

**City of Surrey**  
**PLANNING & DEVELOPMENT REPORT**  
**File: 7909-0003-00**

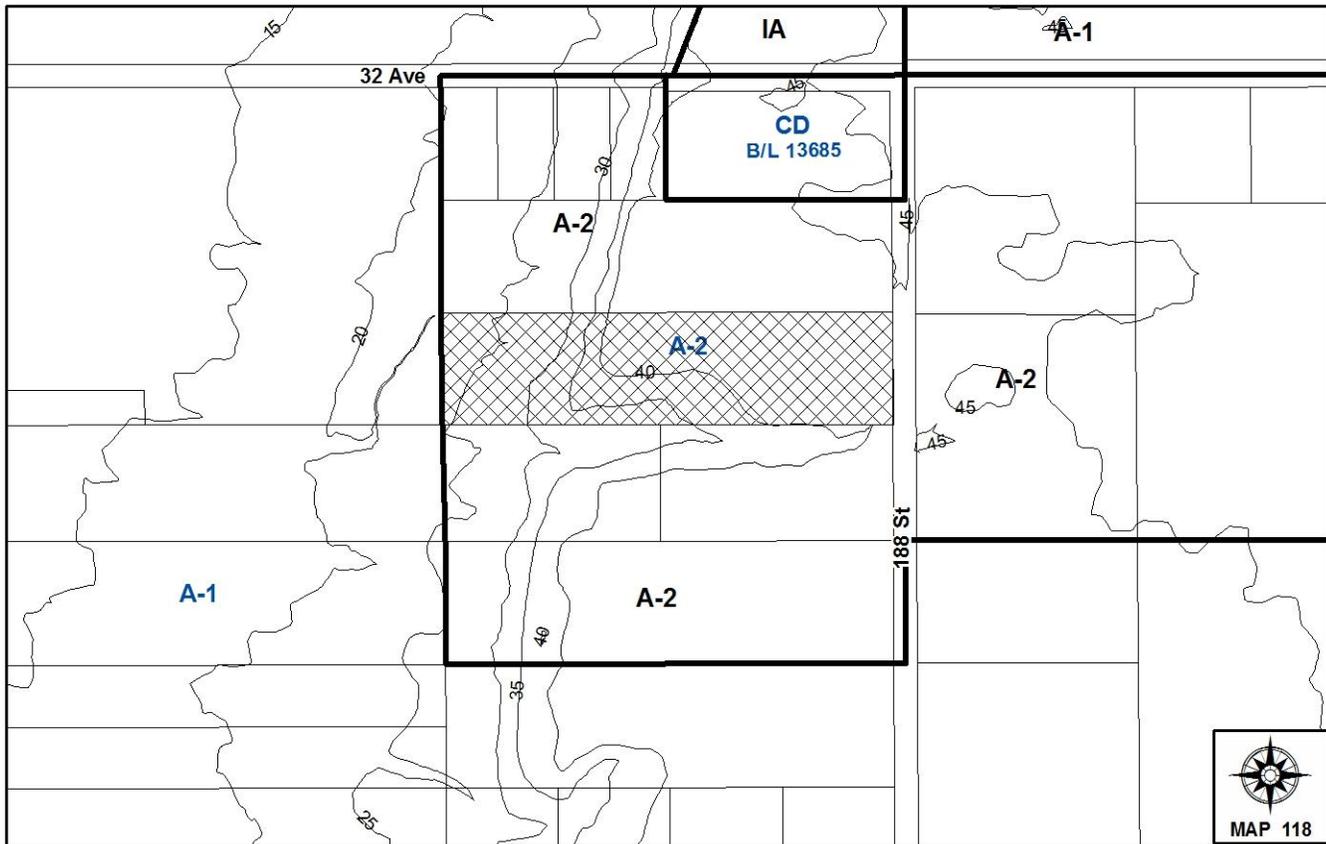
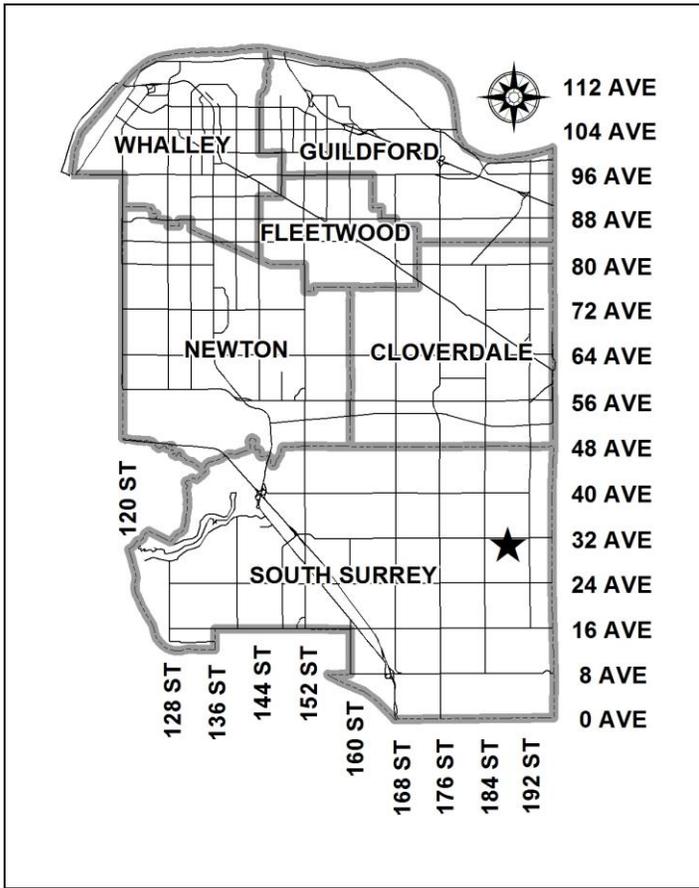
Planning Report Date: January 19, 2009

**PROPOSAL:**

- **Local Area Plan Amendment** on a portion of the site from "Open Space Corridors/ Buffers" to "Business Park"
- **Soil Deposition Permit**

to enable a soil processing operation in accordance with the zone and future business park uses.

**LOCATION:** 3075 – 188 Street  
**OWNERS:** Casey and Teresa Van Gool et al  
**ZONING:** A-2  
**OCP DESIGNATION:** Industrial and Agricultural  
**LAP DESIGNATION:** Business Park and Open Space Corridors / Buffer



### RECOMMENDATION SUMMARY

- That Council approve an amendment to the Campbell Heights Local Area Plan to redesignate a portion of the land from "Open Space Corridor / Buffers" to "Business Park" generally as shown on Appendix III subject to a Soil Deposition Permit being issued for the site.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The southeasterly portion of the subject property is split designated "Business Park" (Industrial) and "Open Space Corridor/Buffers" in the Campbell Heights Local Area Plan.
- The applicant proposes to adjust the boundary between the "Business Park" and "Open Space Corridor/ Buffers" designations in order to permit a soil processing operation and future industrial business park use.

### RATIONALE OF RECOMMENDATION

- The applicant has applied for a soil deposition permit on the eastern portion of the site, in order to allow a soil processing operation in accordance with the existing A-2 zoning.
- The site is not within the Agricultural Land Reserve (ALR) and is designated Industrial on the eastern subject portion.
- The proposed LAP amendment will help establish the developable area of the future business park site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve an amendment to the Campbell Heights Local Area Plan to redesignate a portion of the land from "Open Space Corridor / Buffers" to "Business Park" generally as shown on Appendix III subject to a Soil Deposition Permit being issued for the site.
2. Council instruct staff to resolve the following issues prior to approval of the Soil Deposition Permit:
  - (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;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (c) submission and completion of geotechnical, hydrological, environmental and associated technical information required for the Soil Deposition Permit to the satisfaction of the General Manager, Engineering and the Department of Fisheries and Oceans (DFO).

SITE CHARACTERISTICS

Existing Land Use: Agricultural acreage with treed ravine running along the central portion and southeast side.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Agricultural acreage	Industrial/Agricultural Business Park and Open Space Corridor / Buffer	A-2
East (Across 188 Street):	Agricultural Acreage	Industrial/Business Park	A-2
South:	Treed agricultural acreage with treed ravine on north side.	Industrial/Agricultural Business Park and Open Space Corridor/ Buffer	A-2
West:	Agricultural parcel in Agricultural Land Reserve	Agricultural Outside of NCP Boundary	A-1

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property at 3075-188 Street is a 3.77-hectare (9.3 acre) lot currently split-designated "Industrial" (east half) and "Agricultural" (west half) in the Official Community Plan (OCP). This split designation is due to the presence of a ridge with significant slope in the approximate centre of the parcel, which divides the property and delineates the industrial area.
- The parcel is also split-designated "Business Park" and "Open Space Corridor/Buffers" in the Campbell Heights Local Area Plan (LAP), as a ravine (approximately 10 metres or 30 feet difference between top of bank and toe) runs along the south side of the easterly portion of the property.
- The lot is zoned A-2, Intensive Agriculture Zone and is not located within the Agricultural Land Reserve (ALR).
- The existing LAP designations which established the boundary between the industrial and open space/buffer portions of the site reflected general mapping information available when the LAP was completed in 2000. Recent investigations on the site have identified no protected watercourses or riparian areas within the easterly portion of the site including the ravine area, and no significant geotechnical or hydrological constraints that would render the easterly portion of the property undevelopable for the soil processing use that is allowed under the site's current zoning. The westerly portion of the site that contains a protected watercourse will not be disturbed.

### Proposal

- The applicant has submitted an application for a Soil Deposition Permit to deposit approximately 27,189 cubic metres (960,165 cubic feet) in a portion of the ravine that is designated "Open Space Corridor/Buffers", to allow this area to be used as a soil processing operation, which is a permitted use under the site's A-2 Zoning.
- To facilitate the Soil Deposition Permit, the applicant has applied to amend the Campbell Heights LAP to adjust the boundary between the "Business Park" and "Open Space Corridors/ Buffers" land use designations on the site, based on updated mapping and technical information, as discussed below.

### Evaluation of Proposed LAP Amendment

The proposed LAP amendment to enable a Soil Deposition Permit for a soil processing operation on the site has been evaluated on the basis of the following considerations:

- The land use designations in any LAP in relation to watercourses or other significant natural features reflect only general information available at the time when the plan is being completed. It is expected that the boundaries between designations would be refined and "ground truthed" on the basis of detailed technical information provided by development applicants at the development approval stage.

- With respect to the east-west ravine located on the subject lot at 3073 188 Street, the "Business Park" designation corresponds roughly with the 40 - 43 metre elevation topography line, the topographic elevation that was generally used to identify the top of the significant ridge and slope that is located on the west side of a large portion of the Campbell Heights Industrial Area.
- The site is presently zoned A-2, which permits a soil processing operation. Therefore activities associated with a permitted use, such as tree removal and soil deposition, are permitted subject to a detailed assessment of operational requirements of the activity and obtaining appropriate permits.
- Information available when the original LAP was completed in 2000 indicated that the ravine had potential to contain a streamcourse or significant geo-technical constraints. However, recent reports completed by the applicant have indicated there are no protected watercourses nor geo-technical constraints within the ravine area of the site, thus supporting the proposed Soil Deposition Permit and related LAP amendment.
- The Parks, Recreation and Culture Department has reviewed the "Open Space Corridors/ Buffers" designation with respect to any opportunities to acquire the subject lands, but have indicated that the site is not identified within the Parks acquisition budget and therefore is not recommended for acquisition. When the LAP was prepared it was assumed that the ravine may contain a protected watercourse and as such would be dedicated at no cost to the City as riparian area.
- The westerly portion of the site, containing a protected watercourse, is protected under the authority of the Department of Fisheries and Oceans (DFO), and will not be impacted by the proposal.
- The proposed adjustment to the LAP designations will confirm the developable area for the future business park on the site and will confirm the long-term development potential for the site, as per the approved Campbell Heights LAP.

#### Technical Studies and Supporting Information

- The applicant has submitted the following technical reports to support the Soil Deposition Permit and enabling adjustment of the land use designation boundary in the Campbell Heights LAP:
  - Tree Survey and Raptor Report;
  - Arborist Report;
  - Geotechnical Survey;
  - Hydrogeological Report; and
  - Environmental Review.
- These documents are currently under review by staff. They may also be reviewed by the Department of Fisheries and Oceans (DFO) to ensure that there is no impact on the adjacent watercourse along the westerly portion of the site.

- The ravine area is treed throughout. While exact numbers have not been provided on the ravine itself, 126 mature trees are proposed to be removed from the whole site. The City Landscape Architect is currently reviewing the proposed plan and detailed requirements will be identified as part of the Tree Cutting Permit and Soil Deposition Permit approval process.
- The Engineering Department is currently reviewing the reports that have been provided to confirm that there are no concerns with placing structural fill on the property to create a viable industrial area in the long term. DFO may review the proposal to ensure that it does not impact the streamcourse that is located in the low area of property further to the west.
- A Raptor Study has been provided as part of the submission package and is under review.
- Once all necessary studies have been submitted and all necessary information has been completed to the satisfaction of the City, staff will ~~seek Council approval for the LAP amendment, in accordance with the recommendation in this report, and~~ finalize the LAP amendment approval and issuance of the Soil Deposition Permit.
- As the proposed soil processing operation is a permitted use on the property, there has been no public consultation on the LAP amendment.

#### 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.	Proposed Fill Area
Appendix III.	Proposed LAP Amendment
Appendix IV.	Tree Removal Plan
Appendix V.	Campbell Heights Local Area Plan Designation Map

#### INFORMATION AVAILABLE ON FILE

- Geotechnical Study prepared by Active Earth Engineering dated December 31, 2008.
- Environmental Report prepared by Active Earth Engineering dated December 31, 2008.

Jean Lamontagne  
General Manager  
Planning and Development

TW/RCA/kms



## SUBDIVISION DATA SHEET

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	9.3 acres
Hectares	3.77 acres
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	1
<b>SIZE OF LOTS</b>	N/A
Range of lot widths (metres)	
Range of lot areas (square metres)	
<b>DENSITY</b>	N/A
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	N/A
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	N/A
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	NO
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO