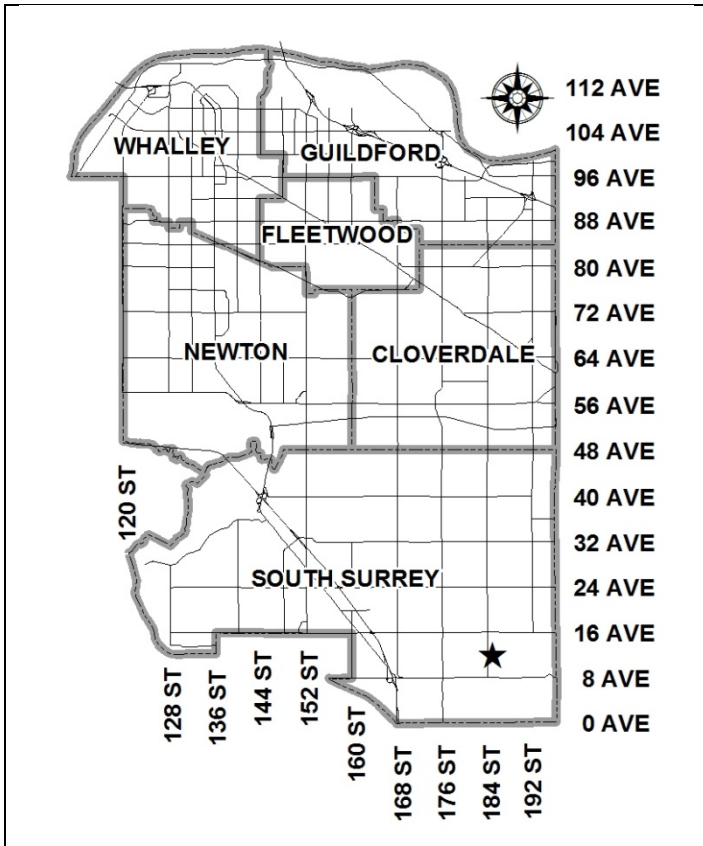


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0072-00

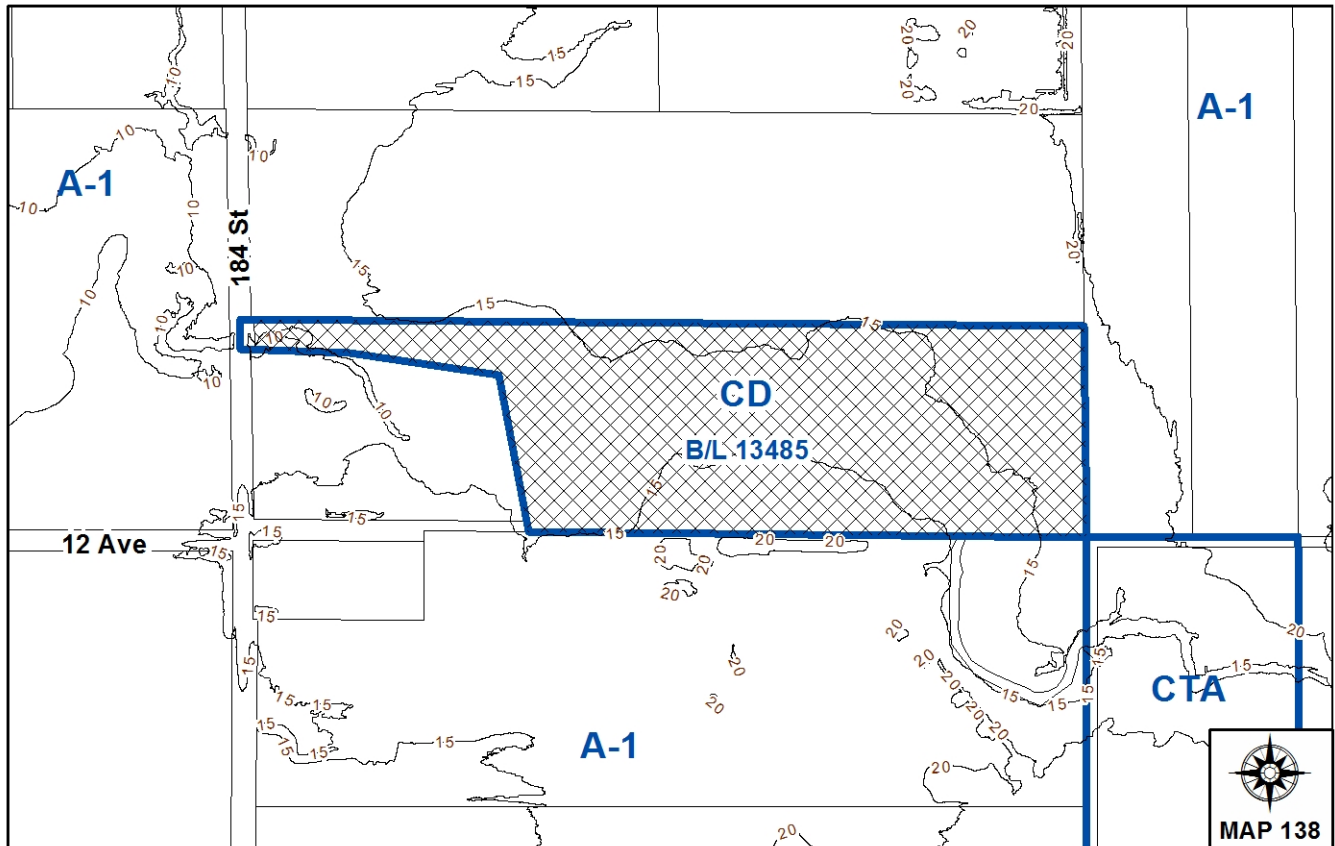
Planning Report Date: May 26, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to relax the minimum side yard setback and permit a permanent structure to cover the starting line of the existing outdoor archery range at the Semiahmoo Fish and Game Club.

LOCATION: 1284 – 184 Street
OWNER: Semiahmoo Fish & Game Club
ZONING: CD (By-law No. 13485)
OCP DESIGNATION: Agricultural
LAP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit to reduce the side yard setback in order to permit a permanent structure covering the starting line of the existing outdoor archery range at the Semiahmoo Fish and Game Club.

RATIONALE OF RECOMMENDATION

- The existing outdoor archery range has continued to operate in its current location for many years.
- The proposed location of the permanent structure covering the starting line of the exiting outdoor archery range will maintain the minimum safety distances required between archers and targets, in keeping with regulations established by Archery Canada as well as Federation International Target Archery (FITA).
- The proposed relaxation will have a negligible impact on the adjacent property at 1140 – 184 Street given there are no off-site buildings or structures directly affected and the subject property appears partially hidden by off-site berms.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0072-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum south side yard setback in the CD Zone (By-law No. 13485) from 13.5 metres (44 ft.) to 3 metres (10 ft.) for a covered structure located over the starting line of the existing outdoor archery range.

REFERRALS

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

Ministry of Forests, Lands and Natural Resources – Archaeology Branch: The subject property contains a recorded archaeological site that is protected under the Heritage Conservation Act. Prior to any land-altering activities, the applicant is required to engage a certified archaeological consultant to assess the impact of the proposed structure and, if required, obtain an Alteration Permit from the Archaeology Branch.

SITE CHARACTERISTICS

Existing Land Use: Semiahmoo Fish and Game Club

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North, East and West (Across 184 Street):	Single family residential and farming operation	Agricultural/Agricultural	A-1
South:	Farming operation	Agricultural/Agricultural	A-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject property located at 1284 – 184 Street is designated "Agricultural" in the Official Community Plan (OCP) and "Agricultural" in the South East Surrey Local Area Plan (LAP).
- The property is currently zoned "Comprehensive Development Zone (CD)" (By-law No. 13485) and presently occupied by the Semiahmoo Fish and Game Club. The subject property includes an indoor firearms target practice range, outdoor archery range and club house for hunting and fishing enthusiasts.

- The property was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 13485) in July, 1998 in order to permit the operation of an indoor rifle/small arm (pistol) range within the basement of the existing club house.
- The CD Zone permits a broad range of land-uses including agricultural and horticultural practices, intensive agricultural land-use, forestry, single family dwellings, conservation and nature study, an indoor rifle/small arm (pistol) range, hunting and wilderness survival training as well as fish, game and wildlife enhancement.

Current Proposal

- The applicant is requesting a Development Variance Permit to reduce the south side yard setback in order to permit a permanent structure covering the starting line of the existing outdoor archery range at the Semiahmoo Fish and Game Club.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum south side yard setback in the CD Zone (By-law No. 13485) from 13.5 metres (44 ft.) to 3 metres (10 ft.) for a covered structure located over the starting line of the existing outdoor archery range.

Applicant's Reasons:

- The proposed location of the permanent structure covering the starting line of the existing outdoor archery range will maintain the minimum safety distances required between each archer and target, in keeping with the regulations established by Archery Canada as well as Federation International Target Archery (FITA).

Staff Comments:

- The A-1 Zone requires a minimum south side yard setback of 13.5 metres (44 ft.) or ten percent (10%) of the total lot width, whichever is less, and no less than 3 metres (10 ft.).
- The proposed encroachment to the minimum south yard setback is relatively small given the width of the proposed structure is less than 6 meters (20 ft.).
- The proposed relaxation will have a negligible impact on the adjacent property at 1140 - 184 Street given there are no off-site buildings or structures directly affected. Furthermore, the subject property appears partially hidden by several off-site berms along the shared lot line.

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. Development Variance Permit No. 7914-0072-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 13485)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	118,647 sq. m.
Road Widening area		
Undevelopable area		
Net Total	N/A	N/A
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	1.43%
Paved & Hard Surfaced Areas		
Total Site Coverage	N/A	N/A
SETBACKS (in metres)		
Front	12 m.	463 m.
Rear	12 m.	330 m.
Side #1 (South)	13.5 m.	3 m.
Side #2 (North)	13.5 m.	+13.5 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	N/A	N/A
Accessory	12 m.	4.76 m.
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed	1 dwelling unit	1 dwelling unit
Two Bedroom		
Three Bedroom +		
Total	1 dwelling unit	1 dwelling unit
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	2,270 sq. m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	N/A	N/A
FAR (net)	N/A	N/A
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	2 spaces	2 spaces
2-Bed		
3-Bed		
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	N/A	65 spaces
Number of disabled stalls	N/A	N/A
Number of small cars	N/A	N/A
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A
Heritage Site	NO	Tree Survey/Assessment Provided
		N/A

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0072-00

Issued To: SEMIAHMOO FISH & GAME CLUB

("the Owner")

Address of Owner: 1284 - 184 Street
Surrey, B.C. 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: 011-201-380

Lot 2 Except: Part on Plan LMP39741; Section 9 Township 7 New Westminster District Plan 6614

1284 - 184 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 52, Comprehensive Development Zone (By-law No. 13485), the minimum south side yard setback is reduced from 13.5 metres (44 ft.) to 3 metres (10 ft.) for a covered structure over the starting line of the existing outdoor archery range.
4. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



Proposed 3 metre setback from south lot line for archery structure

SITE PLAN
SCALE: 1:1000

DATE	18/07/2023	LAST REV	
BY	BTJ/2023	CONCEPT LAYOUTS	
CHK	ME	DATE	18/07/2023

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B.T.J. STRUCTURAL DESIGNERS LTD.
12345 MAIN STREET, SUITE 100, VANCOUVER, BC V6A 1A1
TEL: (604) 123-4567 FAX: (604) 123-4568
WWW.BTJDESIGNERS.COM

**SEMAHMUD FISH & GAME CLUB
OUTDOOR CANOPY**
1234 - 1184 ST.
SURREY, BC

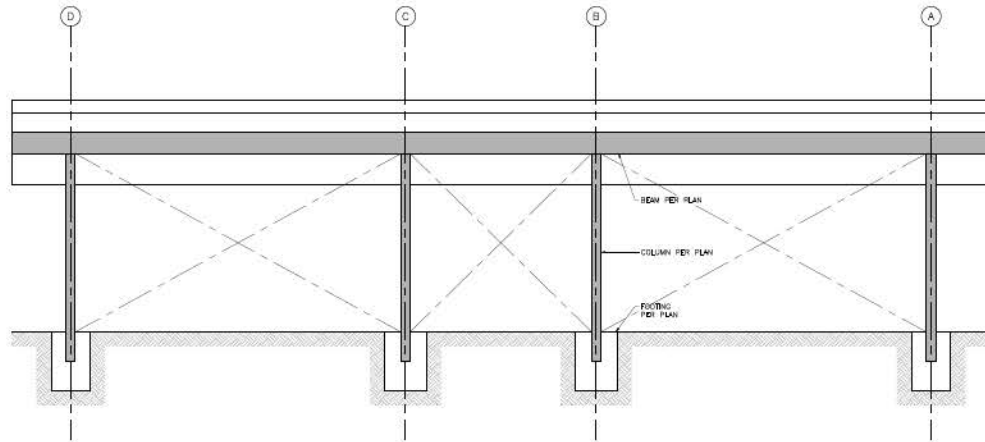
**SITE PLAN
CANOPY**

OWNER	BTJ	PROJECT	
DESIGNER	BTJ	DATE	18/07/2023
SCALE	1:1000	STATUS	AS BUILT
DRAWING NO.	00-001	DATE OF ISSUE	18/07/2023

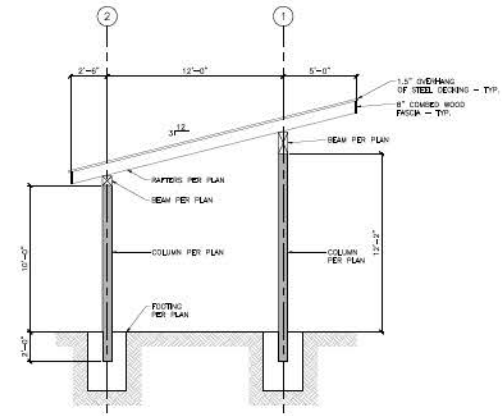
DATE: 18/07/2023
SCALE: 1:1000
PROJECT: SEMAHMUD FISH & GAME CLUB
DRAWING NO.: 00-001

Schedule A

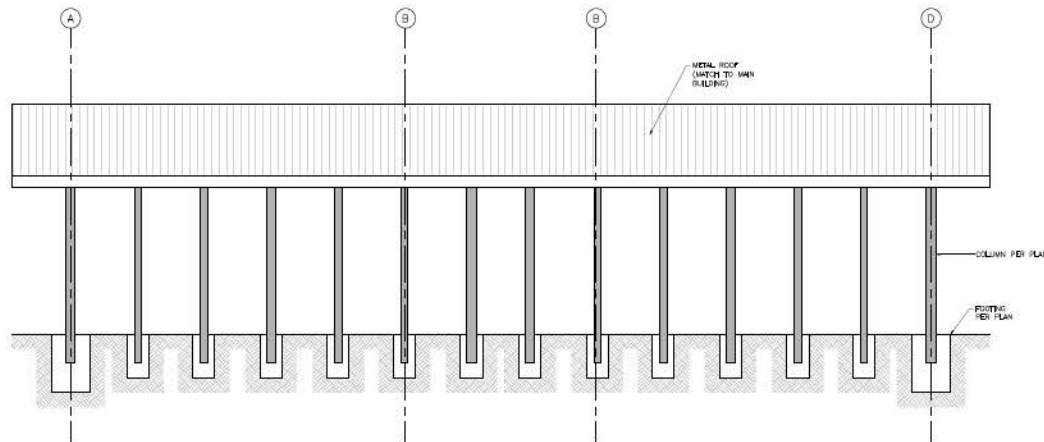
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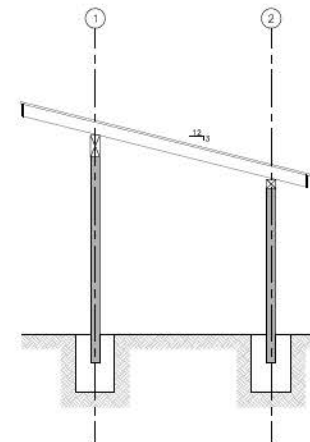
FRONT (EAST) ELEVATION
SCALE 1/4" = 1'-0"



SIDE (SOUTH) ELEVATION
SCALE 1/4" = 1'-0"



REAR (WEST) ELEVATION
SCALE 1/4" = 1'-0"



SIDE (NORTH) ELEVATION
SCALE 1/4" = 1'-0"

2	16 NOV 2013	CLIENT REVIEW
1	08/2012	CONCEPT PLANS
No.	DATE	ISSUE - REVISION

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RDU STRUCTURAL DESIGNS LTD.
 REGISTERED PROFESSIONAL ENGINEERS
 1884 STREET SUPPLY, BC, CANADA V3R1J9
 T 604.574.8222 F 604.574.7003

SEMAHMOO FISH & GAME CLUB OUTDOOR CANOPY
 1284 - 184 ST, SURREY, BC

ELEVATIONS CANOPY

DRAWN	RDU	PROJECT	13-006
DESIGNED	RDU	DRAWN	RDU
SCALE	AS NOTED	DATE	AUG 2013
DRAWING NO.	DO NOT SCALE DRAWING		

S1

0 1" 2"
 ASUILT SCALE AND UNITS RELIED DRAWING PERMIT