

AGENDA ITEM NO: 11.4.1

MEETING DATE: February 7, 2023

**STAFF REPORT – COVER SHEET**

SUBJECT: Kloot Construction Ltd  
Development Variance Permit / 11170      DATE: January 20, 2023  
Gill Road

DEPARTMENT: Planning Department  
DVP01297      PREPARED BY: Stella Xiao / tr


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**1. SUMMARY OF ISSUE:**

The applicant is seeking to reduce the Front Lot Line (FLL) setback AL (Agricultural Lowland) Zone from 7.5m to 3.5m to facilitate the construction of an agricultural building onto an existing foundation on the subject property and accommodate the 3.9m supplementary setback required for future road widening along Gill Road. As a result, the total proposed setback reduction will be from 11.4m (7.5m FLL setback + 3.9m supplementary setback) to 7.4m (3.5m FLL setback + 3.9m supplementary setback).


**2. RECOMMENDATION:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01297 with respect to property located at 11170 Gill Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

  
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Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
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Chris Crosman  
Chief Administrative Officer

## STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01297

PREPARED BY: Stella Xiao DATE: January 20, 2023

POSITION: Planner I DEPARTMENT: Planning

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### 1. DEFINITION OF ISSUE:

The applicant is seeking to reduce the Front Lot Line (FLL) setback within the AL (Agricultural Lowland) Zone from 7.5m to 3.5m to facilitate the construction of an agricultural building onto an existing foundation on the subject property and accommodate the 3.9m supplementary setback required for future road widening along Gill Road. As a result, the total proposed setback reduction will be from 11.4m (7.5m FLL setback + 3.9m supplementary setback) to 7.4m (3.5m FLL setback + 3.9m supplementary setback).

### 2. BACKGROUND/PROPOSAL:

In May 2022, a Building Permit (BP033809) was issued to construct an addition to an agricultural storage building with a Front Lot Line setback of 11.4m (7.5m FLL setback + 3.9m supplementary setback). The site survey which was submitted as part of the Building Permit inspections process showed the building is sited 7.4m from the FLL in error; 4m closer to the property line than originally approved. In order to rectify this issue, the applicant has requested a variance to resolve the siting error.

### 3. FACTORS:

#### 3.1 2040 Official Community Plan (OCP) / Land Use

OCP: The property is designated as "Agriculture" in the 2040 Official Community Plan.

Land Use: Greenhouses for tulip and bulb flower farm with two single-detached dwellings.

#### 3.2 Neighbourhood Character

The subject property is outside the City's Urban Growth Boundary and within the Agricultural Land Reserve (ALR). The property adjoins large, actively farmed parcels that are also within the AL Zone and ALR. As the agricultural storage building is sited in the approximate location of a previous storage building on the property, the requested variance is not anticipated to significantly alter the character of the neighbourhood or impact surrounding properties. In addition, hedges along the front lot line provide screening from Gill Road, limiting any visual impact of the variance.

### 3.3 Technical Issues

|               |   |
|---------------|---|
| Floodplain:   | The subject property is located within the protected floodplain and subject to the Floodplain Regulation Bylaw.   |
| Watercourses: | Woods Slough, a “Class C” watercourse, runs through the southwest corner of the subject property through a culvert. The siting of the proposed agricultural building meets the minimum 3m maintenance setback from the culvert and as such, no further riparian setbacks apply. |
| Geotechnical: | The property is not subject to any known geotechnical hazards or earthquake related risks.  |

### 3.4 Conditions of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit subject to the following condition being met:

- a) that the development be in accordance with the plans found in Schedule “A”.

## 4. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01297 with respect to property located at 11170 Gill Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

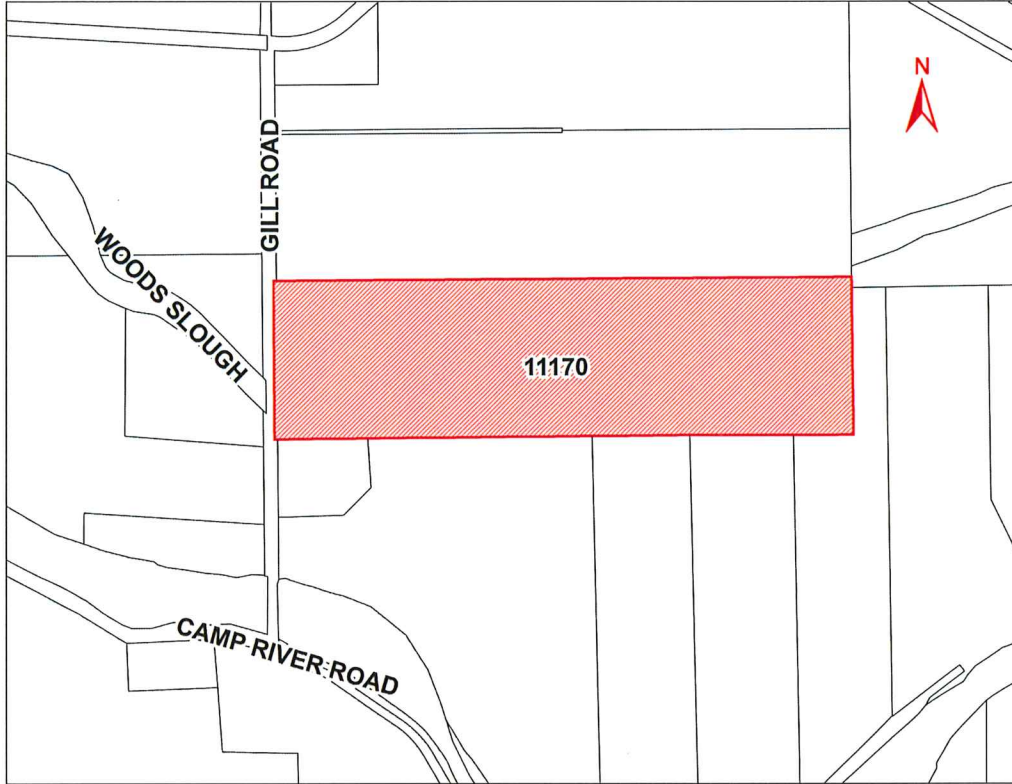
### Substantiation:

The requested Front Lot Line setback reduction is considered supportable as the proposed siting is consistent with the existing streetscape and not anticipated to impact neighbouring properties. In addition, the agricultural storage building is sited in the approximate location of a previous storage building on the subject property, resulting in a clustering of farm building on site, thereby facilitating the preservation and efficient use of agricultural land.

## 5. SOURCES OF INFORMATION:

- Development Variance Permit Application (DVP01297) – September 12, 2022
- Building Permit application (BP033809) – March 30, 2022

Location Map



Orthophoto



**Site Photos**



Requested FLL  
reduction from  
7.5m to 3.5m

Existing  
agricultural  
storage building



Addition

Requested FLL  
reduction from  
7.5m to 3.5m