

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0248-00

Planning Report Date: November 22, 2021

PROPOSAL:

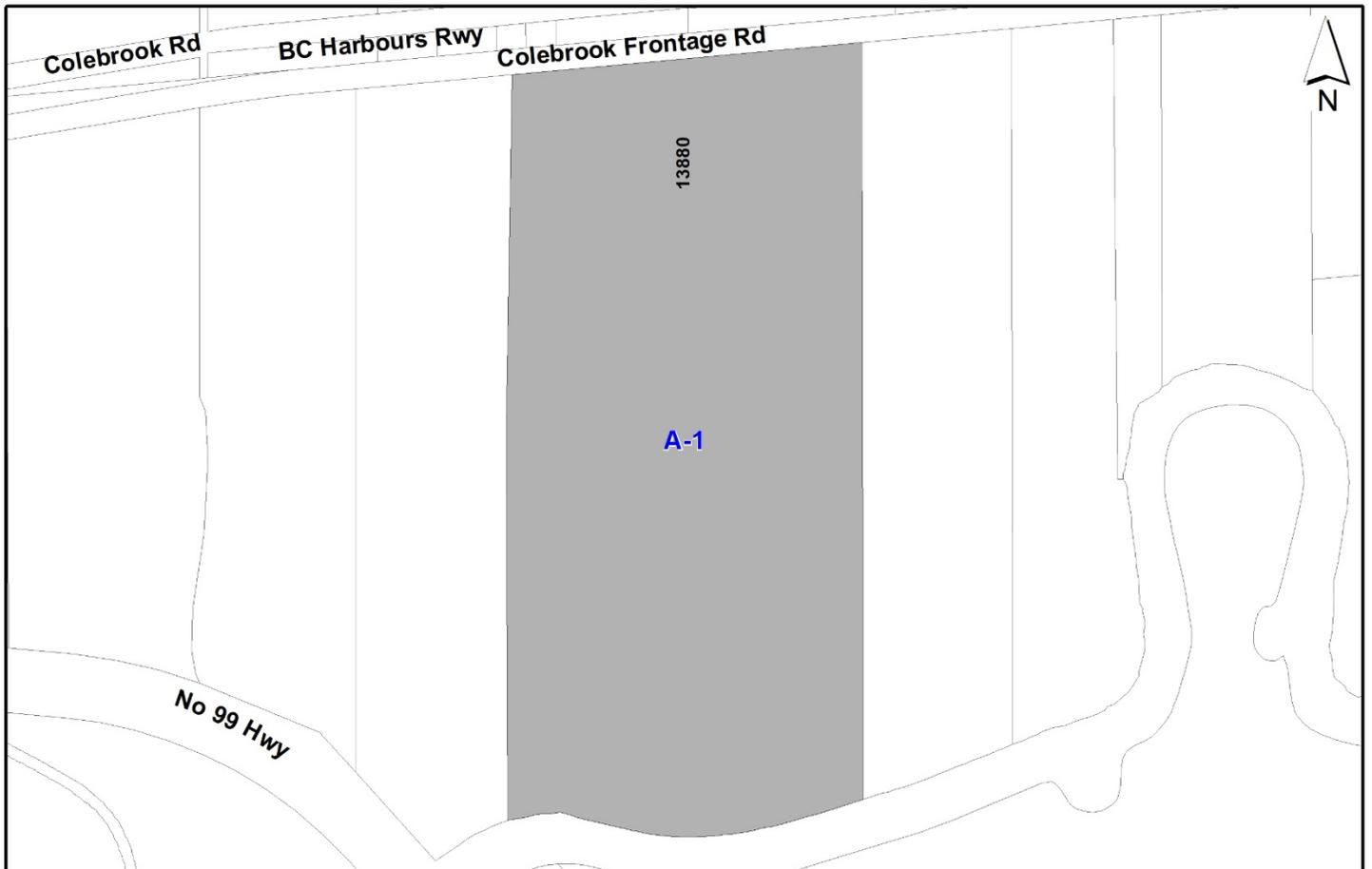
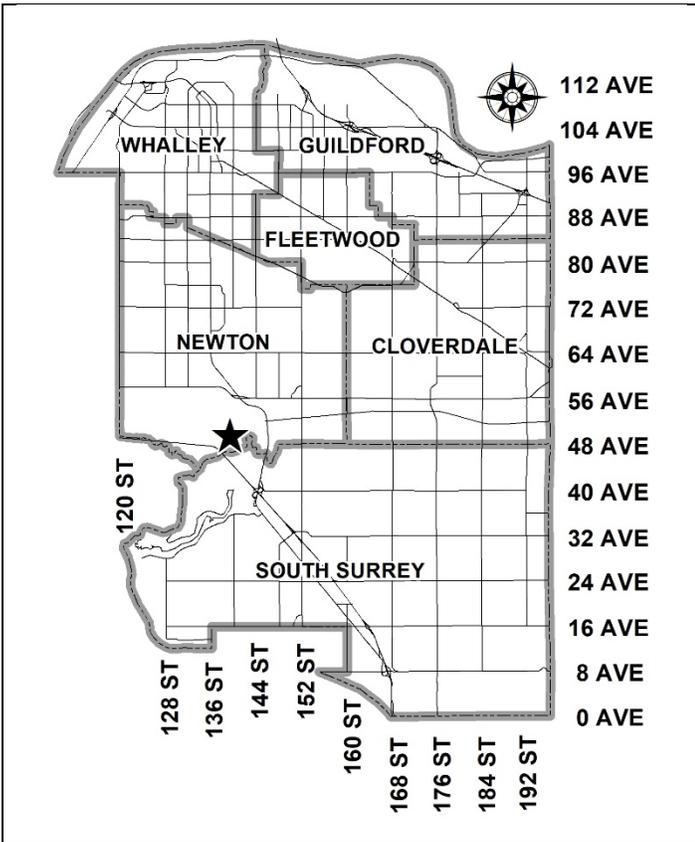
- **Development Variance Permit**

to vary the farm residential home plate to permit construction of a new single family dwelling in the ALR.

LOCATION: 13880 - Colebrook Road

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 vary the siting requirements for a principal single family dwelling in the "General Agriculture Zone (A-1)".

RATIONALE OF RECOMMENDATION

- The applicant proposes a Development Variance Permit (DVP) to increase the maximum setback of the proposed dwelling and the maximum depth of the farm residential footprint.
- The dwelling is proposed to be located in a historically disturbed area, which was previously occupied by a single family dwelling that was demolished approximately 25 years ago.
- The proposed new house location avoids conflicts with existing farm infrastructure and agricultural land currently in-production.
- The Agriculture, Environment & Investment Advisory Committee (AEIAC) supports this proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0248-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum setback of a single family dwelling from the front lot line of the "General Agriculture Zone (A-1)" from 50.0 metres to 112 metres; and
 - (b) to increase the maximum depth of the farm residential footprint from the front of the lot of the "General Agriculture Zone (A-1)" from 60 metres to 112 metres.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP Designation | Existing Zone |
|----------------------------------|-------------------------------------|-----------------|---------------|
| Subject Site | Agriculture (ALR) | Agricultural | A-1 |
| North (Across Colebrook Road): | Colebrook Park | Agricultural | A-1 |
| East, West: | Agriculture (ALR) | Agricultural | A-1 |
| South (Across Serpentine River): | Serpentine Wildlife Management Area | Agricultural | A-1 |

Context & Background

- The 40.4 hectare subject site is located on the south side of Colebrook Road, west of King George Boulevard. The subject property is designated "Agricultural" in the Official Community Plan (OCP) and is zoned "General Agriculture Zone (A-1)".
- The subject site is classified as residential and farmland under the BC Assessment Act and is part of a larger farm operation with over 162 hectares of farmland across the Lower Mainland.
- The site operates entirely as a commercial blueberry farm and employs 100 people, 30 of which are full time.
- The proposed location of the new single family dwelling is in a disturbed area of the site that was previously occupied by a single family dwelling demolished 25 years ago.
- There are Class AO ditches located adjacent to the front and side property lines, as well as one traversing the eastern side of the property from north to south. It was determined that given the proposed location of the new dwelling is located outside of the 50 metres Sensitive Ecosystem Development Permit Area Buffer, a Development Permit would not be required as part of this application.

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposed dwelling does not comply with the siting requirements of the "General Agriculture Zone (A-1)". The applicant is proposing a Development Variance Permit to vary the maximum setback for a single family dwelling and the maximum depth of the farm residential footprint of the A-1 Zone.

Referrals

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

Agriculture, Environment, and Investment Advisory Committee (AEIAC) At the November 9, 2021, meeting, the AEIAC recommend that the proposed Development Variance Permit be supported.

The Committee expressed support for the proposed location of the new single family dwelling on a historically disturbed area of the property where the previous single family dwelling was located.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Farm Residential Footprint Variance

- The applicant is requesting the following variances:
 - to increase the maximum setback of a single family dwelling from the front lot line of the "General Agriculture Zone (A-1)" from 50.0 metres to 112 metres; and
 - to increase the maximum depth of the farm residential footprint from the front of the lot of the "General Agriculture Zone (A-1)" from 60 metres to 112 metres.
- The applicant is proposing to locate the new dwelling in a disturbed area that was previously occupied by a single family dwelling. The previous dwelling was removed 25 years ago.
- Due to the previous building location, the configuration of the blueberry planting has always been planted around the fill pad area on the property. The irrigation and other supporting agricultural infrastructure are in place to support this configuration.
- The applicant has indicated that situating a house that is compliant with the A-1 Zone setbacks (closer to the front property line) would negate a large portion of crop land, which would be detrimental to operations and costly to the applicant.
- The applicant has advised that no additional fill will be required to be brought on-site to facilitate the proposed construction.

- The proposed homeplate location meets the intent of the farm Homeplate policy, as the proposed dwelling would be located on an existing fill pad and would not impact areas currently being farmed.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Draft Agriculture, Environment, and Investment Advisory Committee Minutes
- Appendix III. Development Variance Permit No. 7921-0248-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

SR/cm

Present:

Councillor Patton, Chair
Councillor Elford
Councillor Nagra
M. Lamont
S. Rai
S. Van Keulen

Regrets:

Shannon Lambie, Agriculture
Land Commission
Mikayla Roberts, Ministry of
Agriculture

Staff Present:

Y. Yohannes, Manager, Utilities
S. Godwin, Manager of Environment
H. Demyk, Planning Technician
S. Robertson, Planning Technician
L. Blake, Administrative Assistant

Guests:

M. Richter, Senior Policy Analyst
E. Berube, Division Manager

C. NEW BUSINESS

4. Development Proposal 7921-0248-00
Sarah Robertson, Planning Technician
Address: 13880 Colebrook Road

S. Rai declared a conflict of interest and left the meeting at 7:22 p.m.

Sarah Robertson, Planning Technician, summarized the report dated November 2, 2021 regarding Development Proposal 7921-0248-00. The proposal includes a Development Variance Permit to increase the maximum front yard setback for a single-family dwelling and increase the farm residential footprint setback to allow a new single family dwelling to be constructed on the subject property. The following information was highlighted:

- The site is currently designated "Agriculture" in the Official Community Plan (OCP), zoned "General Agricultural Zone (A-1)" and located within the Agricultural Land Reserve (ALR).
- The applicant is proposing to construct a new single-family dwelling on a historically disturbed area of the property that has an existing barn and a previously demolished single-family home. The applicant is requesting to vary the maximum front-yard setback and the maximum farm residential footprint setback for the construction of the new single-family dwelling in order to reduce impacts on farming operations.

In response to questions from the Committee, Ms. Robertson provided the following information:

- The previous single-family home was demolished approximately 25 years ago.
- There is some fill currently onsite; however, fill requirements may be different depending on the design of the new house.

The Committee expressed support for the proposal, noting that it is reasonable to construct a new single-family home where the previous home was located.

It was

Moved by S. Van Keulen

Seconded by Councillor Nagra

That the Agriculture, Environment, and Investment Advisory Committee recommend to the General Manager of Planning and Development to support Development Application 7921-0248-00.

Carried by members remaining

S. Rai rejoined the meeting at 7:28 p.m.

DRAFT

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0248-00

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: 011-226-897
Lot 36 District Lot 51 Group 2 New Westminster District Plan 6632

13880 - Colebrook Road

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks of Part 10 General Agriculture Zone (A-1), the maximum allowable setback of a single-family dwelling from the front lot line is increased from 50.0 metres to 112 metres; and
 - (b) In Section J Special Regulations of Part 10 General Agriculture Zone (A-1), the maximum depth of the farm residential footprint from the front line is increased from 60 metres to 112 metres.
4. This development variance permit applies to only the portion of the Land and 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.
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



In Section F Yards and Setbacks of Part 10 "General Agriculture Zone (A-1)", the maximum allowable setback from front lot line for a single family dwelling is increased from 50.0 metres to 112 metres;

In Section J Special Regulations of the 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 to 112 metres.

LEGAL DESCRIPTION:
 LOT 50 (DEEP CUT LOT 91 SECTION 489 TOWNSHIP 2 PLAN N496622 NWO)

CIVIC ADDRESS:
 13880 COLEBROOK ROAD, SURREY, BC V3S 0L2

LOT COVERAGE:
 PERMITTED: N/A
 PROPOSED: SINGLE FAMILY RESIDENCE: 4811.52 SF (456.3 SQM)

SITE PLAN SCALE: 1/64" = 1'-0"

COPYRIGHT & USE OF DOCUMENTS
 This document is the property of JMA Architecture Inc. and may be used or reproduced without the consent of JMA Architecture Inc. for the project no. 2021-21. This document may be used or reproduced without the consent of JMA Architecture Inc. for the project no. 2021-21. This document may be used or reproduced without the consent of JMA Architecture Inc. for the project no. 2021-21. This document may be used or reproduced without the consent of JMA Architecture Inc. for the project no. 2021-21.

JMA Architecture Inc.
 Project: Joe M. Moore
 10200 136th Avenue
 Surrey, B.C. V3R 0P4
 604-588-0001
 jma@jmaarchitecture.ca

DO NOT SCALE DRAWING
 Digital Certificate
 This document has been electronically certified with digital signatures and encryption technology authorized by the AIA of BC. The substantive original has been transmitted to you in electronic form. The printed version can be relied upon as a true copy of the original when supplied by the original author. Scanned images of the professional seal and digital certificate, or when printed from the digitally certified version, is provided.

| | | | |
|-----|----------------------|------------|----|
| NO. | REVISION | DATE | BY |
| 01 | ISSUE FOR PERMITTING | 2021-08-17 | JM |
| 02 | ISSUE FOR PERMITTING | 2021-08-17 | JM |
| 03 | ISSUE FOR PERMITTING | 2021-08-17 | JM |
| 04 | ISSUE FOR PERMITTING | 2021-08-17 | JM |
| 05 | ISSUE FOR PERMITTING | 2021-08-17 | JM |
| 06 | ISSUE FOR PERMITTING | 2021-08-17 | JM |
| 07 | ISSUE FOR PERMITTING | 2021-08-17 | JM |
| 08 | ISSUE FOR PERMITTING | 2021-08-17 | JM |
| 09 | ISSUE FOR PERMITTING | 2021-08-17 | JM |
| 10 | ISSUE FOR PERMITTING | 2021-08-17 | JM |

START DATE: MAY-2021
PROJECT NO.: 2021-21
DR.: CW
CH.: JM
SCALE: AS SHOWN

Architects Seal

 2021-08-17

Project Name:
SINGLE FAMILY RESIDENCE
 13880 COLEBROOK ROAD
 SURREY, BC V3S 0L2

Client:
 Mr. SUKHIJ RAI Owner | President T-604.580.1054

SITE PLAN