

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**  
 File: 7908-0008-00

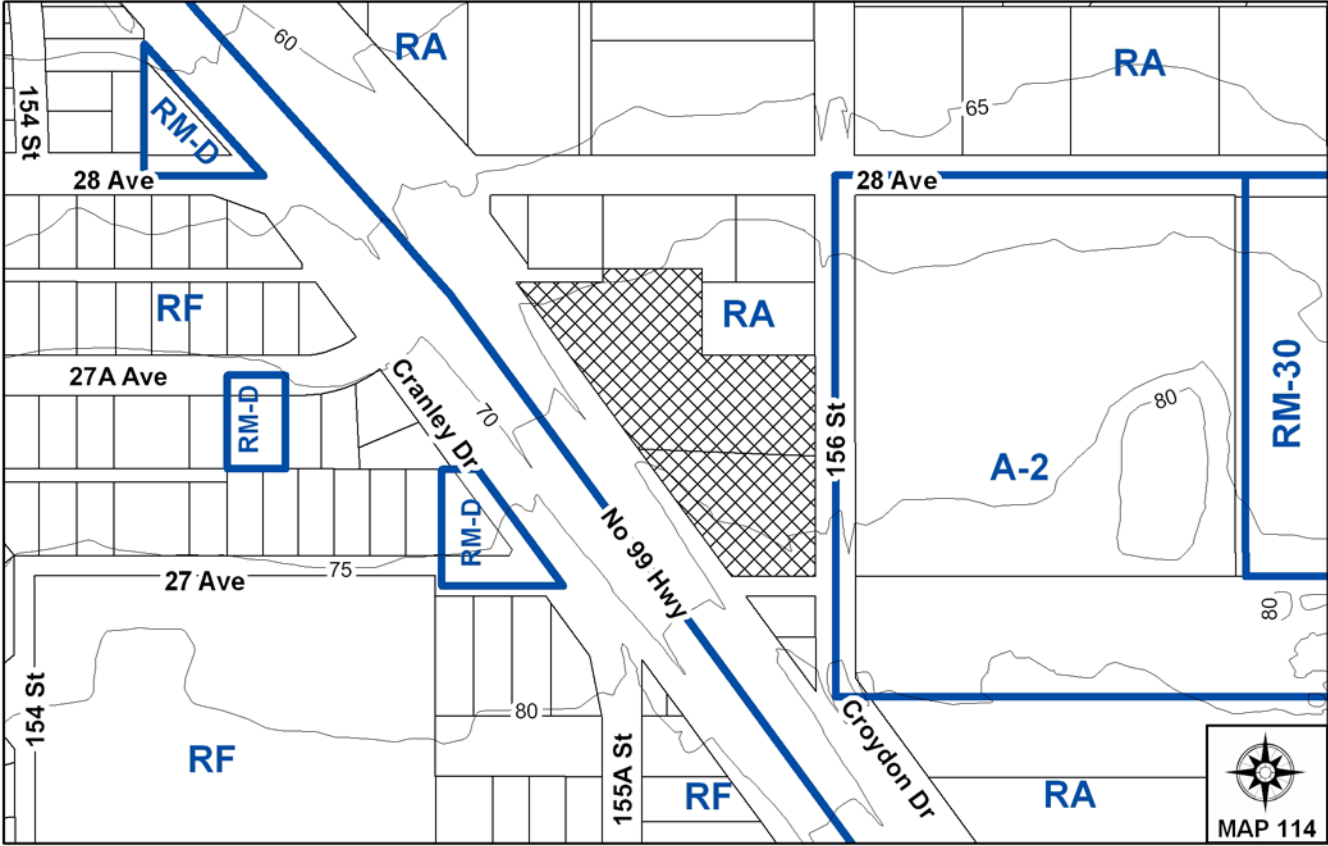
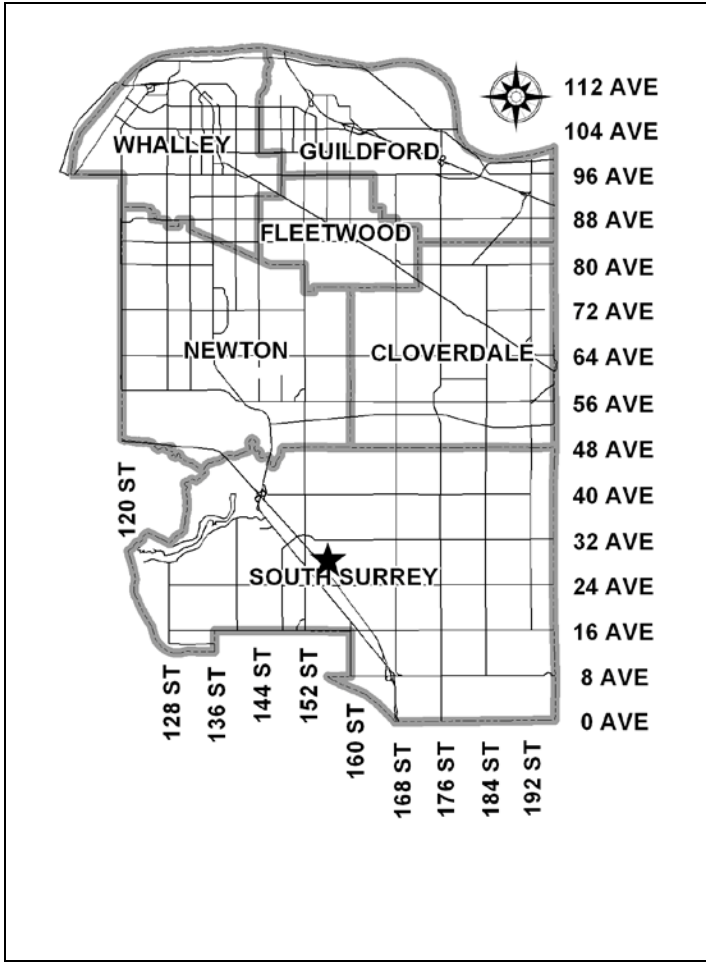
Planning Report Date: February 9, 2009

**PROPOSAL:**

- **OCP Amendment** to amend Temporary Industrial Use Permit Area No. 14
- **Temporary Industrial Use Permit**

in order to accommodate the expansion of temporary use to allow storage of recreational vehicles for a period not to exceed two years.

**LOCATION:** 2715/43 - 156 Street  
**OWNER:** Karsten Roh  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban  
**LAP DESIGNATION:** Business Park/Light Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment to add the property at 2715 - 156 Street to Temporary Industrial Use Permit Area No. 14.
- Approval for Temporary Industrial Use Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- The proposed Temporary Industrial Use Permit application was presented to Council on February 25, 2008 and subsequently referred to staff to proceed with the appropriate By-law and procedures.
- The proposed temporary use will allow an interim use on the land until it is economically viable for the property owner to develop the land in accordance with the Highway 99 Corridor Local Area Plan.
- The applicant has addressed the on-site drainage and aesthetic concerns previously raised by area residents.

## RECOMMENDATION

To implement Council's previous decision granting approval to proceed to this project, the Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by including the property at 2715 - 156 Street within Temporary Industrial Use Permit Area No. 14 and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7908-0008-00 (Appendix IV) to proceed to Public Notification.

## REFERRALS

Engineering: Engineering issues have been resolved (Appendix III).

BC Hydro: No concerns.

Surrey Fire Department: No concerns.

## DEVELOPMENT CONSIDERATIONS

### Background

- The applicant was issued a Temporary Industrial Use Permit (No. 7904-0322-00) on March 27, 2006 to permit parking of recreational vehicles on 2743 – 156 Street. As part of File No. 7904-0322-00, the property at 2743 – 156 Street was declared Temporary Industrial Use Permit Area No. 14 in the Official Community Plan (OCP).
- In January 2008 the applicant applied to renew and expand his temporary use to include the property at 2715 – 156 Street, as TUP No. 7904-0322-00 was set to expire on March 27, 2008. City staff forwarded a report to Council on February 25, 2008 recommending that the TUP be denied due to public concerns about drainage and visual impacts associated with the proposed use, as well as staff concerns about such a proposal delaying the ultimate development of this land for industrial/business park uses in accordance with the Highway 99 Corridor Land Use Plan (Appendix V). However, Council adopted the following resolution: "That Temporary Use Permit No. 7904-0322-00 [7908-0008-00] be referred back to staff."
- Since February 25, 2008, staff have worked with the applicant to address several outstanding technical issues and the application is now ready for consideration in accordance with Council's resolution.

### Proposed Renewal and Expansion of TUP

- The applicant proposes to renew the existing TUP to continue parking recreational vehicles at 2743 – 156 Street (for which TUP No. 7904-0322-00 was issued) for two more years, and also to expand the Permit to the adjacent property at 2715 – 156 Street, which is also owned by the applicant. The proposal requires an OCP Amendment to include the property at 2715 – 156 Street within Temporary Industrial Use Permit Area No. 14.

### Evaluation

- The applicant recognizes that the Highway 99 Corridor area is undergoing changes in land use and desires to pursue redevelopment of his site in the future. In the interim however, continuing the TUP use on the subject site is reasonable.
- The applicant has been storing recreational vehicles on the site for some time without any issues being raised by area residents, with the exception of landscape screening and drainage concerns. The applicant has taken measures to address these two concerns.

### Landscaping

- The site is well screened by existing vegetation from Highway 99, from the neighbours to the north, and from 156 Street. The applicant has provided additional screening along 156 Street by installing a cedar hedge at this location. The new cedar hedge has inspected by City staff and is acceptable.

### Engineering and Drainage

- The applicant has addressed the Engineering conditions associated with the proposal, which included drainage concerns raised by area residents. The applicant has constructed a swale at the northern portion of the site to prevent run-off from the site from entering properties to the north. The swale has been approved by the Engineering Department.

### TUP Area Restoration

- The applicant has provided additional security to ensure the recreational vehicles are removed and the site is returned to its original condition upon the expiry of the Temporary Use Permit.
- The applicant has addressed previous concerns and the proposal is satisfactory.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Temporary Industrial Use Permit No. 7908-0008-00
Appendix V.	February 25, 2008 Planning Report
Appendix VI.	Proposed OCP Amendment By-law

Jean Lamontagne  
General Manager  
Planning and Development

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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:                      Karsten Roh  
                         Address:                      2743 - 156 Street  
                                                              Surrey, BC  
                                                              V3S 0C5  
                         Tel:                                      604-538-6794
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      2715 and 2743 - 156 Street
  
  - (b)      Civic Address:                      2715 - 156 Street  
                         Owner:                                      Karsten David Roh  
                         PID:    008-905-576  
                         Lot 56 Section 23 Township 1 New Westminster District Plan 27569
  
  - (c)      Civic Address:                      2743 - 156 Street  
                         Owner:                                      Karsten David Roh  
                         PID:    009-599-215  
                         Parcel "B" (559233E) Lot 24 Except: Firstly: Parcel "A" (Explanatory Plan  
                         17400) Secondly: Part Subdivided by Plan 27569; Section 23 Township 1 New  
                         Westminster District Plan 20916
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend the Official Community Plan to designate 2715 - 156 Street  
                         as part of Temporary Industrial Use Permit No. 14.
  
  - (b)      Proceed with Public Notification for Temporary Industrial Use Permit No. 7908-0008-00.