

Part 10

General Agriculture Zone

A-1

(BL 20058; 20300, 20681, 21277)

A. Intent

This Zone is intended to accommodate *agriculture* uses on *lots* of a minimum size of 2 ha and to protect land designated Agricultural in the *OCP* from the intrusion of uses not compatible with *farm operations*.

B. Permitted Uses

(BL 15056; 15655; 17290; 18212; 18874, 20681, 21073)

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Agriculture and horticulture.*
2. *One single family dwelling, which may contain 1 secondary suite.*
3. *Intensive agriculture, provided that this use shall occur only on land within the Agricultural Land Reserve.*
4. *Farm alcohol production facility.*
5. *Forestry.*
6. Provided that the total area covered by *buildings* and *structures* shall not exceed 10% of the *lot*:
 - (a) *Agriculture and horticulture education;*
 - (b) *Conservation and nature study;*
 - (c) *Fish, game and wildlife enhancement;*
 - (d) *Hunting and wilderness survival training;*
 - (e) *Commercial Kennels, subject to the Surrey Kennel Regulation By-law, as amended;*
 - (f) *Hobby Kennels, subject to the Surrey Kennel Regulation By-law, as amended; or*
 - (g) *Agri-tourism.*
7. *Horse-riding, training and/or boarding facility, pursuant to Section J.4 of this Zone.*

Accessory Uses:

8. *Display and retail sale of products pursuant to Sections J.5 and J.6 of this Zone.*
9. *Farm alcohol production facility food and beverage service lounge, regulated by the Liquor Control and Licensing Act and pursuant to Sections J.5 and J.6 of this Zone.*
10. *Farm alcohol production facility retail sales, regulated by the Liquor Control and Licensing Act and pursuant to Sections J.5 and J.6 of this Zone*
11. *Primary processing of products, pursuant to Section J.7 of this Zone.*
12. *Private airport, pursuant to Section J.8 of this Zone.*
13. *Bed and breakfast use pursuant to Section B.7 of Part 4 General Provisions.*
14. *The keeping of boarders or lodgers pursuant to Section B.7 of Part 4 General Provisions.*
15. *Soil amendment.*
16. *Cogeneration Facility, pursuant to Section J.9 of this Zone.*
17. *Short-Term Rental in accordance with Section B.7 of Part 4 General Provisions.*

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 20058)

1. Building Construction:

For the purpose of *building* construction:

(a) **Minimum Single Family Dwelling Size:**

Single family dwellings shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m; and

(b) **Floor Area Calculation:**

For a single family dwelling, the following must be included in the calculation of floor area:

- i. Covered areas used for parking, unless the covered parking is:
 - a. In an *accessory building*;
 - b. 42 sq. m in area or less; or
 - c. Located within the *basement*.
- ii. Covered outdoor space with a height of 1.8 m or greater; and
- iii. Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 18.6 sq. m; and
 - c. Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height.

E. Lot Coverage

Not applicable to this Zone.

F. Yards and Setbacks

(BL 15056; 15655; 17771; 18212; 18874, 20681)

1. Buildings and Structures:

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
Single Family Dwellings including Accessory Buildings and Structures and All Uses, Buildings and Structures Not Stated Below	7.5 m	12.0 m	Lesser of: (a) 13.5 m or (b) 10% of the lot width; but not less than 3.0 m	7.5 m
Agriculture and Horticulture; Farm Alcohol Production Facility; Forestry; Primary Processing; and Cogeneration Facilities including Accessory Buildings and Structures	30.0 m	15.0 m ¹	15.0 m ¹	30.0 m
Commercial Kennels, Hobby Kennels, Horse-riding Training and/or Boarding	30.0 m	30.0 m ²	30.0 m ²	30.0 m
Intensive Agriculture Uses and Buildings ³	90.0 m	15.0 m	15.0 m	30.0 m
Private Airport Buildings and Structures	30.0 m	30.0 m	30.0 m	30.0 m

1 If the *side yard* or *rear yard* about a *lot* designated Residential in the *OCP*, any exhaust fans or machinery used in the said *building* shall be located at least 24 m from any *lot line* and shall emit a noise level no greater than 60 decibel (A) at the perimeter of any *lot line*.

2 When the *front yard* of a *Commercial Kennel* or *Hobby Kennel* is 90 m or more, the *rear yard* and *side yard* may be reduced to 15 m.

3 The said *buildings* shall be located not less than 30 m from the boundary of any other Zone.

2. Maximum Single Family Dwelling Setbacks:
Pursuant to Section J.10 of this zone, no portion of a *single family dwelling* shall be *setback* farther than 50.0 m from the *front lot line* provided that, on a *corner lot*, no portion of a *single family dwelling* shall be *setback* farther than 50.0 m from either the *front lot line* or the *side lot line* on a *flanking street*.
3. Manufactured Homes:
Manufactured home siting shall be subject to the Surrey Mobile Homes and Trailer Regulation and Control By-law, as amended.

G. Height of Buildings

(BL 15056; 15655; 18874)

1. Principal Uses:
Excluding *single family dwellings*, *building height* shall not exceed 12 m.
2. Single Family Dwellings:
Building height shall not exceed 9 m.
3. Accessory Uses:
Building height shall not exceed 9 m.
4. Structures:
Height shall not exceed 12 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13774; 18414; 18487; 20300, 20681)

1. Parking Calculations:
 - (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
 - (b) In this Zone, additional parking for *boarders* or *lodgers* or *bed and breakfast* users is required as follows:
 - i. 3 or fewer patrons – 1 parking space; and
 - ii. 4 or more patrons – 2 parking spaces.
2. Vehicles Over 5,000 kg:
 - (a) *Vehicles* over 5,000 kg *G.V.W.* and associated trailers, ancillary to the permitted non-residential uses on the *lot* may be parked on the *lot* provided that:
 - i. The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*; and
 - ii. The *vehicles* and associated trailers shall not be parked within the required *building setbacks*; and
 - (b) *Vehicles* over 5,000 kg *G.V.W.* and associated trailers, except those referred to in Sub-section H.2(a) of this Zone, may be parked on a *lot* provided that:
 - i. There is a *farm operation* on the *lot*;
 - ii. The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*;
 - iii. The *vehicles* and associated trailers are parked within the *farm residential footprint*;
 - iv. The *vehicles* and associated trailers shall not be parked within the required *building setbacks*;
 - v. Where a *lot* is less than 4 ha, there is a maximum of 2 *vehicles* and 2 associated trailers; and
 - vi. Where a *lot* is 4 ha or more, there is a maximum of 3 *vehicles* and 3 associated trailers.

I. Landscaping and Screening

Not applicable to this Zone.

J. Special Regulations

(BL 17290; 17771; 18487; 18874, 20681)

1. Agricultural Land Reserve Lands:

Unless prohibited or further regulated in this Zone, Bylaw or other *City of Surrey* Bylaws, activities and uses on lands located within the *Agricultural Land Reserve* shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.

2. Farm Classification:

Lands used for *agriculture* purposes shall be classified as farms under the BC Assessment Act, as amended.

3. Secondary Suites:

A *secondary suite* shall:

- (a) Not exceed 90 sq. m in floor area; and
- (b) Occupy less than 40% of the habitable floor area of the *building*.

4. Horse-Riding, Training and Boarding:

Horse-riding, training and/or boarding facility are permitted in this Zone provided:

- (a) There are not more than 40 stalls; and/or
- (b) It does not include a racetrack licensed by the British Columbia Racing Commission.

5. Display and Retail Sales of Products:

Display and retail sale of products are permitted in this Zone provided all of the following are satisfied:

- (a) All of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
- (b) Products offered for sale shall be limited to *agriculture* and/or *horticulture* products and shall exclude dressed fowl or poultry, butchered meat and/or Preserved food unless dressed, butchered or preserved off-site;
- (c) The cumulative maximum floor area for the display and sale of products shall not exceed 125 sq. m;
- (d) All products offered for sale and related displays shall be located entirely within a *building*; and
- (e) Products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agriculture* and/or *horticulture* use of the *lot*.

6. Farm Alcohol Production Facility Retail Sales:

Farm alcohol production facility retail sales are permitted in this Zone provided the maximum floor area for retail sales, and food and beverage service lounge does not exceed 125 sq. m indoors and 125 sq. m outdoors.

7. Primary Processing:

Primary processing of products is permitted in this Zone provided at least 50% of the product being processed is produced by the same *farm operation* or is feed required for the *farm operation*.

8. Airports or Heliports:

Private airports or heliports are permitted in this Zone provided that:

- (a) They are only used for the private purposes of the owner of the *lot*;
- (b) Any aircraft operated on the *lot* must be operated by the owner or a person employed by the owner for a specific purpose related to the *farm operation*;
- (c) The *lot* area is not less than 16 ha;
- (d) The *lot* and facilities to be developed shall meet the requirements of Transport Canada for the type of airport or heliport proposed;
- (e) Any *building*, hangar or other *structure* shall be at least 30 m from any *lot line*;

- (f) A maximum of 2 aircraft and/or helicopters are permitted on one *lot* at one time;
 - (g) All runways or areas used for takeoff and landing shall be at least 150 m from any *lot line*; and
 - (h) No commercial activities, demonstrations or instructional training to be associated with the operation of a private airport or heliport.
9. **Cogeneration Facility:**
A cogeneration facility is permitted in this Zone provided that:
- (a) The *Cogeneration Facility* is associated with a *greenhouse* on the *lot*;
 - (b) The *lot* is a *farm operation*;
 - (c) The *Combined Heat and Power Engine* capacity must not exceed 1.0 Megawatt of electricity for each hectare of land used for *greenhouses*;
 - (d) Notwithstanding Section J.9(c) of this Zone, the *combined heat and power engine* capacity may be increased to 1.5 Megawatts of electricity for each hectare of land used for a *greenhouse* if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*; and
 - (e) The *cogeneration facility* is operated in accordance with the *Agricultural Land Commission Act/Regs/Orders*, *Clean Energy Act*, as amended, the *Environmental Management Act*, as amended, the Greater Vancouver Regional District Air Quality Management Bylaw, as amended, and the BC Hydro Standing Offer Program, as amended.
10. **Farm Residential Footprint:**
 The following provisions shall apply to a *farm residential footprint*:
- (a) The maximum size of the *farm residential footprint* shall be 2,000 sq. m; and
 - (b) The maximum depth of the *farm residential footprint* from the *front lot line*, or the *side lot line* on a *flanking street* if it is a *corner lot*, shall be 60 m.
11. **Soil:**
 The *lot* is in compliance with the Surrey Soil Conservation and Protection By-law.

K. Subdivision

Lots created through subdivision shall conform to the following standards:

1. *Lot Area*: Within *Agricultural Land Reserve* – minimum 4 ha; and
 Outside *Agricultural Land Reserve* – minimum 2 ha
2. *Lot Width*: Minimum 1/10 of total *lot* perimeter.
3. *Lot Depth*: No minimum.

L. Other Regulations

(BL 13657; 13774; 15056; 15655; 17471; 18212)

Additional land use regulations may apply as follows:

1. Subdivisions, pursuant to Surrey Development Cost Charge By-law, as amended.
2. Sign regulations, pursuant to Surrey Sign By-law, as amended.
3. *Building* permits, pursuant to Surrey Building By-law, as amended.
4. Trees and vegetation, pursuant to Surrey Tree Preservation By-law, as amended.
5. Noise is regulated by the Surrey Noise Control By-law, as amended.
6. *Soil amendment*, in compliance with the Surrey Soil Conservation and Protection By-law, as amended.