

Excerpt:

The following is an excerpt from the City of Surrey's Official Community Plan Development Permit Area (DPA) Guidelines regarding the protection of agricultural lands pertinent to Section 919.1(c) of the Local Government Act. The DPA Guidelines cover a number of topics between pages 225 to 252 of the Plan. The core of the Guidelines concerning the protection of farming can be found on pages 241 and 242.

Schedule

C. Development Permit Area Guidelines

Introduction

The City establishes Development Permit Areas and guidelines to control the quality of the built environment within Surrey. Particular areas of the City are designated as Development Permit Areas, with development guidelines specifying the City's objectives and regulations for particular areas and types of development. All developments within a designated Development

Permit Area require a Development Permit to be issued by City Council. Development Permit Guidelines are divided into two categories:

- **Common Guidelines** apply generally to all Development Permit Areas, and most often refer to parking, landscaping, site security and streetscapes.
- **Specific Guidelines** may apply in addition to Common Guidelines, addressing certain types of issues such as the form and character of commercial or multiple residential development, or to **protect agricultural lands**.

Designated Development Permit Areas

The following areas of the City are designated as Development Permit Areas:

1. All land outside of the Agricultural designation that is wholly or partially adjacent to the Agricultural designation is designated as Development Permit Areas for the purpose of protecting farming. A Development Permit is not required for lands adjacent to a golf course located within the Agricultural designation. The 300 metre (984 feet) line will continue to define a farm-sensitive area bordering the Agricultural designated lands for planning and engineering purposes but no Development Permit is required.

Justification

The Plan establishes Development Permit Areas and guidelines for the following reasons:

- **Agriculture** is a prominent land use in Surrey and a vital component of the local economy. Continuing growth of the City creates the potential for land use conflicts along the boundaries of Agricultural areas. By creating a Development Permit area and guidelines along boundary of the Agricultural designation, the Plan intends to minimize urban encroachment on agricultural land and farming activities.

Development Permit Area Guidelines

Common Guidelines:

The following Common Guidelines apply to all commercial and multiple residential developments, to all Comprehensive Development Zones allowing commercial or multiple residential uses, to business parks and to all developments as defined within industrial designated areas. These guidelines are supplemented by Specific Guidelines B through F.

Note: Some 'Common Guidelines' may apply to the DPA for the protection of farming but for the most part the pertinent guidelines are captured below under 'Specific Guidelines' under Part B.

Specific Guidelines:

In addition to the Common Guidelines, the following guidelines apply, where appropriate.

B. Areas at the Outside Edge of the Agricultural Designation

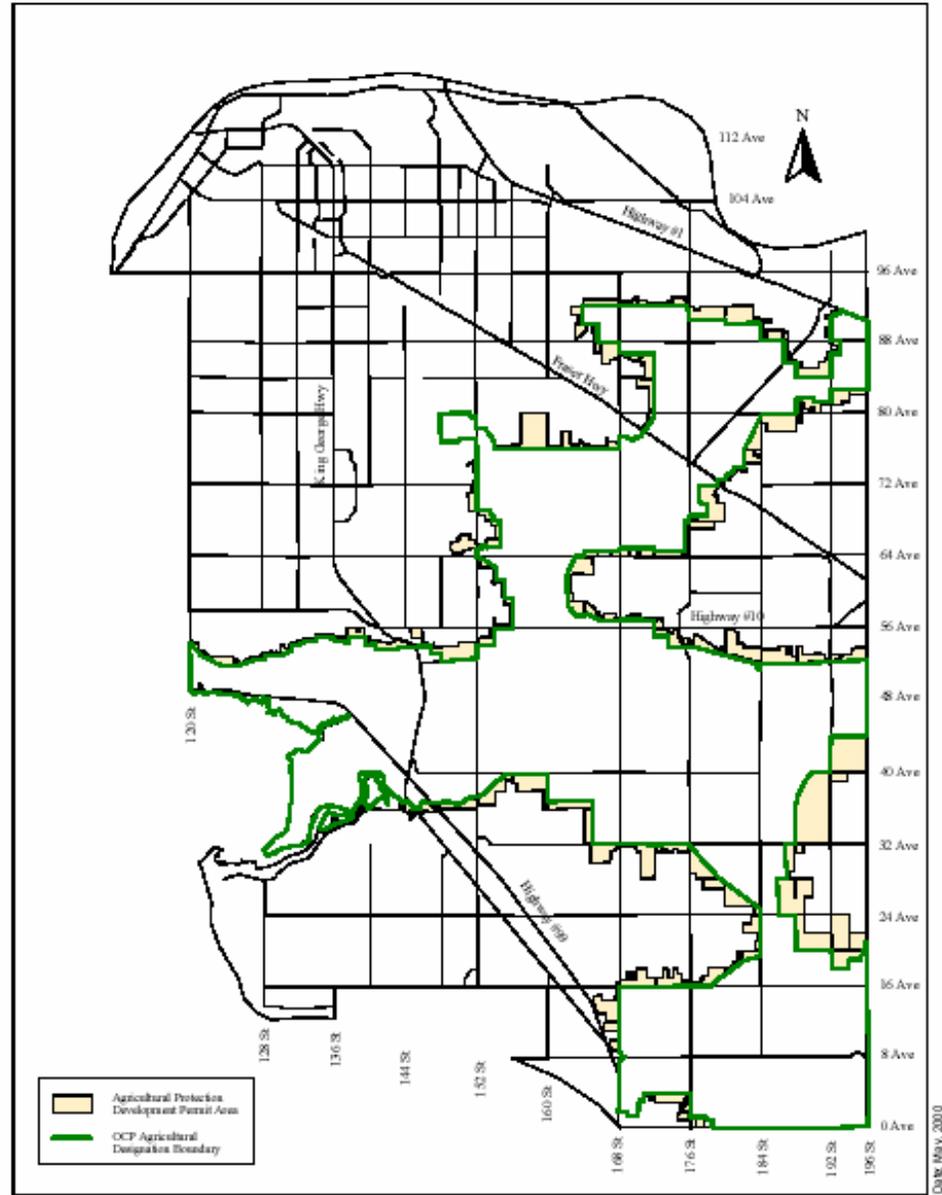
B.1 Building Location

- B.1.1** Locate principal buildings a minimum of 30 metres (98.5 feet) from the edge of the agricultural land. For lots abutting the agricultural land having no further subdivision potential or having site constraints, this distance may be reduced to the greater of 4.6 metres (15 feet) or minimum setback required by the Zoning By-law, provided that the principal building is located and designed to reduce impact from the activities associated with a farm operation (e.g. avoiding or reducing the number of doors, windows and outdoor patios facing the agricultural land).

B.2 Landscaping

- B.2.1** Provide and maintain a continuous minimum 15 metre (49 feet) wide landscaped buffer between any development and the agricultural land. Buildings or structures should not be built within the buffer area. For an irregular shaped parcel abutting the agricultural land, the width of the buffer may be measured as average distance along the lot width. For lots abutting the agricultural land having no further subdivision potential or other site constraints, the width of the buffer may be reduced to 3 metres (10 feet). A restrictive covenant to maintain the buffer is required.
- B.2.2** Cluster buildings and structures away from the agricultural land to provide a continuous landscaped buffer. Where there is an existing natural feature such as a watercourse or ravine along the edge of the agricultural land that provides a physical separation, the width of the landscaped buffer may be reduced to 7.5 metres (24.6 feet).
- B.2.3** For the purpose of providing additional separation from the farmland and reducing potential conflicts between farm and non-farm uses, consider locating an open space next to the edge of the agricultural land, with the required landscaped buffer forming part of the open space. The open space should be designed with water retention capacity or adequate storm drainage system.
- B.2.4** Provide landscaping with trees, including coniferous trees, as a major landscaping component, as well as dense vegetation, within the required landscaped buffer. Wherever possible, double rows of trees should be planted. Any existing mature trees within the buffer area are to be preserved. A majority of the plant material selected should include low maintenance, indigenous vegetation and should be able to survive with little or no fertilizers. Consider the guidelines contained in the B.C. Agricultural Land Commission's report: *Landscaped Buffer Specifications*.
- B.2.5** For added effectiveness of the buffer, consider provision of a low landscaped berm as part of the buffer. In the absence of a natural barrier such as an existing watercourse or ravine next to the agricultural area, a continuous fence along the edge of the agricultural area should be installed and maintained. A transparent fence (e.g. a split rail or picket fence) in combination with a dense and continuous evergreen hedge is preferred. A chain link fence may be provided only if it is combined with dense landscaping or a hedge on the outside. Consider the guidelines contained in the B.C. Agricultural Land Commission's report: *Landscaped Buffer Specifications*.

- B.2.6** Walkways, bikeways or passive recreational uses (such as picnic areas and lookout areas) may form part of the landscaped buffer, provided that they occupy no more than one third of the buffer width, are located away from the edge of the agricultural land and do not reduce the effectiveness and primary purpose of the landscaped buffer.
- B.2.7** Surface parking or roads abutting agricultural lands require a minimum 7.5 metre (24.6 feet) wide landscaped buffer to separate the paved surface from the agricultural area. Buildings or structures should not be built within the buffer area.
- B.2.8** Any subdivision of land next to agricultural land should be designed to include a barrier along the agricultural land, consisting of a landscaped buffer and transparent fencing combined with an evergreen hedge. Gradually reduce densities and the intensity of uses towards the boundary with the Agricultural designated areas. To reduce opportunities for encroachment of the farming area, avoid road-ends or road frontage next to agricultural land, except as may be necessary for access by farm vehicles.



**Figure 26:
Agricultural
Protection
Development
Permit Area
Map**