

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0142-00

Planning Report Date: February 24, 2025

PROPOSAL:

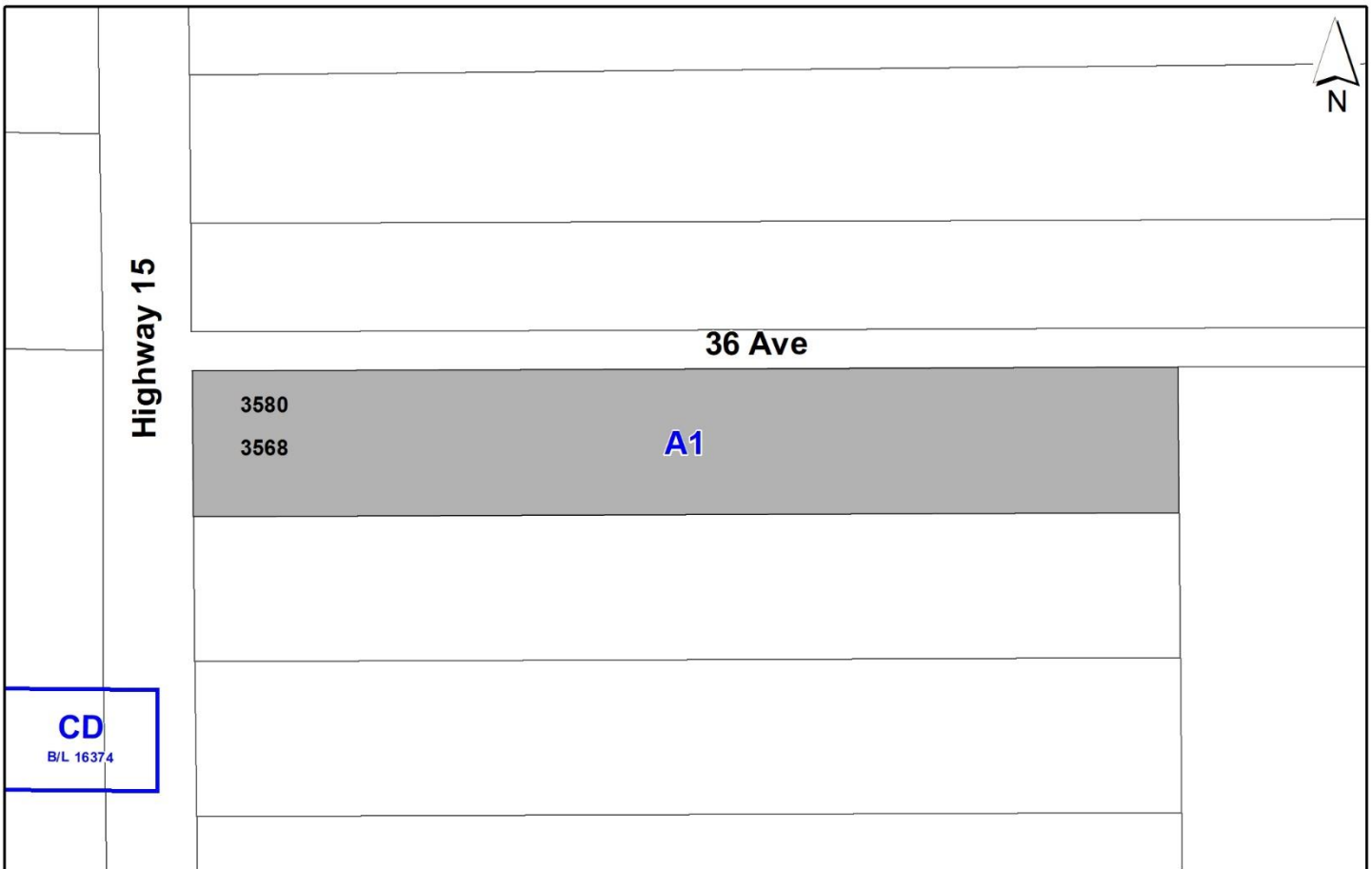
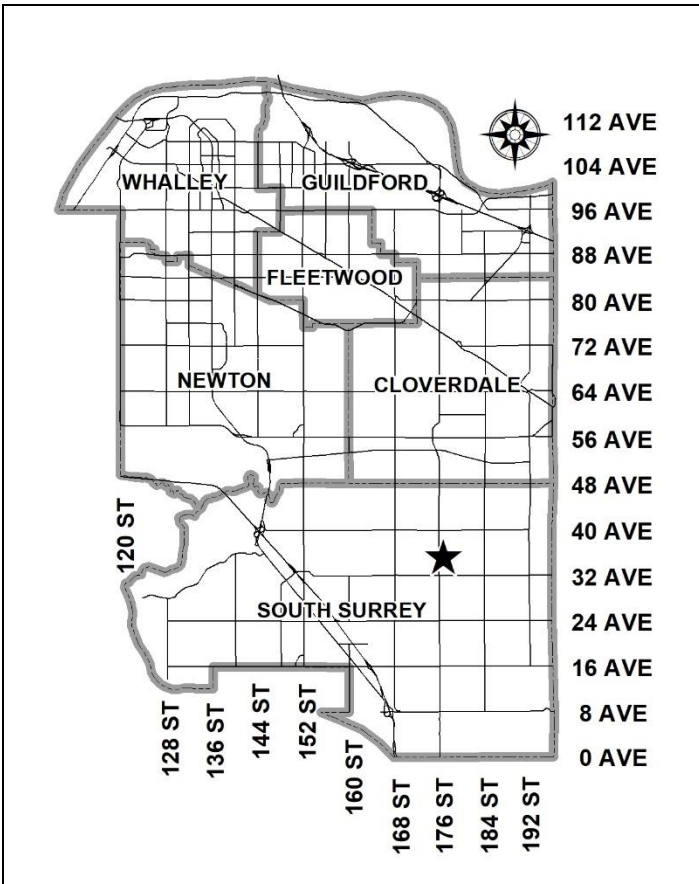
- **Development Permit**
- **Development Variance Permit**

to vary the farm residential home plate and front yard setback to permit construction of a new single family dwelling and for the location of an existing agriculture building.

LOCATION: 3568 - 176 Street
 3580 - 176 Street

ZONING: A-1

OCP DESIGNATION: Agricultural



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the homeplate location and front setback for a new principal single family dwelling and the setback requirements for an existing agriculture and horticulture building in the "General Agriculture Zone (A-1)".

RATIONALE OF RECOMMENDATION

- The applicant proposes a Development Variance Permit (DVP) to increase the maximum front setback of the proposed dwelling and the maximum setback depth of the farm residential footprint.
- Within the "General Agricultural Zone (A-1)", the maximum setback depth from the frontage permitted for a residential building and the residential home plate are intended to maximize the retention of agricultural land. Due to the historical development on the site, the new dwelling is proposed to be located in an existing disturbed area.
- Currently, there is historical preload on the site that has existed for over 13 years. The owners intend to use this preload area for their future home and relocating it to a non-disturbed area would incur considerable cost. The applicant has worked with the city's Engineering Department to remove some of the excess to fill meet the 1,000 square metres of residential fill permitted under the Agricultural Land Commission (ALC) regulations.
- The applicant is also requesting a setback variance to the existing utility shed located on the northwest side of the property. The utility shed hosts the irrigation system necessary for the blueberry fields and has existed on the site for approximately 20 years.
- Given that there is an unopened road allowance along the north property line of the subject site, the existing utility shed requires a 30 metre setback for agriculture and horticulture buildings. Transportation has confirmed that there are no future plans for the road to be constructed.
- The location of the proposed new home does not interfere with any of the existing farm infrastructure or agricultural land being actively farmed.
- The proposal complies with the Development Permit requirements for the dwelling in the OCP for Sensitive Ecosystems.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7920-0142-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings. (Appendix I)
2. Council approve Development Variance Permit No. 7920-0142-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north street side yard setback of the A-1 Zone for agriculture and horticulture buildings from 30 metres to 4.7 metres to the building face;
 - (b) to reduce the minimum front yard setback of the A-1 Zone for agriculture and horticulture buildings from 30 metres to 11.7 metres to the building face;
 - (c) to increase the maximum setback for a single family dwelling from the front lot line of the "General Agriculture Zone (A-1)" from 50 metres to 68 metres; and
 - (d) to increase the maximum depth for the farm residential footprint from the front of the lot of the "General Agriculture Zone (A-1)" from 60 metres to 86 metres.
3. 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 Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (c) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape planting/buffer.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Agriculture (ALR)	Agricultural	A-1
North:	Agriculture (ALR)	Agricultural	A-1

Direction	Existing Use	OCP Designation	Existing Zone
East:	Agriculture (ALR)	Agricultural	A-1
South:	Agriculture (ALR)	Agricultural	A-1
West (Across 176 Street):	Agriculture (ALR)	Agricultural	A-1

Context & Background

- The subject property is located at 3568 - 176 Street and is approximately 3.7 hectares in area.
- The site is designated "Agricultural" in the Official Community Plan (OCP), zoned "General Agriculture Zone (A-1)", and located within the Agricultural Land Reserve (ALR).
- The subject site is classified as residential and farmland under the BC Assessment Act.
- The site has an active blueberry farm operation that is primarily run by the family, only hiring staff seasonally for extra help during harvest seasons.
- The subject site currently has a single family dwelling and two accessory farm buildings that are used for storage located near 176 Street in the western portion of the parcel. The existing farm building closest to the south property line will be removed before Development Permit issuance as it encroaches into the setbacks for agriculture and horticulture buildings. The existing dwelling will be removed once the new dwelling has been constructed.
- There are two Class A/O watercourses that run adjacent along the front (west) and the side (south) property lines of the property.

DEVELOPMENT PROPOSAL

Planning Considerations

- The subject application proposes to construct a new single family dwelling on the existing fill pad that was created with a soil permit in 2012.
- Under the "General Agricultural Zone (A-1)", the maximum frontage setback depth permitted for a residential building and the residential home plate are intended to preserve agricultural land. Building a home on the existing fill pad would not impact the areas of the lot that are currently being farmed.
- Without increasing the maximum single family dwelling setback and farm residential footprint depth, the owner would be unable to construct the new home on the existing fill pad and would be required to relocate the fill, which would be costly.
- The existing single family dwelling will be demolished before issuance of the future building permit for the new house.

- The proposed front yard and street side yard setbacks reduction for an agriculture and horticulture building are required to bring the existing utility shed into compliance with the A-1 zone.
- The proposal is compliant with the Agricultural Land Commission (ALC) regulations for allowing properties to have one single family dwelling with a maximum floor area of 500 square metres and a maximum residential fill limit of 1,000 square metres.
- The existing driveway access location from 176 Street will remain.

Referrals

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

Agricultural and Food Policy Committee (AFPC) The requirement for the subject application to be forwarded and presented to the AFPC committee was deferred to Council for consideration. Appointment of committee members has not been completed and to avoid further delays with the application, Development Planning propose that Council review the proposal as an alternative solution.

Zoning By-law

VariANCES

- The applicant is requesting the following variances:
 - to reduce the minimum north street side yard setback of the A-1 Zone for agriculture and horticulture buildings from 30 metres to 4.7 metres to the building face;
 - to reduce the minimum front yard setback of the A-1 Zone for agriculture and horticulture buildings from 30 metres to 11.7 metres to the building face;
 - to increase the maximum setback for a single family dwelling from the front lot line of the "General Agriculture Zone (A-1)" from 50 metres to 68 metres; and
 - to increase the maximum depth for the farm residential footprint from the front of the lot of the "General Agriculture Zone (A-1)" from 60 metres to 86 metres.
- Within the "General Agricultural Zone (A-1)", the maximum depth permitted for a residential building and the residential home plate are intended to maximize the retention of agricultural land. Due to the historical development on the site, the new dwelling is proposed to be located in an existing disturbed area.
- Currently, there is historical pre-load on the site that has existed for over 13 years. The owners intend to use this pre-load for their future home and relocating it would incur considerable cost. The applicant has worked with the city's engineering department to remove some of the excess fill to meet the 1,000 square metres of residential fill permitted under the Agricultural Land Commission (ALC) regulations.

- The applicant is also requesting a variance to the existing utility shed located in the northwest corner of the property. The utility shed hosts the irrigation system necessary for the blueberry fields and has existed on the site for approximately 20 years.
- The location of the proposed new home does not interfere with any of the existing farm infrastructure or agricultural land being actively farmed.
- Staff support the requested variances to proceed for consideration.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A/O (red-coded) watercourses impacting the property. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A/O (red-coded) watercourse requires a minimum streamside setback of 10 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- As agricultural uses are not subject to the Sensitive Ecosystem Development Permit, the Development Permit is administered for portions of the watercourses in close proximity to the proposed residential use.
- The riparian setback area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Alex Drake, *R.P. Bio.*, of Enkon Environmental and dated February 7, 2025, 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.
- Through the EDP, a planting plan and cost estimate table have been provided and accepted by city staff. Remediation works through planting will occur within the streamside protection area adjacent to the subject Class A/O watercourses, as attached (Appendix III.).
- Prior to the issuance of a building permit, the Engineering Department will confirm that the applicant has met the requirements of the "City Centre District Energy System By-law".

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Ecosystem Development Plan Drawing and Planting Plan
- Appendix II. Development Variance Permit No. 7920-0142-00
- Appendix III. Site Plan

approved by Chris McBeath

Ron Gill
General Manager
Planning and Development

TS/cb



Appendix I.

Site Plan with Environmental Setbacks
3568 176 St
Surrey, BC

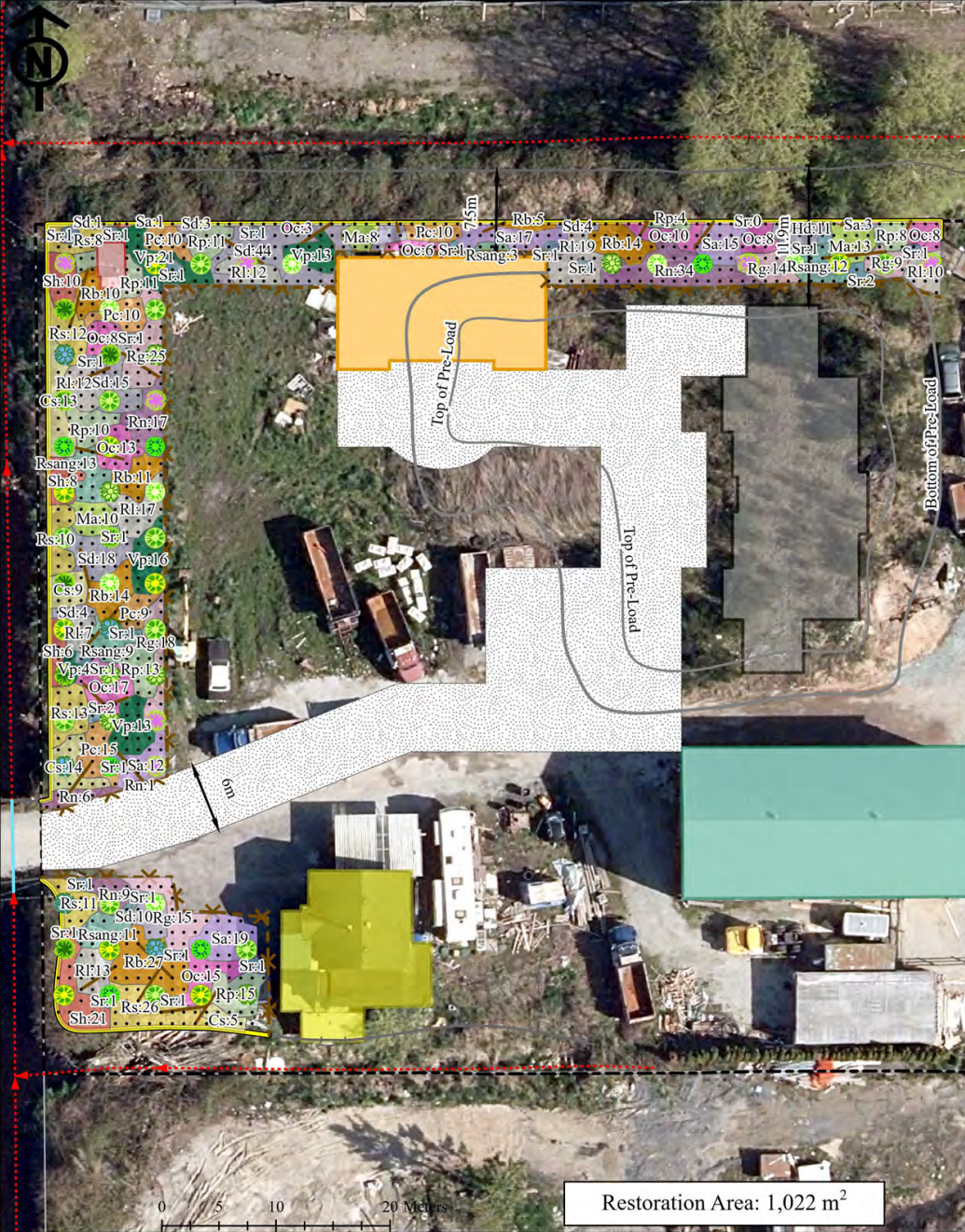
client:
Sukhjinder Kang

- Legend**
- SPEA 5m
 - SSA 10m
 - Top of Pre-Load
 - Bottom of Pre-Load
 - Lots (Outline)

Figure 1

DRAFT
Date: Nov, 2023
Revised: AD; Feb, 2025
Projection: UTM NAD83
10N
Data: <https://data.surrey.ca>





Restoration Area: 1,022 m²

Site Preparation Specification

1) Sediment Control

All works shall be conducted in accordance with sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" (DFO/MoE).

2) Invasive species

Invasive species like Himalayan blackberry and English Ivy are to be removed from or adjacent to the disturbance area (within 1 m of the boundary). Existing native vegetation within the planting areas shall be maintained in good condition.

3) Filtrex Grossoxx

30 cm diameter logs are to be installed on the watercourse top-of-bank per manufacturer's specifications. Fill logs with growing medium with low grow grass seed. Logs are to be staked in place as per manufacturer's instructions. **Total Length of Grossoxx: 162.7m**

4) Soil Application

1) All non-native soil materials are to be completely removed. Underlying material is to be scarified at a depth of 250mm prior to application of soil amendment and compost mulch.
 2) Disturbance areas to receive 300mm depth of 3P topsoil per BCLNA standards (10-15% OM less than 2 mm, minimum 20% Fines) or equivalent.
 3) Disturbed areas are to be covered with Ecoblanket mulch at a depth of 75mm (which includes a low grow reclamation seed mix). Mulch is to be applied after planting has been completed.

Total Soil Volume: 436 m³
Total Ecoblanket Volume: 109 m³

Planting Specifications

- Project QEP to meet with landscaper for a preconstruction meeting. Layout may need to be adjusted to meet site-specific conditions.
- All planted stock shall be guaranteed nursery stock per BCLNA standards. Stock shall be inspected and approved by the Project QEP prior to installation.
- Large Woody Debris pieces to be coniferous species, minimum piece size of 30cm in diameter and 3m in length.
- Plant **1,052** of #2 pot shrubs at 1m spacing from existing vegetation and planted stock. Plant **59** # pot 5 trees at 4m spacing.

Restoration Maintenance

- Emerging invasive species shall continue to be removed from the planting area as necessary for 5 years. For example, emerging Himalayan blackberry will require monthly removal of roots and shoots during the growing season (April 1st to October 15th).
- Water all planted stock 3 times weekly during dry periods from May 1st to September 30.
- Plant survival monitoring shall be conducted for a period of five (5) years. species survivorship shall achieve 80%. Replacement planting of dead stock may be required on an annual basis to satisfy this specification. Survival or replacement stock is subject to survival criteria as specified above.
- Planted stock shall be inspected by the Owner or Owner's Representative to the end of the warranty period to assess requirements for watering and maintenance/weeding of non-native invasive plant species.

Common Name	Scientific Name	Label	Pot Size	Count
red-center dogwood	<i>Cornus sericea</i>	Cs	2	41
occamspry	<i>Halodiscus discolor</i>	Hd	2	11
Tall Oregon grape	<i>Mahonia aquifolium</i>	Ma	2	31
os-berry	<i>Oenothera biennis</i>	Oe	2	90
Pacific starbark	<i>Physocarpus opulifolius</i>	Ps	2	54
stink currant	<i>Ribes bruceanum</i>	Rb	2	81
bladlip rose	<i>Rosa gnunocarpa</i>	Rg	2	81
black gooseberry	<i>Ribes lacustris</i>	Rl	2	90
Nootka rose	<i>Rosa nutkana</i>	Rn	2	67
stam-berry	<i>Rubus parviflorus</i>	Rp	2	72
salmonberry	<i>Rubus spectabilis</i>	Rs	2	80
red-flowering currant	<i>Ribes sanguineum</i>	Rsang	2	48
common snowberry	<i>Symphoricarpos alba</i>	Sa	2	67
hardhack	<i>Spiraea douglasii</i>	Sd	2	99
Hooker's willow	<i>Salix hookeriana</i>	Sh	2	45
red elderberry	<i>Sambucus racemosa</i>	Se	2	28
red huckleberry	<i>Vaccinium parvifolium</i>	Vp	2	67
Total				1052

Common Name	Scientific Name	Label	Pot Size	Count
vine maple	<i>Acer circinnatum</i>	Ac	5	5
bigleaf maple	<i>Acer macrophyllum</i>	Am	5	7
red alder	<i>Alnus rubra</i>	Ar	5	11
beaked hazelint	<i>Corylus cornuta</i>	Cc	5	7
bitter cherry	<i>Prunus emarginata</i>	Pe	5	7
Douglas fir	<i>Pseudotsuga menziesii</i>	Pm	5	6
sitka spruce	<i>Picea sitchensis</i>	Ps	5	7
western hemlock	<i>Tsuga heterophylla</i>	Th	5	9
Total				59

Planting Plan
3568 176 St

client: Sukhjinder Kang

Tree Species

	Ac		Pe
	Am		Pm
	Ar		Ps
	Cc		Th

- Shrub Spacing 1m
- Top of Pre-Load
- Bottom of Pre-Load
- ✂ Split Rail SPEA Fencing 162.2m
- ✂ Filtrex Grossoxx 166.5m
- Driveway Culvert
- Large Woody Debris
- TODB
- AO
- Proposed Dwelling 313m²
- Proposed Farm Equipment Shed 172.3²
- Proposed Driveway 907m²
- Existing Barn
- Existing Dwelling
- Existing Utility Shed
- Subject Property
- Lot

Shrub Species

	Cs
	Hd
	Ma
	Oe
	Ps
	Rb
	Rg
	Rl
	Rn
	Rp
	Rsang
	Sa
	Sd
	Sh
	Se
	Sr
	Vp

Figure 1

Cartographer: E. Fortune
 Date: Dec. 2023
 Updated: Sept 2024
 Coordinate System: NAD 83,
 UTM 10N
 Data: <https://data.survey.ca/>



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0142-00

Issued To: (the Owners)

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: 000-436-488

North Half of Lot 1 Except: Part Shown on Statutory Right of Way Plan 17425

Section 29 Township 7 New Westminster District Plan 4970

3568 176 Street

3580 176 Street

(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 metres to 68 metres.
 - (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 lot line is increased from 60 metres to 86 metres.
 - (c) In Section F Yards and Setbacks of Part 10 General Agriculture Zone (A-1), the north street side yard setback is being reduced from 30 metres to 4.7 metres to the building face.
 - (d) In Section F Yards and Setbacks of Part 10 General Agriculture Zone (A-1), the front yard setback is being reduced from 30 metres to 11.7 metres to the building face.
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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and Director Legislative Services
Jennifer Ficocelli

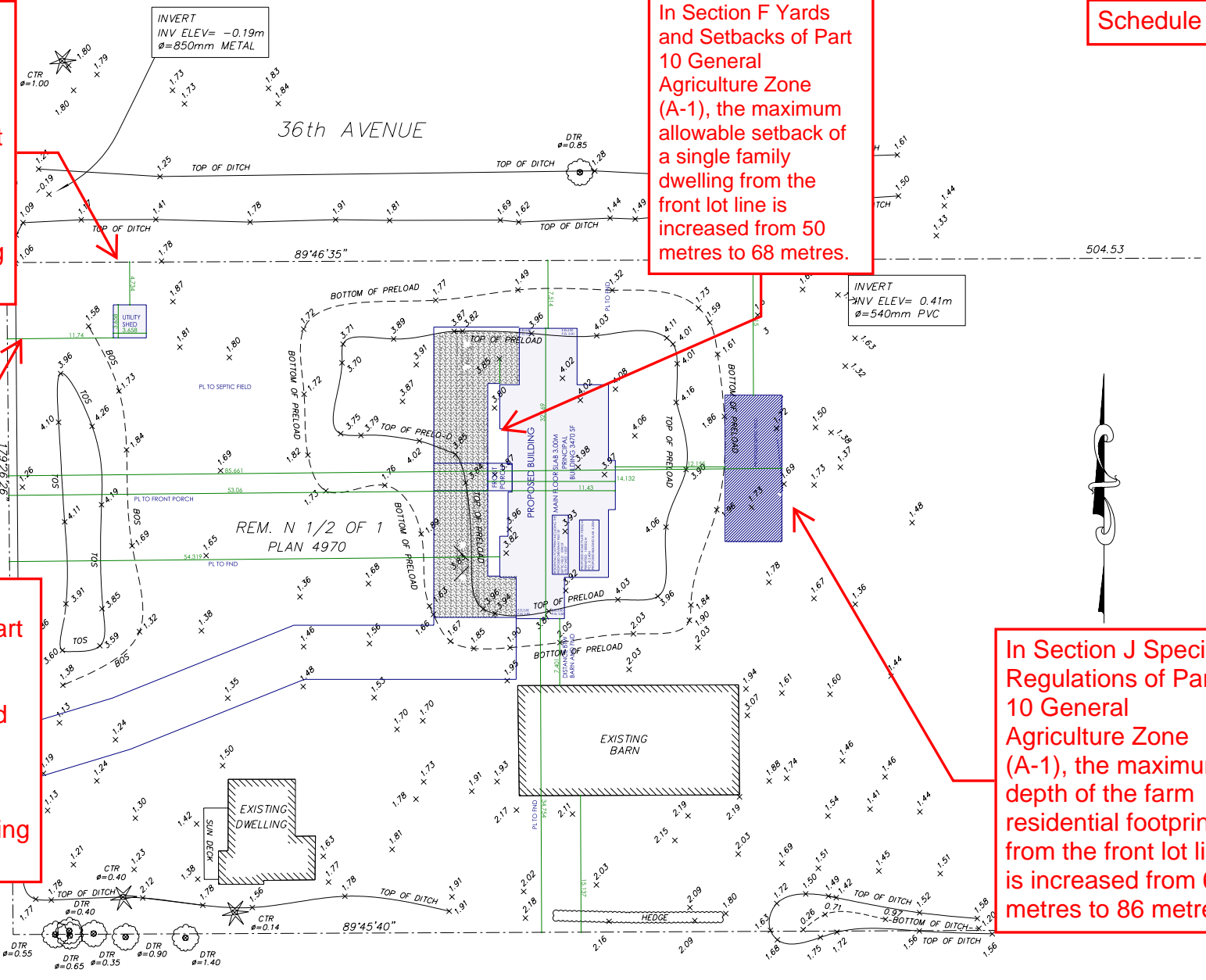
Schedule A

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 metres to 68 metres.

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In Section J Special Regulations of 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 86 metres.



DRAWING TITLE
SITE PLAN

PROJECT ADDRESS
**3568 176ST
SURREY,**

OWNER NAME:
KANG RESIDENCE
CONTACT #:

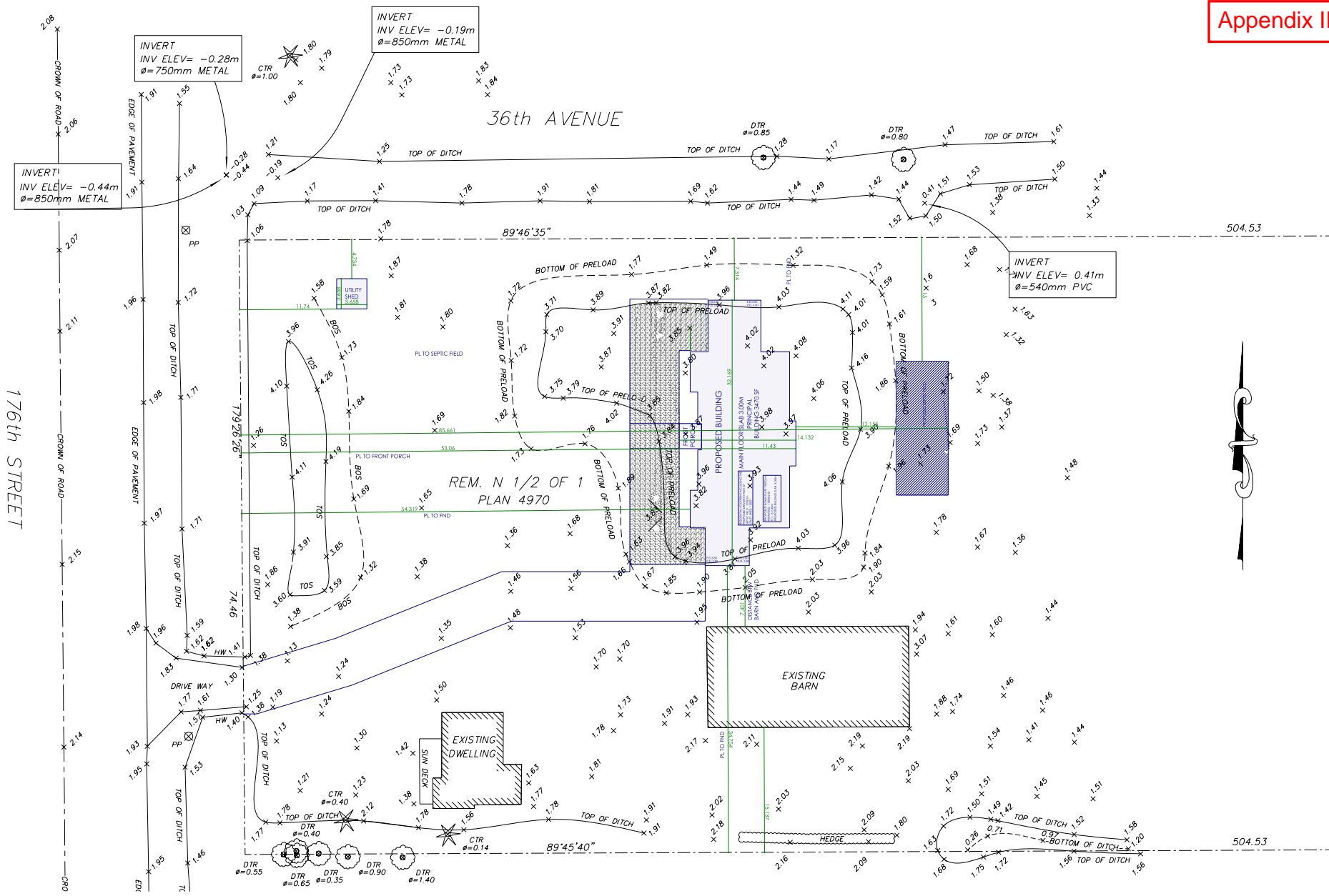
DATE:
February 5, 2025

SHEET #

1

SITE PLAN
SCALE: 1:200

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OWNER NAME:
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CONTACT #:

DATE:
February 5, 2025

SHEET #

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SCALE: 1:200