

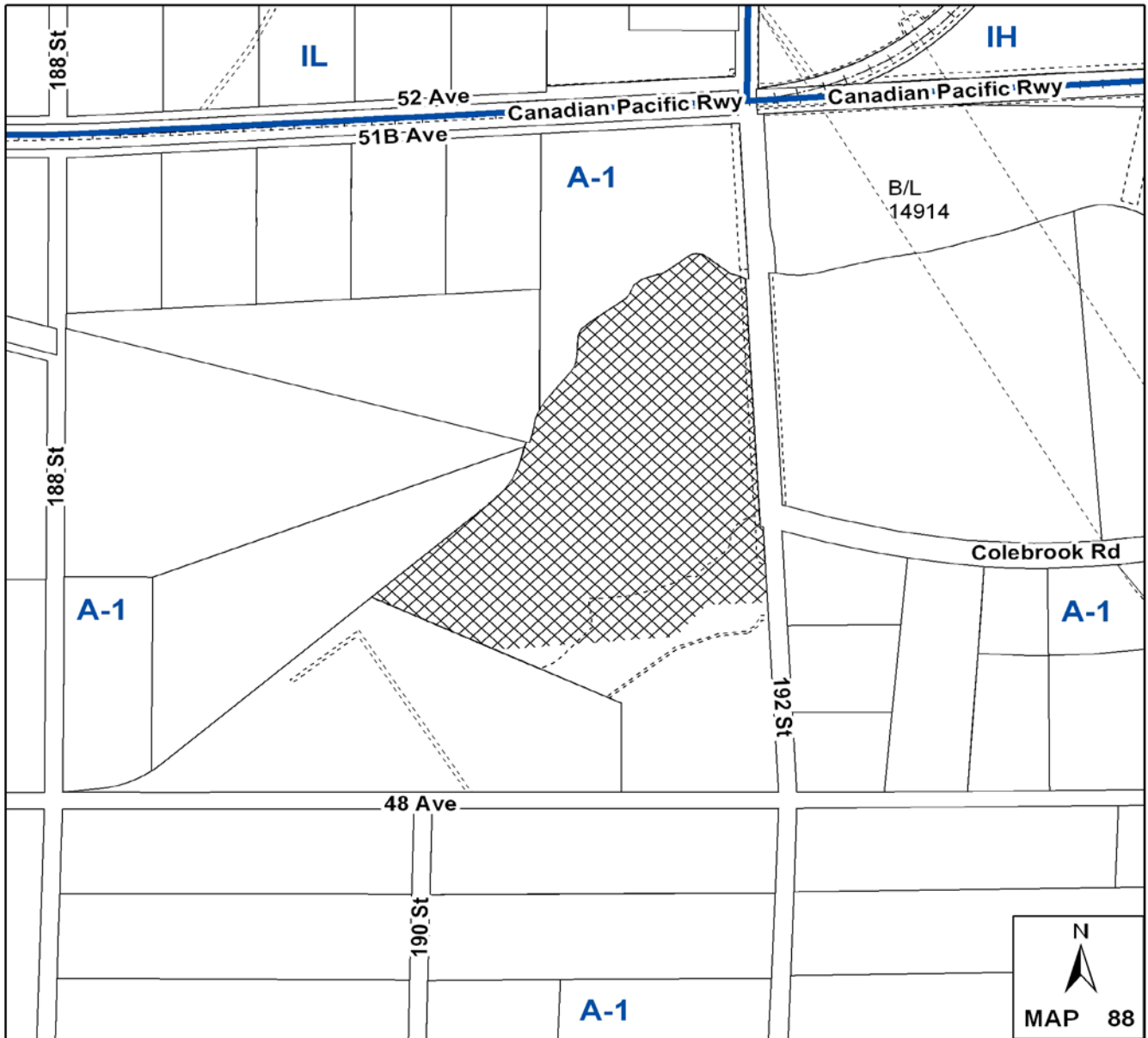
**Proposal:** Renewal of Temporary Commercial Use Permit to allow the continued use of a portion of the property as a golf driving range in the ALR on a temporary basis.

**Recommendation:** Approval to Proceed

**Location:** Portion of 4947 - 192 St    **Zoning:** A-1

**OCP Designation:** Agricultural/TUP Area No. 4

**Owners:** Cho Kwang Kim & Hae Sook Kim



## PROJECT TIMELINE

Completed Application Submission Date: January 11, 2006  
Planning Report Date: June 12, 2006

## PROPOSAL

The applicant is proposing:

- a renewal of a Temporary Commercial Use Permit

in order to allow the continued use of a portion of the property at 4947 - 192 Street for a golf driving range for a period not to exceed two years, from the original date of expiry, while the owners seek a rezoning to permit the driving range including and a mini-golf and accessory uses as permanent uses.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Commercial Use Permit No. 7906-0017-00 (Appendix VI) to extend Temporary Commercial Use Permit No. 7904-0088-00 to proceed to Public Notification.

## REFERRALS

Engineering:

The Engineering Department has previously indicated that it has no objection to the project as the proposed structures will not encroach into the floodplain (Appendix IV).

Agricultural Advisory Committee (AAC):

The proposal to rezone the subject property to allow the golf driving range, a mini-golf and accessory uses was reviewed by the AAC on June 1, 2006. Although the minutes have not been ratified by Council prior to the completion of this report, the AAC, as indicated in the draft minutes, expressed some concern with respect to rezoning the entire property and the permanent non-farm use. The AAC recommended that a Comprehensive Development Zone be created which restricts the uses on the site by way of a block plan which would identify the uses that could be supported (staff are currently preparing a draft CD Zone for review by the AAC at its next meeting). No comments were specifically sought on the renewal of the Temporary Use Permit.

### SITE CHARACTERISTICS

- **Existing Land Use** Temporary golf driving range on subject portion of site.
- **Significant Site Attributes** The site is located within the floodplain of the Nicomekl River and slopes from south to north with a steeply sloped portion at 49 Avenue (Colebrook Road).
- **East:** Across 192 Street, agricultural land within the Agricultural Land Reserve, zoned A-1, designated Agricultural.
- **South:** A nursery and pasture lands are located on the south portion of the property. Across 48 Avenue, agricultural land within the Agricultural Land Reserve, zoned A-1, designated Agricultural.
- **West:** Nicomekl River and agricultural land within the Agricultural Land Reserve, zoned A-1, designated Agricultural.
- **North:** Nicomekl River and agricultural land within the Agricultural Land Reserve, zoned A-1, designated Agricultural.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject site (a portion of 4947 - 192 Street) was designated Temporary Commercial Use Permit Area No. 4 to permit a 35-tee golf driving range on a temporary basis on June 7, 2004, and Temporary Commercial Use Permit No. 7904-0088-00 was issued on June 11, 2004. As the subject site is in the Agricultural Land Reserve, the proposed driving range had to be first approved by the Agricultural Land Commission (ALC). The ALC approved the temporary driving range on May 21, 2004. A Building Permit was issued in June 2004, and construction of the temporary driving range has since been completed and is currently in operation.
- Temporary Commercial Use Permit No. 7904-0088-00 expires on June 12, 2006.
- More recently, the applicant has submitted an application for a permanent non-farm use and a rezoning to allow the driving range, a mini-golf and accessory uses as permanent uses on the land.
- The rezoning and non-farm use applications are currently in process and a Planning Report will be forwarded for Council's consideration upon resolution of a number of issues. Should the application be granted approval to proceed, additional time will be required to satisfy the conditions of approval.

- In order to allow the continued use of the existing driving range while the applicant and staff continue to work on the rezoning application, the applicant is requesting a two-year extension of TUP No. 7904-0088-00.

### Current Proposal

- The existing golf driving range has been in operation for approximately one year. Improvements on the site include a tee box structure with 35-tee boxes with a partially enclosed walkway, and a metal roof covering the walkway and tee-boxes. In addition, there are three connected portable buildings containing an office, storage area, washrooms, pro shop and coffee shop. There is a covered deck around the portables with metal roofing over the deck.
- The existing improvements are built on a foundation in conformance with the BC Building Code. The owners are aware that the driving range cannot operate on a permanent basis unless the site is rezoned. As discussed previously, the applicant has submitted a rezoning application to operate the golf driving range on a permanent basis and a Planning Report on this application will be presented to Council in the near future. The request to extend the existing TUP is to allow the current golf driving range to operate on a temporary basis while the rezoning application is under review.
- The City is holding a \$25,000 security deposit to ensure that these structures can be removed and the site restored to its original condition when the TUP expires.
- The northern portion of the subject property is located within the floodplain of the Nicomekl River and floods on an annual basis. The improvements on the site are located outside of the floodplain area.
- As the Agricultural Land Commission (ALC) has previously approved the golf driving range as a temporary use, it is not necessary to refer the renewal proposal to the ALC. However, the proposed rezoning of the site to permit the driving range and accessory uses as a permanent use will require approval of the ALC.
- The By-law Enforcement & Licensing Section had received a complaint that the lighting added to the roofline of the driving range structure is bright and it is dangerous driving south on 192 Street during the winter evening hours. The applicant has advised that the lights are in operation for a couple of hours during the evening during the winter. He has had an electrical contractor change the direction of the lights and provide shading in order to reduce the glare created by the light. The property owner located on the north side of the Nicomekl River has not called to complain about the lights.
- For these reasons, the TUP extension can be supported.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Contour Map
- Appendix III. Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
- Appendix IV. Engineering Summary
- Appendix V. Draft Agricultural Advisory Committee Minutes
- Appendix VI. Temporary Commercial Use Permit No. 7906-0017-00

How Yin Leung  
Acting General Manager  
Planning and Development

LAP/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                 John Kim c/o Hi-Knoll Driving Range  
                         Address:                 4955 - 192 Street  
   Surrey, B.C. V3S 0L5  
   Tel:                         604-576-8588
  
2.        Properties involved in the Application
  - (a)      Civic Address:                 4947 - 192 Street
  
  - (b)      Civic Address:                 4947 - 192 Street  
                 Owner:                         Cho Kwang Kim and Hae Sook Kim  
                 PID:                                         023-202-980  
                 Lot 1 Section 4 Township 8 New Westminster District Plan LMP25004
  
3.        Summary
  - (a)      Proceed with Public Notification for Temporary Use Permit No. 7906-0017-00.

CONTOUR MAP FOR SUBJECT SITE

