

PROPOSAL:

- **Development Permit**

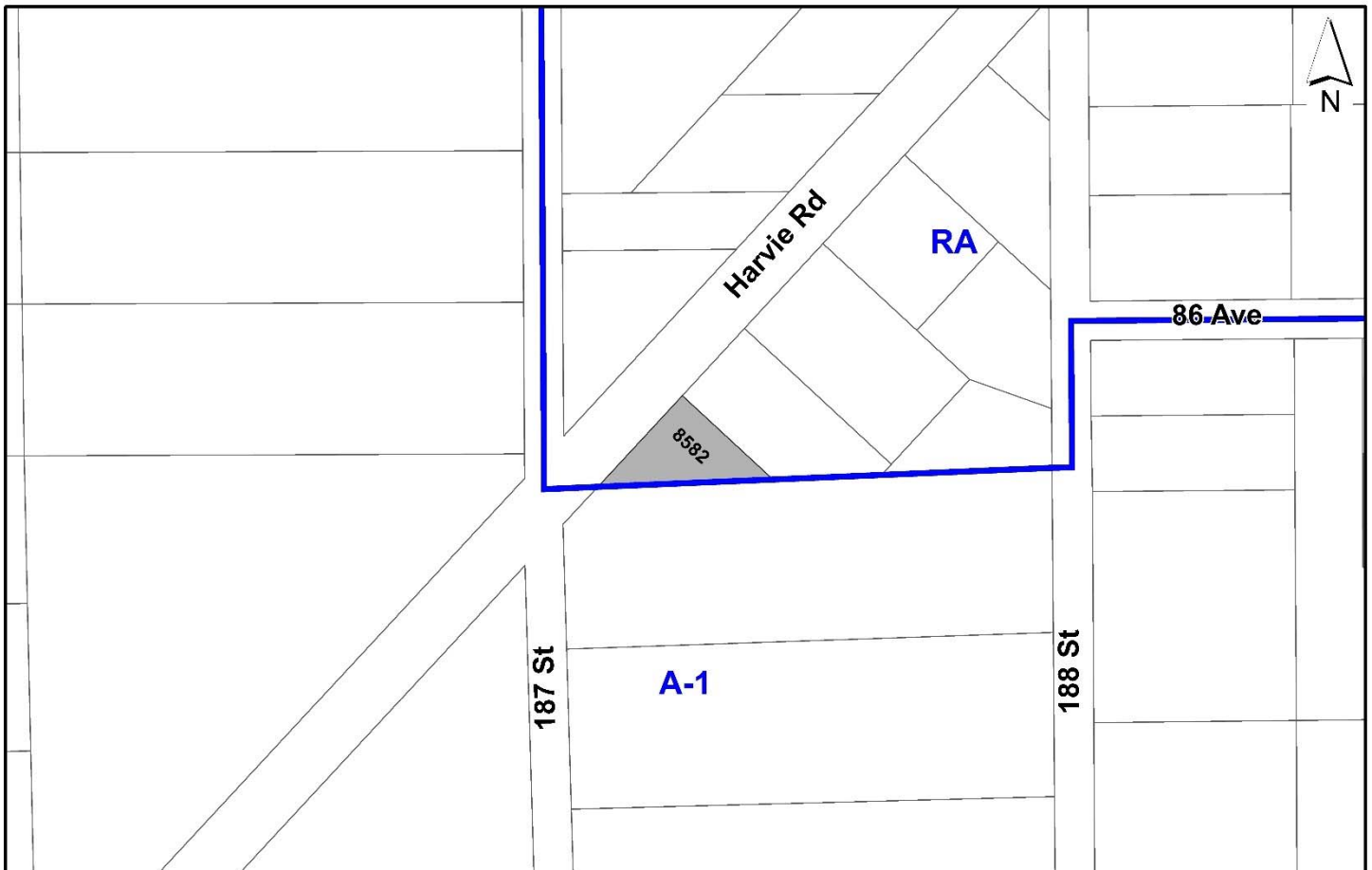
to permit the development of a single family dwelling on the lot.

LOCATION: 8582 - Harvie Road

ZONING: RA

OCP DESIGNATION: Suburban - Urban Reserve

LAP DESIGNATION: Suburban Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Sensitive Ecosystems and Farm Protection.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not fully comply with the minimum building setback from the Agricultural Land Reserve (ALR) boundary or the buffering requirements in the Farm Protection Development Permit guidelines.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban - Urban Reserve designation in the Official Community Plan (OCP).
- The proposal complies with the Suburban Residential designation in the South Port Kells General Land Use Plan (GLUP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal only partially complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas), due to site constraints.
- The proposal only partially complies with the Development Permit requirements in the OCP for Farming Protection, due to site constraints.
- Due to the size and irregular triangular shape of the lot, the applicant is unable to design a single family dwelling consistent with One-Acre Residential (RA) Zone, that will meet all requirements set out in the Farm Protection Development Permit guidelines in the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7919-0275-00 for Sensitive Ecosystems (Green Infrastructure Areas) and Farm Protection generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (f) registration of a Section 219 Restrictive Covenant for installation and maintenance of the agricultural landscape buffer; and
 - (g) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations on the adjacent agricultural lands.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban – Urban Reserve	RA
North (Across Harvie Rd):	Single family dwelling	Suburban – Urban Reserve	RA
East:	Single family dwelling	Suburban – Urban Reserve	RA
South:	Farmland (ALR)	Agriculture	A-1
West (Across Harvie Rd):	Farmland (ALR) & Single family dwelling	Agriculture	A-1

Context & Background

- The subject lot is located at 8582 – Harvie Road in South Port Kells and is approximately 0.2 hectares in size. The lot is triangular in shape, with the front lot line (along Harvie Road) 63.7 metres in width, the southern side lot line 90 metres in depth abutting the Agriculture Land Reserve (ALR) and the northern lot line 63.3 metres in depth.
- The subject lot is designated "Suburban – Urban Reserve" in the Official Community Plan (OCP), designated as "Suburban Residential" in the South Port Kells General Land Use Plan and is zoned "One Acre Residential Zone (RA)".
- The site falls within the Sensitive Ecosystem Development Permit area for the Green Infrastructure Network (GIN). Additionally, the site falls within the Farm Protection Development Permit area as the site is adjacent to the ALR to the south. The GIN and Farm Protection buffer encompass the entire subject site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Permit for Farm Protection and Sensitive Ecosystems (Green Infrastructure Area) in order to construct a new single-family dwelling on the property. The proposed single family dwelling is 503 square metres in area.
- Due to the size and irregular triangular shape of the lot, the applicant is unable to design a single family dwelling consistent with the RA Zone and also meet all requirements set out in the Farm Protection Development Permit guidelines in the OCP.
- The original proposal was presented to AFPAC on May 5, 2020 where the Committee did not support the proposal as they wanted to see more effort made to comply with the OCP requirements. The applicants then resubmitted the current proposal, increasing compliance with the DP guidelines. This included increasing the proposed ALR landscape buffer from 3 metres to 6 metres.
- The proposed 6-metre vegetated buffer between the single family dwelling and the ALR will serve as the farm protection buffer and GIN corridor enhancement area.
- To ensure the protection of the ALR buffer area in perpetuity, the applicant is proposing to install permanent chain-link fencing on the southern edge of the buffer. The entire buffer area will be landscaped with native species.
- A Section 219 Restrictive Covenant will be registered on title to inform future homeowners of "no build/no disturbance" restrictions and to ensure installation and maintenance of the proposed 6-metre wide landscape buffer.
- Prior to Development Permit issuance, the finalized landscape plans will be reviewed by staff and once approved, sufficient securities will be collected to ensure that the buffer will be installed and maintained.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Agricultural and Food Policy Advisory Committee (AFPAC):	The proposal was not supported by AFPAC and recommended the General Manager of Planning and Development to refer Development Proposal 7919-0275-00 back to staff to address setbacks, placements, buffer and septic.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for residential neighbourhoods and centres.

Official Community Plan

Land Use Designation

- The proposal complies with the "Suburban – Urban Reserve" designation of the Official Community Plan (OCP). The "Suburban – Urban Reserve" designation is intended to support the retention of suburban land uses in areas where future urban development is expected.

Secondary Plans

Land Use Designation

- The proposal complies with the "Suburban Residential" designation in the South Port Kells General Land Use Plan. This designation is intended to support suburban residential development along the ALR boundary.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located over the entire site. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 metres.
- The development proposal conserves/enhances 503 square meters of the subject site through a 6-metre wide enhanced landscape buffer which is 25% of the total gross area of the subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- In order for the proposal to fully comply with the BCS target recommendations, an additional 1,497 square meters of the GIN area would be required on the subject site, but has not been accommodated, as providing the entire GIN area would make the site undevelopable for a single family dwelling.
- An Ecosystem Development Plan, prepared by Kyla Milne, *R.P. Bio.*, of Pacific Land Group and dated September 25, 2020 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that it is located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection Development Permit guidelines for single family uses are outlined below (*with staff comments in italics*):
 - The minimum building setback for the ALR boundary is 30 metres.

The ALR boundary is located along the south property line of the subject property, which is approximately 90 metres in length. To meet the minimum DP guidelines, the building on the subject site must be set back from the south (rear) property line by 30 metres.

The proposed development will provide a minimum of approximately 7.5 metre separation between the ALR lands to the south and the proposed single-family house on the property. This does not meet the Farm Protection Development Permit Guidelines. However, due to site constraints (shape and size of lot), the applicant is unable to meet this requirement and still construct a single family dwelling in accordance with the RA Zone.

- Provide a minimum of 4.5 metres of rear yard space between the landscaped buffer and the rear face of a single family dwelling.

Due to the irregular lot shape, the applicants are proposing a 1.5 metre (minimum) rear yard setback between the landscaped buffer and the rear face of the proposed single family dwelling. However, due to the triangular shape of the lot, functional yard space is achieved in the southeast and southwest corners of the lot, outside of the buffer area.

- The minimum vegetated buffer width is 15 metres.

The proposed vegetated buffer is 6 metres in width. The initial proposal provided a 3-metre vegetated buffer. The applicant was asked to revise and increase this buffer and are now proposing to provide 6 metres. This does not meet the guideline due to the size and the irregular shape of the lot.

- Any proposed vegetated buffer should include a mix of appropriate deciduous and coniferous trees, spaced a minimum of 2 metres to 4 metres apart. Existing mature trees and riparian areas within the proposed buffer area should be preserved and infill planting considered in order to provide a fuller vegetated buffer.

The planting plan proposed by the applicant is shown in Appendix III and calls for native trees and shrubs along the ALR boundary. The submitted landscaping plan calls for all plant material to be in accordance with the BC Ministry of Environment Riparian Restoration Guidelines/Planting Criteria and the BC MOA Guide to Edge Planning.

- For any property within 50 metres of the ALR boundary, a Section 219 Restrictive Covenant is required to inform future owners of farm practices in the area that may produce noise, odour and dust.

A Section 219 Restrictive Covenant will be registered on the property (should the proposal be supported by Council), which will include language to inform any future purchasers that farm operations take place in the area and that normal farm practices produce noise, odour, and dust that may impact the property.

TREES

- Andrew Booth, ISA Certified Arborist of Stickleback Environmental prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple	3	0	3
English Oak	1	1	0
Cherry	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Douglas Fir	3	1	2
Lodgepole Pine	1	1	0
Sitka Spruce	2	1	1
Total (excluding Alder and Cottonwood Trees)	11	5	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		23	
Total Retained and Replacement Trees		29	
Contribution to the Green City Program		\$0	

- The Arborist Assessment states that there is a total of 11 mature trees on the site, none of which are Alder or Cottonwood trees. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 10 replacement trees on the site. The applicant is proposing 23 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Douglas maple, Douglas fir and Western red cedar.
- In summary, a total of 29 trees are proposed to be retained or replaced on the site. No contribution to the Green City Program is required.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Landscape Buffer Plan
- Appendix III. Engineering Summary

approved by Ron Gill

Jean Lamontagne
 General Manager
 Planning and Development

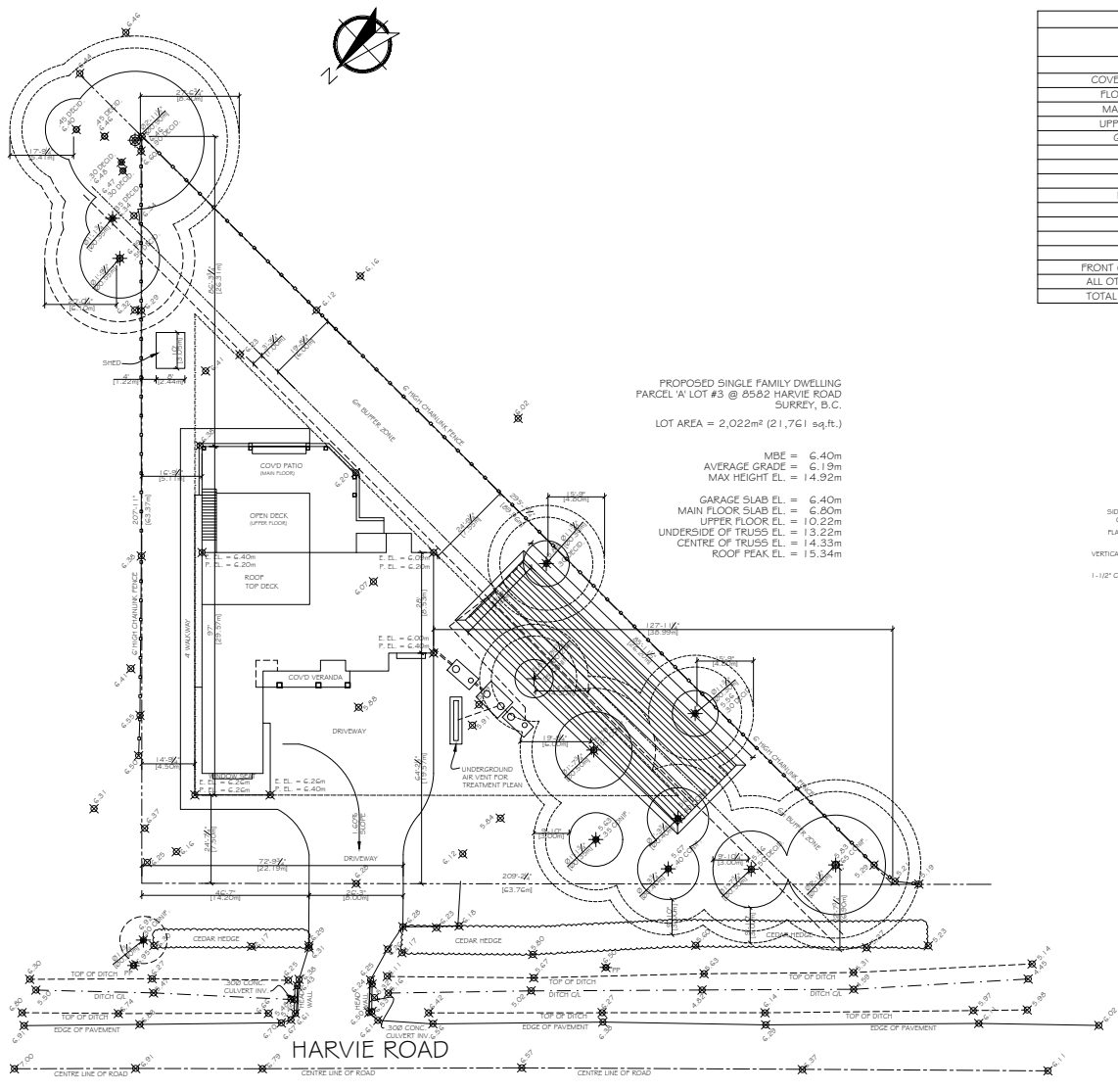
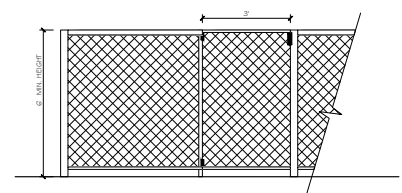
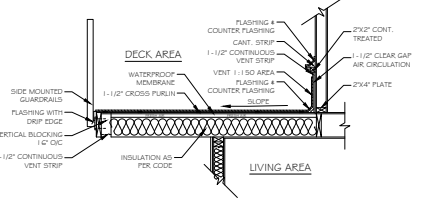
LEGAL DESCRIPTION:
 PARCEL 'A', (EXPLANATORY PLAN 5591) LOT 3,
 SECTION 25, TOWNSHIP 5,
 NEW WESTMINSTER DISTRICT PLAN 5078

RA ZONING		
LOT AREA	21761 SQ.FT. (2022m ²)	
	PERMITTED	PROPOSED
COVERED AREA @20%	4352 SQ.FT.	4352 SQ. FT.
FLOOR AREA RATIO	N/A	5419 SQ. FT.
MAIN FLOOR AREA	N/A	2605 SQ. FT.
UPPER FLOOR AREA	N/A	2204 SQ. FT.
GARAGE AREA	N/A	610 SQ. FT.
SHED AREA	N/A	108 SQ. FT.
SETBACKS		
FRONT YARD	7.50m	7.50m
RIGHT SIDE	1.80m	N/A
LEFT SIDE	4.50m	4.50m
REAR YARD	7.50m	7.55m
DECK AREA		
FRONT COVERED VERANDA		112 SQ. FT.
ALL OTHER COVERED DECKS		737 SQ. FT.
TOTAL COVERED DECK AREA		849 SQ. FT.

PROPOSED SINGLE FAMILY DWELLING
 PARCEL 'A' LOT #3 @ 8582 HARVIE ROAD
 SURREY, B.C.
 LOT AREA = 2,022m² (21,761 sq.ft.)

MBE = 6.40m
 AVERAGE GRADE = 6.19m
 MAX HEIGHT EL = 14.92m

GARAGE SLAB EL = 6.40m
 MAIN FLOOR SLAB EL = 6.30m
 UPPER FLOOR EL = 10.22m
 UNDERSIDE OF TRUSS EL = 13.22m
 CENTRE OF TRUSS EL = 14.33m
 ROOF PEAK EL = 15.34m



SITE PLAN
 SCALE: 1/16"=1'

- NOTES
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE, 2018 EDITION
 - ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA 3-A23.1 LATEST EDITION.
 - CONCRETE STRENGTH AT 28 DAYS, MIN. 15 MPa, AND 20 MPa FOR FLOORS, AND 32 MPa FOR GARAGE SLABS
 - ALL FRAMING AND NAILING SHALL CONFORM TO B.C.B.C. PART 9 AND DESIGN TO CSA LATEST EDITION.
 - ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
 - WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY P. ENG. REGISTERED IN B.C.
 - ALL FLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA 012.1 LATEST EDITION.
 - ALL NEW WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL COMPLY WITH NEW HAVS STANDARDS AND SPECIFICATIONS (9.7.4 B.C.B.C. 2018 EDITION)
 - THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
 - ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

TOORA HOME PLANS

TEL: (604) 951-4343 ADDRESS:
 FAX: (604) 951-4373 12968 - 107th AVE
 EMAIL: toorahomes@gmail.com SURREY, B.C. V3T 2E9

PROJECT:
 PROPOSED SINGLE FAMILY DWELLING FOR
 LOT 3 @ 8582 HARVIE ROAD
 SURREY, B.C.

TITLE: SITE PLAN 4 DETAILS	DESIGNER: RAJ TOORA	AI
SCALE: AS NOTED	DRAWN BY: JANNA DP	
DATE: JUL2019		

PROJECT:

8582 Harvie Road, Surrey

DRAWING TITLE:

GIN Planting Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

Jas Athwal

SCALE:

As Noted

DATE:

September 24, 2020

PROJECT NO:

18 - 1790

DRAWING NO:

02

DESIGNED BY:

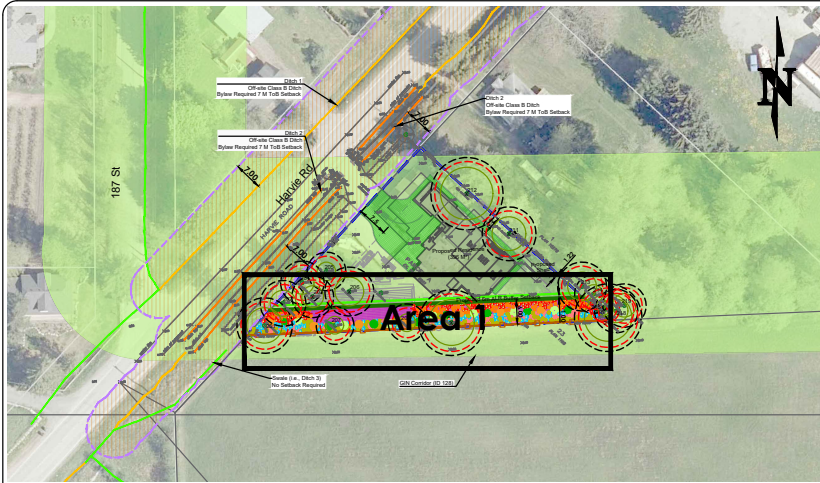
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CHECKED BY:

MZ

General Specifications and Notes (per the BC MOA Guide to Edge Planning):

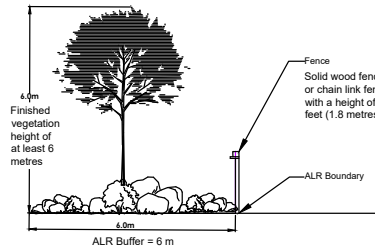
- The provided plant list indicates the minimum acceptable size for each species/variety at the time of planting. Where shortages occur, smaller size plant material may be considered
- All plants must be true to name, type and form. Plants must be compact and properly proportioned.
- All plants must be healthy with vigorous root systems and free of defects, decay, disfigured roots, sun scald injuries, abrasions of the bark, plant diseases and insect pests.
- Trees must have straight stems unless that is uncharacteristic and must be well branched for the species/variety.
- Root balls and soil in containers must be free from noxious weeds.
- Immediately following planting of trees, all trees shall be braced in an upright position, using stakes with ties. Tree stakes and straps shall be removed once the trees are stable. Tree stakes and straps should remain for a maximum of two years.
- A maintenance plan must be developed and procedures must be undertaken for all buffer plantings on a regular basis during the growing season.
- Weeds in the planted areas must be prevented from becoming a problem; weed removal at least once per month during the growing season is recommended.
- Pests and diseases that have the potential to damage or kill the trees or shrubs must be controlled.
- If the area receives limited rainfall during the growing season, some form of irrigation must be used.
- A permanent solid wood or chain link fence has to be installed along the entire ALR boundary/southern property line - must be 6 feet (1.8 metres) tall and built as per Appendix C - Fencing Specifications of the BC MOA Guide to Edge Planning (see cross section below).
- The entire buffer area will be seeded with Quick Grow Reclamation Mix*.
- Native trees to be planted should be a minimum 1 to 1.5 metres in height above the ground.



Key Plan - Scale 1:1250



Area 1 Blow-up | GIN Planting Base Plan - Scale 1:350



Conceptual Cross-Section of GIN Planting Area

Key Plan Legend

- Subject Property
- Class B Surveyed (Yellow Coded) Ditch ToB
- Class B Mapped (Yellow Coded) Ditch ToB
- Class C Mapped (Green Coded) Ditch/Grassy Swale
- Bylaw Required Stream Setback (7m from ToB)
- Impacted SPEA Setback Area
- Green Infrastructure Network Corridor (ID 128)
- Existing Trees
- Proposed 6m ALR Buffer Setback
- Proposed 1m Maintenance Buffer Setback

Area 1 Blow-up Statistics

GIN Planting Area (6m setback from southern property line): 503 m²

Plant Species List and Specifications:

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
Trees: 23				
	Douglas maple	<i>Acer glabrum var. douglasii</i>	8	no. 5 pot
	Douglas fir	<i>Pseudotsuga menziesii</i>	7	no. 5 pot
	Western red cedar	<i>Thuja plicata</i>	8	no. 5 pot
Shrubs: 500				
	Flowering current	<i>Ribes sanguineum</i>	100	no. 2 pot
	Saskatoon berry	<i>Amelanchier florida</i>	100	no. 2 pot
	Snowball Bush	<i>V. opulus 'Roseum'</i>	100	no. 2 pot
	Baldhip rose	<i>Rosa gymnocarpa</i>	100	no. 2 pot
	Oregon grape	<i>Mahonia aquifolium</i>	100	no. 2 pot
	Quick Grow Reclamation Mix*			
	Permanent Fence (required placement): 90 metres			

***Quick Grow Reclamation Mix:**

Botanical Name	Common Name	% Weight	% Seed - Count
<i>Lolium multiflorum</i>	Annual Ryegrass	15%	15.5%
<i>Lolium perenne</i>	Perennial Ryegrass	12%	14.0%
<i>Festuca rubra</i>	Creeping Red Fescue	10%	21.5%
<i>Phleum pratense</i>	Timothy	5%	28.5%
<i>Trifolium hybridum</i>	Alsike Clover	3%	9.5%
<i>Trifolium pratense</i>	Single Cut Red Clover	5%	6.5%
<i>Secale cereale</i>	Fall Rye	50%	4.5%



INTER-OFFICE MEMO

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

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

DATE: **Dec 19, 2019** PROJECT FILE: **7819-0275-00**

RE: **Engineering Requirements
Location: 8582 Harvie Road**

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit (Sensitive Ecosystem for GIN and Farm Protection)

BUILDING PERMIT

The following issues are to be addressed as a condition of issuance of Building Permit for construction of the new single-family dwelling on a RA zoned lot:

- Any proposed onsite septic sewer system to be designed and installed in accordance with the requirements of the Fraser Health Authority. Register a restrictive covenant for the protection and maintenance of the onsite septic system.
- The applicant is required either to extend the water system from the existing water system or provide an alternate water source that meets the most recent Drinking Quality Standards of British Columbia;
- Grade all new impervious surfaces towards surrounding pervious areas to provide on-lot infiltration;
- Applicant to ensure that any proposed fill on the property is in conformance with the fill requirements for an agricultural land use; and
- Provide a minimum 4.5 m driveway to access the site.

A Servicing Agreement is not required for the proposed Development Permit.

Tommy Buchmann, P.Eng.
Development Services Manager

CE4