

Land Use and Development Application Requirements

FORM E: Written Brief

The propose of the proposal :

To replace a dilapidated Farm Building in the back half of the 1.93 ac. Property with an Accessory Farm Residential Facility ('Facilty'), thus requiring a development variance permit ('DVP') as the Facility is outside the residential name plate.

A description of the Property: including existing buildings and any significant features:

The Property is part of a previous 20 ac parcel parcel of ALR land subdivided into 10 net-1.93 ac parcels. Currently the Property has a Spanish style home (mid 1970's) in the front part of the Property facing 41B Street. In the back part of the Property is a dilapidated Farm Building. Primary drainage is along 41B Street while secondary drainage runs the entire length of the south Property boundary.

The Property was purchased by the Owner November 2024 and was essentially in a disgusting condition i.e. blackberry bushes cover the entire Property enveloping old cars, trucks, boats, trailers, garbage and subsequently when cleared and when informed by Delta Environmental contaminated soil.

A description of the type of new building proposed:

The new proposed building is a 428 square meter facility which has zero human occupancy and is a simple slab on grade with strip footings and wall foundation, 2/6 framing with seam metal cladding on tyrex house wrap and 1/2" plywood for walls and roof. Electrical would be permitted separately. The above building has already been reviewed and essentially approved under Delta Building Permit BP021937, subject to the removal of contaminated soils. The proposed Facility will replace the existing Farm Building with new set backs or 15M from back and sides Property boundaries.

Note the contaminated soils were partially remediated by Delta but not to Provincial standards and subsequent testing of said contaminated soils indicated an uncertain amount of contaminated soils remained on the Property. The current status of contaminated soils is the owner has at its expense (approx \$100,000+) remediated such soils as per the Provincial Environmental guidelines. Further note the above was agreed to by Delta Building, Bylaw and Environmental departments.

An outline of the existing and proposed uses and reasons for the request:

The request is made as per the above the Building permit was cancelled by the Planning Department for the reason : " your building permit application does not meet the requirements of Zoning Bylaw 7600, 2017, which limits the size of the farm building depending on the farm activities taking place on-site. As your property is not currently farmed, no farm buildings are permitted"

As owner all I can say after spending a further \$20,000 on completing all aspects as requested by Building, Bylaw and Environment departments, that in the future I hope Delta

provides property owners and stakeholders a better coordinated approach with all its various departments to Building permitting.

The existing house is now the principal residence of the Owner and the dilapidated Farm Building is currently storing Owners mini excavator and skid steer and attachments required to rejuvenate the Property and along with tools, hardware and building materials.

The proposed use of the Facility is to comply with Zoning Bylaw 7600, 2017 and with the approval of the Development Variance to permit the construction of such in the back half of the Property away from the residence which its home plate is in the front half of the Property. This action would be consistent with immediate neighbours with 1.93 ac properties which all have there farm Buildings in the back and residence on road frontage. The owner has spoken to all its immediate neighbours who are fully informed and supportive of this Development Variance proposal.

Further the facility will be solely for personal use and for the storage of several pieces of mini earth moving and farming equipment along with several special vehicles/ boats and to act as a workshop and garage for both personal; and future farm use.

Any benefits to the community:

As a neighbour to 5 properties to rejuvenate the Property to its intended respectable state i.e. as a hobby farm with a residence, Facility within the A-1 Zoning which is presentable to the harmony of living among neighbours and farming establishments.

As such as the owner, that is my objective.

Tasks achieved in 11 months:

Residence cleaned up to a presentable form

Property rid of all infestation of blackberry bushes

Property fenced and lined with some 150 cedar trees

All garbage removed

All trucks vehicles with exception of one removed plus one dump pup

Several old boats to be removed and Most Important contaminated soils remediated to Provincial standards