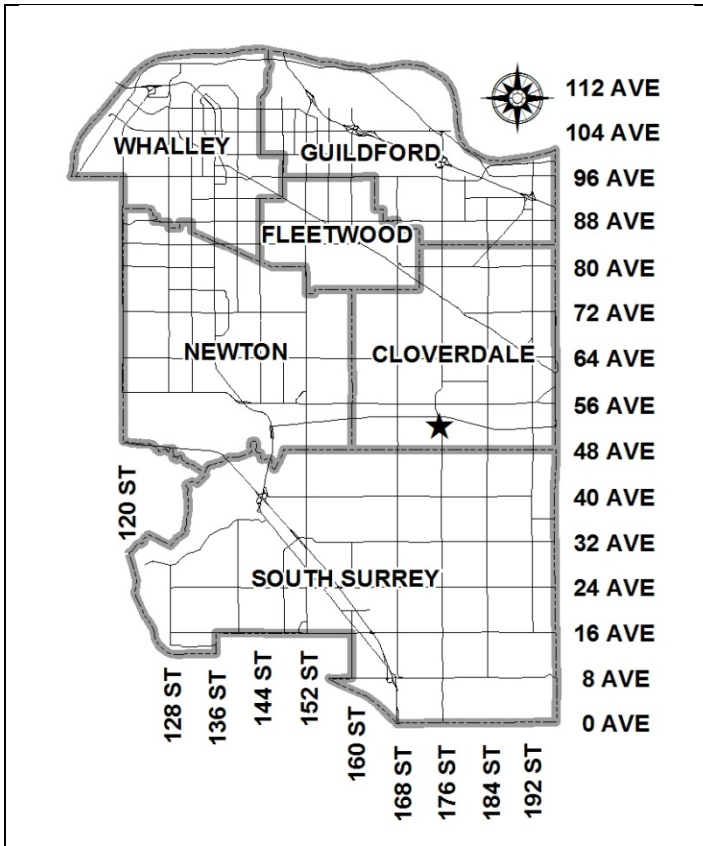


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0240-00

Planning Report Date: March 31, 2014



**PROPOSAL:**

- **Development Variance Permit**

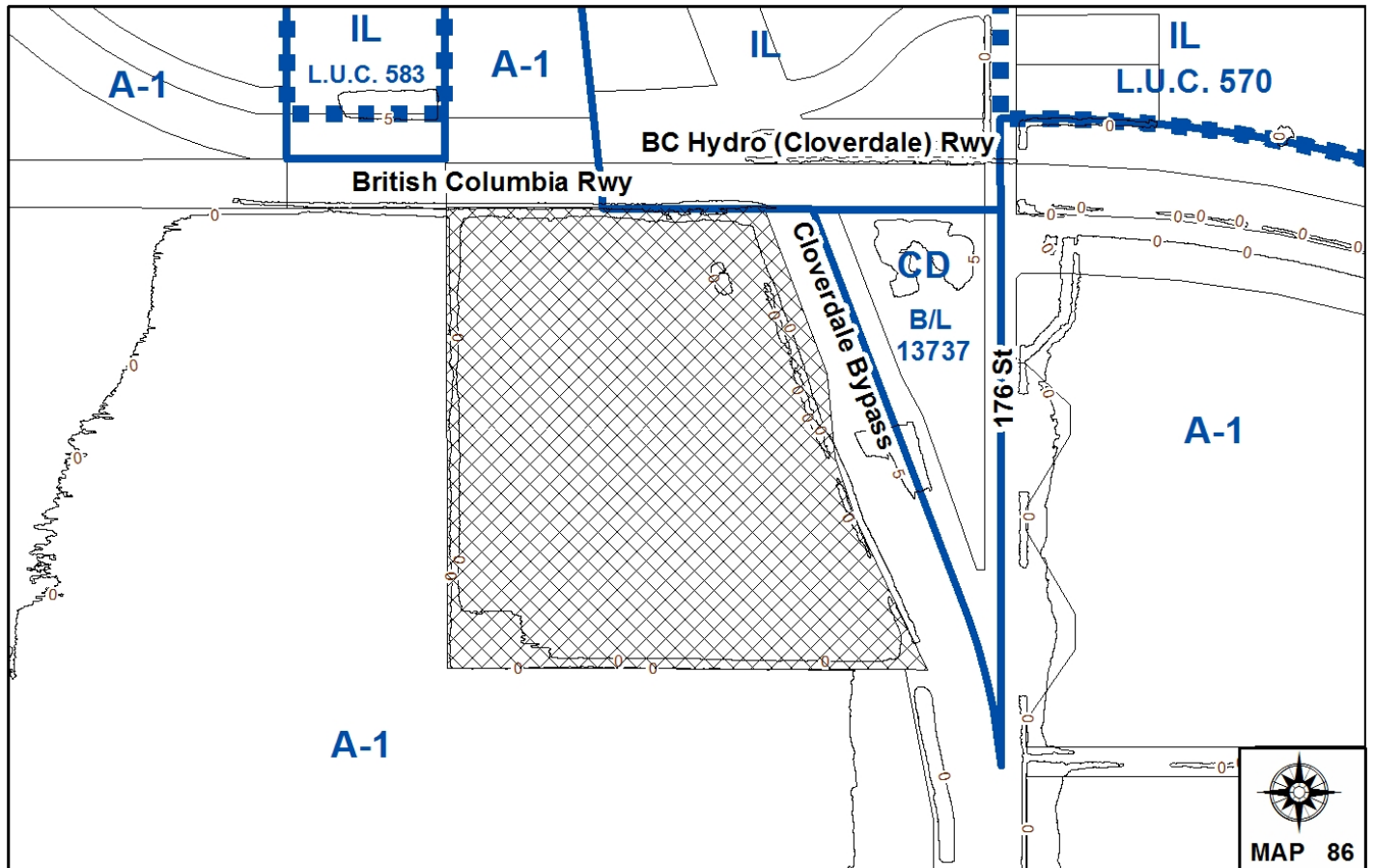
to vary the farm residential footprint and setbacks of the A-1 Zone in order to construct a single family dwelling away from the street.

**LOCATION:** 5243 - 176 Street

**OWNER:** Sundeep S. Kajla

**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 to vary the A-1 Zone, to:
  - increase the maximum front yard setback for a single family dwelling;
  - reduce the minimum side yard setback for a single family dwelling; and
  - increase the maximum depth of the farm residential footprint from a flanking streetin order to permit construction of a new single family dwelling 285 metres (935 ft.) away from the street.

### RATIONALE OF RECOMMENDATION

- The proposal will not vary the maximum size of the farm residential footprint prescribed in the A-1 Zone.
- The subject site is an active blueberry farm, and in order to construct a home in compliance with the farm residential footprint requirements, productive blueberries would need to be removed from active production.
- The proposed farm home plate location in the southwest corner of the property had been partially filled by the previous owner and is not used for crop production.
- The proposed driveway along the south property line coincides with the current path used for the blueberry farm operation and therefore would not impact crops.
- The applicant has agreed to register a Restrictive Covenant that will restrict the size of a future house built on the existing fill site located in the southwest corner of the property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7913-0240-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum front yard setback of the A-1 Zone from 50 metres (164 ft.) to 285 metres (935 ft.);
  - (b) to reduce the minimum south side yard setback for a single family dwelling in the A-1 Zone from 13.5 metres (45 ft.) to 10 metres (33 ft.); and
  - (c) to increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 310 metres (1,020 ft.).
  
2. Council instruct staff to resolve the following issues prior to Final Approval:
  - (a) registration of a Section 219 Restrictive Covenant that will prohibit additional fill from being placed around the perimeter of the existing fill site in the southwest corner of the property. The Restrictive Covenant is to acknowledge that propane (blueberry) cannons are permitted on neighbouring lands within 200 metres (650 ft.) of the applicant's proposed home in the southwest corner of the property; and
  - (b) registration of a no-build Section 219 Restrictive Covenant for the riparian setback area that borders the western portion of the existing fill site, in the southwest corner of the property.

REFERRALS

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

Agricultural and Food Security Advisory Committee (AFSAC): The project was reviewed at the January 9, 2014 AFSAC meeting wherein AFSAC recommended that the application comply with the current setback parameters in the A-1 Zone (Appendix VII).

SITE CHARACTERISTICS

Existing Land Use: Active blueberry farm

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across BC Railway):	Partially vacant lot and Mainroad Contracting	Industrial	A-1 and IL

Direction	Existing Use	OCP Designation	Existing Zone
East (Across Highway No. 15 Overpass):	Soil processing facility	Agricultural	CD (By-law No. 13737)
South:	Blueberry farm	Agricultural	A-1
West (Across Class A-O Watercourse):	Blueberry farm	Agricultural	A-1

## DEVELOPMENT CONSIDERATIONS

### Site Description

- The 8-hectare (20 ac.) subject site is located at 5243 – 176 Street, on the west side of Highway No. 15, to the south of Highway No. 10.
- The site is located in the Agricultural Land Reserve (ALR), is designated Agricultural in the Official Community Plan (OCP), and is zoned "General Agricultural Zone (A-1)".
- The property was purchased by the current owner in 2000.
- The applicant advised that the previous owner of the site placed fill in the southwest corner of the site without obtaining a soil permit from the City. The fill has since settled, and the applicant would like to construct a home on the existing fill site (Appendix II).

### Proposal

- The location of the existing fill in the southwest corner of the subject lot is not in compliance with the farm residential footprint depth requirement from a street and the setback requirements in the A-1 Zone for the purpose of constructing a single family dwelling. Therefore, in order to construct a home on the existing fill, the applicant is proposing the following three variances to the A-1 Zone:
  - increase in the maximum front setback for a single family dwelling from 50 metres (164 ft.) to 285 metres (935 ft.);
  - to reduce the minimum south side yard setback for a single family dwelling from 13.5 metres (45 ft.) to 10 metres (33 ft.); and
  - increase in the maximum depth of the farm residential footprint from a flanking street from 60 metres (200 ft.) to 310 metres (1,020 ft.).
- A Geotechnical Engineer assessed the existing fill and provided a report that states that as the existing fill has been in place for over 10 years, any potential settlements must have already taken place, but recommends a raft foundation be constructed over the building pad.

- A septic field to service the proposed house will be located to the immediate north of the existing fill site. The proposed house will need to be set back 3.5 metres (12 ft.) from the top-of-bank of the northern edge of the existing fill for slope stability purposes and to not conflict with the proposed septic field.
- The applicant provided a sample house plan (Appendix III) that generally reflects the size of a two-storey home that the applicant is proposing to build on the existing fill site. The sample home is approximately 400 square metres (4,300 sq. ft.) in area including the garage.

#### Farm Home Plate By-law Considerations

- On November 5, 2012, Council approved changes to the Zoning By-law to include requirements relating to the definition, location and size of a farm residential footprint in both the "General Agriculture Zone (A-1)" and the "Intensive Agriculture Zone (A-2)". These changes were detailed in Corporate Report No. R207, dated September 10, 2012.
- The intent of these new regulations is to cluster the siting of residential buildings on agricultural properties close to the adjoining road frontage, in order to preserve farmland at the rear of parcels and, in turn to discourage agricultural zoned properties from being used exclusively for sprawling residential estates. 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 2,000 square metres (0.50 acre). When the property is classified by BC Assessment as having farm status, the footprint may be increased to a maximum of 3,000 square metres (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 (164 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.).
- During drafting of the new farm residential footprint regulations, staff were aware that its implementation would create a number of non-conforming sites throughout the City of Surrey. As such, it was anticipated that development variance permit applications could be considered in specific extenuating circumstances.

#### Agricultural Land Commission and Agricultural and Food Security Advisory Committee

- The subject application was not referred to the Agricultural Land Commission (ALC), as the existing fill on the site is less than 2,000 square metres (0.5 ac.) in area. With the exception of a small amount of fill for a septic field for the proposed home, no additional fill is proposed.
- However, as a condition of building permit approval, an Engineered Fill Permit will be required to raise the home plate above the 200-year flood level. Should the fill area then exceed 2,000 square metres (0.5 ac.) for the home plate, including the raised portion of the driveway ramp and septic field, referral to the Agricultural Land Commission will be required at that time. Any part of the farm road/driveway that is higher than the surrounding grade will be included in the fill area calculation.

- The proposal was presented to the Agricultural and Food Security Advisory Committee (AFSAC) at their January 9, 2014 meeting, and AFSAC did not support the proposed variances and recommended the A-1 regulations apply. The Committee's comments are summarized as follows with the applicant's and staff comments provided in italics:
  - The existing fill was placed in the southwest corner of the site without a soil permit from the City.

*(This is acknowledged by the applicant, who has stated the fill was placed on site by the previous owner, in or around 1999.)*
  - Approval from the Agricultural Land Commission (ALC) is not required since the total fill is less than 2,000 square metres (.5 ac.).

*(Referral to ALC may be required if necessary, at building permit stage.)*
  - Concerns were expressed that the existing fill may not be of structural quality and may need to be removed. If the fill needs to be removed, then the home should be located in compliance with the farm home plate requirements.

*(A report by the applicant's Geotechnical Engineer states that as the fill has been in place for over 10 years, any potential settlements must have already taken place. A partial removal and replacing of existing fill with a structural fill for footing construction is recommended.*

*Additionally, the report also recommends a raft foundation over the existing fill be utilized for the proposed house.)*
  - The proposed location of the home could impact the use of propane (blueberry) canons by neighbouring property owners.

*(The applicant has agreed to register a Section 219 Restrictive Covenant acknowledging that propane cannons may be used within 200 metres (656 ft.) of the applicant's proposed home in the southwest corner of the site.*

*Additionally, the applicant has agreed in writing (Appendix IX) to allow neighbours to use propane cannons within 200 metres (656 ft.) of the applicant's proposed house.)*
  - One member of the Committee was not concerned with the proposal, except that the driveway to the proposed home would be quite long.

*(The proposed driveway along the south property line coincides with the current path used for the blueberry farm operation and therefore would not impact crops.)*

### Riparian Area

- There is a Class A-O watercourse along the western property line. Any proposed structures will be required to comply with the riparian setback requirements.

- At the building permit stage, the applicant will be required to provide a habitat enhancement plan for the riparian setback area along the existing fill site. The riparian setback is 15 metres (50 ft.) to the building face measured from top-of-bank of the watercourse. The first 10 metres (33 ft.) of the riparian setback will be a no-disturbance area, separated by a fence, and will be protected by a no-build Restrictive Covenant.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To increase the maximum front yard setback of the General Agricultural Zone (A-1) for a single family dwelling from 50 metres (164 ft.) to 285 metres (935 ft.); and
- To increase the maximum depth of the farm residential footprint of the General Agricultural Zone (A-1) from a flanking street from 60 metres (197 ft.) to 310 metres (1,020 ft.).

Applicant's Reasons:

- Productive blueberry farmland would need to be removed in order to construct a home in compliance with the farm residential footprint and the maximum setback requirement of the A-1 Zone.
- The fill was placed on the site in or around 1999 by the previous owner of the land, and not by the current owner.

Staff Comments:

- If a home is located in compliance with the residential farm footprint requirements, it would be located near the fronting or flanking road.
- The area of the driveway along the southern property line leading to the fill in the southwest corner of the subject site, is deducted from the maximum 2,000-square metre (0.5 ac.) size of the residential farm footprint that is permitted in the A-1 Zone. This will reduce the available area to construct a home, and therefore, a smaller home will be built compared to a home that is built in compliance with the residential farm footprint requirements.
- Additional fill, to increase the area of the residential farm footprint, would not be permitted on the subject site, as the residential farm footprint for the subject site is at the maximum 2,000 square metres (0.5 ac.) due to the inclusion of the driveway area. A Restrictive Covenant will be registered to prohibit additional fill from being placed on the site that would increase the size of the residential farm footprint, unless the fill is required for floodproofing.

- The existing fill in the southwest corner of the site was placed without obtaining a soil permit. However, given that the fill was placed on the site prior to the farm residential footprint guidelines coming into effect, support for the proposed variances would not provide a suitable precedent to support future variances for unauthorized fill that was placed on properties after the farm residential footprint guidelines came into effect.
- The applicant submitted a Material Inspection Report prepared by Anthony Yam of Tony Yam Engineering Ltd. The Report outlined several recommendations for the design and construction of a foundation before a house could be built on the existing fill. The Building Division has reviewed the Report and determined that it is acceptable for the Development Variance Permit to proceed, however, a peer review of the Report may be required during the building permit application process.
- Propane cannons are commonly used on blueberry farms as an audible bird scare device. In order to minimize noise disturbances with surrounding residences, the Ministry of Agriculture has established the following guideline for the use of propane cannons:

*"Farmers should maintain a 200-metre (650 ft.) separation distance between a device and a neighbouring residence. Where written permission from the owner of a neighbouring residence is obtained, the separation distance can be waived."*

The applicant does not object to neighbouring properties using propane cannons within 200 metres (650 ft.) of the applicant's proposed house (Appendix IX) and will register a Restrictive Covenant to that effect.

- Staff support the requested variances.

(b) Requested Variance:

- To reduce the minimum south side yard setback for a single family dwelling in the "General Agricultural Zone (A-1)" from 13.5 metres (45 ft.) to 10 metres (33 ft.).

Applicant's Reasons:

- In order to comply with the minimum 13.5-metre (45 ft.) south side yard setback, the proposed home would need to be constructed along the northern edge of the existing fill site. The house has to be set back a minimum of 3.5 metres (12 ft.) from the top-of-bank of the fill for slope stability purposes. This would require a variance to reduce the south side yard setback from 13.5 metres (45 ft.) to 10 metres (33 ft.), to accommodate the proposed house and to provide a small contingency area along the northern edge of the fill in the event the home needs to be set back further than expected.
- The proposed house size of 400 square metres (4,300 sq. ft.) including the garage is a reasonable size. In order for the house to fit within the setback requirements of the A-1 Zone, the size of the house would need to be reduced.



- A house that is over 880 square metres (9,500 sq. ft.) in area could be constructed, if the house was constructed in compliance with the residential farm footprint requirements.

Staff Comments:

- The side yard setback in the A-1 Zone ranges between 3 metres (10 ft.) and 13.5 metres (44 ft.), depending on the width of the lot, meaning in some cases, the Zoning By-law would permit a 10-metre (33 ft.) side yard setback for an A-1-zoned lot.
- There are no existing dwellings located immediately south of the existing fill site, on the adjacent 27-hectare (67-acre) L-shaped property, which would be impacted by the proposed setback relaxation.
- 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
Appendix III.	Sample house plan
Appendix IV.	Aerial Image
Appendix V.	Material Inspection Report
Appendix VI.	Engineering Summary
Appendix VII.	Agricultural and Food Security Advisory Committee Minutes
Appendix VIII.	Development Variance Permit No. 7913-0240-00
Appendix IX.	Letter from Applicant

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

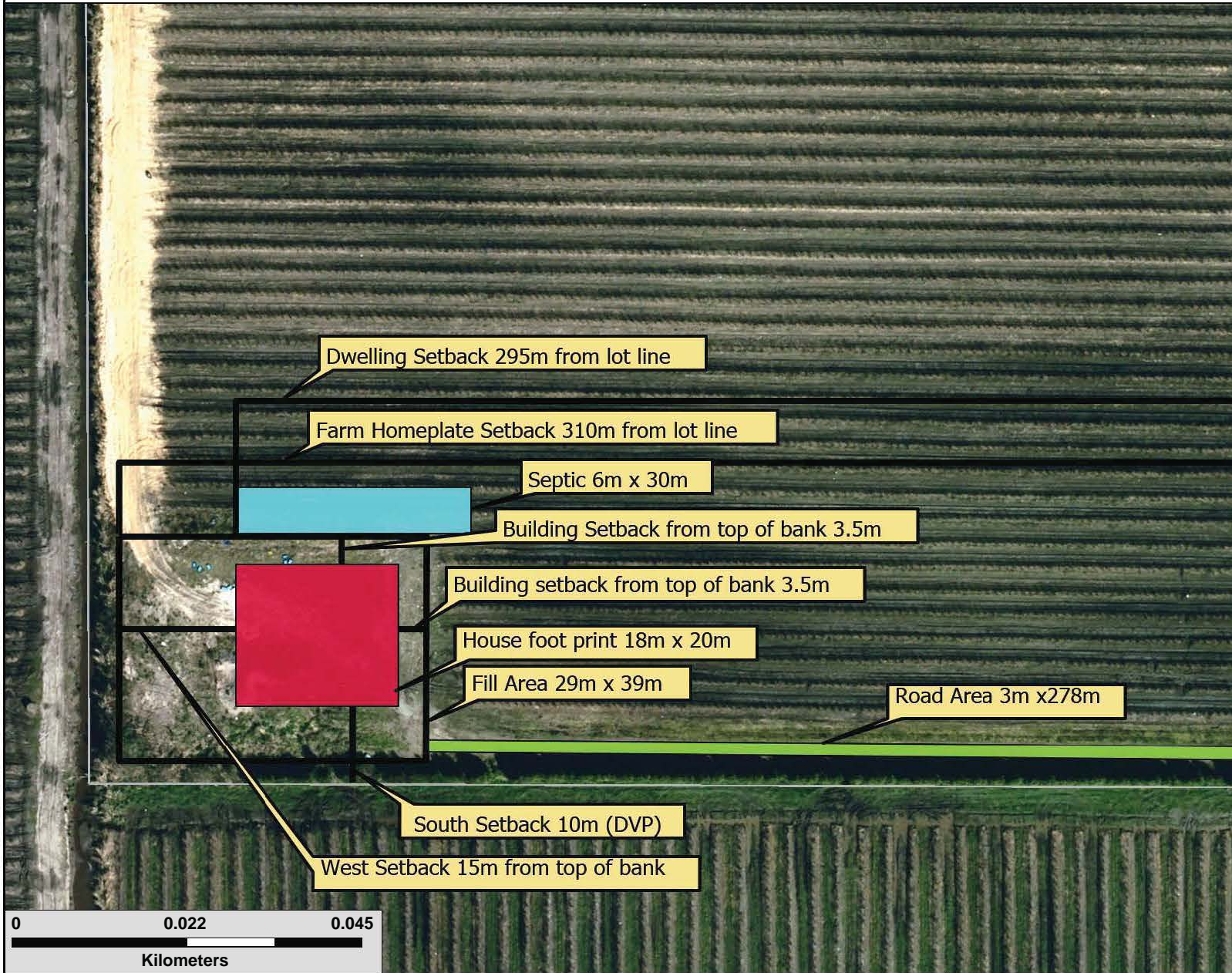
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Information for City Clerk

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

1. (a) Agent:      Name:                      Sundeep Kajla  
  
   Address:                      4932 - 152 Street  
   Surrey, BC V4P 2J9  
  
   Tel:                              604-790-8529
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      5243 - 176 Street
  
  - (b)      Civic Address:                      5243 - 176 Street  
   Owner:                              Sundeep S Kajla  
   PID:                                      025-420-780  
   Parcel 1 District Lot 363 Group 2 New Westminster District Plan LMP54798 Except: Plans BCP16476 and EPP1134
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7913-0240-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all the conditions have been met.



- ### Legend
- Lots (Outline)
  - Trails and Paths
  - Water Courses
    - Creek
    - River
  - Park Sports Fields
    - Sports Fields
    - Diamonds
  - Park Outdoor Recreation Facility
  - Park Playgrounds
    - Playground
    - Water Playground
  - Lots
    - BC Gas
    - BC Hydro
    - BC Rail Standard Lot
    - BN Rail Standard Lot
    - CN Rail
    - City Land Standard Lot
    - City Land Strata
    - FRPA Foreshore Tenure
    - Federal Standard Lot
    - GVRD Standard Lot
    - Harbour Board Standard Lot
    - Park - City Dedicated
    - Park - City Purchased
    - Park - Provincial
    - Park - Regional
    - Private Standard
    - Private Strata
    - Provincial Standard
    - Road
    - School Standard Lot
    - Transit Standard Lot

SITE PLAN

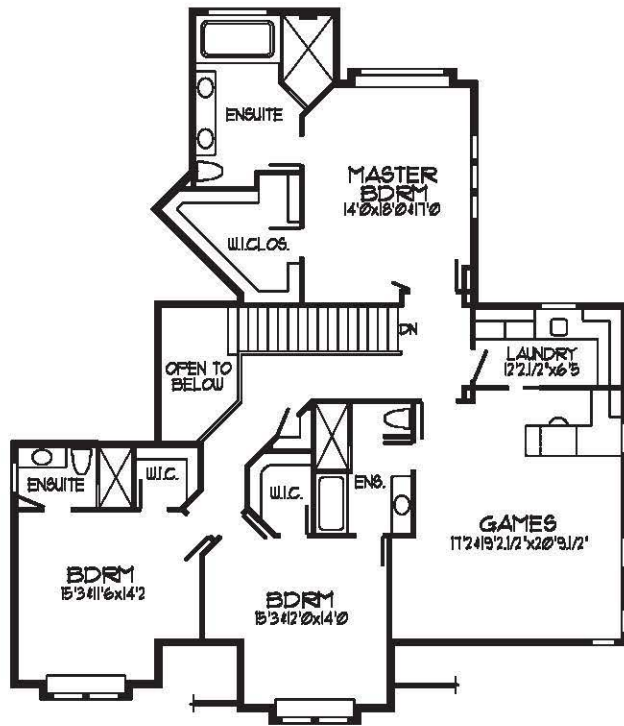
APPENDIX II



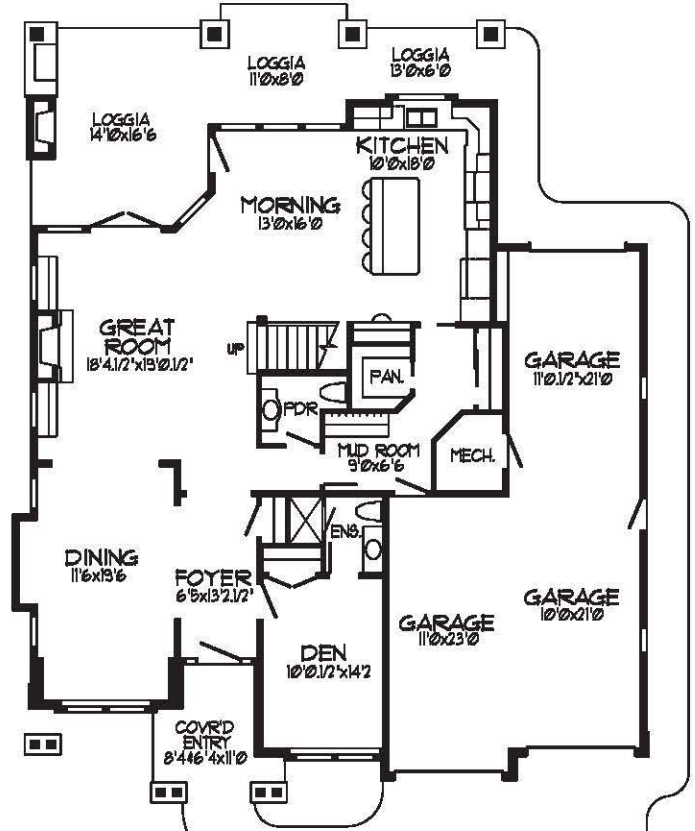
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Scale: 1: 743  
Map created on: February-27-14



**UPPER**  
1850.30 SQ.FT.



**MAIN**  
1676.81 SQ.FT.  
3527.11 SQ.FT TOTAL  
PLUS 733.10 SQ.FT. GARAGE

• OTHER PLANS AND VARIATIONS OF THIS PLAN ARE AVAILABLE.

PHONE (604)535-3322



DESIGN BY:  
**RAYMOND S. BONTER**  
DESIGNER OF  
EXECUTIVE HOMES  
FOR OVER 40 YEARS

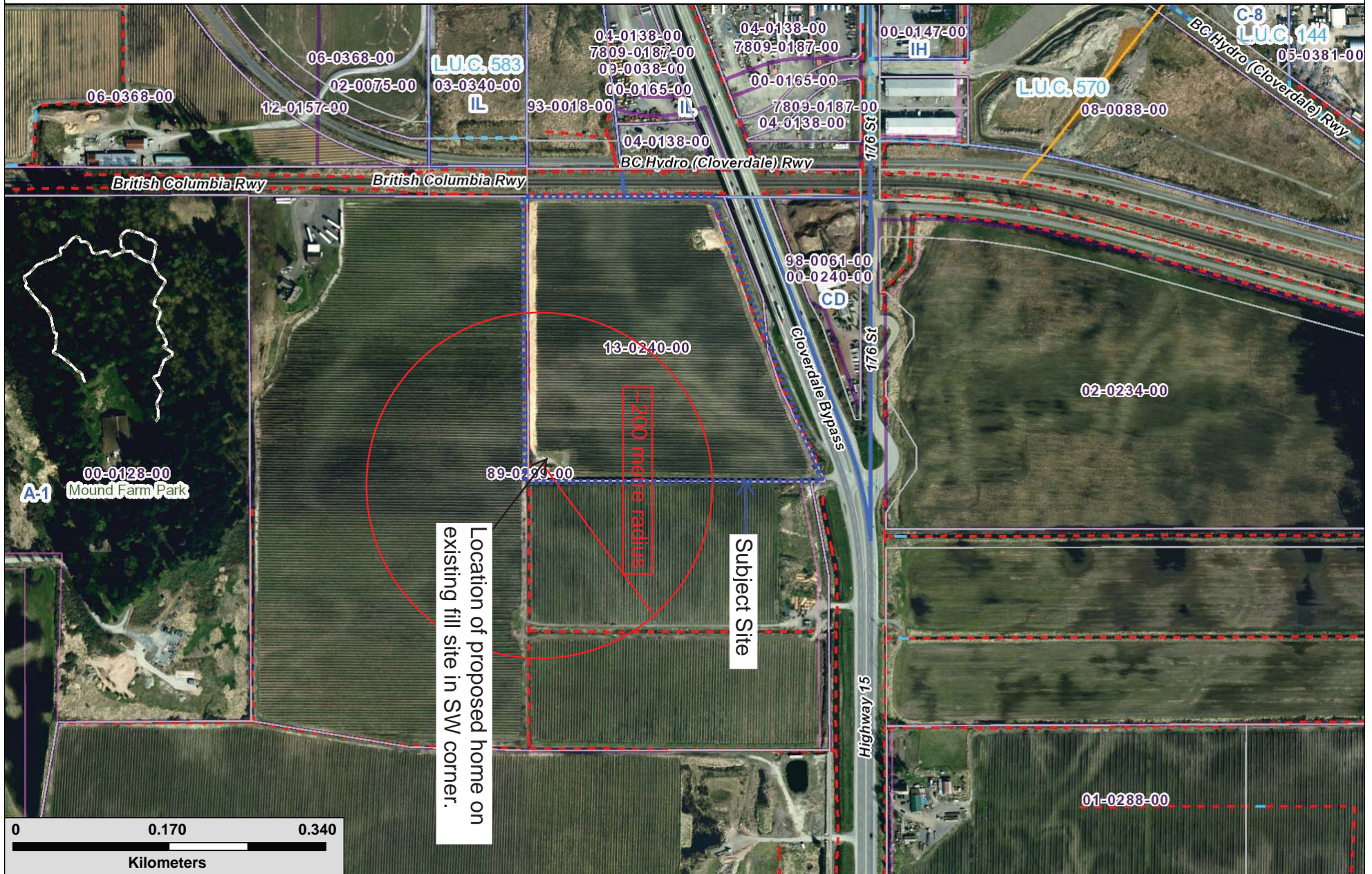
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REVISIONS TO # INCL. APRIL 01, 2011

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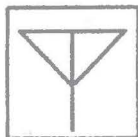
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Map created on: December-06-13



# TONY YAM ENGINEERING LTD.

## GEOTECHNICAL AND MATERIAL INSPECTION

**Project No.:** G13300-00

October 23, 2013

Mr. Sunny Kajla  
5243 176th Street  
Surrey, B.C.

Dear Sir:

Re: Existing Building Pad  
5243 176th Street  
Surrey, B.C.

Three test pits were put down on the existing building pad at the rear section of the property for assessing condition of the subgrade soil. All test pits encountered an existing silty fill, 8 feet thick, over a silty clay judged native to site. We were told the fill was placed in year 2001.

As the fill has been in place over 10 years, any potential settlements that would be caused by its own weight or other environmental factors such as surface water infiltration must have already taken place. We recommend a partial removal and replacing of the existing fill with a structural fill for footing construction. The following recommendations must be incorporated into the design and construction of foundation for the proposed house using the existing building pad.

1. All surficial vegetation must be removed from the proposed building site, which should be proof-rolled with a ride-on vibratory roller. Any soft spots detected must be removed and be replaced with a structural fill. Over-excavation must be carried out to remove the existing fill in the footing areas to a depth at least 2 feet below the existing ground surface.
2. A structural fill should be a reasonably well-graded, free-draining sand or sand and gravel mixture which has a maximum gravel size of 3 inches (75 mm) and contains less than 5 percent fines passing a #200 sieve by weight of the minus 3/4 inch (20 mm) portion of the material. The fill should be placed in one foot (300 mm) loose lifts and be compacted to 100 percent of the Standard Proctor maximum dry density.
3. As the site is underlain by a silty fill which was not monitored before, it is very difficult to predict potential foundation settlements. The recommendations made for site preparation are to minimize settlement potential that could take place in the zone of soils immediately below the footings, however, some settlements must be expected. We, therefore, recommend a raft foundation be utilized for the proposed house construction over the building pad.

4. The existing building pad elevation may be lower than the required flood control elevation. Instead of raising site to flood control elevation, a crawl space is to be constructed to raise the habitable area of the building to the flood control elevation.
5. For footings founded in a structural fill, that has been densified to 100 percent of the Standard Proctor maximum dry density and confirmed by filed density tests, We recommend that a factored ultimate geotechnical resistance of 1,500 pounds per square foot (75 kPa) be used for footing design. The unfactored geotechnical resistance, based on serviceability limit states for a total settlement of 25 mm is 1000 pounds per square foot (50 kPa) with a differential settlement of 19 mm over 9.14 m between individual footing.

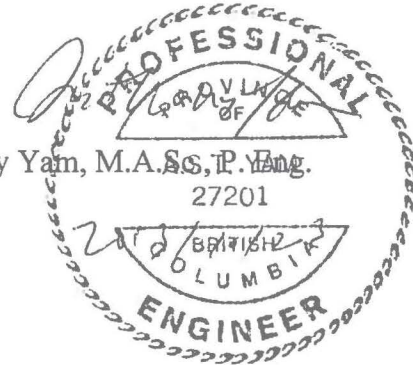
We trust this report provides the information you currently require. Should you have any question regarding the above, or if we can be of further assistance, please call.

Yours truly,

TONY YAM ENGINEERING LTD.,

Per:

Anthony Yam, M.A.S.S., P. Eng.  
27201



INTER-OFFICE MEMO

---

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

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

DATE: **March 7, 2014** PROJECT FILE: **7813-0240-00**

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RE: **Engineering Requirements  
Location: 5243 176 Street**

**DEVELOPMENT VARIANCE PERMIT**

The applicant is requesting a Development Variance Permit (DVP) to allow the construction of house at the southwest corner of the property.

The following engineering requirements are to be met prior to issuance of the Development Variance Permit;

- Referral to the Ministry of Transportation and Infrastructure's District office (604-660-8300) will be required to confirm if there are any road dedication requirements, as well as, any access restrictions.

The applicant is advised that the location of the proposed house;

- Is within the floodplain and as such is susceptible to flooding;
- Is within the seismically vulnerable area;
- Is to be outside the setback area for the Class A/O red coded creek located along the west property line;
- Local Improvement charge for the Watermain Extension Project 1211-90 must be paid; and
- An Engineered Fill Permit will be required to raise the home plate above the 200 year flood level. Should the fill area exceed 2000 square meters for the home plate, raised portion of driveway ramp and sewage disposal system, referral to the Agricultural Land Commission will be required. The Engineering Department does not support driveway elevations above surrounding lands due to negative impacts to affected lowland flood cells. Any part of the farm road/driveway higher than surrounding grade will be counted into the fill area calculation. For additional information please refer to <http://www.surrey.ca/city-services/3647.aspx>.

Through future development of the property there will be a requirement for a 40.0 metre wide road allowance dedication along the north property line for the future alignment of Colebrook Road.



Rémi Dubé, P.Eng.  
Development Services Manager

CE



**D. NEW BUSINESS****1. Proposed Development Variance Permit****5243 – 176 Street**

File No.: 7913-0240-00

Jeff Denney, Planner, was in attendance to review the memo from G. Gahr, Current Planning Manager – North, dated December 16, 2013, regarding the above subject line. Comments were as follows:

- The Development Variance Permit (DVP) application is to increase the maximum setback in the General Agricultural (A-1) Zone from 50 m. (165 ft.) to 305 m. (1,000 ft.), and increase the maximum depth of the farm residential footprint from 60 m. (200 ft.) to 310 m. (1,020 ft.), in order to construct a home on the existing fill site in the southwest corner of the site.
- The applicant indicates that a septic field to service the proposed house will be located to the north of the proposed house. This septic field is also tied in with the Super Soil business on the east side of Highway 15.
- According to the applicant, the fill was placed in the southwest corner of the site by the previous owner (without a soil permit) and pre-loaded for a house in 1999, which is when the applicant's family purchased the property. The majority of the site that is not encumbered by the existing fill and septic area is productive blueberry farmland.
- A soil report from a Professional Engineer indicates a portion of the existing fill will need to be removed and replaced with structural soil.
- There is an existing driveway from Highway 15 along the southern property line to access the fill site.
- There is a Class A-O Watercourse along the western property line.
- The proposed fill location doesn't comply with the A-1 Zone maximum setbacks or Residential Farm Homeplate.

The Committee commented as follows:

- At the time the septic was put in, the properties on each side of Highway 15 were owned by the same person and Super Soil leased one of the sites.
- It is a non-permitted fill site, with fill that is not ready for structural development; some of the illegal fill has to be removed in order to make it appropriate for structural.
- New fill will have to be replaced with a new fill permit which will require Development Variance approval but not ALC approval if under 2,000 m<sup>2</sup>.
- If the illegal fill does need to be removed, where would it go?

- Setbacks for propane canons would impact three adjacent properties. None of those other three properties has a house it. If the applicant's house was near the front, the impact would be considerably smaller, almost no impact to blueberry fields except his own. It is suggested this application is not a good example for a variance.
- The location of the new house would impact several properties. Whether or not there is any utilization of cannons on the neighbouring properties now, they are parcels of land that are owned by other property owners that may wish to use cannons at some point. For any future properties to the south, the setback would be the same for those as well.
- In this case it is not only the setback, but the location for the residence that is of concern.
- The City can control the fill and the grade. There would have to be a setback because of the watercourses at the back. The applicant would have to remove the illegal fill and would have to come in and put in more structural fill. The question is, is this fill, although there, really a footprint for a house or should the applicant comply with the setback from the existing road?
- The driveway itself is 680 m<sup>3</sup>. (History of road access discussed).
- The illegal fill was done 10 years ago. They may have applied for a permit at the time.
- The argument here is that if they were to utilize the existing farm residential homeplate regulations for the home, it would result in some blueberry plants taken out of production. However, the proposed location is not really structural fill and would have to be removed and replaced anyway before they can get a permit to place a house. The fill could be peeled back and remediated and the house built where it should be according to the farm residential homeplate parameters.
- Staff noted that there haven't been any reports provided to address how difficult it would be to reclaim with proper fill.

It was

Moved by P. Harrison

Seconded D. Arnold

That the Agriculture and Food Security

Advisory Committee recommend to the GM Planning and Development, that the farm residential footprint and maximum residential setback parameters in the A-1 Zone, that have already been adopted by Council, be endorsed for Application No. 7913-0240-00.

Carried

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0240-00

Issued To: SUNDEEP S KAJLA

("the Owner")

Address of Owner: 4932 - 152 Street  
Surrey, BC V4P 2J9

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: 025-420-780

Parcel 1 District Lot 363 Group 2 New Westminster District Plan LMP54798 Except: Plans BCP16476 and EPP1134

5243 - 176 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section F.1(b) of Part 10 "General Agriculture Zone (A-1)" the maximum setback of a single family dwelling from the front lot line is increased from 50 metres (164 ft.) to 285 metres (935 ft.).

(b) In Section J.2(b) of Part 10 "General Agriculture Zone (A-1)" the maximum depth of the farm residential footprint from the front lot line is increased from 60 metres (197 ft.) to 310 metres (1,020 ft.).

(c) In Section F.1(a) of Part 10 "General Agriculture Zone (A-1)" the minimum south side yard setback for a single family dwelling is reduced from 13.5 metres (45 ft.) to 10 metres (33 ft.).

4. This development variance permit applies to only the portion of the Land shown on 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.

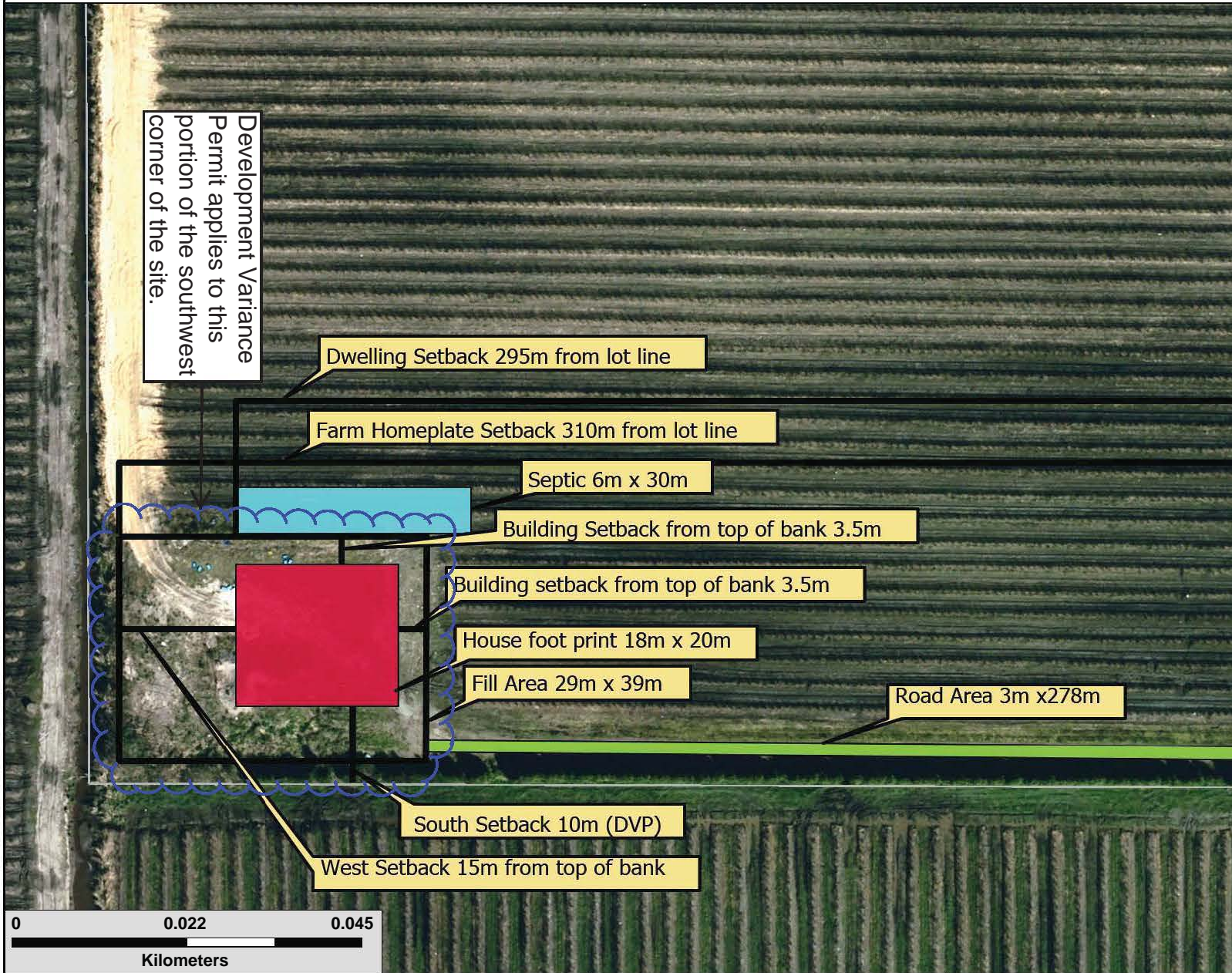
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan



- ### Legend
- Lots (Outline)
  - Trails and Paths
  - Water Courses
    - Creek
    - River
  - Park Sports Fields
    - Sports Fields
    - Diamonds
  - Park Outdoor Recreation Facility
  - Park Playgrounds
    - Playground
    - Water Playground
  - Lots
    - BC Gas
    - BC Hydro
    - BC Rail Standard Lot
    - BN Rail Standard Lot
    - CN Rail
    - City Land Standard Lot
    - City Land Strata
    - FRPA Foreshore Tenure
    - Federal Standard Lot
    - GVRD Standard Lot
    - Harbour Board Standard Lot
    - Park - City Dedicated
    - Park - City Purchased
    - Park - Provincial
    - Park - Regional
    - Private Standard
    - Private Strata
    - Provincial Standard
    - Road
    - School Standard Lot
    - Transit Standard Lot

SCHEDULE A



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.

Enter Map Description

Scale: 1: 743  
Map created on: February-27-14

Sundeep Kajla  
#37 6036 164<sup>th</sup> Street  
Surrey B.C. V3S 3Y5  
March 25, 2014

City of Surrey  
13450 – 104 Avenue  
Surrey B.C. V3T 1V8

RE: 13-0240 DVP for Farm home plate 5243 176<sup>th</sup> street- Blueberry Cannons

Dear City of Surrey,

As the current owner and blueberry farmer at 5243 176<sup>th</sup> street, I would like inform you that I agree to neighbours using propane cannons within 200 meters of the proposed house.

I use cannons also and place them within 200 meters of the proposed house regardless.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sundeep Kajla', written over the word 'Sincerely,'.

Sundeep Kajla