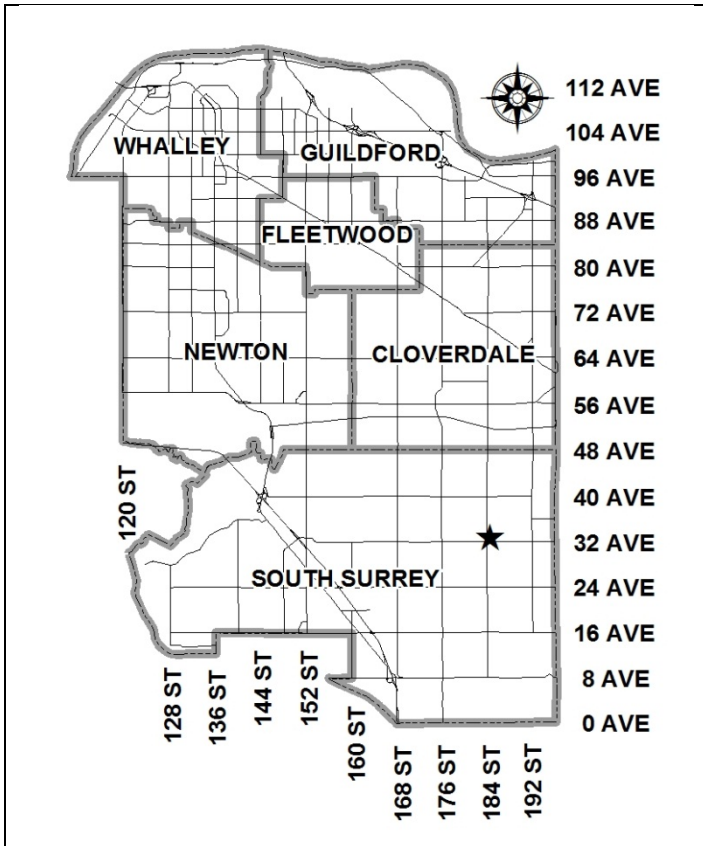


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0195-00

Planning Report Date: December 16th, 2013

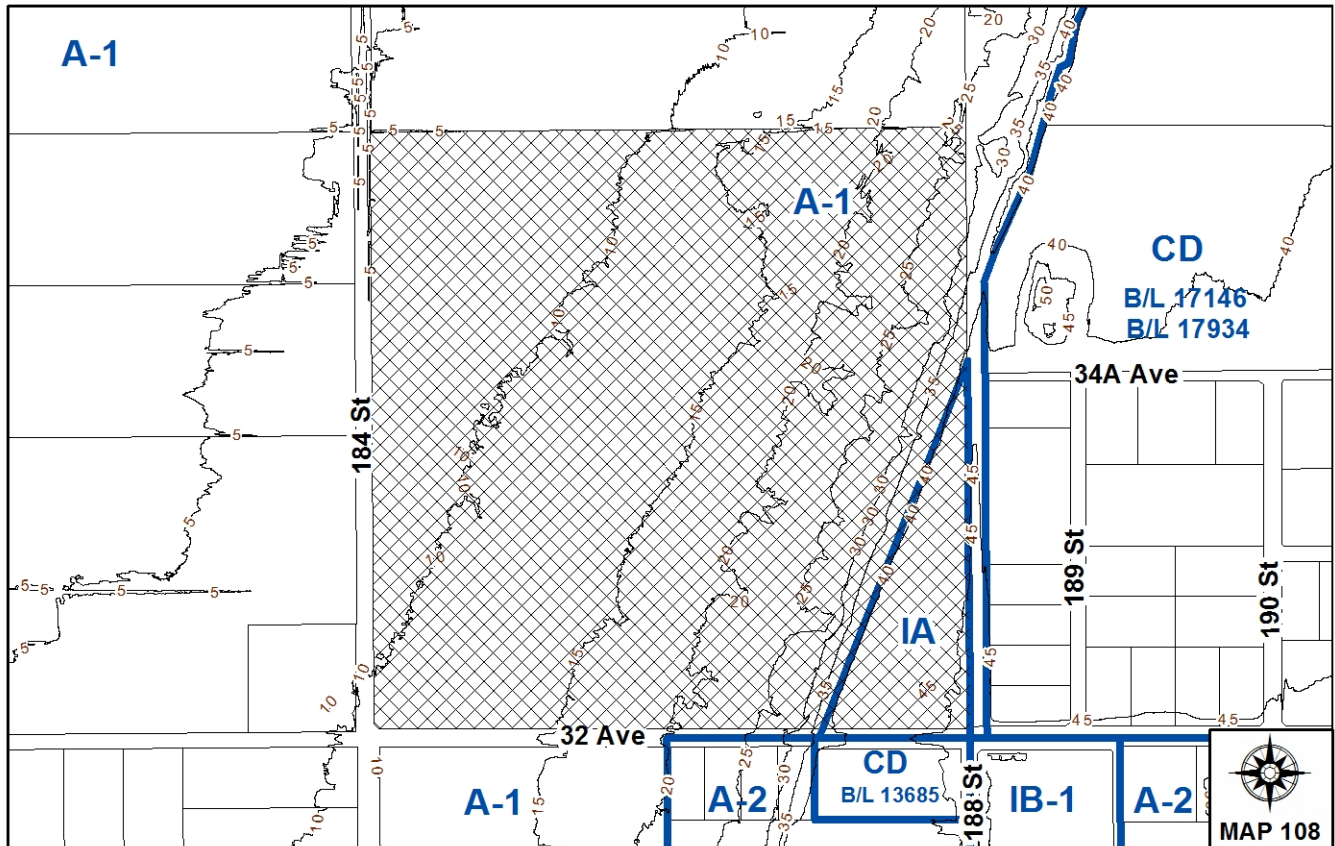


PROPOSAL:

- Subdivision within ALR under Section 21(2) of the Agricultural Land Commission Act.

in order to allow subdivision into 2 lots.

LOCATION: 18793 - 32 Avenue
OWNER: Crown In The Right of the Province of British Columbia
ZONING: A-1 and IA
OCP DESIGNATION: Agricultural
LAP DESIGNATION: n/a



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that Council authorize referral of the application to the Agricultural Land Commission with no comment.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Contrary to OCP Policies to limit fragmentation of land within the Agricultural Land Reserve.

RATIONALE OF RECOMMENDATION

- The subject site contains a steep slope that forms a natural barrier along the proposed line of subdivision.
- The site is currently split-zoned and the existing zoning boundary coincides with the location of the proposed subdivision boundary and the top of the escarpment.
- No exclusion of land from the ALR is proposed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize referral of the application to the Agricultural Land Commission with no comment.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) input from Senior Government Environmental Agencies.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering requirements as outlined in Appendix III.
Parks, Recreation & Culture:	Support. Parks notes the location of a future north-south pedestrian connection to the east of the property.
Agricultural Advisory Committee (AAC):	At the November 7 th , 2013 meeting, the AFSAC Committee recommended that the application not be supported, as there is no net benefit to Agriculture.

SITE CHARACTERISTICSExisting Land Use:

Mostly forested parcel with a steep escarpment and 5 hectare (10 acre) open field in north-west corner. The "BC Tree Seed Centre" (Horticultural Research Facility) is located in the south-east corner, accessed from 32nd Avenue.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Active farmland.	Agricultural	A-1 (ALR)

Direction	Existing Use	OCP	Existing Zone
East:	Narrow Greenbelt, beyond is vacant land, recently serviced for Business Park construction.	Industrial	A-1 & CD (Bylaw No. 17146 & 17934)
South (Across 32 Ave):	Open fields, Single Family Residential, Business Park/Warehouse.	Agricultural/Industrial	A-1 (ALR), A-2, & CD (Bylaw No. 13685)
West (Across 184 Street):	Active farmland.	Agricultural	A-1

DEVELOPMENT CONSIDERATIONS

Site Description

- The subject property is an approximately 65 hectare (160 acre "quarter section") parcel located north-east of the intersection of 32nd Avenue and 184th Street. The parcel is split zoned: the majority (58.5 hectares/144 acres) is zoned A-1 (General Agricultural Zone) and the remainder is zoned IA (Agro-Industrial Zone). The site is outside of but adjacent to the Campbell Heights Industrial Area.
- The BC Tree Seed Centre (TSC), an industrial horticultural and research facility owned and operated by the Provincial Ministry of Forests, Lands and Natural Resource Operations, is located on the IA zoned south-eastern portion of the property. It is accessed from 32nd Avenue. This portion of the property was rezoned to IA in 1985, with the TSC being constructed immediately afterwards.
- The majority of the parcel is heavily treed. A steep slope separates the IA zoned portion of the parcel from the remainder, and there is approximately 5 hectares (10 acres) of cleared land located in the north-west corner. Aside from the TSC, the site is vacant of any structures.
- The subject site is entirely within the ALR. The parcel abuts lands to the east that are within the Campbell Heights Local Area Plan and out of the ALR. These adjacent lands, recently rezoned and serviced, are currently under development.
- Lands to the north, west, and south are in the ALR. There are active agricultural operations to the north and west. The lands to the south, across 32nd Avenue, contain single family residences (within the ALR) and business park uses (outside the ALR).

Proposal:

- The proposal is to subdivide the parcel along the existing A-1/IA Zoning boundary, creating 58.5 hectare (144 acre) and 6.5 hectare (16 acre) parcels respectively.

- The Province intends to continue operating the TSC, however the proposed remainder portion is surplus to current operational requirements. Upon successful subdivision it will be utilized for 'other public interest purposes', which is very likely sale/disposal of the property.
- Beyond the subdivision proposal, there are no changes proposed for the subject site at this time.
- Both proposed parcels meet the minimum size requirements for the respective zones.
- In order for the subdivision to be approved, the application must be forwarded to the Agricultural Land Commission for review. If the application is supported, it will be returned to the City for completion of any other requirements prior to subdivision plan signing.

Agriculture and Food Security Advisory Committee (AFSAC):

- The proposal was presented to the AFSAC Committee on November 7th, 2013. The committee commented as follows:
 - There will be no loss of ALR land;
 - The subdivision has merit based upon the geographical considerations of the site, however;
 - There is no net benefit to agriculture resulting from the proposal.
- The committee subsequently passed a motion recommending that the application not be supported, as it represents a loss to the ALR and does not support agriculture as identified in the Official Community Plan.

Biodiversity Strategy Considerations

- 76% of the subject site is identified as a 'hub' area in the draft Biodiversity Conservation Strategy. The site is given an ecological significance score of 86/100, making it one of the most significant sites in the City in terms of overall ecological significance.
- The site also contains a red-coded (fish bearing) watercourse that runs in a westerly direction. The location of any future built structures will be subject to compliance with the Department of Fisheries and Ocean's Riparian Area Regulation minimum setbacks.
- No trees are proposed to be removed. In the event that the remainder portion of land is utilized, tree removal will be subject to the City's Tree Protection Bylaw (No. 16100).

Disadvantages of Proposal

- The proposal represents a fragmentation of the ALR land base within the City of Surrey.
- There is at this time no immediate benefit to agriculture itself.

Justification of Support for Proposal

- The sizes of the proposed parcels exceed the 4 hectare (10 acre) minimum parcel size identified in the Official Community Plan for any subdivision within the ALR.

- Both proposed parcels meet the minimum requirements of the respective zones.
- The agro-industrial use of a portion of the property continues to be appropriate, given both the property's ALR status as well as proximity to the Industrial designated lands to the east.
- The majority of lands within the subject site are currently not being utilized. Subdivision and sale of this land will allow the remainder of the parcel to be utilized for agriculture or conservation purposes, consistent with the OCP policies.
- Any future use of the remainder A-1 land will be subject to the uses permitted in the Agricultural Land Reserve as well as the "General Agriculture Zone (A-1)".
- The subject property is divided east/west by a steep escarpment (20 metre/ 65 ft. high) that runs the length of the property. The existing zoning boundary, as well as the location of the proposed subdivision, is generally consistent with the location of this geographic feature.
- The topography of the site serves as a natural buffer between the ALR lands to the west, and the Campbell Heights Business Park to the east. The OCP contains policies to avoid fragmentation of ALR land, however the subject site is an exception and is already fragmented by existing natural boundaries. This existing natural buffer serves to separate the industrial uses of Campbell Heights with the Agricultural uses of the ALR.

In weighing the advantages, disadvantages, and site specific factors of the application, Staff believe that there is merit in the proposal and recommend for Council to authorize referral of the proposal to the Agricultural Land Commission for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	Agricultural Advisory Committee Minutes

INFORMATION AVAILABLE ON FILE

- BC Tree Seed Centre Information Brochure
- November 7th, 2013 AFSAC Memo

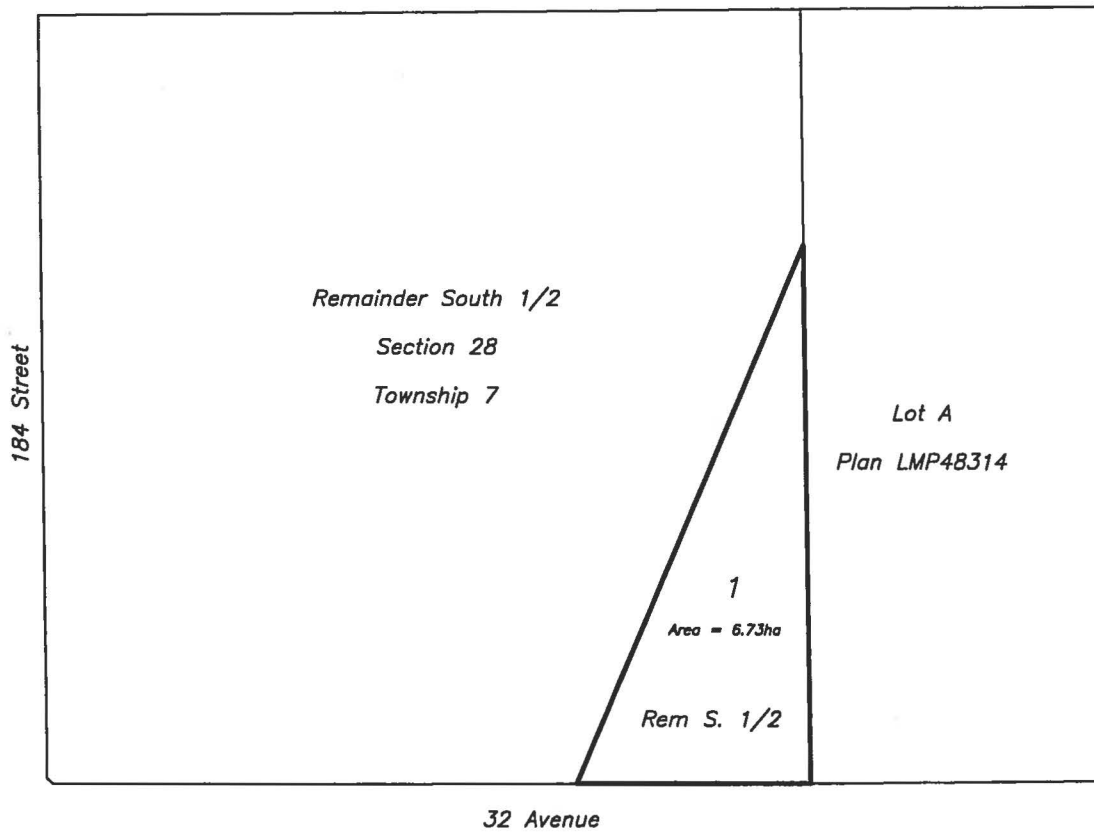
original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/da

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*Plan of Proposed Subdivision of the
South Half of Section 28, Township 7
Except Plans LMP48314, LMP48315 and BCP19759
New Westminster District*



Scale = 1:7500



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

FROM: **Development Services Manager, Engineering Department**

DATE: **December 11, 2013** PROJECT FILE: **7813-0195-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18793 32 Ave**

SUBDIVISION

Property and Right-of-Way Requirements

- dedicate as road, an area approximately 16.25 m long x 6.72 deep in the south-east corner of the lot to permit intersection improvements at 32 Avenue and 188 Street.

Works and Services

- Provide proof of potable water source and sewerage disposal systems for each lot in accordance with Surrey by-laws.

A Servicing Agreement is not required prior to Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

RD

APPENDIX IV

It was Moved by S. Van Keulen
Seconded P. Harrison
That the Agriculture and Food Security Advisory
Committee recommends to the GM Planning and Development that a concept of how
to deal with the isolated agricultural lands below the West Clayton NCP area be
provided to the Committee for review.

Carried

C. OUTSTANDING BUSINESS

D. NEW BUSINESS

**1. Proposed Subdivision within the ALR
18793 - 32 Avenue
File No.: 7913-0195-00**

Daniel Sturgeon, Planning Technician, Area Planning South, was in attendance to review his memo, dated September 30, 2013, regarding the above subject line. Comments were as follows:

- The subject (65 hectare/160 acre) property is entirely in the ALR and is split zoned: the majority (58.5 hectares/144 acres) is zoned A-1 (General Agricultural) and the remainder is zoned IA (Agro-Industrial); a steep and heavily treed slope separates the IA zoned portion from the remainder of the site.
- The applicant proposes to subdivide the property along the existing IA and A-1 zoning boundary to create two (2) lots approximately 6.5 hectares (16 acres) and 58.5 hectares (144 acres) in size. Both proposed lots meet the minimum requirements of the exiting respective zones.
- Approximately seven (7) years ago a previous attempt to subdivide was not supported and the application was withdrawn. Management of the lands has since changed Ministries and the intent at this point is to keep the BC Tree Seed Centre (IA zoned portion), operated by the Ministry of Forests, Lands and Natural Resource Operations, and to sell the remaining (A-1 zoned) portion of the site.

The Committee noted that although at this time the subdivision makes sense (already in the ALR and staying in the ALR), and the tree farm will carry on as it is currently, there ultimately is no net benefit to agriculture to support this application.

Discussion ensued with respect to the future of the A-1 zoned portion of the site. It was suggested that there may be the opportunity for the City to work with the Province in this regard.

It was

Moved by S. Van Keulen

Seconded M. Hilmer

That the Agriculture and Food Security Advisory

Committee recommends to the GM Planning and Development, that Application No. 7913-0195-00 not be supported, as it represents a further loss to the ALR, and does not support agricultural uses as contained within the Official Community Plan.

Carried