

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0170-00

Planning Report Date: September 14, 2020

PROPOSAL:

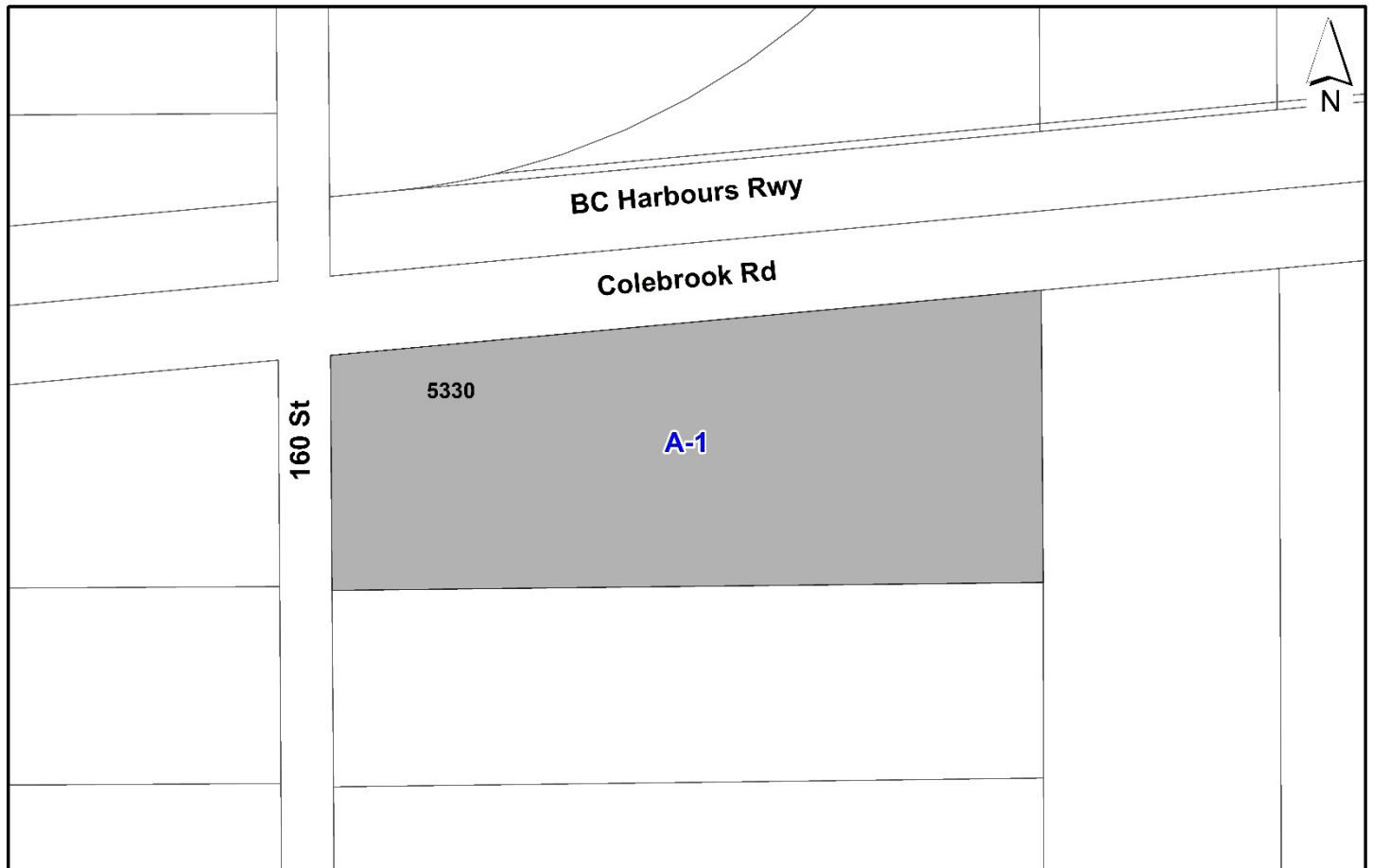
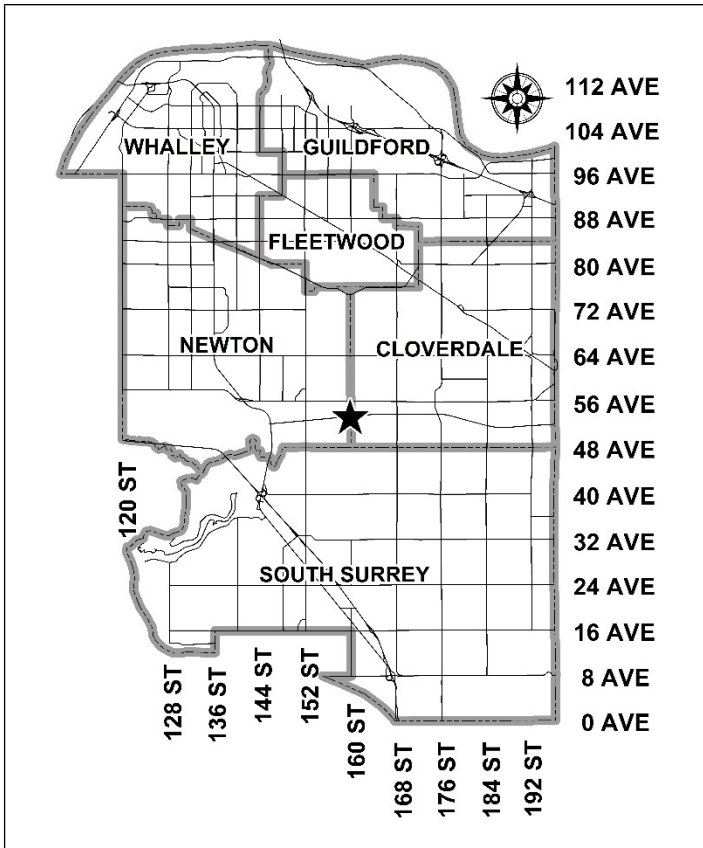
- **Development Variance Permit**

to reduce the minimum flanking side yard setback of the A-1 zone to allow the construction of an agricultural storage barn.

LOCATION: 5330 - 160 Street

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum side yard setback on a flanking street of the A-1 Zone for a building for uses permitted in Section B.1 of the A-1 Zone (Agriculture & Horticulture) from 30.0 metres to 18.8 metres.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Agricultural designation in the Official Community Plan (OCP).
- The proposal complies with the Agricultural designation in the Metro Vancouver Regional Growth Strategy (RGS).
- There are currently no covered structures on the property that can be used to store farm equipment. A storage barn is necessary for the daily operations of the farm and will allow the applicants to expand their operation.
- The proposed variance to the minimum side yard setback on a flanking street will not impact the unopened road dedication to the north when it comes time to construct the road.
- The Agricultural and Food Policy Advisory Committee supports the proposal.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0170-00 (Appendix II) to reduce the minimum side yard setback on a flanking street of the A-1 Zone for a building for uses permitted in Section B.1 of the A-1 Zone (Agriculture & Horticulture) from 30.0 metres to 18.8 metres to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling in ALR	Agricultural	A-1
North (Across unopened road dedication):	Rail corridor, Agriculture & single family dwelling	Agricultural	A-1
East:	Agriculture	Agricultural	A-1
South:	Agriculture & single family dwelling	Agricultural	A-1
West (Across 160 St):	Agriculture & single family dwelling	Agricultural	A-1

Context & Background

- The subject lot is located at 5330 - 160 Street in Cloverdale and is approximately 27,807 square metres in size. The subject lot is designated Agricultural in the Official Community Plan (OCP), zoned "General Agriculture Zone (A-1)" and is in the Agricultural Land Reserve (ALR).
- The site is adjacent to a Class A/O watercourse along 160 Street which required the applicants to complete a Sensitive Ecosystem Development Permit before construction of a single family dwelling. The subject Development Permit No. 7918-0411-00 was issued on August 26, 2019 and a single family dwelling is currently under construction on the lot.
- The subject site will be operating as a blueberry and organic vegetable farm.
- The site is adjacent to unopened road dedication for a future expansion of Colebrook Road to the north.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to vary the minimum side yard flanking street setback of the General Agriculture Zone (A-1) for a building for uses permitted in Section B.1 of the A-1 Zone (Agriculture & Horticulture) from 30.0 metres to 18.8 metres to allow construction of an agriculture storage barn, as shown on the site plan attached in Appendix I.

- The proposed location of the barn is on an approved fill pad as shown in Appendix I. The barn will be used for storing farm equipment and agricultural produce from the farm. The barn will support intended on-site agricultural activities and will be connected to the residential area by a new farm road.
- The unopened road dedication to the north of the site is considered a flanking street and requires a 30-metre setback for a building for uses permitted in section B.1 of the A-1 Zone. The proposed barn is located on an approved fill pad that is located within this 30 metres setback. Therefore, the applicants are proposing a variance to this requirement to allow the barn to be placed on this fill pad.
- There are no transportation concerns with the proposed barn location close to the flanking street, as it is currently an unopened road., and even once the road is constructed the barn will be far enough away to not impact site lines.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Agricultural and Food Policy Advisory Committee (AFPAC):	The proposal has no negative impacts on farming and would keep active agricultural land in production. AFPAC recommends support of Development Application No. 7920-0170-00.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the Agricultural designation in the Metro Vancouver Regional Growth Strategy (RGS). This designation is intended for agricultural uses, facilities and supporting services with an emphasis on food production.

Official Community Plan

Land Use Designation

- The proposal complies with the Agricultural designation in the Official Community Plan (OCP). The Agricultural designation is intended to support agricultural uses and includes all lands within the Agricultural Land Reserve and other rural lands that are used for farming and other complementary uses.

Zoning By-law

Setback Variance

- The applicant is requesting the following variance:
 - To reduce the minimum side yard setback on a flanking street of the A-1 Zone for a building for uses permitted in Section B.1 of the A-1 Zone from 30.0 metres to 18.8 metres.
- Using the already approved fill-pad for the proposed barn will limit disturbance and allow the applicant to begin construction of the barn as soon as possible.
- There are currently no covered structures on the property that can be used to store farm equipment. A storage barn is necessary for the daily operations of the farm and will allow the applicants to expand their operation.
- The proposed variance to the minimum side yard setback to a flanking street will not impact the unopened road dedication to the north when it comes time to construct the road.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Site Plan |
| Appendix II. | Development Variance Permit No. 7920-0170-00 |

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SJ/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0170-00

Issued To:

(the "Owner")

Address of Owner:

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: 002-581-167
Lot 34 Section 1 Township 2 New Westminster District Plan 1151
5330 - 160 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F.1 (a) of Part 10 "General Agriculture Zone (A-1)", the minimum side yard on flanking street setback of buildings for uses permitted under Section B.1 is reduced from 30.0 metres to 18.8 metres.
4. This development variance permit applies to only 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 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

