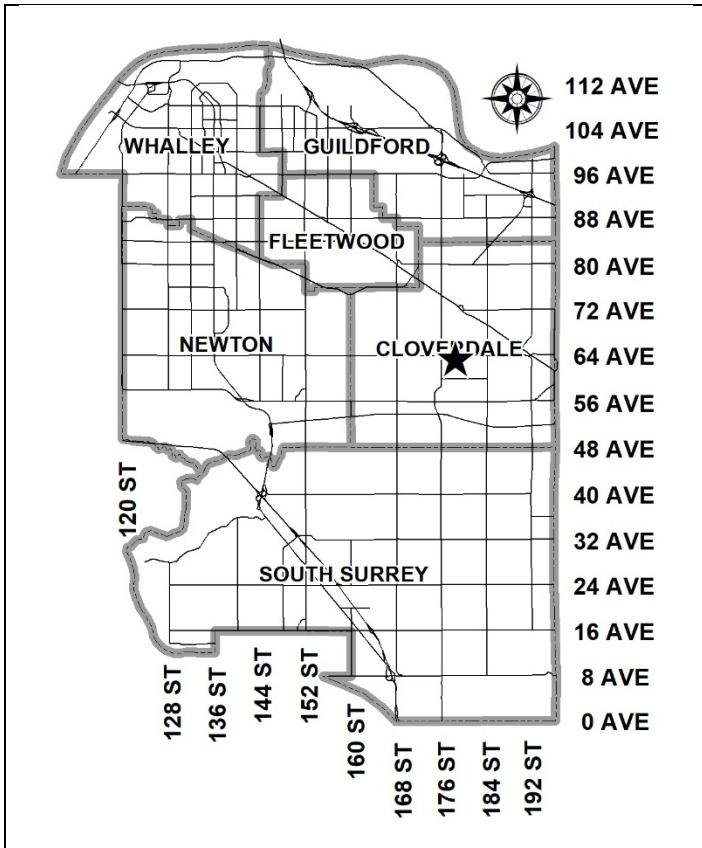


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0221-00

Planning Report Date: September 11, 2023



**PROPOSAL:**

- **Temporary Use Permit**

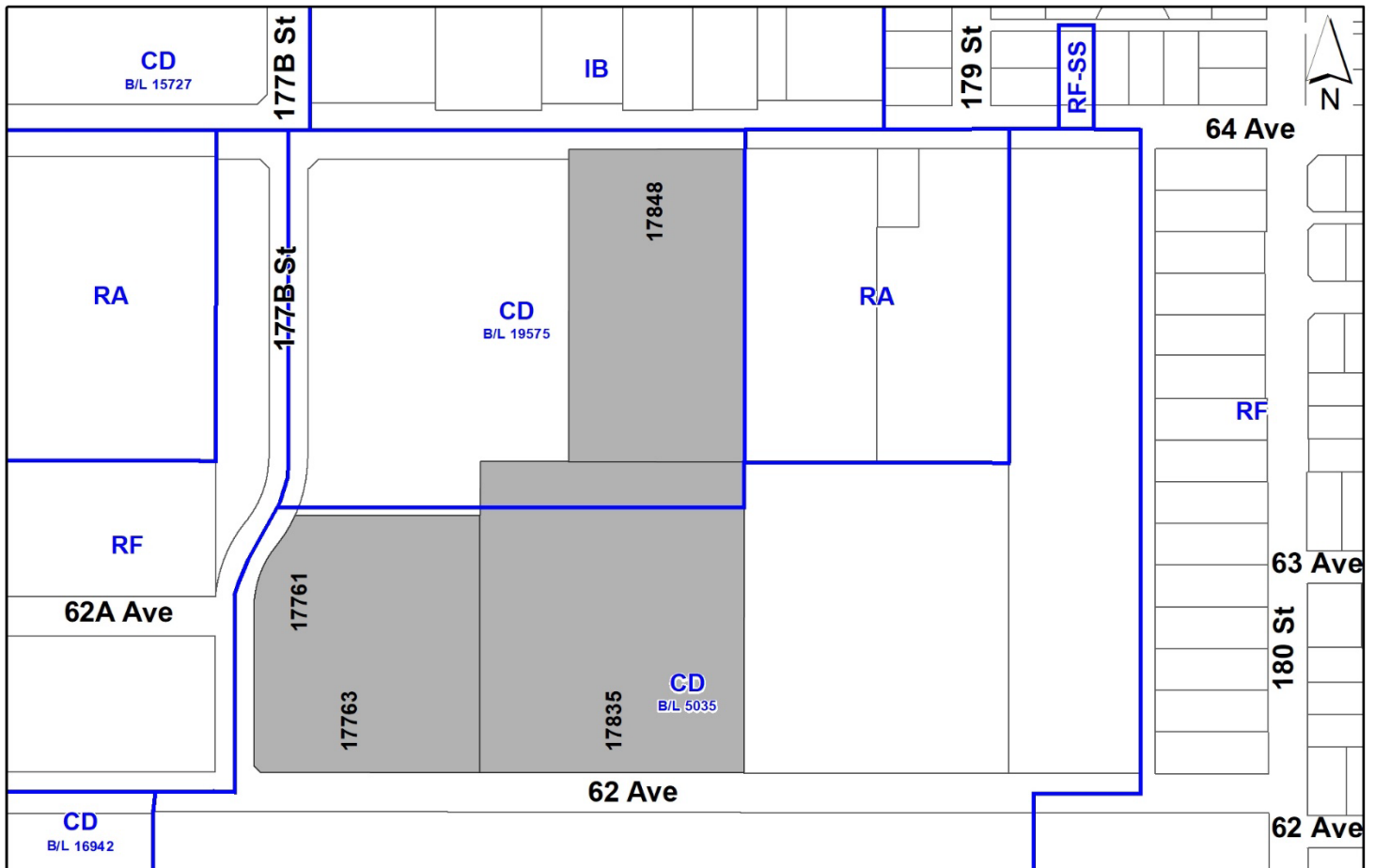
to permit the extended operation of a production set located on the Cloverdale Fairgrounds site that is used for the filming of movie/television shows for a period not to exceed three years.

**LOCATION:** 17848 - 64 Avenue  
 17835 - 62 Avenue  
 17763 - 62 Avenue (17761 - 62 Ave)

**ZONING:** CD By-law Nos. 5035 and 19575

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** N/A



**RECOMMENDATION SUMMARY**

- Approval for Temporary Use Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- A production set for movie/tv show filming is not permitted under the Comprehensive Development Zones (Bylaw Nos. 5035 and 19575) that regulate the subject properties.

**RATIONALE OF RECOMMENDATION**

- Temporary Use Permit (TUP) No. 7920-0198-00 to allow a production set for movie/tv show filming was approved by Council on October 5, 2020. The TUP authorized the filming set to be constructed and to operate on the subject site until October 5, 2023.
- TUP No. 7920-0198-00 will expire soon, and therefore the applicant is requesting a further extension of three years.
- The filming operation provides employment opportunities and supports business activity in Cloverdale.
- There have been no complaints regarding nuisance or noise impacts from the proposed production set and filming activity over the past three years.

## **RECOMMENDATION**

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7923-0221-00 (Appendix II) to proceed to Public Notification.

## **REFERRALS**

Engineering: The Engineering Department has no requirements for the proposed Temporary Use Permit.

## **SITE CHARACTERISTICS**

### Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
Subject site	City-owned land. Temporary TV / movie film set, and Cloverdale fairgrounds.	Urban	CD Bylaw Nos. 19575, 5035
North (Across 64 Ave):	Mixed industrial development	Mixed Employment	IB
East	Horseshoe club and undeveloped land	Urban	RA
South (Across 62 Ave):	Stetson Bowl and horse barns on the Cloverdale Fairgrounds	Urban	CD Bylaw No. 5035
West:	Future Cloverdale Sport & Ice Complex, Bill Reid Amphitheatre and Cloverdale Youth Park and surface parking	Urban	CD By-law No. 5035, RA and RF

## **DEVELOPMENT CONSIDERATIONS**

- The City of Surrey and Fraser Valley Exhibition Society were originally approached by Manly Shore Production Services Inc., which is a subsidiary of Warner Brothers Entertainment Inc., to lease the subject site in order to allow for the construction of a production set for movie and television filming purposes.
- The existing properties at 17763 and 17835 – 62 Avenue are currently zoned CD Bylaw No. 5035 and the property at 17848 - 64 Avenue is zoned CD Bylaw No. 19575. The production set for movie and television show filming is not permitted in either of these CD Zones. Therefore, a Temporary Use Permit (TUP) was required to allow the use.

- At the October 5, 2020 Regular Council – Land Use Meeting, Council issued TUP No. 7920-0198-00 to allow for the construction of a movie/television production set on the subject site for filming purposes for a period of three years.
- A lease agreement was also approved in order to establish requirements between the respective parties (City of Surrey, Fraser Valley Exhibition Society, and Manly Shore Production Services Inc.).
- The movie and television filming has operated on the site for the last few years, but Temporary Use Permit No. 7920-0198-00 is set to expire on October 5, 2023. As a result, the applicant is requesting an extension for an additional three years. An extension of a TUP is subject to Council approval.
- The majority of the production set has been constructed on 17848 - 64 Avenue. The set consists of paved roads with storefront facades. Portions of 17836 – 62 Avenue have been used for parking and trailers associated with the production sets. The Cloverdale Fairground Show Barn is included in the lease agreement. A portion of this building encroaches into 17763 – 62 Avenue, and so this lot has been included in the lands that are subject to the proposed Temporary Use Permit extension.
- Program filming activity has not and will not impact other scheduled events at the Cloverdale Fairgrounds, such as the Cloverdale Rodeo.
- Film production is considered a high employment generator, and as such the proposed extension will provide additional employment opportunities in Cloverdale. There are economic spin-offs for the Cloverdale Town Centre, with employees spending time at local businesses when they are not filming.

## INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan and Film Set Renderings
Appendix II	Temporary Use Permit No. 7923-0221-00

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

DN/ar



SOUTH



SUPERMAN & LOIS

MAIN STREET 'VIEW 001'

SUNIL PANT || 14 07 2020



ORTH

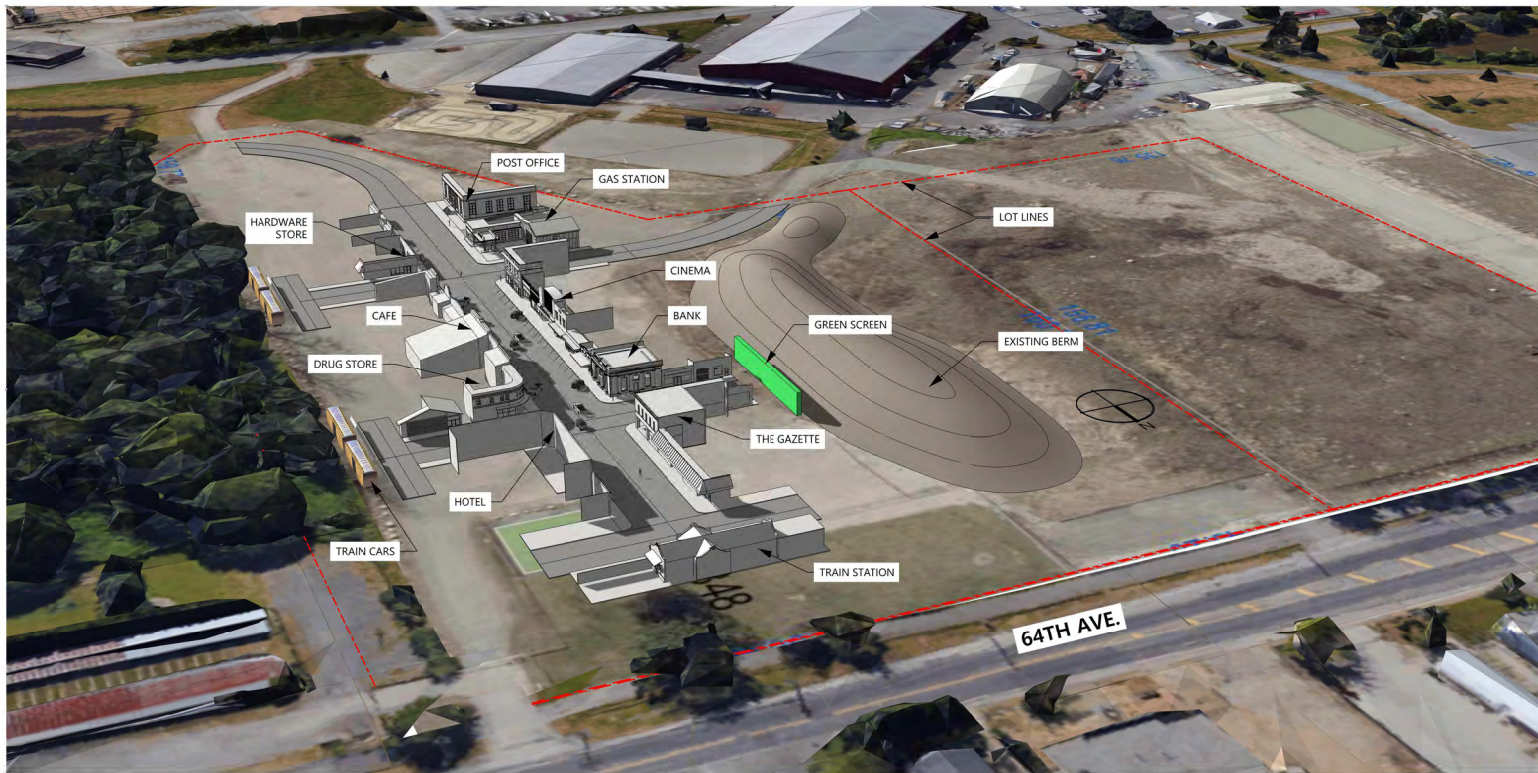


CLOVERDALE SITE PLAN

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





BIRDS EYE VIEW OF CLOVERDALE SITE  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20







VIEW NORTH DOWN MAIN ST. @ Gas Station  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





VIEW SOUTH DOWN MAIN ST. @ Train Station  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





VIEW SOUTH DOWN MAIN ST. @ mid block  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20



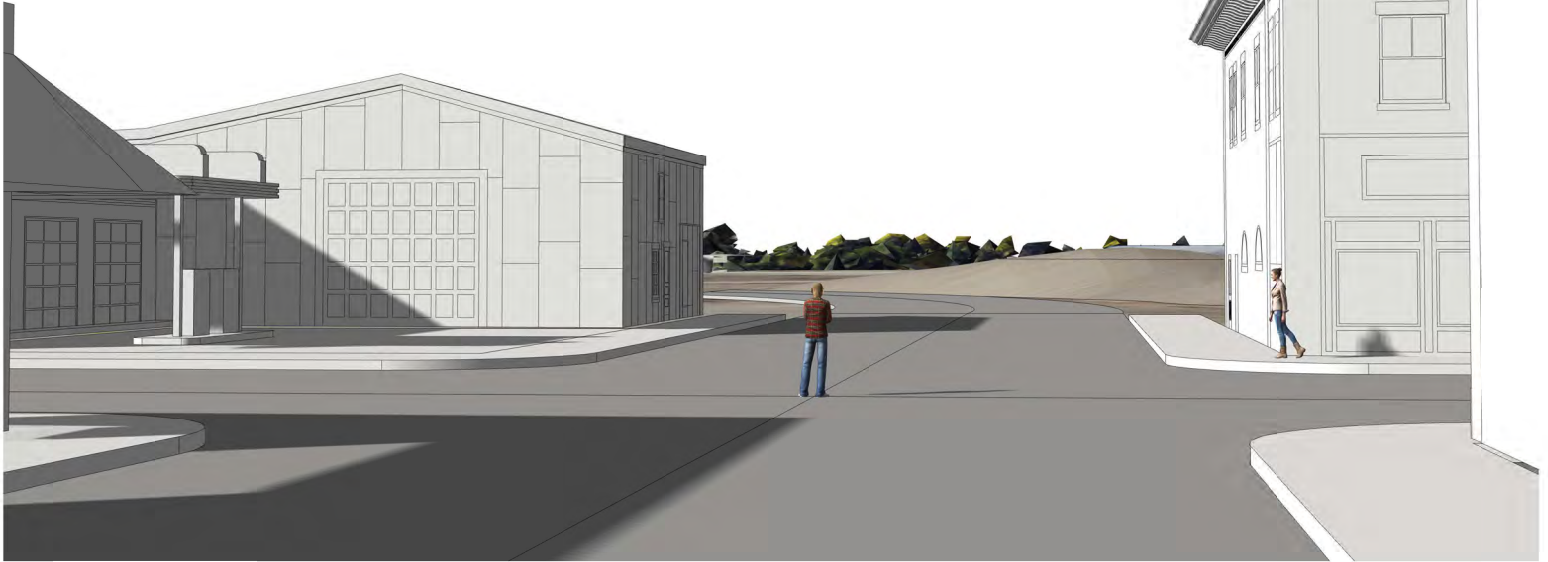


VIEW EAST ACROSS MAIN ST. @ BANK  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





VIEW WEST ACROSS MAIN ST. @ Gas Station  
38mm LENS - Super35  
Possibly No VFX Set Extension  
Sun @ 10am October 15

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





**EAST STREET ELEVATION**

SCALE: 1:600



**WEST STREET ELEVATION**

SCALE: 1:600



EXT SMALLVILLE MAIN STREET - 800' version

ELEVATIONS WITH REFERENCE  
July 15/20



The CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

No.: 7923-0221-00

Issued To:

(the "Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-105-119

Lot 10 Except West 2.25 chains; Section 8 Township 8 New Westminster District Plan 4506

17848 – 64 Avenue

Parcel Identifier: 007-557-035

Lot 15 Section 8 Township 8 New Westminster District Plan 4506

17835 – 62 Avenue

Parcel Identifier: 007-559-909

Lot 16 Section 8 Township 8 New Westminster District Plan 4506 Except Plan EPP115463

17763 – 62 Avenue (17761 – 62 Avenue)

(the "Land")





IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: Signature

\_\_\_\_\_  
Name (Please Print)

OR

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Name: (Please Print)

TO THE CITY OF SURREY:

I, \_\_\_\_\_ (Name of Owner)

being the owner of Lot 10 Except West 2.25 chains; Section 8 Township 8 New Westminster District Plan 4506, Lot 15 Section 8 Township 8 New Westminster District Plan 4506, and Lot 16 Section 8 Township 8 New Westminster District Plan 4506 Except Plan EPP115463

(Legal Descriptions)

known as 17848 – 64 Avenue, 17835 – 62 Avenue and 17763 – 62 Avenue (17761 – 62 Avenue)

(Civic Addresses)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)



SOUTH

MAIN STREET 'VIEW 001'

SUNIL PANT || 14 07 2020





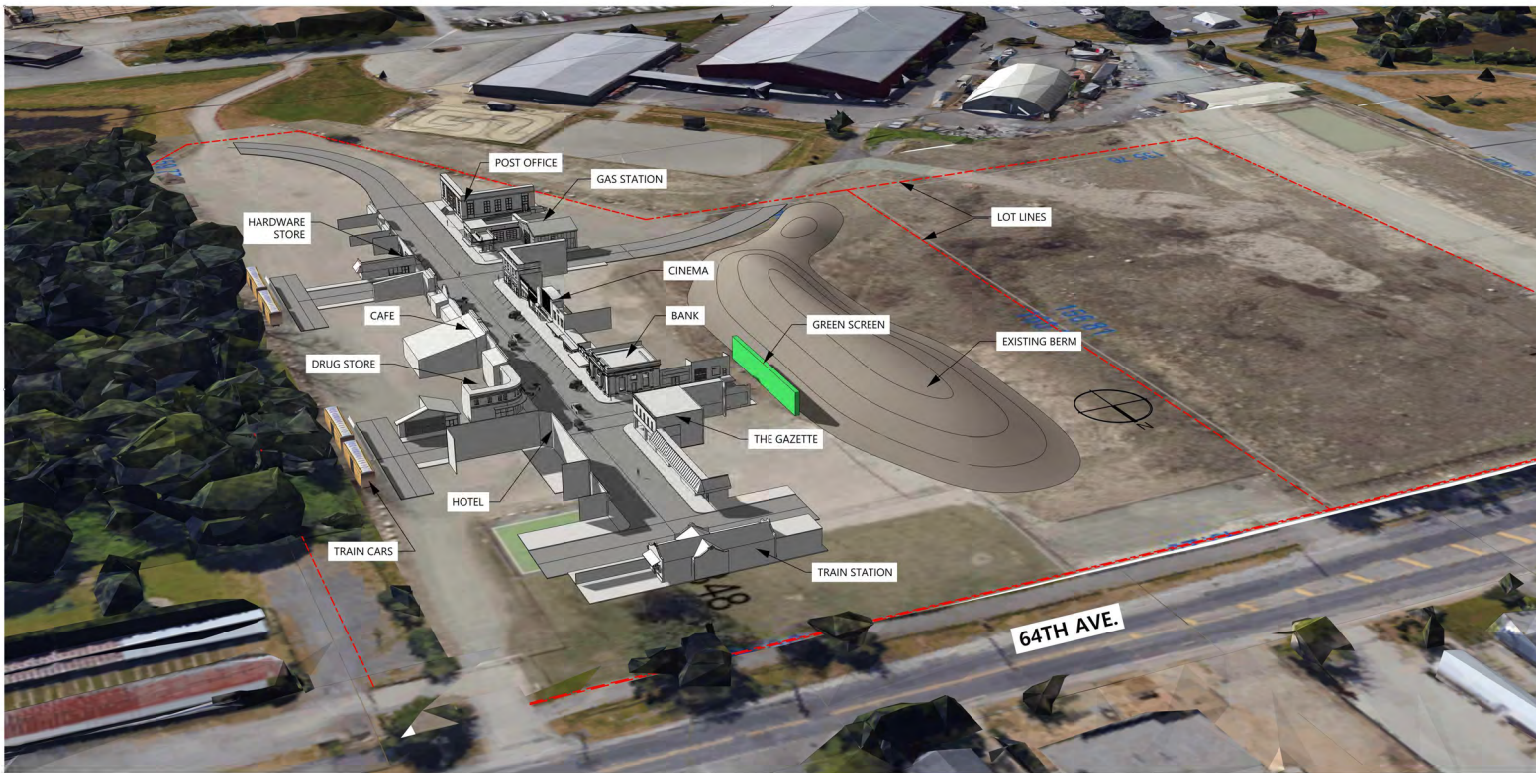
CLOVERDALE SITE PLAN

7923-0221-00(3)  
 (the "Drawings")

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





BIRDS EYE VIEW OF CLOVERDALE SITE  
Sun @ 10am October 15

7923-0221-00(4)  
(the "Drawings")

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





VIEW NORTH DOWN MAIN ST. @ Gas Station  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

7923-0221-00(5)  
(the "Drawings")

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





VIEW SOUTH DOWN MAIN ST. @ Train Station  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

7923-0221-00(6)  
(the "Drawings")

EXT SMALLVILLE MAIN STREET - 800' version  
July 15/20







VIEW SOUTH DOWN MAIN ST. @ mid block  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

7923-0221-00(7)  
(the "Drawings")

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





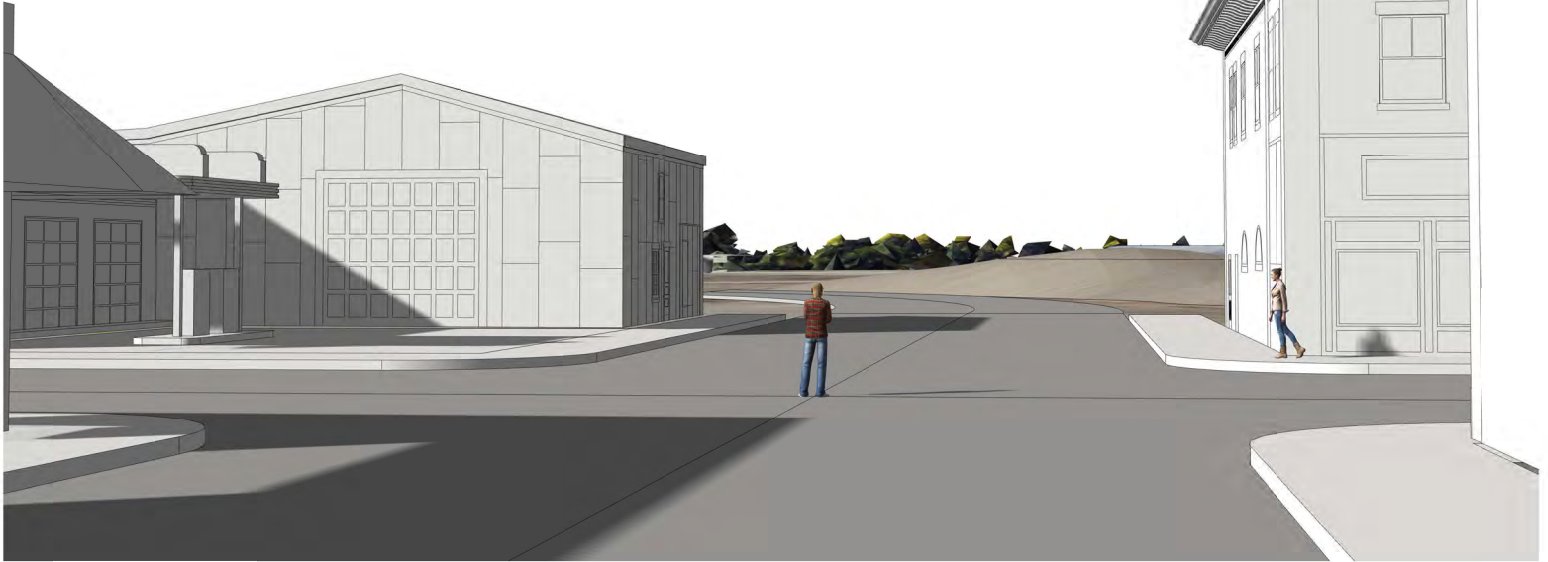
VIEW EAST ACROSS MAIN ST. @ BANK  
38mm LENS - Super35  
No VFX Set Extension  
Sun @ 10am October 15

7923-0221-00(8)  
(the "Drawings")

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





VIEW WEST ACROSS MAIN ST. @ Gas Station  
38mm LENS - Super35  
Possibly No VFX Set Extension  
Sun @ 10am October 15

7923-0221-00(9)  
(the "Drawings")

EXT SMALLVILLE MAIN STREET - 800' version

July 15/20





**EAST STREET ELEVATION**

SCALE: 1:600



**WEST STREET ELEVATION**

SCALE: 1:600



EXT SMALLVILLE MAIN STREET - 800' version

7923-0221-00(10)  
(the "Drawings")

ELEVATIONS WITH REFERENCE  
July 15/20

