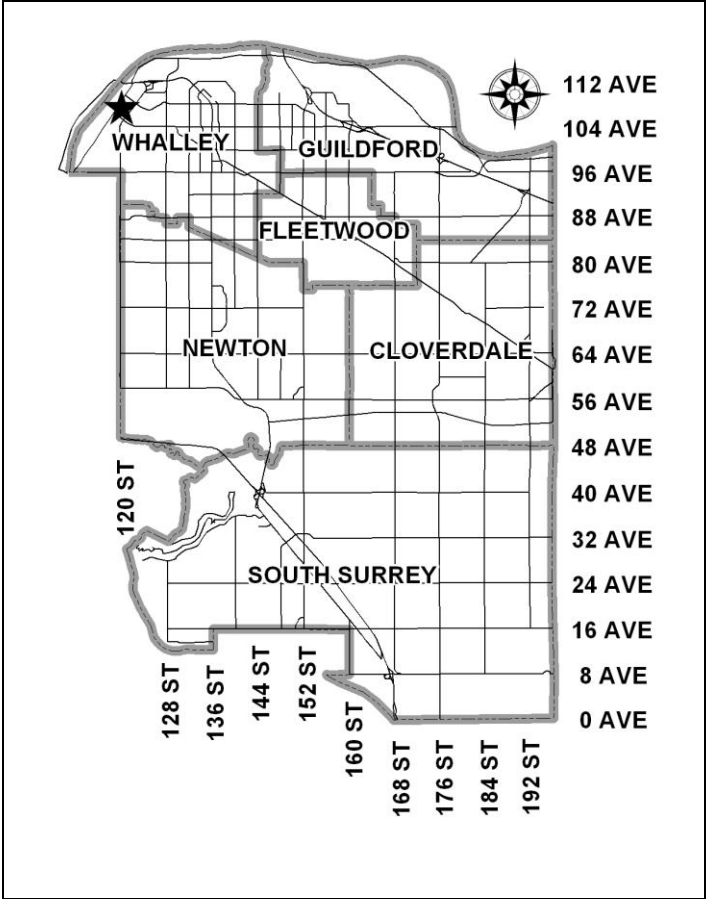


**City of Surrey**  
**ADDITIONAL PLANNING COMMENTS**  
 File: 7908-0062-00

Planning Report Date: May 4, 2009



**PROPOSAL:**

- **OCP Amendment**
- **Temporary Industrial Use Permit**

in order to allow a temporary office and steel storage yard for a period not to exceed two years.

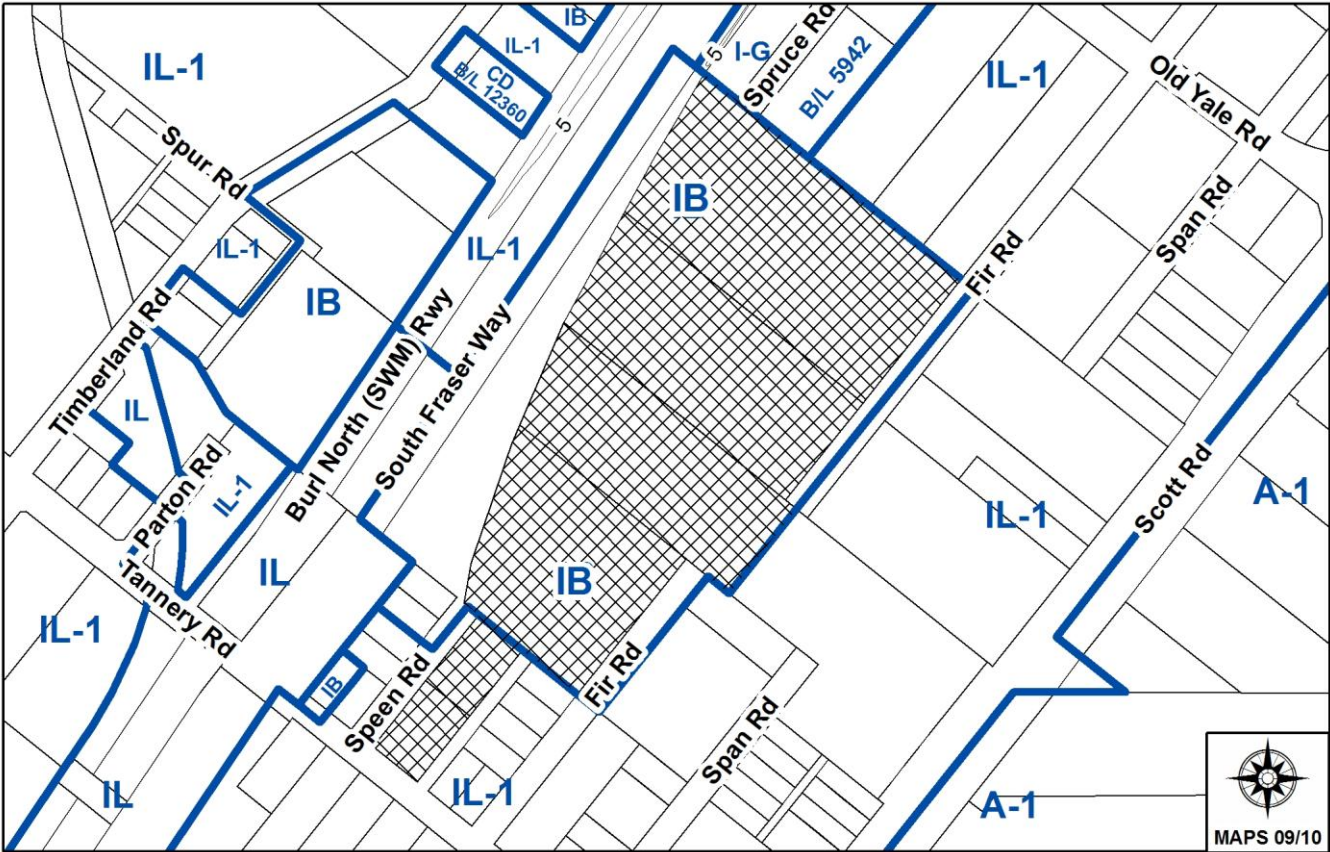
**LOCATION:** 10669/10695/10749; 10775 Fir Road; 11927 Tannery Road; 10660 Speen Rd

**OWNER:** R & R Trading Co. Ltd. et al

**ZONING:** IB and IL-1

**OCP DESIGNATION:** Industrial

**NCP DESIGNATION:** Business Park



### RECOMMENDATION SUMMARY

- File OCP Amendment By-law No. 16719.
- Rescind approval to proceed for original Temporary Industrial Use Permit No. 7908-0062-00.
- Introduce a new OCP Amendment By-law.
- Approval of a revised Temporary Industrial Use Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed storage use is not consistent with Business Park designation in the South Westminster NCP.

### RATIONALE OF RECOMMENDATION

- The application has been revised to incorporate the two IL-1-zoned lots. The original application on the four IB-zoned lots received Third Reading on July 28, 2008.
- The inclusion of the properties at 11927 Tannery Road and 10660 Spleen Road to the original Temporary Use Permit application will have a negligible impact.
- Approving steel storage on a temporary basis will enable the applicant to continue their operation while preparing their long range plan for the site.
- The proximity of this site to Fraser Surrey Docks is important in the efficiency of the steel storage business.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Surrey Official Community Plan By-law, 1996, No. 12900, No. 82, Amendment By-law, 2008, No. 16719.
2. Council rescind Resolution No. R08-1555 of the July 14, 2008 Regular Council - Land Use meeting adopting of the recommendations and conditions of approval for Application No. 7908-0062-00.
3. Council rescind Resolution No. R08-1884 of the July 28, 2008 Regular Council - Public Hearing meeting pertaining to Temporary Industrial Use Permit No. 7908-0062-00.
4. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
5. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
6. Council approve Temporary Industrial Use Permit No. 7908-0062-00, as amended (Appendix IV) to proceed to Public Notification.
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of adequate security to ensure the site is restored to its vacant state, upon expiration of the Temporary Industrial Use Permit.

## REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- Gateway Program: Gateway has no objection to the project. Landscaping and fencing is not likely for this section of South Fraser Perimeter Road as the alignment is not finalized.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized outside steel storage yard.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Truck repair machine shop.	Business/Residential Park	I-G (By-law No. 5942) and IL-1
South-East (Across Fir Road):	Auto wrecking and auto repair.	Highway Commercial	IL-1
South-West:	BC Transport	Business Park	IL-1 and IB
North-West (Across South Fraser Way):	Auto wrecking, warehouse and railway	Business Park	IB

DEVELOPMENT CONSIDERATIONSBackground

- Council on July 14, 2008 considered a Planning Report on Application No. 7908-0062-00 to amend the Official Community Plan (OCP) by declaring the properties located at 10669, 10695, 10749 and 10775 Fir Road as a Temporary Industrial Use Permit Area to allow for an outdoor steel storage facility for a two-year period (Appendix VI).
- The applicant, R&R Trading Company, purchased these four properties in November 2003 and has been using the site as outside steel storage yard since late 2003/early 2004.
- The original application was triggered by the expropriation by the Province of an old house located on Spleen Road used as an office by the applicant, as part of the South Fraser Perimeter Road project.
- The OCP Amendment By-law for the initial application was granted Third Reading by Council on July 28, 2008. However, the proposed Temporary Use Permit was, as recommended, referred back to the Planning & Development Department to address all outstanding issues.
- As part of the original TUP application presented to Council, the applicant proposed the installation of two office trailers at the northeast corner of the site on 10775 Fir Road.
- The placement of these two trailers at this location necessitated the construction of the unopened Fir Road allowance from the site to access Old Yale Road, and the extension of a low pressure sanitary sewer system and water main to the site.

- While the Provincial Gateway Program had committed to the opening of Fir Road to an interim standard to allow trucks to access and egress the main steel storage yard, the installation of the required services to the site for the placement of the temporary office trailers as an interim use has proven to be cost prohibitive for both Gateway and the applicant.
- More recently, Gateway and the applicant have reached an agreement whereby the Province will lease the two properties they own at 11927 Tannery Road and 10660 Spleen Road to the applicant to operate the office component of their business.
- However, this requires the expansion of the OCP TUP area (currently at Third Reading) and an amendment to the original TUP to include these two properties.

### Current Proposal

- As described above, the applicant has reached an agreement with the property owner (i.e. the Province) to install two pre-manufactured trailers on 11927 Tannery Road and 10660 Spleen Road to operate the office component of their steel storage operation.
- Consequently, the applicant is requesting to expand their original Temporary Use Permit application to include these two properties.
- The proposed addition of these two properties to the original TUP has a negligible land use impact.
- Although the current use is contrary to the South Westminster NCP and the current IB and IL-1 zoning of the subject site, the proximity of the subject site to the Surrey Fraser Dock benefits both the applicant and the Port Authority.
- The height of the steel storage shall not exceed the height of the existing perimeter fence (2.2 metres/7 ft.) within 7.5 metres (25 ft.) of the South Fraser Way property line.
- Due to uncertainty, at this time, in the alignment of the South Fraser Perimeter Road at this location, any required perimeter landscaping would likely be removed and, therefore, will not be required. Should a renewal of the TUP be requested, this perimeter landscaping requirement will be reassessed.

### PRE-NOTIFICATION

Pre-notification letters were sent out on May 9, 2008 and resent on April 14, 2009. To date, staff have not received any comments or correspondence with respect to this proposal.

### PUBLIC CONSULTATION PROCESS FOR THE OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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. Site Plan
- Appendix III. Engineering Summary
- Appendix IV. Temporary Industrial Use Permit No. 7908-0062-00, as amended
- Appendix V. OCP Amendment By-law
- Appendix VI. Initial Planning Report Considered on July 14, 2008

Jean Lamontagne  
General Manager  
Planning and Development

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3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the OCP to designate the site a Temporary Industrial Permit Area.
- (b) Proceed with Public Notification for Temporary Industrial Use Permit No. 7908-0062-00, as amended.



## DEVELOPMENT DATA SHEET

Existing Zoning: IB and IL-1

Required Development Data	Minimum Required / Maximum Allowed	TUP
<b>LOT AREA*</b> (in square metres)		
Gross Total	2,000 sq.m.	91,500 sq.m.
Road Widening area		
Undevelopable area		
Net Total	2,000 sq.m.	91,500 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	storage limited to 2.2 m in height within 7.5 m setback
Rear	7.5 m	storage limited to 2.2 m in height within 7.5 m setback
Side #1 (Northwest)	7.5 m	storage limited to 2.2 m in height within 7.5 m setback
Side #2 (Southeast)	7.5 m	storage limited to 2.2 m in height within 7.5 m setback
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	12 m	n/a
Accessory	6 m	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*