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* abut 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) V*ehicles* 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 c*ombined 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.