



Staff Report
Application # O – 38325
Applicant: Surrey Investments Inc.
Agent: CitiWest Consulting Ltd

DATE RECEIVED: July 07, 2008

DATE PREPARED: September 22, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: The City of Surrey has requested a 3.442 m road widening along the 32nd Avenue frontage of the subject property towards the ultimate road dedication of 27.0 m for the Arterial Road standard. Also, Surrey requested a 9.95 m road dedication along the 180 Street frontage of the subject property in order to meet the ultimate dedication of 20.0 m for the Local Road standard. The road widening is required as a condition of the previously approved subdivision of the property in application #O-37277 noted under previous applications.

The road dedication along 32 Avenue is labeled as Area A and the road dedication on 180 Street is labeled as Area B as shown on the attached map. The area affected for A is 0.2698 ha and for B is 0.4844 ha for a total of 0.7542 ha.

This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

The proposed road dedication is to meet the City of Surrey's Local road standard to complete the previously approved subdivision from application #O-37950.

Local Government:

The Corporation of the City of Surrey

Legal Description of Property:

PID: 013-243-772
NW 1/4, Section 20, Township 7, New Westminster District, EXCEPT firstly: parcel A (explanatory Plan 9748), secondly: the S 15 Chains, thirdly: part subdivided by Plan 42617, fourthly: part on Stat Right of Way Plan 84545, fifthly: part in Plan LMP37633, New Westminster District

Purchase Date:

2007-06-27

Location of Property:

Along 32 Avenue and 180 Street, Surrey

Size of Property:

32.0 ha (The entire property is in the ALR).

Present use of the Property:

The property is used as pasture land.

Surrounding Land Uses:

WEST: Residential, outside of the ALR
SOUTH: Rural residential, outside of the ALR
EAST: Rural residential lots, within the ALR
NORTH: Rural residential, small scale agriculture, within the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map #
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Agriculture

Zoning Bylaw and Designation:

Agricultural 1

PREVIOUS APPLICATIONS:

Application #37950-0

Applicant: Surrey Investments Inc.
Decision Date: April 10, 2008
Proposal: Non-farm use proposal for a driveway easement.
Decision: Allow as requested as the Commission believes the proposal would not impact existing or potential agricultural use of the subject property or surrounding lands.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comments or recommendations.

STAFF COMMENTS:

Staff contacted the City of Surrey's Engineering Department who indicated that the proposed road widening is to meet Local Road standards as a result of the approved subdivision along the ALR boundary.

ATTACHMENTS:

1. Context Map
2. Agricultural Capability Map
3. Aerial Map of property
4. Preliminary Lot Layout, proposed widening

END OF REPORT



Signature



Date

32 AVENUE



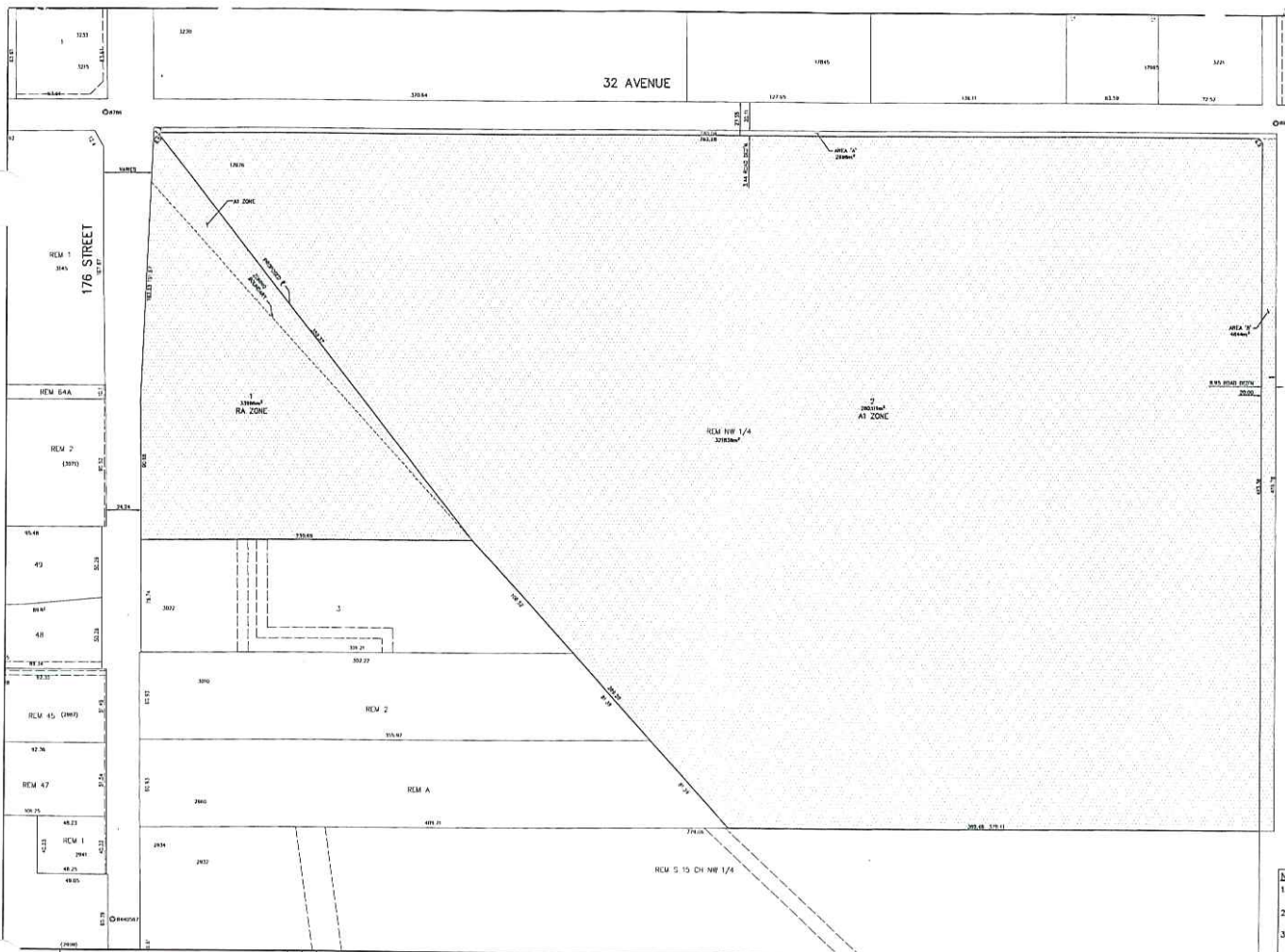
REM S 1/2 CT
18277

416.83

176 STREET

180 STREET

30 AVENUE



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING BUILDINGS TO BE PRESERVED, PROVIDED THEY CONFORM TO THE SETBACK REQUIREMENTS.

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|---|-------------|---|----|-----|
| 1 | JUN 18/2008 | ROAD DESIGN SHOW ALONG 32 AVENUE & 180 STREET | PH | PJ2 |
| 2 | | | TR | PJ1 |

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PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 17676 - 32 AVENUE, SURREY, B.C.

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|----------|--------|----------------|---------|----------|---|
| Scale | 1:2500 | Map. Proj. No. | | Dwg. No. | |
| Drawn | PH | Map. Orig. No. | | | A |
| Designed | RJ | Job No. | 07-2440 | Of | |
| Tr. by | P.U. | Date | AUG /07 | Revision | 1 |
| Approved | | | | | |

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