

DP4

DEVELOPMENT PERMIT GUIDELINES: FARMING PROTECTION

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The Farming Protection Development Permit Guidelines are intended to protect Agriculture and Farming operations from the effects of adjacent urban development by using Vegetation Buffers and Building and Site Design specifications.

Vegetation Buffers: represent the area adjacent to the Agricultural Land Reserve (ALR) used to create a physical and visual separation between agricultural land and urban development.

Building and Site Design: building and layout specifications used to supplement the vegetation buffers to further reduce conflicts and negative impacts of urban development on agricultural land.

In order to provide further clarification of the guidelines within this section, pictures or graphic images are provided; and where a particular guideline is graphically illustrated, the notation “(illustr.)” appears.



DP4 Farm Protection Guidelines User Guide:

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The following User Guide provides the main components required for each Farm Protection Development Permit application:

1. REVIEW and CONSIDER
 - A. Agricultural-Urban Conflict Requirements
 - B. Development Guidelines

2. SUBMIT COMPLETE APPLICATION
 - C. Determine Setbacks and Buffers
 - Single Family Uses
 - Multiple Family Uses
 - Non-Residential Uses

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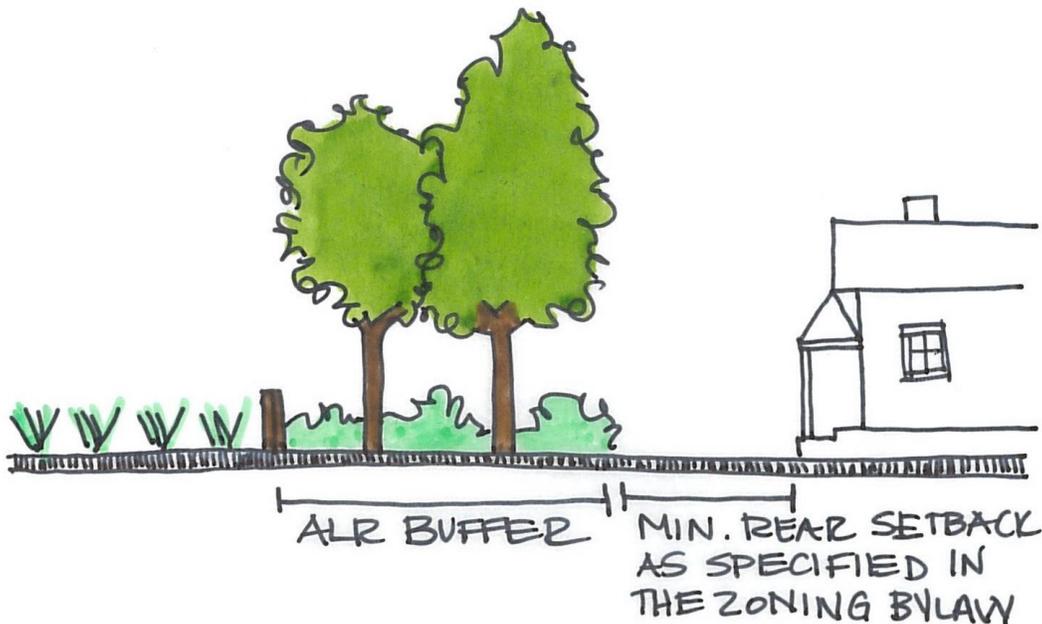
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A. Agriculture-Urban Conflict Requirements

For any development adjacent to agricultural land falling within the Farm Protection Development Permit Area, **REVIEW** and **CONSIDER** the following Agriculture-Urban Conflict Requirements:

Farm Protection

1. As part of a development process, any property that falls within 50 m of the Agricultural Land Reserve (ALR) boundary shall register a Restrictive Covenant against that property informing any future purchasers that farm operations take place in the area and that normal farm practices produce noise, odour and dust that may impact adjacent residential properties. This Restrictive Covenant shall reference a farm operation’s acceptable and required farm practices, as identified and in accordance with the Provincial *Right to Farm Act*.
2. Building setback minimums referred to and illustrated in this section are required as a way to reduce Agricultural-Urban conflicts. Where the full building setback minimum cannot be met due to hardship reasons or to protect natural features, the minimum setback requirements between the building face and the vegetated agricultural buffer shall be determined by the minimum yard setback for each applicable zone, in accordance with Surrey’s Zoning By-law, as amended. (*illustr.*)
3. Mitigate the impact of urban development on farming practices within the ALR by utilizing the following site and building design elements:
 - ⇒ Sensitive place backyards and patios away from the ALR
 - ⇒ Install double paned windows or sound-proofed windows
 - ⇒ Cluster buildings to maximize buffering between residences and the ALR



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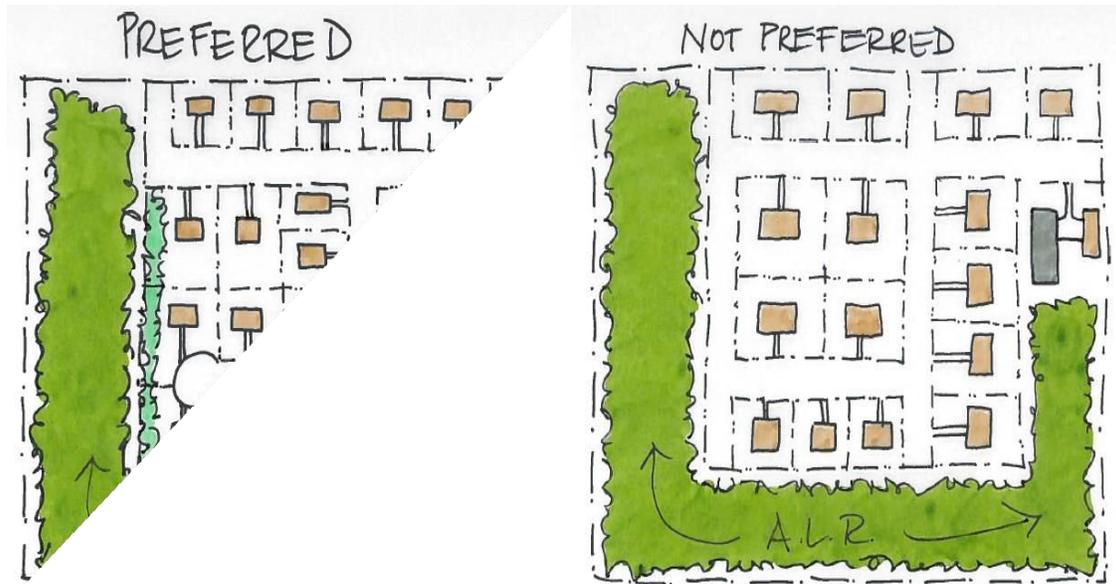
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A. Agriculture-Urban Conflict Requirements (cont.)

For any development adjacent to agricultural land falling within the Farm Protection Development Permit Area, **REVIEW** and **CONSIDER** the following Agriculture-Urban Conflict Requirements:

Farm Protection

4. Encroachment of urban uses into farming areas shall be reduced by avoiding the dead-ending of road ends adjacent or into the ALR, except where that road may be needed for access by farm vehicles. *(illustr.)*
5. Where appropriate, use roads, topographic features, watercourses, ditching, no-build areas, vegetated and fenced barriers as buffers to preserve large farm units and areas from the encroachment of non-agricultural uses. *(illustr.)*
6. Retain and enhance natural buffer features (e.g. riparian areas, ravines, woodlots, wetlands and natural vegetated areas) along the urban side of the ALR boundary. Where natural buffers are not feasible, create buffers and/or compatible uses (e.g. roads, railways, utility Rights-of-Way, berms, open spaces and rain-water management facilities and features) on the urban side of the ALR boundary. *(illustr.)*



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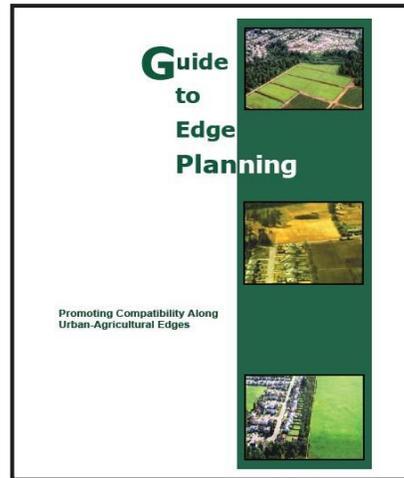
B. Development Guidelines

For any development adjacent to agricultural land falling within the Farm Protection Development Permit Area, **REVIEW** and **CONSIDER** the following Development Guidelines as follows:

General Buffer Design

7. Natural landscape buffer features shall be retained and enhanced along the urban side of the Agricultural Land Reserve Boundary. Buffer features include mature trees, riparian areas, ravines, woodlots, wetlands and natural vegetation. Where natural buffers do not exist, create vegetated buffers and/or compatible uses (e.g. roads, railways, utility Rights-of Ways, berms, fences, open spaces and rain-water management facilities and features) on the urban side of the ALR boundary.

8. Unless otherwise indicated, specifications for “appropriate” planting and species details and fencing should be referenced from the Ministry of Agriculture *Guide to Edge Planning*, as amended, and from the Agricultural Land Commission’s “Schedule D”, *Landscaped Buffer Specifications*, as amended.



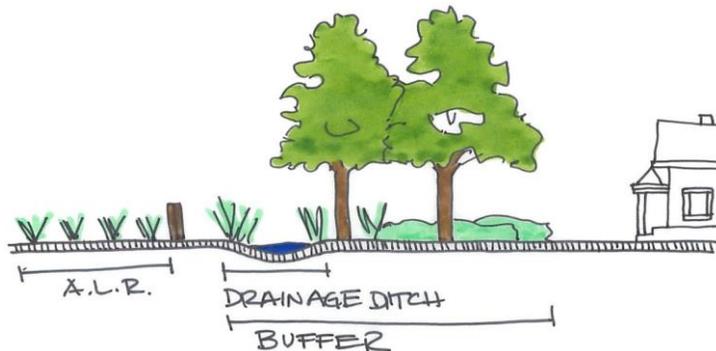
9. Ensure firm edges exist between the agricultural buffer and residential landscaped areas by planting infill trees and shrubs and plants to create a fuller buffer and by using other elements such as rock boulders and trespass-inhibiting shrubs in conjunction with an “appropriate” fence.

10. Include a mix of “appropriate” deciduous and coniferous trees a minimum of 2m—4m apart.

11. Preserve all existing, healthy and mature trees located within the agricultural buffer area.

12. Design buffers with “appropriate” native and natural agriculturally-sensitive plant species. Consider infill planting or planting older and larger trees to create a fuller vegetated buffer.

13. If planned, include rainwater management or water detention facilities in buffer areas (*illustr.*). Construct detention ponds in conjunction with local area Integrated Stormwater Management Plans (ISMP) to ensure drainage from the development does not affect the adjacent agricultural land.



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B. Development Guidelines (cont.)

For any development adjacent to agricultural land falling within the Farm Protection Development Permit Area, **REVIEW** and **CONSIDER** the following Development Guidelines:

General Buffer Design (cont.)	
14.	During development and construction phases, ensure any required fill deposition is handled sensitively with respect to the buffer to ensure natural soil regimes, on and off site, are maintained.
15.	Ensure public safety and security is taken into consideration in the design and development of trails and sidewalks near vegetated buffer areas.
16.	Consider the use of rock boulders and firm edges between the buffer and any developed area, particularly with single family developments.
Buffer Installation and Maintenance	
17.	Landscaped buffers and any related tree fencing (fencing used to protect existing trees from development) will be required to be installed prior to the issuance of Building Permits for new subdivisions or developments.
18.	All landscaping shall be maintained in good condition, consistent with an approved Landscape Plan. Landscaping should be consistent with the guides and specifications listed under <i>General Buffer Design</i> of this Development Permit Section.
19.	Use Statutory Easements combined with a Restrictive Covenants to ensure buffers are established, maintained and accessible by maintenance crews.
20.	For private property, either through the use of Letters of Credit or Cash Securities, deposits equal to one hundred percent (100%) + fifteen percent (15%) contingency of the total landscaping costs will be retained during all development stages. For public parkland, a Maintenance Bond is required to be provided by the developer. Partial refunds of Security Deposits or Maintenance Bonds may be allowed after a minimum of five years, provided that landscaped buffers have been substantially and satisfactorily completed. Satisfactory completion includes illustrating that trees and shrubs are established to a free-growing stage.
21.	Should fencing not be required for an existing naturally-vegetated ALR edge at the time of development, security deposits in the amount of one hundred percent (100%) + fifteen percent (15%) contingency of the total fencing costs will be required to secure future fence installations.

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B. Development Guidelines (cont.)

For any development adjacent to agricultural land falling within the Farm Protection Development Permit Area, **REVIEW** and **CONSIDER** the following Development Guidelines:

Parks and Trail Design

- 22. Where appropriate, and located where it will likely not create conflicts with farming, and where determined by and approved the City of Surrey, include passive recreation with buffers that will be conveyed as Park-land. Buffer depths shall be increased from any minimums previously stated to a minimum of 20 m wide.
- 23. Where trails will be added into agricultural buffers and maintained by the City of Surrey, the following requirements apply:
 - ⇒ Rights-of-Way protecting the trail shall be a minimum of 4 m wide and be located away from the agricultural edge
 - ⇒ Trails shall be passive in nature and not developed as multi-use pathways
 - ⇒ Trails shall be placed on the inner-most half of the buffer a minimum of 10 m away from the ALR edge
 - ⇒ Fencing shall be provided along the property line at 1.8 m high and constructed of black chain link
 - ⇒ Fencing shall also be provided between the agricultural buffer and the residential development at 1.2 m high and be constructed of black chain link.

Development and Building Design

- 24. Ensure housing units constructed adjacent to agricultural land incorporate additional building upgrades and/or design features in order to minimize noise conflicts from agricultural operations. These building upgrades or design features may include the following:
 - ⇒ Orienting bedrooms and outdoor areas away from agricultural land
 - ⇒ Providing mechanical ventilation to allow for the choice of keeping windows closed
 - ⇒ Enclosing balconies or using sound-absorption materials and other sound barriers
 - ⇒ Using sound-deadening construction materials (e.g. concrete, acoustically-rated window glazing or glass block walls)
 - ⇒ Locating areas not affected by noise (e.g. stairwells and single-loaded corridors) between the agricultural land and other areas of the residential unit
 - ⇒ Maximizing the setback between agricultural land and buildings or structures
 - ⇒ Reducing the number of doors, windows and outdoor patios facing directly onto agricultural land.

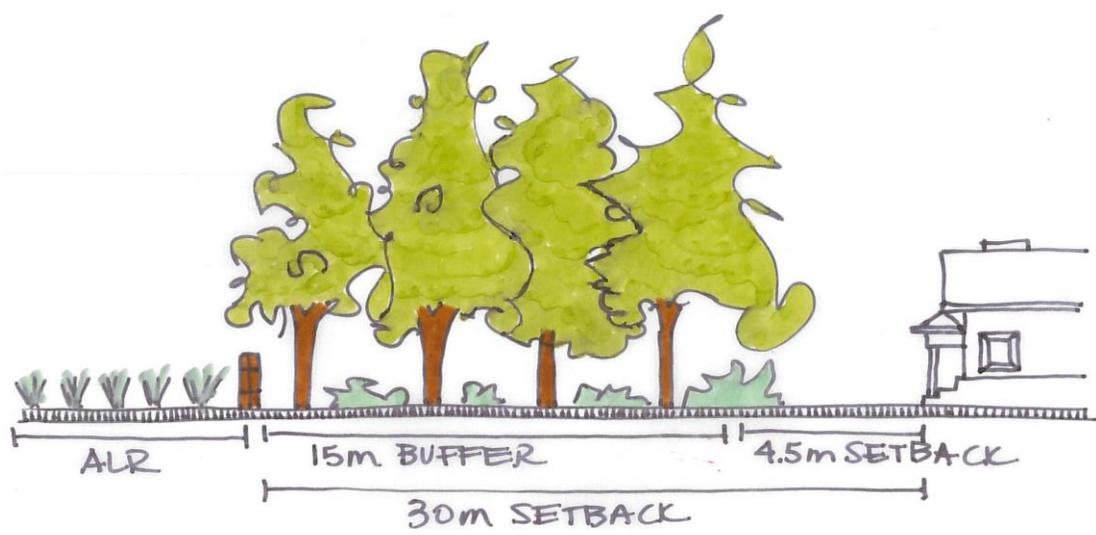
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C. Setbacks and Buffers

For development in the Farm Protection Development Permit Area, **SUBMIT** a **COMPLETE APPLICATION** using site plans, building and street elevations, that detail the setbacks and buffers required for development adjacent to the Agricultural Land Reserve, as follows:

SINGLE FAMILY USES Scenario: ALR Abutting a Yard	
<p>25. For properties with a Yard abutting the ALR (<i>illustr.</i>):</p> <ul style="list-style-type: none"> ⇒ Minimum building setback from the Agricultural Land Reserve boundary is 30 m ⇒ Increase zoning setbacks, where possible, to accommodate appropriate and effective rear yard space for buffers ⇒ Provide a minimum of 4.5 m of rear yard space between the landscaped buffer and the rear face of a single family dwelling (<i>illustr.</i>) ⇒ Minimum vegetated buffer width is 15 m ⇒ Vegetated landscape buffer remains under private ownership. 	<p>The diagram illustrates a property layout. On the left, a vertical line represents the Agricultural Land Reserve (ALR) boundary. To its right is a shaded green area representing a 15m vegetated buffer. Further right is a white area representing a 4.5m setback. A building footprint is shown to the right of this setback. A horizontal dimension line at the bottom indicates a total setback of 30m from the ALR boundary to the building.</p>



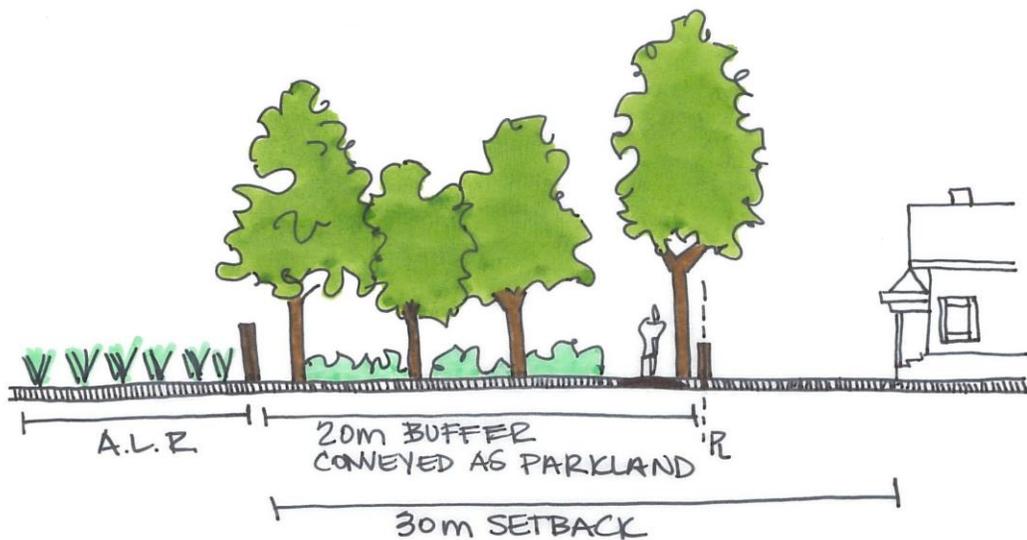
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C. Setbacks and Buffers (cont.)

For development in the Farm Protection Development Permit Area, **SUBMIT a COMPLETE APPLICATION** using site plans, building and street elevations, that detail the setbacks and buffers required for development adjacent to the Agricultural Land Reserve, as follows:

SINGLE FAMILY USES Scenario: ALR Abutting a Yard as Parkland	
<p>26. For properties with a Yard as Parkland abutting the ALR (<i>illustr.</i>):</p> <ul style="list-style-type: none"> ⇒ Minimum building setback from the Agricultural Land Reserve boundary is 30 m ⇒ Increase zoning setbacks, where possible, to accommodate appropriate and effective rear yard space for buffers ⇒ Minimum vegetated buffer width is 20 m, particularly where there is already a natural area such as a riparian stream, ravine, woodlot or wetland ⇒ Vegetated landscaped buffer is conveyed as public parkland. 	



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SINGLE FAMILY USES Scenario: ALR Abutting Yard Under Strata Control	
<p>27. For properties with a Yard under Strata Control abutting the ALR (<i>illustr.</i>):</p>	
⇒ Minimum building setback from the Agricultural Land Reserve boundary is 30 m	
⇒ Increase zoning setbacks, where possible, to accommodate appropriate and effective rear yard space for buffers	
⇒ Minimum vegetated buffer width is 20 m	
⇒ Vegetated buffer maintained by a Strata Corporation.	



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C. Setbacks and Buffers (cont.)

For development in the Farm Protection Development Permit Area, **SUBMIT a COMPLETE APPLICATION** using site plans, building and street elevations, that detail the setbacks and buffers required for development adjacent to the Agricultural Land Reserve, as follows:

SINGLE FAMILY USES Scenario: ALR Abutting a Road	
<p>28. For properties with a Road abutting the ALR (<i>illustr.</i>):</p>	<p>The diagram shows a vertical road on the left, labeled 'ROAD'. To its right is a green, undulating vegetated buffer, labeled '7.5-12m UNDULATING BUFFER'. Further to the right, within a dashed-line property boundary, are two buildings. A horizontal dimension line below the road and buffer indicates a '37.5 m SETBACK' from the road to the buildings.</p>
<p>⇒ Minimum building setback from the Agricultural Land Reserve boundary is 37.5 m</p>	
<p>⇒ Increase zoning setbacks, where possible, to accommodate appropriate and effective rear yard space for buffers</p>	
<p>⇒ Undulating buffer width from a minimum of 7.5 m to a maximum of 12 m, with an overall net width of 10 m is permitted OR Straight buffer with a minimum width of 10 m</p>	
<p>⇒ Vegetated buffer remains under private ownership.</p>	



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MULTIPLE FAMILY USES Scenario: ALR Abutting a Lot

29. For properties with Multiple Family uses abutting the ALR (*illustr.*):
- ⇒ Minimum building setback from the Agricultural Land Reserve boundary is **30m**
 - ⇒ Minimum building setback, as identified in each specific zone, shall be increased where possible, to accommodate appropriate and effective rear yard space for vegetated buffers
 - ⇒ Provide a **minimum of 3.5 m of rear yard space** between multiple family dwellings and landscaped buffers



- ⇒ Minimum vegetated buffer width is **24 m**
- ⇒ Minimum vegetated buffer width shall be increased proportionally (*illustr.*) with any increase to density.
- ⇒ Buffer widths increased to accommodate additional densities shall also be developed in conjunction with parkland or passive open space
- ⇒ A community garden for the Strata's use, may be included as part of the vegetated buffer area
- ⇒ Vegetated buffer maintained by a Strata Corporation.



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C. Setbacks and Buffers (cont.)

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NON-RESIDENTIAL USES Scenario: ALR Abutting a Lot	
30. For properties with Non-Residential uses abutting the ALR (<i>illustr.</i>):	
⇒ Minimum building setback from the Agricultural Land Reserve boundary is 30 m	
⇒ Minimum vegetated buffer width is 15 m	
⇒ Vegetated buffer remains under private ownership.	

