricultural	A-1 (ALR)
West (Across 184 <sup>th</sup> Street):	Farmland (open fields), Single Family Residential	Agricultural	A-1 (ALR)

## DEVELOPMENT CONSIDERATIONS

### Proposal

- The applicants propose to construct a 375m<sup>2</sup> (4040 sq.ft.) accessory structure, to include an indoor pool, sauna, change rooms, mechanical rooms, open areas, and a solarium/greenhouse. The structure is proposed to be located on the north side of the subject property, adjacent to the principle dwelling and [farm use] shop, and will connect to the existing driveway as shown in the proposed site plan as part of Appendix VIII.
- The proposed structure will primarily be used as a residential accessory structure. It is proposed to also contain a small greenhouse/solarium for seedling cultivation.
- This proposal requires a variance to the provisions of the *farm residential footprint*.

### Policy Considerations: Farm Residential Footprint

- On November 5<sup>th</sup>, 2012, Council approved changes to the Zoning By-law to include provisions for a maximum farm residential footprint and maximum setback in both the "General Agriculture Zone (A-1)" and "Intensive Agriculture Zone (A-2)". These changes were detailed in Corporate Report R207, dated September 10<sup>th</sup>, 2012, attached as Appendix VII of this report.
- The intent of these new policies is to cluster the siting of residential buildings on agricultural properties close to the road frontage, in order to preserve farmland at the rear of parcels and in turn discourage agricultural zoned properties from being used exclusively for sprawling residences. The policy is also intended to reduce increased valuation of agricultural properties as a result of property speculation and construction of large scale estate residences.
- The A-1 zone permits a maximum farm residential footprint of 2000 m<sup>2</sup> (0.50 acre). When the property is classified by BC Assessment as having farm status, the footprint may be increased to a maximum of 3000 m<sup>2</sup> (0.75 acre) to accommodate a second residence, permitted in the A-1 zone under the same circumstances.
- In addition to the maximum farm residential footprint, the following maximum setbacks apply in the A-1 zone: Dwellings must be located no further than 50 metres (165 ft.) from the front lot line (measured to the back wall of the structure), and the farm residential footprint is to extend from the front property line no further than 60 metres (200 ft.).
- The Zoning By-law stipulates that the farm residential footprint is to contain any dwellings and additional residential facilities (including attached or detached garages, driveways, non-farm use greenhouses, sunrooms, non-farm use workshops and storage sheds, artificial ponds not serving farm drainage, and recreation areas such as swimming pools and tennis courts) and is calculated by forming a contiguous area around all such features. Intermediate areas bound by this footprint are included in the area calculation, assessed on a case-by-case basis.
- During drafting of the new Farm Residential Footprint policy, staff were aware that its implementation would create a number of non-conforming sites throughout the City of Surrey. As such, the policy was formulated so that development variance permit applications could be considered in specific extenuating circumstances.

### Site Description & Characteristics

- The subject property is a rectangular shaped 4.05 hectare (10 acre) parcel with 100.5 metres (330 ft.) of road frontage, located on the east side of 184<sup>th</sup> Street, approximately one-third of a kilometer south of 16<sup>th</sup> Avenue. The property is designated "Agricultural" in the Official Community Plan (OCP), is zoned "General Agriculture Zone (A-1)", and is within the Agricultural Land Reserve (ALR).
- "Twin Creeks" flows southwesterly through the property, bisecting it just to the east of the existing residential structures. A secondary creek bisects the property north-south, flowing into Twin Creeks (as shown in the aerial photograph in Appendix II). East of Twin Creeks is approximately 2.7 hectares (6.8 acres) of farmable land (~68% of the property). A significant portion of the farmable area is encumbered by marshland surrounding the two creeks.
- The property has been under the current ownership for 2 years. Staff have confirmed that it was just recently assigned Farm Status Classification by BC Assessment, on May 1<sup>st</sup>, 2013. Prior to this 2005 was the last year that the property was classified as having farm status (and was previously used as a haying operation).
- The owners are currently operating a small scale apiary. There are 3 beehives on the property, each producing approximately 120 pounds of honey annually. The shop (as labeled on the site plan in Appendix IV) contains a commercial kitchen, and is used to process honey. The subject property also contains approximately 0.4 hectare (1.0 acres) of vegetable gardens, also processed on site. A small orchard has recently been planted.
- The site currently contains the following structures:
  - Principle dwelling: Constructed in 1993 and substantially renovated in 2005. The structure is 775 m<sup>2</sup> (8350 sq. ft.) in size;
  - Secondary dwelling: Constructed in the early 1960's and renovated in 2005. The structure is approximately 160 m<sup>2</sup> (1700 sq.ft.) in size and is currently unoccupied;
  - Outdoor swimming pool at the rear of the principle dwelling;
  - Shed: Approximately 30 m<sup>2</sup> (325 sq.ft.), located south of the principle dwelling, against the south property line;
  - 1 shop/garage: Located between the principle dwelling and the front lot line. Contains farm vehicle/equipment storage, a commercial kitchen, and washroom facilities. Approximately 450 m<sup>2</sup> (4850 sq. ft) in size; and
  - An extensive driveway system connects the various structures, and also provides access to the open fields beyond the residential buildings.
- All of the onsite structures were constructed legally with building permits. The larger shop/garage was issued a building permit in July 2012 and subsequently constructed (and thus not shown in the City's most current aerial photographs).

- At a site inspection, the owners of the property have demonstrated to City staff that this shop/garage is a farm building for supporting farm use on the subject property, thus it is not included in the calculation of the farm residential footprint.
- A second dwelling is permitted under the A-1 Zone, for farm help, when the parcel is 4 hectares (10 acres) or more and is classified as a farm (by BC Assessment). Given that the property does currently have farm status classification, the second dwelling is permitted, and may be occupied by farm help workers subject to the *Agricultural Land Commission Act*.
- A site inspection showed that this second dwelling is currently unoccupied.
- Given that the subject property is currently classified (by BC Assessment) as having "farm status", the maximum allowable farm residential footprint is 3000m<sup>2</sup>.
- The existing farm residential footprint on the subject site, including all residential structures, facilities, and related driveways, is approximately 6000 m<sup>2</sup> (1.5 acres) and extends 115 metres (375 ft.) from the front property line. The siting of all existing residential structures and facilities on the property is non-conforming with respect to the Farm Residential Footprint policy.
- A detailed site plan of the existing buildings and structures is contained in Appendix IV.

#### Agricultural and Food Security Advisory Committee (AFSAC)

- The proposal was presented to the Agricultural and Food Security Advisory Committee at their March 14, 2013 meeting. Upon review, the AFSAC passed a motion recommending denial of the application. The Committee's comments were as follows:
  - Approval of the variance will create undue expectations for future applications;
  - The intent of the farm residential footprint policy is to protect both the land and the economic viability of farming;
  - The addition of more residential related structures will further increase the value of the property, making it difficult (costly) to acquire for future farmers; and
  - Two members of the AFSAC commented that the proposed structure fits within the existing non-farmed residential area, results in no additional loss of farmland, and should be supported.
- The minutes of the AFSAC meeting are contained in Appendix III of this report.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To vary Section J.2. (Special Regulations) of Part 10 "General Agriculture Zone (A-1)" of the Surrey Zoning By-law (No. 12000) to permit construction of a 375m<sup>2</sup> (4040 sq.ft.) accessory farm residential facility.

## Applicant's Reasons:

- Significant time and financial resources have been allocated into the planning and design of the proposed structure prior to the application being made. During the planning and design phase, the Zoning By-law allowed the structure.
- Reasonable attempts were made to ensure the proposal complied with City policies and bylaws during the design of the structure. At this time, the applicants were not notified by staff of the upcoming changes to the Zoning By-law.
- The proposed building is clustered close to existing buildings on the subject site, away from farmable areas. The proposed structure does not encroach into farmable areas.
- The area between the principle dwelling and the front property line is unlikely to ever be farmed given the existing location of buildings and driveways.
- The proposed increase to the farm residential footprint is not substantial relative to its existing size or the size of the property. All of the existing buildings were constructed prior to the implementation of the farm residential footprint policy.

## Application Timeline:

- The applicants have demonstrated that significant time and resources were committed to the proposal prior to the Building Permit application:
  - Consultants working for the applicants began feasibility studies for the proposed structure (and already constructed shop/garage) in May 2011;
  - The plans for the proposed structure were designed in conjunction with the recently constructed shop/garage;
  - During this planning/design stage, consultants working for the applicants contacted City staff in the Building Division to ensure policy/by-law compliance for both structures;
  - A Building Permit for the Shop/Garage was issued in July 2012. This structure is now complete; and
  - Infrastructure (electrical, septic, communication, water and gas) for the proposed pool structure are all in place, installed in 2012 during construction of the shop/garage.

- The applicants submitted a complete building permit package for the proposed pool structure on December 6<sup>th</sup>, 2012. (The Farm Residential Footprint by-law changes were granted Final Adoption on November 5<sup>th</sup>, 2012).

#### Staff Comments:

- While the applicants have demonstrated that work was being done on the application prior to implementation of the Farm Residential Footprint, the Building Permit application was not made until December 6<sup>th</sup> 2012, subsequent to the adoption of the Farm Residential Footprint bylaw changes on November 5<sup>th</sup>, 2012.
- The proposed structure will increase the size of the existing farm residential footprint by approximately 450m<sup>2</sup> (0.10 acre).
- The proposed structure is a permitted accessory use in the A-1 zone. However due to the existing farm residential footprint exceeding the maximum allowable size, it is not possible to locate the proposed structure in such a way that it could be permitted without a development variance permit.
- The current Farm Residential Footprint exceeds the allowable footprint area by approximately 3000 m<sup>2</sup> (0.75 acre), and extends beyond the maximum 60 metre (200 ft.) footprint depth by 55 metres (180 ft.).
- The location of the existing principle dwelling exceeds the maximum 50 metre (165 ft.) setback from the front property line by 65 metres (215 ft.). These existing residential structures may be maintained in their current state; however any structural alterations or additions are not permitted by by-law.
- A detailed diagram of the proposed change to the Farm Residential Footprint, and how they relate to the allowable Farm Residential Footprint, is provided in Appendix VI.

#### Justification for Support:

- In principle, the location of existing residential structures on the subject property, in combination with the proposed pool structure, is contrary to the intent of the Farm Residential Footprint policy. However, the location of these buildings precedes the Farm Residential Footprint policy.
- The location of the proposed pool structure is clustered with the existing buildings, away from farming areas (as shown on the site plan in Appendix V). This location, between the shop and primary dwelling, near the north property line, is not a viable location for farming activity. The physical location of this proposed structure does not detract from the ability to carry out agricultural activities on the remainder of the parcel.



- The applicants have demonstrated that significant time and financial resources were invested into the project prior to implementation of the farm home plate policy, and attempts were made to ensure bylaw compliance prior to the building permit application. In-ground water, septic, and electrical infrastructure are already in place for the proposed structure, installed at a time when the proposal would have been by-law compliant. Given these specific considerations, staff are of the opinion that there is merit in the proposal.
- Staff do not want to create undue expectations for the approval of future variances to the Farm Residential Footprint. It is critical to note that support for this application is incumbent on the fact that significant time and finances had been invested in the design of the structure prior to the City adopting the farm residential footprint changes to the Zoning By-law. This is also combined with consideration of the practical location of the proposed structure relative to existing structures on the site, away from farmable areas. Further, the applicants have demonstrated that due diligence was followed by ensuring the proposal met with the most current Zoning By-law during the design phase of the project.
- Issuance of this development variance permit will allow construction of the proposed accessory structure; however will not legalize the siting of any other existing residential structures. Any future proposed residential structures or facilities will require an additional development variance permit.
- Future applications for variances to the Farm Residential Footprint, whether on this or other sites, will be evaluated based on the site specifics, the merits of the application, and the potential implications on agricultural viability, whether negative or positive.
- Staff support the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II	Aerial Photograph
Appendix III	AFSAC Minutes (March 14 <sup>th</sup> 2013)
Appendix IV	Site Plan (Existing)
Appendix V	Site Plan (Proposed)
Appendix VI	Farm Residential Footprint Diagram
Appendix VII	Corporate Report R207
Appendix VIII	Development Variance Permit 7913-0034-00

INFORMATION AVAILABLE ON FILE

Letter of Justification from Raymond Bonter Designer Ltd.  
Letter of Justification from Hyline Construction Ltd.  
Letter of Justification from Owners/Applicants  
Full size drawings of proposed structure  
Photos from April 26<sup>th</sup> Site Visit

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

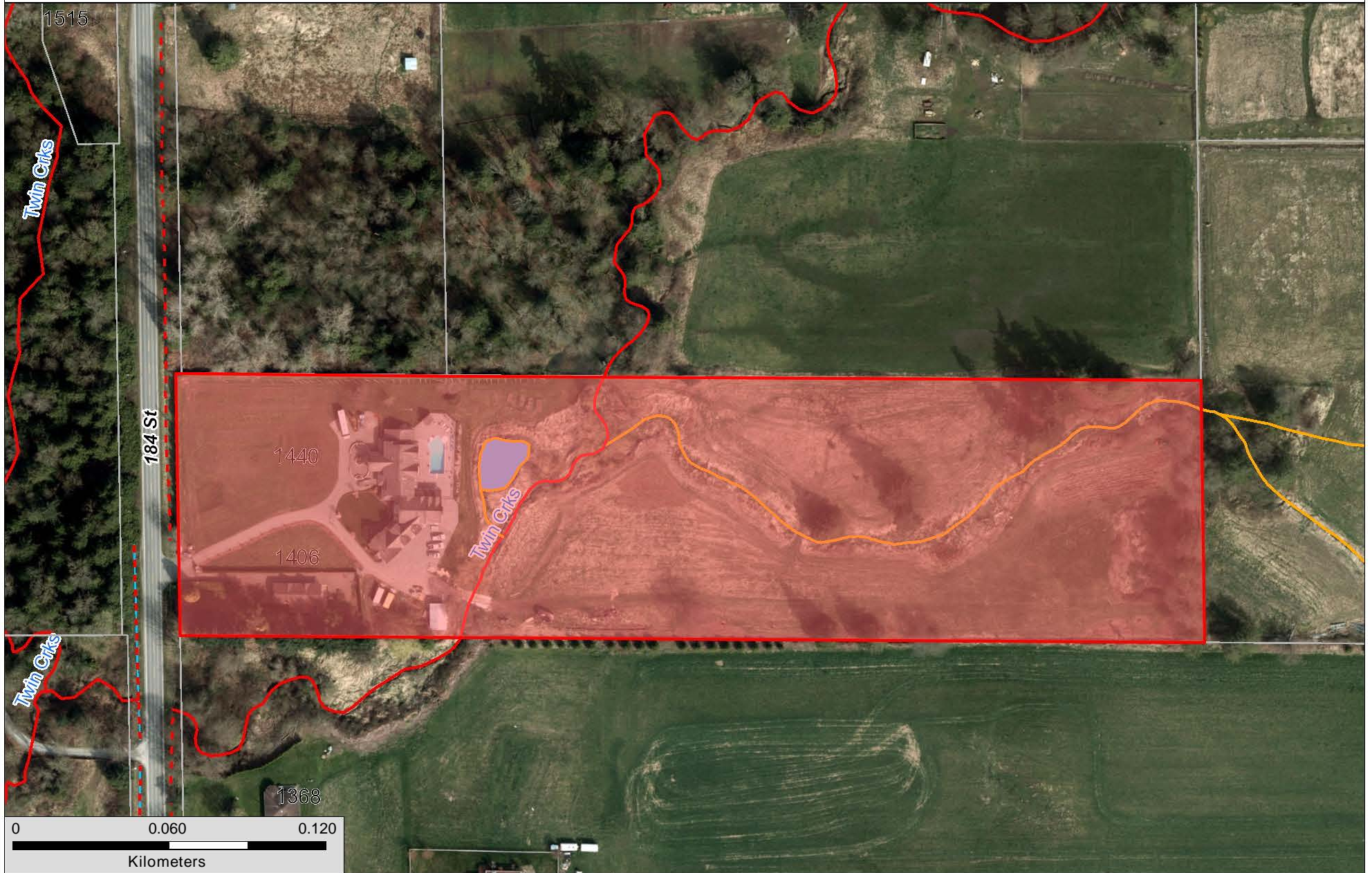
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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:         Name:                   Ryan Grieve  
                      Address:             Hyline Construction Ltd  
  14141 – Coldicutt Avenue  
  White Rock, BC V4B 3B5  
  
                      Tel:                    604-889-5242 - Work
  
2.       Properties involved in the Application
  - (a)       Civic Address:             1440 - 184 Street
  
  - (b)       Civic Address:             1440 - 184 Street  
              Owner:                   Simon J Wilcock  
  Rodney A Vines  
              PID:                     013-223-348  
              Parcel "C" (Reference Plan 3604) West Half of the North Half the North West Quarter  
              Section 9 Township 7 New Westminster District
  
3.       Summary of Actions for City Clerk's Office
  - (a)       Proceed with Public Notification for Development Variance Permit No. 7913-0035-00 and  
              bring the Development Variance Permit forward for issuance and execution by the Mayor  
              and City Clerk.



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.

7913-0034-00 - Development Variance Permit



Scale: 1: 2,000

Map created on: May-02-13

# *Agriculture and Food Security*

## *Advisory Committee*

### *Minutes*

**Present:**

Chairperson – Councillor Hepner  
M. Bose  
D. Arnold  
P. Harrison  
M. Hilmer  
B. Sandhu  
J. Sandhar  
K. Thiara  
S. VanKeulen

**Regrets:**

T. Pellett, Agricultural Land  
Commission

**Environmental Advisory****Committee Representative:**

B. Stewart

**Staff Present:**

R. Dubé, Engineering  
C. Stewart, Planning & Development  
M. Kischnick, Planning & Development  
L. Anderson, Legislative Services

**Agency Representatives:**

K. Zimmerman, Ministry of Agriculture

**Guest Observers:**

R. Grieve, HyLine Construction  
G. Rice

**A. ADOPTION OF MINUTES**

It was

Moved by P. Harrison

Seconded by M. Bose

That the Agriculture and Food Security Advisory

Committee adopt the minutes of the February 7, 2013 meeting.

Carried

**B. DELEGATIONS****1. S. Godwin, Environmental Coordinator**

Re: Surrey Biodiversity Conservation Strategy (BCS)

S. Godwin, Environmental Coordinator, was in attendance to provide an update on the City's Biodiversity Conservation Strategy and to respond to any questions the Committee may have. A PowerPoint presentation included a brief background on the City's previous Ecosystem Management Study and updated the Committee on the second stage, including draft mapping and policy recommendations of the BCS. The update included information on the purpose and goals of the BCS, consultation and engagement plan, and the expected outcomes of the study. The BCS is intended to: identify and quantify biodiversity and wildlife habitat resources; set objectives for species and populations of wildlife (Targets); and determine habitat criteria such as corridor widths, sites and hubs to maintain biodiversity.

Draft mapping was presented, including the Biodiversity Management Areas and the proposed city wide Green Infrastructure Network, of existing and high priority habitat areas with regional and local corridor connections. It is expected that the draft BCS

will be presented at a Public Open House in the spring of 2013, before being brought to Council for endorsement in the summer of 2013.

There were questions from the Committee regarding the intent of the BCS within ALR lands in the city. It was noted that the City has limited planning/management authority on ALR lands and that the ALR is primarily intended for farming and farm activities.

It was noted that the BCS plan will look to work voluntarily and proactively with farmers, and help promote sustainable agricultural practices and development on ALR land to support biodiversity within existing ALR legislation and provincial guidelines.

It was Moved by M. Bose  
Seconded P. Harrison  
That the Agriculture and Food Security Advisory  
Committee receive the presentation "Surrey Biodiversity Conservation Strategy" from  
S. Godwin, Environmental Coordinator, as information.

Carried

#### C. OUTSTANDING BUSINESS

#### D. NEW BUSINESS

1. **Agricultural Land Fill Application**  
4764 - 184 Street  
Soil File: 4520-80(4784-18400)  
Permit Application #S3-13 011387-00

L. Thompson, Engineering Technologist, was in attendance to review his memo dated February 15, 2013, regarding the above subject line. The application is for a deposit of 18,000 cubic metres of fill at 4784 - 184 Street, for the purposes of providing an outdoor exercise and feeding area for dairy cattle herd, to comply with Canadian Organic Standards. Comments were as follows:

- Background: In May 2007, the ALC and the City approved a soil fill application for the introduction of 25,000 cubic metres of fill material to support the construction of an outdoor dairy feed lot facility on the property, that was required by the farm in order to comply with Organic Certification Standards of Canada
- The impact for drainage, if any, has not yet been reviewed, however it was mentioned in the Agrologist's report that it is likely to have little effect.
- The proposed and cumulative area proposed to be filled, exceeds what the City is authorized to permit for the overall scope of the project. As such, comments from the Committee regarding the application are being sought to include with the application going forward to the ALC.

The Committee commented as follows:

- There is concern with the pile of concrete located at the back of the property. Apparently it was demolition from buildings on the property (not fill) however the concrete is not supposed to be there and should be trucked away.

- This is a legitimate operation, a legitimate practice, it is just that it is over and above the allowable fill. If the application was for a barn, the barn would have to be raised up for the purposes of flood protection and a fill permit to build the barn would be granted. In this case it is not a barn, but it is a legitimate operation.
- It was noted that crushed concrete can be used for the drive and feed alleys, however, City by-laws do not permit the processing and crushing of concrete on this site. If the applicant wants to use this concrete for the expansion of this ag operation, the processing and crushing of this concrete would have to take place off-site.

It was

Moved by S. Van Keulen

Seconded B. Stewart

That the Agriculture and Food Security Advisory

Committee recommends to the G.M. Engineering that Soil Permit Application

#S3-13 011387-00, move forward to the ALC for consideration.

Carried

## 2. Development Variance Permit Application

1440 – 184 Street

File No.: 7913-0034-00

The memo from D. Sturgeon, Planning Technician, dated March 6, 2013, regarding the above subject line was reviewed. Details of the property, its buildings and residential footprint were provided, noting that the 10 acre property is in the ALR, but has not had "farm status" with BC Assessment since 2005. Additional comments were as follows:

- This is the first Development Variance Permit (DVP) application the City has received to vary the farm residential footprint and maximum setback.
- The application is to relax the maximum size of the farm residential footprint (3000m<sup>2</sup>) and the maximum setback of the A-1 Zone (60m) in order to permit the construction of a 375m<sup>2</sup> accessory structure containing an indoor pool, sauna, washrooms/change rooms, exercise room, mechanical room and "planting room" (greenhouse).
- The existing residential structures on the subject property exceed the farm residential footprint and maximum setbacks by 3,500m<sup>2</sup> and 65m, respectively (including the proposed structure).
- The proposed structure will increase the farm residential footprint by approximately 500m<sup>2</sup>. (A detailed map was provided on table.)
- The DVP would apply only to the proposed structure. Any additional residential structures proposed on the subject property would also require a DVP.
- The existing buildings that do not comply with the minimum setbacks and farm residential footprint would remain as legal non-conforming structures if the proposed structure was permitted to be built.
- A recent site visit (March 4, 2013) noted that the land where the structure is proposed to be located has been disturbed/excavated.
- With respect to the assessment details, presently the gross improvements are valued at over \$1 million.

The Committee commented as follows:

- Being a non-farm use, this application would also be required to go to the ALC. (Staff noted it is a permitted accessory building under the bylaw and will check on the requirement for the ALC).
- It is impossible to bring the existing footprint in to conformance as it is over the maximum allowable already by double.
- Is there anything that suggests how this will enhance the viability of agriculture? The value of these residential buildings has to be looked at as the value of the whole property. If the residence starts to make 75% of the value of the whole property, then farmers are affected by that, it is a problem for the future viability of the farm. As such, the application should be denied.
- When the Ministry of Agriculture developed the home plate, it was because there is a significant impact to the viability of economic land for farmers being able to buy land. It impacts future viability of the land base; less land to farm. It is unfortunate there was work undergoing, but it seems there was a month between the effective date of the new bylaw and the date the application was submitted.
- It is suggested that if the applicant wants to intensify within the existing construction, there are areas available to build the structure without taking more land (e.g. area between the secondary building).

It was

Moved by M. Bose

Seconded P. Harrison

That the Agriculture and Food Security Advisory

Committee recommend to the G.M. Planning and Development, denial of Application No. 7913-0034-00 based on the concern that adding additional residential buildings will further increase the value of the entire property making it difficult to acquire for future farming opportunities.

Carried

with S. Van Keulen and B. Stewart opposed

The Chair granted Ryan Grieve, principal owner of HyLine Construction (the agent representing the property owners), permission to comment as follows:

- There has been a significant amount of investment and time as a result of the date and the overlapping time of when the application was submitted and the change to the bylaw. Once the design was ready, every effort was made to get all of the work done, however during that time the bylaw changed.
- Once we receive a set of drawings from a contractor we then order a feasibility study from engineers in order to make the application. We got the set of drawings that were valid up until the change. A significant amount of work was needed to be done in order to complete the application for the permit.
- Prior to the change of the bylaw it was noted that those that were in the process would continue in process based on the existing bylaw then.

The Chair asked Mr. Grieve if the permit been applied for prior to the change of the bylaw (November 4, 2012). In response, Mr. Grieve reported that their full submission, with all the necessary documents, was made on December 6, 2012.

Committee member S. Van Keulen expressed concern with the motion noting that, in the sense that the intent of what the Committee is trying to do with the residential



footprint is to make the farm home plate a way of protection of the agricultural land, the pre-existing non-conformance of this property is already non-conforming to what the intent of the farm home plate is presently. It almost fits into the pre-existing non-conforming home plate, and as such this portion of the bylaw shouldn't be used because this is not encroaching on any other agricultural land outside of the home plate that is there right now.

The Chair called for a vote on the motion and S. Van Keulen and B. Stewart noted their opposition.

**3. Proposed Rezoning, Subdivision and Local Area Plan Amendment  
18821 - 20 Avenue**

File No.: 7912-0069-00

The memo from I. Matthews, Planner, dated March 6, 2013, regarding the above subject line was reviewed. An overview of Beedie Construction's proposal to subdivide for the creation of six industrial business park lots was provided, including a partial amendment to the Campbell Heights LAP to amend the stormwater management plan. Dedication of parkland and an area for riparian habitat protection was also highlighted and additional comments were as follows:

- The parkland on the west portion of the site is proposed to be 15m wide which complies with OCP guidelines for the width requirement along the agricultural edge. Parks planning have noted they would like to see a walkway that extends north on the west side of the site, not required to be within the 15m buffer, to create a continuous walkway. The proponent is proposing to have the walkway within that 15m, meandering within the buffer.
- The Committee questioned having a meandering path and the need for consistency, noting a previous application north of 24 Avenue that was similar, with a 50m buffer for the purposes of providing a wildlife corridor. Staff reported that the 50m buffer for that subdivision plan was acquired for tree preservation purposes for that particular site.
- Concern was expressed regarding Lot 8 and the 10m wildlife corridor, noting the inconsistency with what happens along the east portion of the property; the 10m corridor is not enough for wildlife, a 30m corridor would make more sense in light of the significant wildlife.
- It was reported that there are water quality issues that need to be addressed.
- The Campbell Heights LAP identifies a portion of this site for Stormwater Management Facilities with a pond feature. The proposed stormwater management plan is a combination of on-site and off-site infiltration.
- The Committee noted that residents south of 20 Avenue are on wells and as such, stormwater for this site should be dealt with on site as there is an aquifer and it is important to know what the potential contamination to the adjacent aquifer would be and what would be draining into the aquifer.
- Staff noted that the pond was left there knowing that it would come out of there at some point, certainly not because it will be redeveloped. Removing the pond, from a drainage perspective, was never intended to enable development down to 20 Avenue. The Committee requested further information on this.
- It was reported that Park's planning is not proposing the walkway within the buffer, it is the applicant that is proposing the walkway within the buffer.

- The Committee again expressed their concern with respect to the 10m section of the buffer and also the walkway within the buffer. The meandering walkway is right up against the ALR edge, which would be a challenge to keep people off or away from the ALR. If there must be a walkway, it is suggested that it not be within the dedicated buffer and that it is right up against the development edge.
- In the past, the Committee has been consistent with buffers, fencing, etc. If there is going to be a pathway, it should be outside the buffer, then it is consistent with everything else.
- Concern was expressed regarding the 10m boundary, again noting that 10m is insufficient as a corridor and should be noted with the application.
- This application should be provided to the Environmental and Sustainability Advisory Committee (ESAC) in order to provide comments relative to the EMS.
- It was noted that a checklist outlining the proposal, as provided to the Committee in the past, would be beneficial.

It was Moved by M. Bose  
Seconded P. Harrison  
That the Agriculture and Food Security Advisory  
Committee recommends to the G.M. Planning and Development, support of  
Application No. 7912-0069-00, to include:

1. a 15m ALR protection buffer, with a walkway to be located outside the buffer;
2. a black chain link fence be installed between the ALR protection buffer and the pathway; and
3. the application be referred to the refer to the Environmental and Sustainability Advisory Committee (ESAC) for comments relative to the EMS.

Carried

**E. ITEMS REFERRED BY COUNCIL**

**F. CORRESPONDENCE**

**1. Portobello Organic Hay Farms**

The correspondence, dated February 20, 2013, from Portobello Organic Hay Farms, was reviewed.

It was Moved by M. Bose  
Seconded P. Harrison  
That the Agriculture and Food Security Advisory  
Committee receive the correspondence, dated February 20, 2013, from Portobello  
Organic Hay Farms, as information.

Carried

G. INFORMATION ITEMS

- 1. **Proposed Development Permit and Development Variance Permit for Two Industrial Buildings**  
17656 – 66A Avenue  
File No.: 7912-0326-00

The memo from G. Gahr, Acting Current Planning Manager – North, dated February 20, 2013, regarding the above subject line, was reviewed.

It was Moved by M. Bose  
Seconded M. Hilmer  
That the Agriculture and Food Security Advisory  
 Committee receive the memo regarding Application No. 7912-0326-00, from G. Gahr, Acting Current Planning Manager – North, dated February 20, 2013, as information.  
Carried

H. INTEGRITY OF THE AGRICULTURE LAND

An update of the current status of previously noted concerns was provided.

I. OTHER BUSINESS

- 1. **Environmental Advisory Committee (EAC) Update**

It was noted that there were no items pertaining to agriculture at the EAC meeting of, February 27, 2013.

J. NEXT MEETING

The next meeting of the Agriculture and Food Security Advisory Committee will be held on Thursday, April 11, 2013, in the Executive Boardroom.

K. ADJOURNMENT

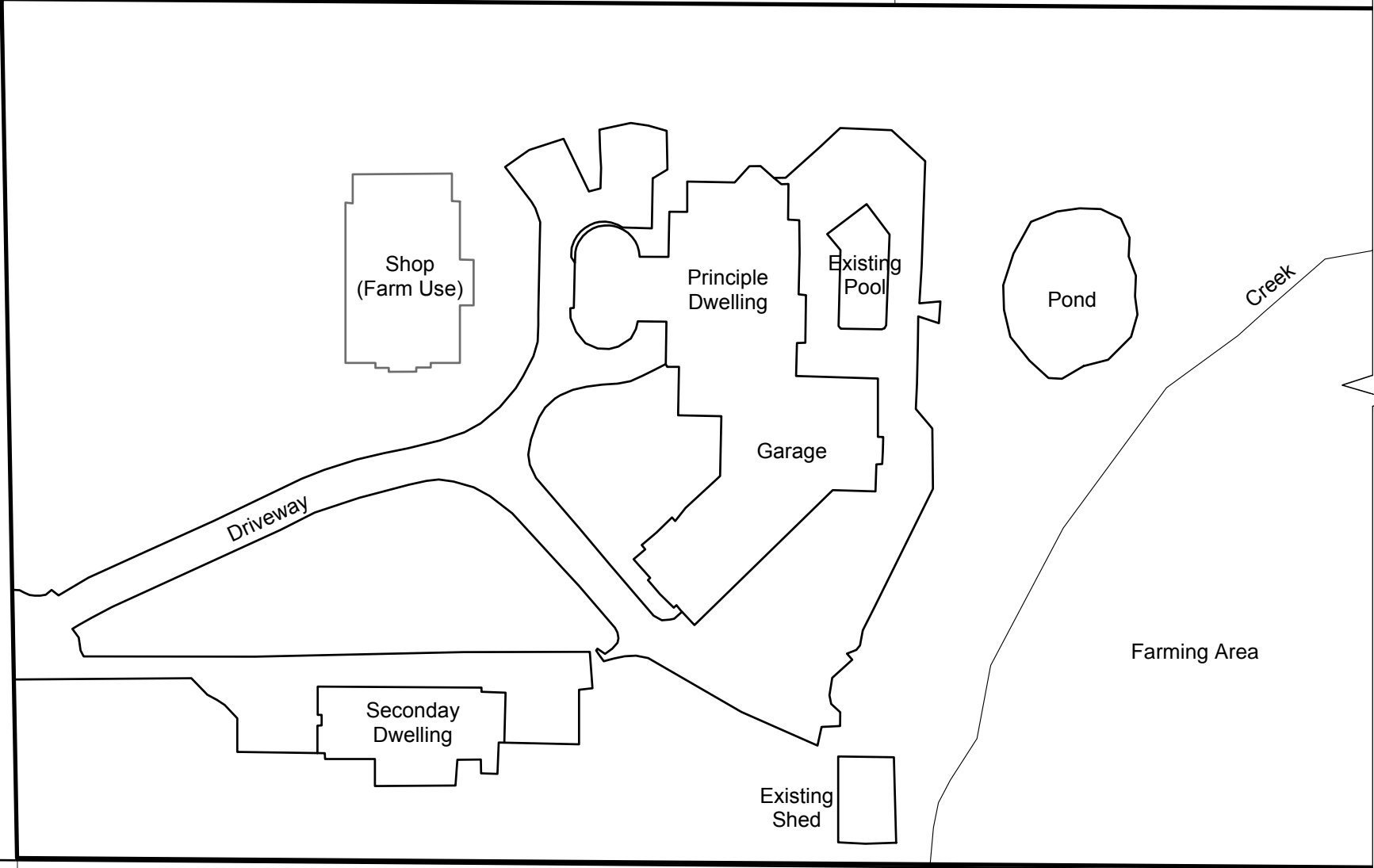
It was Moved by M. Bose  
Seconded by P. Harrison  
That the Agriculture and Food Security Advisory  
 Committee do now adjourn.  
Carried

The Agriculture and Food Security Advisory Committee adjourned at 11:22 a.m.

\_\_\_\_\_  
Jane Sullivan, City Clerk

\_\_\_\_\_  
Councillor Linda Hepner, Chairperson  
Agriculture and Food Security Advisory Committee

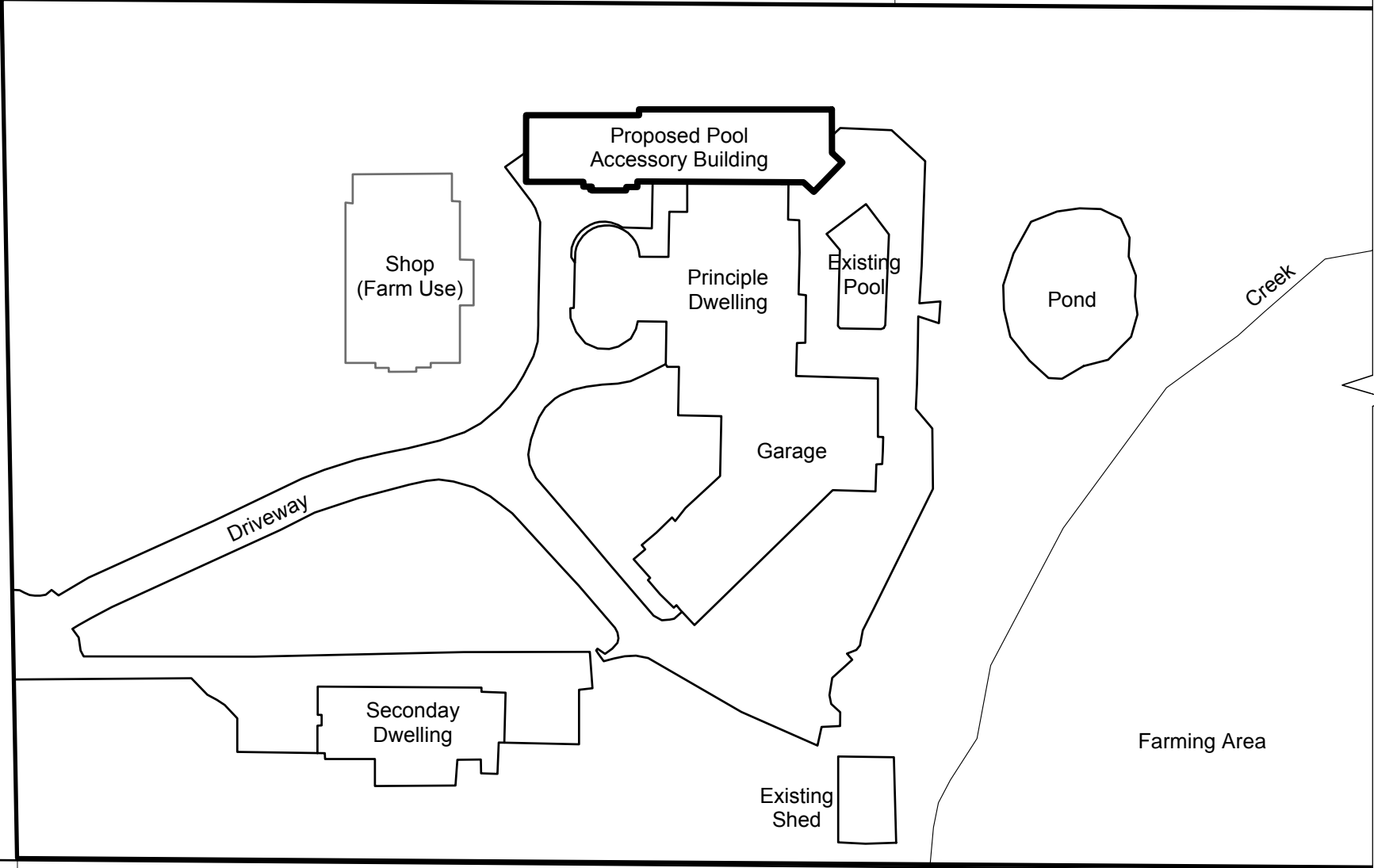
184 St



Site Plan - Existing  
7913-0034-00 (1440-184th Street)



184 St



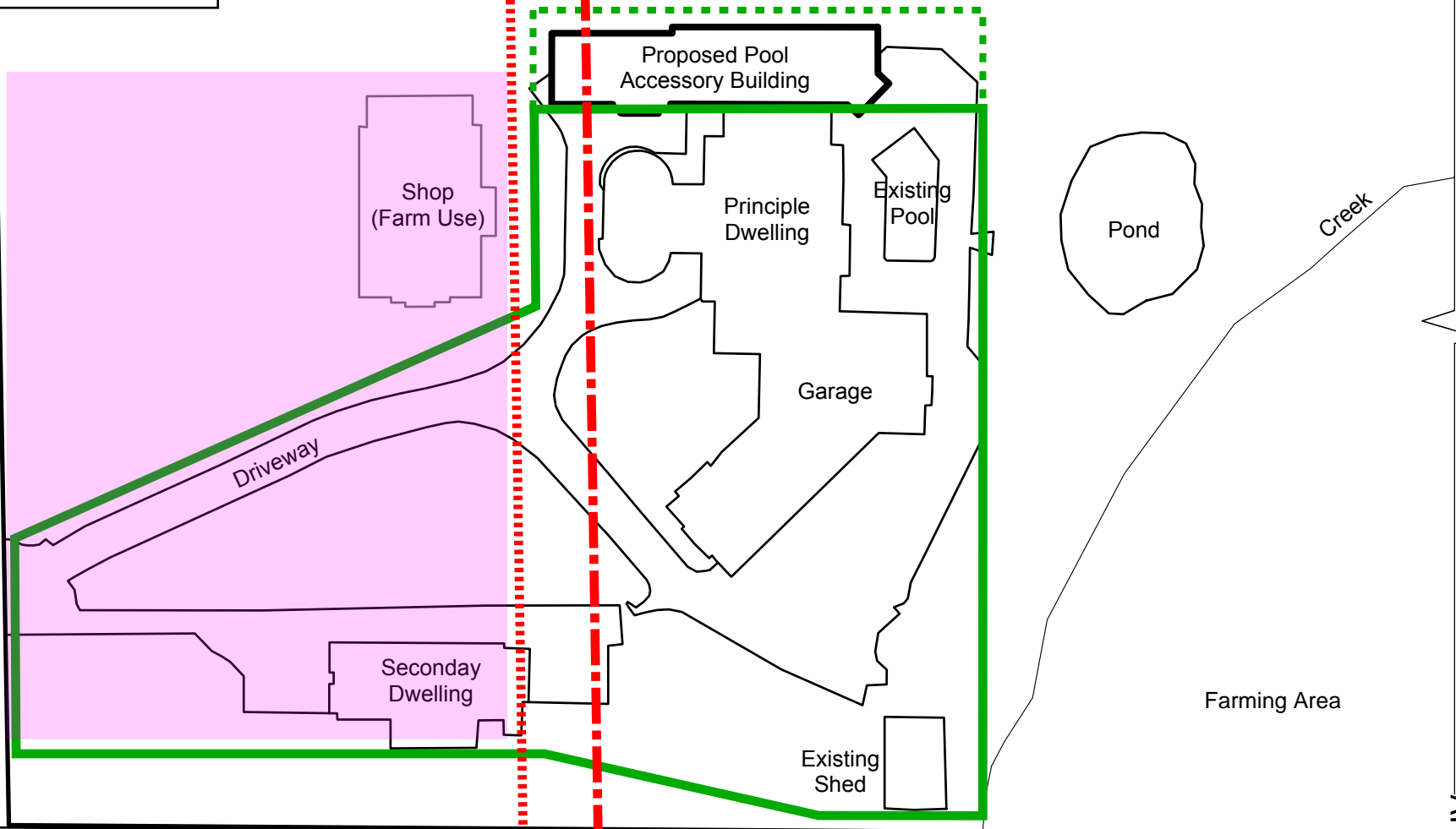
Site Plan - Proposed  
7913-0034-00 (1440 - 184th Street)



**Legend:**

- Existing Farm Residential Footprint:
- Proposed Increase to Existing Footprint:
- Maximum Setback for Dwelling:
- Maximum Depth of Footprint:
- Example of 3000m<sup>2</sup> (0.75 acre) Footprint:

184 St





## CORPORATE REPORT

NO: **R207**COUNCIL DATE: **September 10, 2012****REGULAR COUNCIL**TO: **Mayor & Council**DATE: **September 10, 2012**FROM: **General Manager, Planning and Development**FILE: **3900-30**

SUBJECT: **Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000 for the Purpose of Regulating Farm Residential Buildings on Lots in the A-1 and A-2 Zones**

**RECOMMENDATION**

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve amendments, as documented in Appendix 1 attached to this report, to Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law"), which if adopted will act to regulate the location of residential buildings in each of the "General Agriculture (A-1)" Zone and the "Intensive Agriculture (A-2)" Zone, respectively;
3. Authorize the City Clerk to bring forward a Zoning By-law amendment by-law for the required readings and to set a date for the related public hearing;
4. Direct staff to refer to the Agriculture and Food Security Advisory Committee ("AFSAC") for review and comment prior to consideration of such application by Council, any application for a development variance permit related to the Zoning By-law amendments as documented in Appendix 1 of this report; and
5. Instruct the City Clerk to forward a copy of this report to the AFSAC.

**INTENT**

The purpose of this report is to obtain Council approval to implement in each of the "General Agriculture (A-1)" and "Intensive Agriculture (A-2)" Zones the Level 2 Criteria, as contained in the *BC Ministry of Agricultural Guide for Bylaw Development in Farming Areas*, related to the regulation of residential building locations and residential footprint size, all as documented in Appendix 1 attached to this report.

**BACKGROUND**

At the October 16, 2006, Regular Council Meeting, Council considered the minutes of the October 5, 2006, Agricultural Advisory Committee ("AAC") and approved the following recommendation:

RES. Ro6-2345

*"That Council direct the Engineering and Planning and Development Departments to expedite the creation of a by-law regarding the size of the residential dwelling footprint on land within the ALR".*

On February 25, 2008, following input and recommendations by a sub-committee of the AAC and a consultant review, Council considered Corporate Report No. R29;2008, titled, "Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000 Related to Regulating the Size and Location of Buildings on Farm Lots". The proposed Zoning By-law amendments included changes to the A-1 and A-2 zones related to land within the Agricultural Land Reserve ("ALR"). Council authorized staff to hold a public open house to receive input on the "farm home plate" concept and the proposed Zoning By-law amendments.

### **2008 Public Open House Consultation and Survey Results**

On April 9, 2008, an open house was held at Eaglequest Coyote Creek Golf Course at which the proposed amendments to the Zoning By-law related to farm home plate were presented for public review and comment.

Approximately 300 people attended the open house and 195 comment/survey forms were returned. These forms represented 311 individuals. A majority (76%) of the respondents did not support the proposed amendments and, in particular, the proposal related to a house floor area cap. The recommendations in this report do not include a house floor area cap.

### **2009 Agricultural Land Commission Truck Parking Referrals**

On July 13, 2009, Council referred five non-farm use truck parking applications to the Agricultural Land Commission ("ALC") for a decision on whether non-farm truck parking would be permitted within a farm home plate in the ALR. The ALC denied these applications in July 2010.

Following the above-referenced ALC decision, on July 26, 2010, Council instructed staff to:

- monitor the Provincial updating of the Ministry of Agriculture *Guide for Bylaw Development in Farming Areas*, which Council understood to include provisions related to the siting and size of residential uses in the ALR; and
- bring forward amendments to the Zoning By-law related to the siting and size of buildings in the ALR once the updating process by the Province is complete.

### **Development of Ministry Standards for Residential Uses in the ALR**

The Ministry of Agriculture ("MOA") initiative to develop municipal bylaw standards for residential use regulations related to land in the ALR is linked to the Metro Vancouver Regional Growth Strategy ("RGS") which states in Section 2.3.10:

*"That the Province, in consultation with municipalities, establish and enforce maximum residential floor area and setback regulations for development within the Agricultural Land Reserve, while recognizing existing municipal regulations".*



On January 20, 2011, the MOA released a draft Discussion Paper titled "Bylaw Standards for Residential Uses in the Agricultural Land Reserve" and requested comments from stakeholders and municipalities. On March 14, 2011, following input and recommendations by the AAC, Council considered Corporate Report No R55, titled "Comments on Draft Provincial Discussion Paper – Bylaw Standards for Residential Uses in the Agricultural Land Reserve" and approved the recommendations of that report, thereby approving comments to be forwarded to the MOA related to their draft Bylaw Standards. A copy of that report is attached as Appendix 3 to this report.

The public was informed of the proposed MOA Bylaw Standards through press releases, which were carried by many print and online newspapers and newsletters as well as by various email list serves. Several radio stations reported on the survey and undertook interviews with the Minister or Ministry staff in their coverage. Ultimately, the MOA received 835 completed responses to an online survey from across the Province. Twenty-one (21) of these survey responses were received from City of Surrey residents.

The major findings in the survey report issued by the MOA include:

- More than 87% of survey respondents supported farming as the priority use in the ALR;
- More than 87% of survey respondents believe that residential uses can impact farming activities in the ALR;
- More than 77% of survey respondents supported the concept of requiring residences in the ALR to be located in a way that minimizes their impact on the agricultural capability of the parcel on which the residence is located;
- More than 78% of survey respondents supported requiring residences in the ALR to be located near the road fronting the parcel on which the residence is located (given that variance would be possible in special situations);
- More than 73% of survey respondents supported specifying an area limit (also known as the footprint) that can be used for residential uses on an ALR parcel; and
- More than 67% of the survey respondents supported specifying the maximum area of any new residence on any ALR parcel.

In September 2011, after the Provincial consultation process, the MOA completed the updating of the Ministry's *Guide for Bylaw Development in Farming Areas* to include "*Regulating the Siting and Size of Residential Uses in the ALR*" as a standard to assist local governments in developing by-law provisions that address the size and location of residential buildings in ALR areas. The MOA bylaw standard is attached as Appendix 4 to this report.

### **Development of Residential Location and Footprint Size Bylaw**

On December 1, 2011, the Surrey AAC adopted the following resolution:

*"That the Agricultural Advisory Committee recommend that Council request a staff review of the finalized Ministry of Agriculture Bylaw Standards for Residential Uses, as released on November 14, 2011, and provide a bylaw recommendation based on the new information from the Provincial Government".*

Council adopted this recommendation of the AAC at its Regular meeting on January 23, 2012.

Similarly, on February 10, 2012, the Metro Vancouver Regional Planning and Agriculture Committee resolved to recommend:

*"That the [Metro Vancouver] Board request the Ministry of Agriculture to require municipalities to adopt by November 2013, bylaws regulating the siting and size of residential uses in the Agricultural Land Reserve consistent with the Minister's Bylaw Standard".*

The Metro Vancouver Board adopted this recommendation at its Regular meeting on March 9, 2012.

Staff has developed amendments to the Zoning By-law to address the residential building siting and area provisions that are consistent with the Provincial Standard. These amendments are documented in Appendix 1 attached to this report. The amendments were prepared in consultation with the AFSAC. The proposed amendments address the concerns expressed at the 2008 public open house. The proposed Zoning By-law amendments are based on the Level 2 Criteria as contained in the MOA Standard, which is consistent with the following resolution of the AFSAC that was adopted by the Committee at its meeting on March 1, 2012:

*"That the Agriculture and Food Security Advisory Committee recommend that Council direct staff to implement the level two criteria of the Ministry of Agriculture Guide for Bylaw Development in Farming Areas, to the limit location and farm residential footprint size in all A-1 and A-2 zones".*

On April 23, 2012, Council approved this recommendation of AFSAC by way of RES. 12-912:

*"That Council direct staff to review the Ministry of Agriculture Guide for Bylaw Development in Farming Areas to limit the location and farm residential footprint size and provide a report to Council".*

## **DISCUSSION**

Other than minimum setback requirements, the current provisions in the Zoning By-law do not regulate the location of residential uses on A-1 or A-2-zoned parcels or the maximum area of the parcel that may be covered by these uses. In some instances, residences have been constructed on farm parcels in locations that have rendered it impractical to farm the remainder of the parcel efficiently and, as such, has resulted in a reduction in the amount of land that is practically available for agricultural uses in the City. In some cases, the location of a house on a lot has affected the potential agricultural use of neighbouring parcels as well.

The proposed amendments to the Zoning By-law, as documented in Appendix 1, will act to regulate the siting and location of residential uses in agricultural areas in the City to preserve the long term viability of such areas for agricultural uses in accordance with the MOA Bylaw Standards.

### **Summary of Ministry of Agriculture Bylaw Standards**

The MOA Bylaw Standards provide three options in relation to managing residential uses in farming areas as follows:

- Criteria Level 1:** Limits the location of farm residential uses ("farm residential footprint"), but does not set floor area or coverage limits on the buildings themselves. Maximum setbacks or separation distances would apply to all residential building types within the farm residential footprint.
- Criteria Level 2:** Limits the location (Level 1) by way of maximum setbacks and establishes a maximum area for the farm residential footprint or "farm home plate" but does not set floor area or coverage limits on the buildings themselves.
- Criteria Level 3:** Limits the location (Level 1) and establishes a maximum area for the farm residential footprint or "farm home plate" (Level 2) and sets a maximum floor area on residential buildings on a lot.

Staff, with the support of the AFSAC, is recommending that the City adopt an approach consistent with the Criteria Level 2 as referenced above. This recommendation reflects previous public feedback that opposed placing restrictions on the floor area of residential uses (house size) on agricultural lots.

### **Advantages of the Proposed Bylaw Amendment**

The proposed Zoning By-law amendments provide for residential uses on farm parcels to be located close to the fronting roadway. This has the benefit of:

- 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; and
- limiting the area within floodplain areas that would need to be filled in support of the residential uses as the driveway length will be minimized under this approach.

Under the recommended approach, the location of residential uses is controlled through setbacks. As such, the proposed Zoning By-law amendments can be varied by way of development variance permit in cases where the restrictions are not practical.

### **Application of Proposed Zoning By-law Amendment**

Staff with the support of the AFSAC recommends that the proposed Zoning By-law amendments apply to all lots that are zoned General Agricultural (A-1) and Intensive Agricultural (A-2), whether or not they are located within the ALR. This exceeds the MOA Bylaw Standards, which are restricted to lands within the ALR, but is in keeping with City policies to protect agriculture and agricultural areas including those outside of the ALR.

Approximately 2,158 lots in the City are currently zoned A-1 and 111 lots are currently zoned A-2, as illustrated in Appendix 5. Of these, 908 lots zoned A-1 and 109 lots zoned A-2, are outside of the ALR. Most of these agriculture-zoned lots outside of the ALR are located in the Tynehead, Hazelmere, Grandview Heights and Campbell Heights communities.

## Summary of Proposed Zoning By-law Amendments

The residential dwelling setback provisions and footprint area provisions, as proposed, are documented in Appendix 1 and are illustrated in Appendix 2. These amendments are consistent with the Level 2 Criteria in the MOA Bylaw Standards.

The proposed amendments to the Zoning By-law include:

- ***Setback Amendments (Siting)***

Amend each of the A-1 and A-2 Zones, respectively, to establish a maximum setback for residential uses from an open public road as follows:

- 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; and
- 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 maximum setback for the farm residence is to be measured to the back wall of the residence that is furthest from the front lot line or the in case of corner lot from the either the front lot line or the side lot line on the flanking street.

In addition, the minimum front and side yard setbacks along a street are proposed to be reduced from 12 meters [40 feet] to 7.5 meters [25 feet] to facilitate the construction of residential buildings closer to the street, consistent with the minimum setbacks in the "One Acre Residential (RA) Zone".

The proposed amendments also set a 60 metre maximum setback for the farm residential footprint within which all accessory farm residential facilities such as garages, residential driveways, tennis courts and swimming pools must be located.

- ***Farm Residential Footprint Size (Farm Home Plate)***

The maximum area of the farm residential footprint is 2,000 square metres [0.5 acres]. Where a lot is four hectares [10 acres] or more and is a farm operation, the farm residential footprint may be increased by 1000 square metres [0.25 acres] to accommodate an additional single family dwelling or a duplex for a total farm residential footprint of 3000 square metres [0.75 acres] on such larger lots.

- ***Definitions***

Two new definitions are proposed to be added to the Zoning By-law as follows:

**Accessory Farm Residential Facilities**

means an *accessory building, structure* or improvement associated with a principal *single family dwelling* and any additional *single family dwelling* or a *duplex* on a *lot*, including without limitation the following:

- (a) attached or detached garage or carport;

- (b) *driveway* to a residential *building*;
- (c) attached or detached household greenhouse or sunroom;
- (d) residential-related workshop, tool, and storage sheds;
- (e) artificial ponds not serving farm drainage, irrigation needs, or *aquaculture* use; and
- (f) residential-related recreation areas such as swimming pools and tennis courts.

### **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 facilities*.

These definitions are adapted from the *Farm Practices Protection (Right to Farm) Act*, the *Guide for Bylaw Development in Farming Areas*, the *BC Assessment Act*, and various local government bylaws.

### **Soil Deposition in the ALR**

The majority of Agricultural-zoned properties in Surrey are located within the 200-year floodplain. On these properties, fill is often needed for flood protection purposes for new buildings or for site preparation (i.e., pre-loading, etc.) prior to the construction of a residential building or driveway. The *Agricultural Land Commission Act* and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* allow up to a maximum of 2,000 square metres (0.5 acres) of fill to be placed on a lot in the ALR without requiring ALC approval of a fill permit application. With respect to the construction of farm buildings, the area of fill is limited to 2% of the lot area.

The Surrey Soil Conservation and Protection By-law, 2007, No. 16389 (the "Soil By-law") requires that an application under the *Agricultural Land Commission Act* be submitted by the owner of the lot for any soil deposition on agricultural land. Under the Soil By-law, separate permits are required for each of soil deposition for pre-loading and site preparation, and for the building permit for house construction. In issuing a soil permit for pre-loading for house construction, staff takes into account the estimated footprint of the proposed house, and allows for the fill to extend a maximum of five metres beyond the perimeter of the proposed house footprint.

The above-documented restrictions on fill deposition on agricultural lots will work in concert with the proposed Zoning By-law amendments to promote the long term efficient use of agricultural land in Surrey for farming purposes.

### **Legal Non-Conformance**

Under the *Local Government Act*, buildings and structures that conform to a by-law in relation to use and density but not in relation to siting, floor area, coverage or dimensions may be maintained, extended or altered so long as there is no further contravention of the by-law.

Construction resulting in a further contravention of the by-law, such as an increased building area involving a greater or additional intrusion into a setback area or an increase in the area of the farm residential footprint could be dealt with through a development variance application process.

## **Development Variance Applications**

Some agricultural properties have anomalies or site constraints that effectively prevent the practical application of the farm residential footprint provisions or the maximum building setback provisions as recommended in this report. Appendix A of the MOA Bylaw Standards (Appendix 4) lists seven circumstances where the consideration of a development variance permit application may have merit.

If Council approves the Zoning By-law amendments as outlined in Appendix 1, staff propose that all development variance permit applications related to such amendments be forwarded to the AFSAC for review and comment prior to their consideration by Council to allow the Committee to provide advice on the merits of such a development variance application in relation to the agricultural potential on the remainder of the same parcel or surrounding lots.

## **Legal Services Review**

Legal Services has reviewed this report and its recommendations and has no concerns.

## **SUSTAINABILITY CONSIDERATIONS**

The Zoning By-law amendments as proposed in this report will assist in achieving the objectives of the City's *Sustainability Charter* by "incorporating a Sustainable Agricultural Base and Local Food Security" and by demonstrating the City as "a leader in the protection of its ALR and in enhancing the productivity of this land base".

The recommendations of this report also address a number of specific scope action items of the *Sustainability Charter*, as follows:

EC12.1 Work with the region and the Province to protect the City's ALR-designated agricultural land base, the quantity and quality of agricultural soil;

EC12.2 Work with the agricultural sector to enhance the productivity of ALR lands to encourage increased production of ALR lands in the City that are not now used for agriculture due to these being unused or used for non-agricultural purposes; and

EC12.4 Develop policies, regulations and programs that help to reduce the amount of land in the ALR that is used for non-agricultural use or is out of agricultural production.

## **CONCLUSION**

Based on the above discussion, it is recommended that Council:

- Approve amendments, as documented in Appendix 1 attached to this report, to the Zoning By-law, which if adopted, will act to regulate the location of residential buildings in each of the "General Agriculture (A-1)" Zone and the "Intensive Agriculture (A-2)" Zone, respectively;
- Authorize the City Clerk to bring forward a Zoning By-law amendment by-law for the required readings and to set a date for the related public hearing;

- Direct staff to refer to the AFSAC for review and comment prior to consideration of such application by Council, any application for a development variance permit related to the Zoning By-law amendments as documented in Appendix 1 of this report; and
- Instruct the City Clerk to forward a copy of this report to the AFSAC.

*Original signed by*  
Jean Lamontagne  
General Manager  
Planning and Development

MK/kms/saw

Attachments:

- Appendix 1 Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000
- Appendix 2 Illustrations of Proposed Farm Residential Footprint Regulations
- Appendix 3 Corporate Reports No. R55 – Comments on Draft Provincial Discussion Paper – "By-law Standards for Residential Uses in the Agricultural Land Reserve" (without Appendix I)
- Appendix 4 Ministry of Agriculture Bylaw Standards
- Appendix 5 Surrey Parcels Zoned A-1 and A-2 within and outside of the ALR

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0034-00

Issued To: RODNEY A VINES  
SIMON J WILCOCK  
  
("the Owner")

Address of Owner: 1440 - 184 Street  
Surrey, BC V3S 9R9

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: 013-223-348  
Parcel "C" (Reference Plan 3604) West Half of the North Half the North West Quarter  
Section 9 Township 7 New Westminster District

1440 - 184 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:  
  
The provisions of the "farm residential footprint" in Section J.2. "Special Regulations" of Part 10 "General Agriculture Zone (A-1)" are varied to permit construction of a 375m<sup>2</sup> "accessory farm residential facility" in accordance with the drawings numbered "Drawing 1" through to and including "Drawing 3" (the "Drawings") which are attached hereto and form part of this development variance permit.
4. This development variance permit applies to only to the location of the structure outlined in thick black line and labeled "Pool Accessory Structure" 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 B, 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 of the structure 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 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

**PROJECT INFORMATION**

PROJECT NAME: VINES ACCESSORY BUILDING  
 CLIENT: RAYMOND S. BONTER DESIGNER LTD.  
 ADDRESS: 194th Street, Richmond, BC  
 DATE: 10/15/2010

**ZONING ANALYSIS**

PROJECT ZONING: R-1000  
 ZONING DESCRIPTION: RESIDENTIAL SINGLE-FAMILY  
 PERMITTED USES: SINGLE-FAMILY RESIDENCE, ACCESSORY BUILDING  
 RESTRICTIONS: MAXIMUM HEIGHT 10.0 METERS, MAXIMUM FLOOR AREA 150 SQ METERS

**GENERAL PROJECT NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BC BUILDING ACT AND ALL APPLICABLE BY-LAWS.  
 3. THE SITE PLAN SHALL BE APPROVED BY THE LOCAL AUTHORITY PRIOR TO CONSTRUCTION.

**SECONDARY SUITES**

THIS BUILDING IS DESIGNED TO BE USED AS A SECONDARY SUITE TO THE MAIN RESIDENCE. IT SHALL NOT BE USED AS A SEPARATE DWELLING UNIT. THE SUITE SHALL BE ACCESSIBLE FROM THE MAIN RESIDENCE AND SHALL NOT HAVE A SEPARATE ENTRANCE TO THE STREET.

**GENERAL PROJECT NOTES (CONT.)**

4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED ON A GRADE THAT IS AT LEAST 150 MM ABOVE THE FINISHED GRADE OF THE ADJACENT STREET.  
 5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED WITH A MINIMUM CEILING HEIGHT OF 2.0 METERS.

**AREA SCHEMATICS**

SCALE 1/16" = 1'-0"

**PROPOSED ACCESSORY BUILDING FOR VINES RESIDENCE**

194th Street

3330' (1008m)

1755' (535m)

1500' (457m)

1250' (381m)

1000' (305m)

750' (228m)

500' (152m)

250' (76m)

0' (0m)

**PROPOSED ACCESSORY BUILDING FOR VINES RESIDENCE**

194th Street

3330' (1008m)

1755' (535m)

1500' (457m)

1250' (381m)

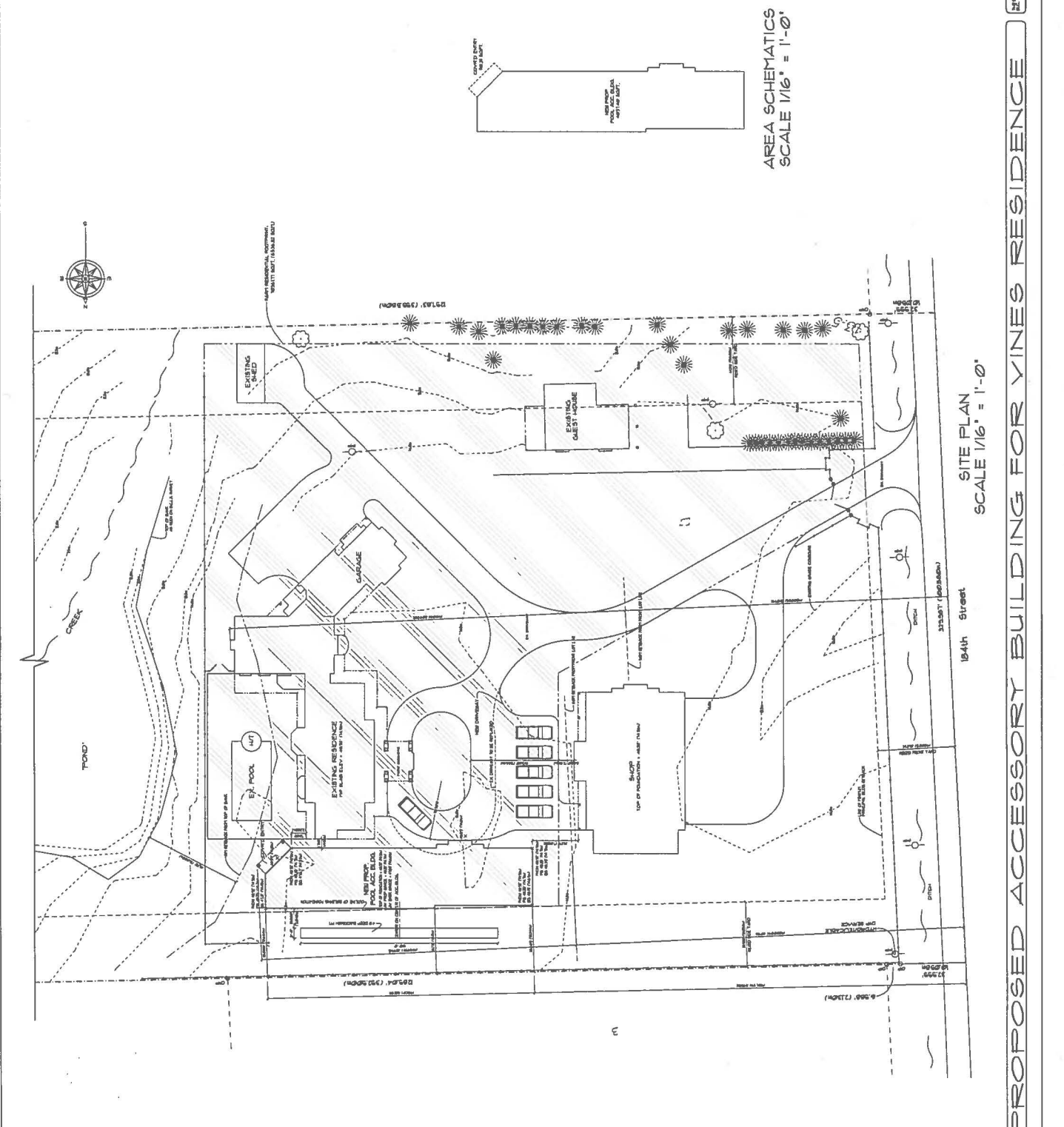
1000' (305m)

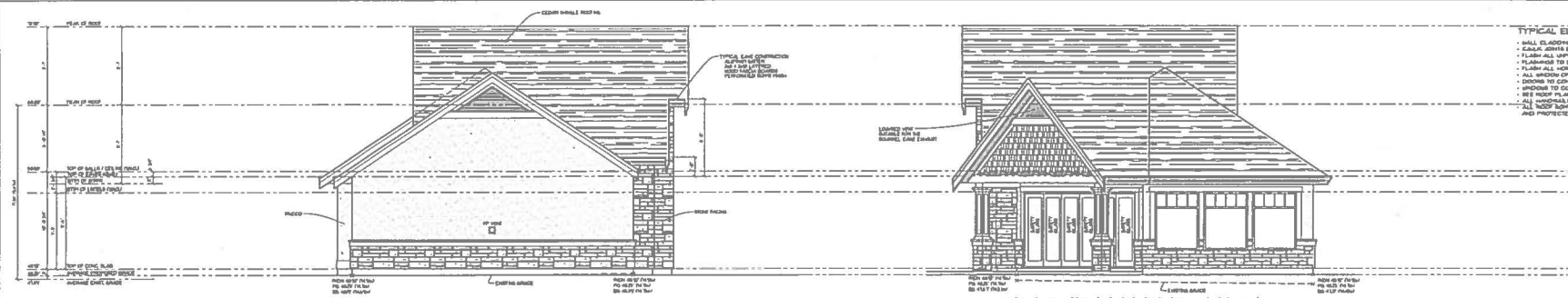
750' (228m)

500' (152m)

250' (76m)

0' (0m)

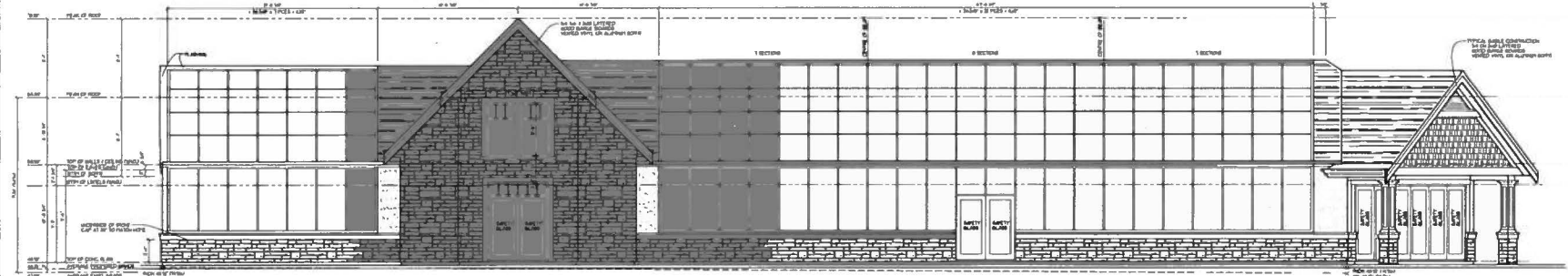




FRONT (WEST) ELEVATION

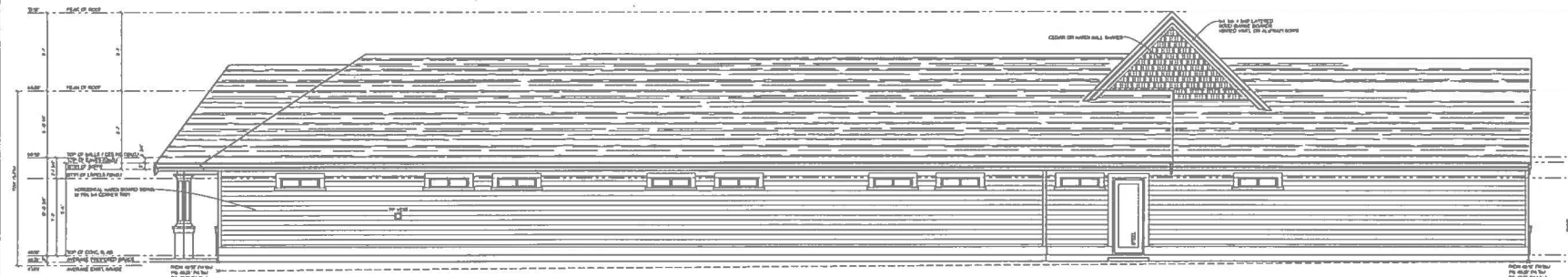
REAR (EAST) ELEVATION

- TYPICAL ELEVATION CONSTRUCTION NOTES**
- SHALL BE BUILT TO BE ON SLAB ON GRADE WITH 2" STRAPPING AND 1/2" G-IRON.
  - EXTERIOR WALLS TO BE 8" CMU WITH 1/2" G-IRON STRAPPING AND 1/2" G-IRON.
  - FINISH ALL UNPROTECTED EXTERIOR JOINTS.
  - FLASHING TO BE PER AS SLOPE AND HAVE END DRAIN.
  - ALL WINDOW OPENINGS TO BE COVERED BY THE CURBS.
  - FINISH TO CONFORM TO SECTION 05 10 00 BUILDING CODES.
  - FINISH TO CONFORM TO SECTION 05 10 00 BUILDING CODES.
  - SEE ROOF PLAN FOR ROOF PROFILES AND OVERLAPS.
  - ALL ROOF JOINTS TO BE PROTECTED WITH 1/2" G-IRON AND 1/2" G-IRON.
  - ALL ROOF JOINTS SHALL BE A LEAK FREE JUNT BE BUILT, UNLESS NOT PROTECTED AS PER SECTION 05 10 00.



RIGHT (SOUTH) ELEVATION

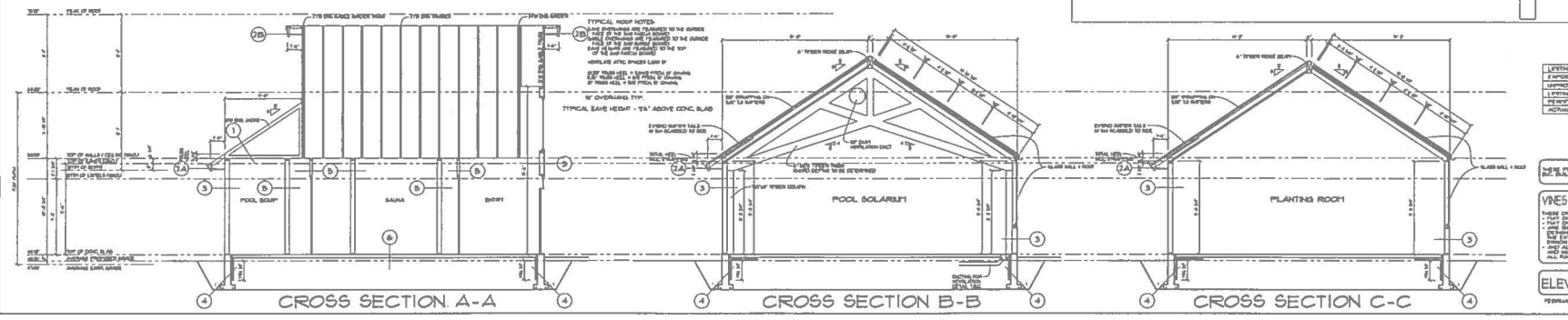
- 1** TYPICAL FRAMING ROOF
- ROOFING FLASH TO EXIST.
  - 1/2" PL THICK INSULATION.
  - 1/2" PL THICK INSULATION.
  - 1/2" PL THICK INSULATION.
  - 1/2" PL THICK INSULATION.
  - 1/2" PL THICK INSULATION.
  - 1/2" PL THICK INSULATION.
- 2A** TYPICAL EXTERIOR WALLS
- EXTERIOR WALL SURFACE OUTSIDE.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
- 2B** TYPICAL EXTERIOR WALLS
- 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.



LEFT (NORTH) ELEVATION

- 3** TYPICAL EXTERIOR WALLS
- EXTERIOR WALL SURFACE OUTSIDE.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
- 4** TYPICAL SLAB ON GRADE FOUNDATION
- 1" CONCRETE FOUNDATION WALL.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
- 5** TYPICAL INTERIOR WALLS
- 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
- 6** TYPICAL FLOOR SLAB
- 1" CONCRETE SLAB.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.
  - 1/2" ON THE LATTER SIDE FASCIA BOARDS.

BUILDING SPEC'S



CROSS SECTION A-A

CROSS SECTION B-B

CROSS SECTION C-C

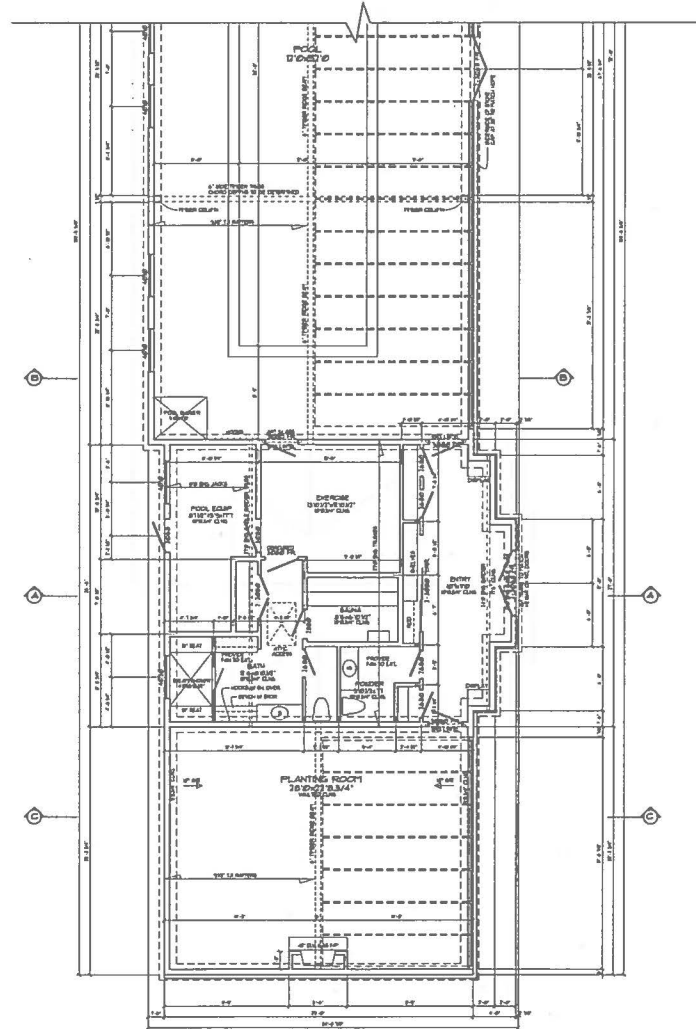
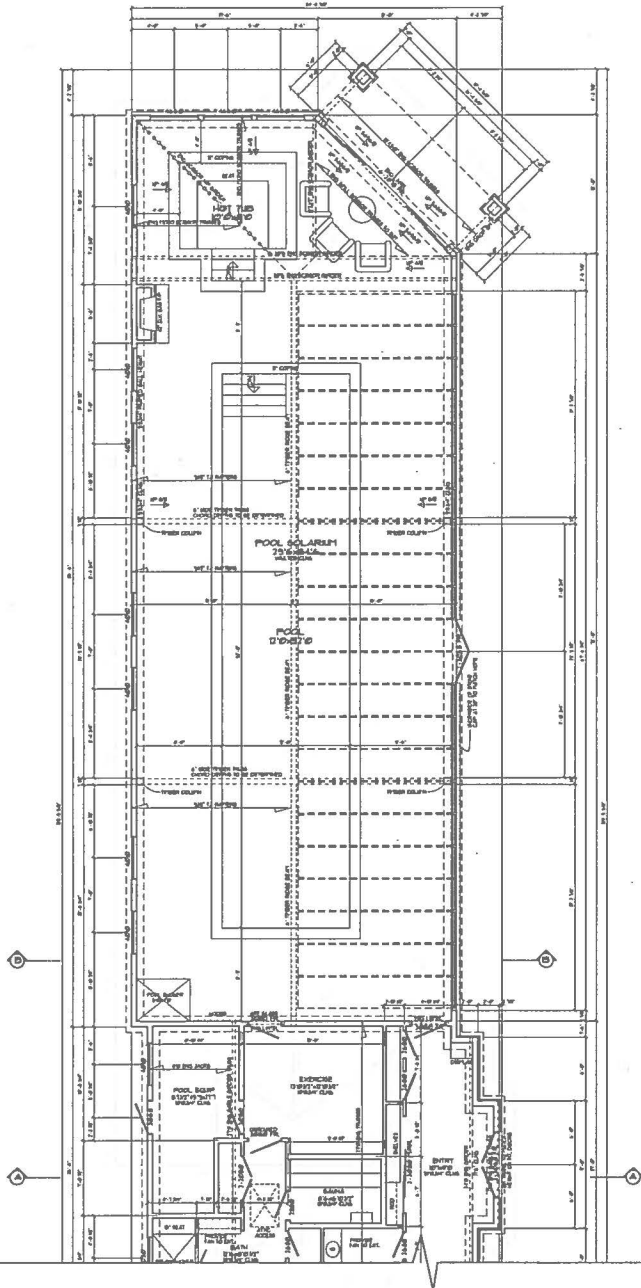
**LEFT WALL FACE**  
SCALE: 1/4" = 1'-0"

ITEM	DESCRIPTION	AREA	PERCENTAGE
1	PERMITTED UNPROTECTED AREA	148.00 SQ. FT.	100%
2	PERMITTED UNPROTECTED AREA	148.00 SQ. FT.	100%
3	PERMITTED UNPROTECTED AREA	148.00 SQ. FT.	100%
4	PERMITTED UNPROTECTED AREA	148.00 SQ. FT.	100%

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**ELEVATIONS, CROSS SECTIONS**

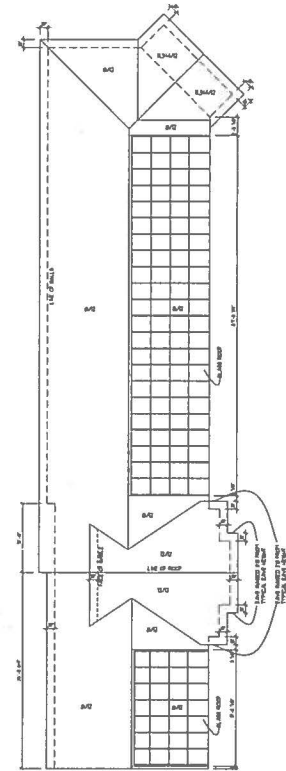
FEBRUARY 14, 2020



**POOL ACCESSORY BUILDING**  
4037.40 SQ.FT.

\* NOTE  
ANGLES ARE 45° UNO  
\*\*ALL ROOF SIZES MEASURED TO 'STUD FACE' NOT 'DRYWALL FACE'

NOTE:  
OUTER WALLS ARE DRAWN 1" FACE AWAY  
BY 1/4" FROM MEASURED ON 1/4" FACE  
CORNER OF WALL MEASURED TO THE 1/4" FROM OUTSIDE OF POOL  
ALL INTERIOR WALLS ARE DRAWN 1/2" ON 1/4" FACE  
ALL INTERIOR WALLS ARE DRAWN 1/2" ON 1/4" FACE  
NO PART OF A WALL IS TO BE PROJECTED ON INTERIOR OR EXTERIOR WALLS  
UNLESS ALL CORNER CONDITIONS ARE IDENTIFIED  
AND THIS IS COMMENTED ON SHEET



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

TYPICAL ROOF NOTES:  
SLOPE AND DRAINAGE ARE PLANNED AS SHOWN.  
EDGE OF ROOF SHALL BE FINISHED TO THE CORNER.  
ROOF SHALL BE FINISHED TO THE CORNER.  
ALL ROOF FINISH SHALL BE TO THE TOP  
OF THE STRUCTURAL MEMBER.

1" OVERHANG TYP.  
TYPICAL EAVE HEIGHT - 78" ABOVE CONC. SLAB

GENERAL NOTES:  
SEE SET OF DRAWINGS FOR COMPLETELY FINISHED AND SCHEDULED BY ARCHITECT  
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE  
INTERNATIONAL RESIDENTIAL CODE BOOK AND THE LATEST EDITIONS OF THE  
INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOKS.  
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE  
INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOKS.  
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INTERNATIONAL MECHANICAL AND ELECTRICAL CODE BOOKS.

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THIS PLAN CONFORMS TO THE  
REQUIREMENTS OF THE IBC

**FLOOR PLAN, ROOF PLAN**

FEBRUARY 14, 2018  
E-111 1/8" = 1'-0"

DESIGN BY RAYMOND S. BONTIER, DESIGNER LTD.

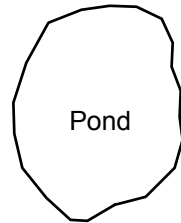
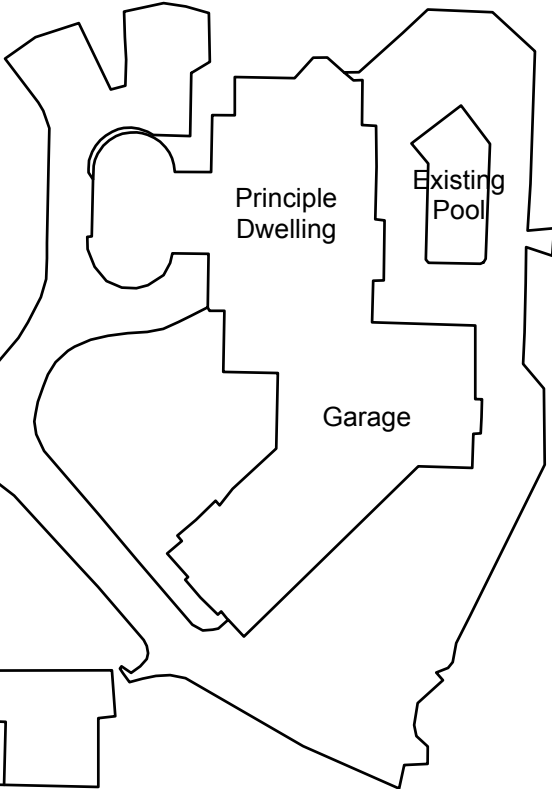
88 - 1859 - 15102 STREET  
SOUTH SUITE 1, DC VIA 903  
PHONE: 604-935-3177 FAX: 1-866-454-4711  
E-MAIL: rbontier@bontierdesigner.ca

184 St

Pool Accessory  
Structure



184 St



Creek

