

**City of Surrey
PLANNING & DEVELOPMENT REPORT**

File: 7909-0033-00

Planning Report Date: June 29, 2009

PROPOSAL:

- **Development Variance Permit**

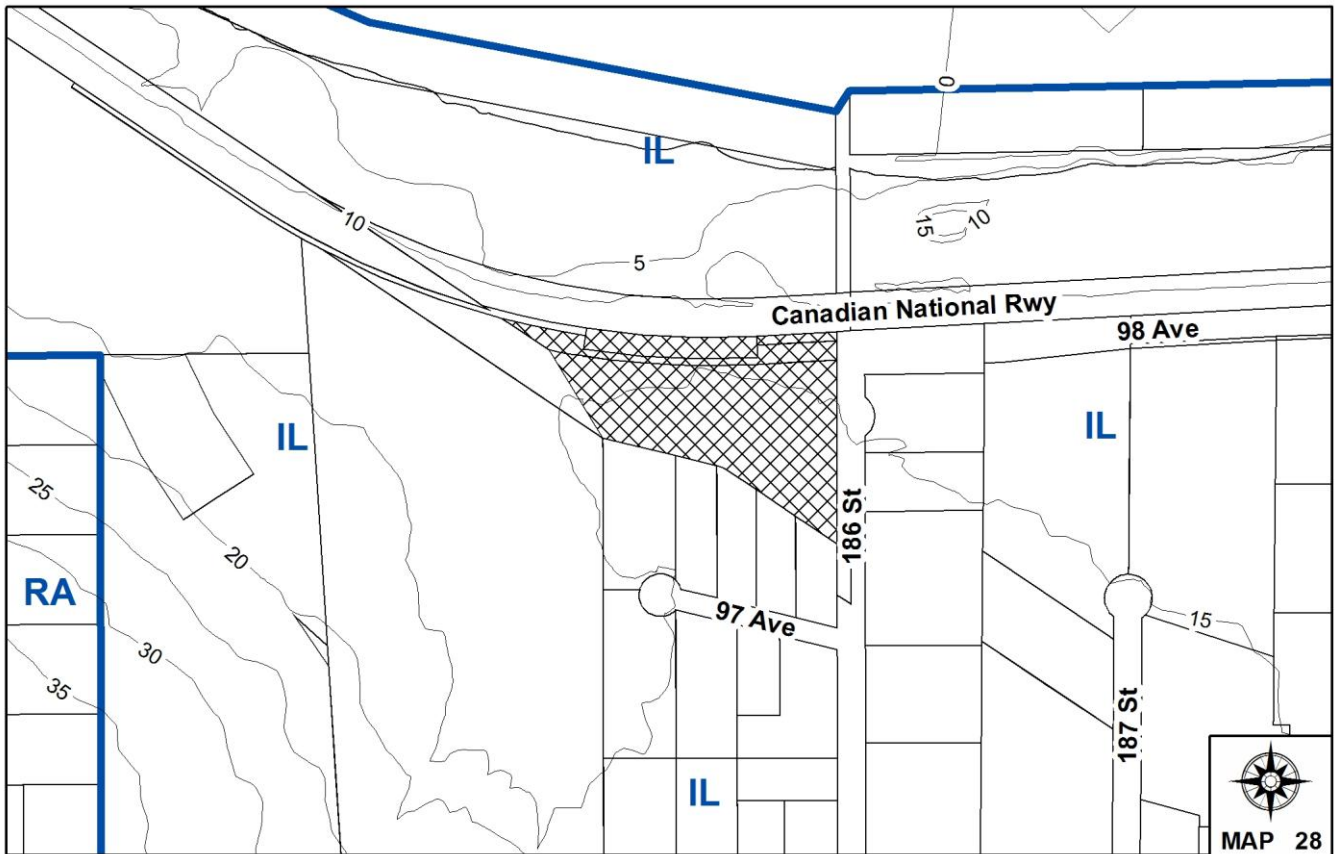
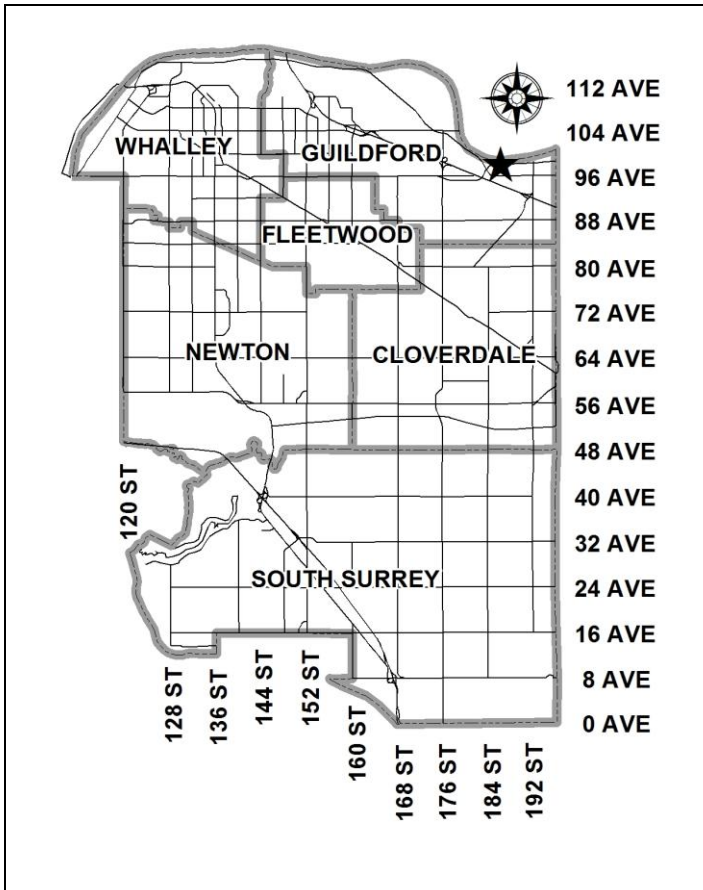
in order to vary the works and services requirement of the Subdivision and Development By-law, to facilitate a 2-lot subdivision including 1 lot for the Golden Ears Way.

LOCATION: 9700 Block of 186 Street

OWNER: South Coast British Columbia
Transportation Authority

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To waive the processing fee and works and services requirements of the Subdivision & Development By-law.

RATIONALE OF RECOMMENDATION

- As part of the negotiation process, the City is able to obtain a 6-metre (20 ft.) statutory right-of-way for a future sanitary main that will service the Anniedale-Tynehead NCP area.
- The works and services are proposed to be deferred. At the time that proposed Lot 2 develops, the engineering requirements can be achieved.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0033-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Subdivision & Development By-law, 1986, No. 8830, as amended by deferring until building permit stage, the processing fee, works and services along 186 Street and connections to proposed Lot 2.

REFERRALS

Engineering: The Engineering Department can support the issuance of the Development Variance Permit provided the partial 17.0-metre radius cul-de-sac bulb at the north end of 186 Street is dedicated and the 6.0-metre wide statutory right-of-way along the south property line of proposed Lot 1 to accommodate a future sanitary main is registered, as previously outlined in the May 12, 2009 Engineering Review subdivision comments.

SITE CHARACTERISTICS

Existing Land Use: Gold Ears Way and vacant industrial land.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Canadian National Railway.	Industrial	IL
East (Across 186 Street):	Vacant industrial land and Wing Tat Game Bird Packers.	Industrial	IL
South:	5 developed industrial lots.	Industrial	IL
West:	Golden Ears Way.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject property is located in the Port Kells industrial area, on 186 Street just south of the recently opened Golden Ears Way. The site is designated Industrial in the Official Community Plan and is zoned Light Impact Industrial (IL).

- The subject site is owned by South Coast British Columbia Transportation Authority, and there is an associated subdivision application to consolidate and subdivide the subject properties from 4 lots into 2, as shown in Appendix II.
- Proposed Lot 1 is 0.749 hectares (1.85 acres) and is currently used as a portion of Golden Ears Way, which connects to the Golden Ears Bridge. Proposed Lot 2 is 1.15 hectares (2.84 acres) and will ultimately be sold for future development.
- As part of the application, the applicant will be securing a 6-metre (20 ft.) wide statutory right-of-way along the south portion of proposed Lot 1. This statutory right-of-way is for a future sanitary sewer main that will service the Anniedale-Tynehead Neighbourhood Concept Plan area.
- The applicant is requesting a Development Variance Permit to defer requirements of the Subdivision and Development By-law.

PRE-NOTIFICATION

Development Variance Permits do not require pre-notification, however a Development Proposal sign was installed on April 20, 2009 for the associated subdivision application. To date, there has been no public response.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Subdivision and Development By-law, No. 8830, by deferring until building permit stage:
 - The processing fee;
 - The road works and services for 186 Street; and
 - Servicing connections to proposed Lot 2.

Applicant's Rationale

- The proposed subdivision is to sever the portion of land used for Golden Ears Way and to sell off the surplus land so it can be used for industrial purposes at a later date.
- No development is planned for proposed Lot 2 at this time.

Staff Comments

- As part of the associated subdivision application, a 6-metre (20 ft.) wide statutory right-of-way will be secured, which will ultimately be used for a sanitary sewer main that services the Anniedale-Tynehead NCP area.

- The road works and services and site servicing connections will be required at building permit stage, when proposed Lot 2 is developed.
- Staff support this Development Variance Permit application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout
Appendix III.	Map of Golden Ears Way
Appendix IV.	Development Variance Permit No. 7909-0033-00

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: Phil McKenzie, Diamond Land Consultants Inc.
 Address: 398 Balfour Drive
 Coquitlam, BC
 Tel: 604-657-5375

2. Properties involved in the Application
 - (a) Civic Addresses: 18520 Canadian National Railway; 9799, 9801 and
 9771- 186 Street

 - (b) Civic Address: 18520 Canadian National Railway
 Owner: South Coast British Columbia Transportation Authority
 PID: 012-907-499
 Parcel "One" (Explanatory Plan 16350) of Parcel "G" (Reference Plan 6142)
 District Lot 99 Group 2 New Westminster District

 - (c) Civic Address: 9799 - 186 Street
 Owner: South Coast British Columbia Transportation Authority
 PID: 024-598-895
 Lot 1 District Lot 99 Group 2 New Westminster District Plan LMP43451

 - (d) Civic Address: 9801 - 187 Street
 Owner: South Coast British Columbia Transportation Authority
 PID: 002-520-974
 Lot Parcel Eight (Statutory Right of Way Plan 67878) Parcel G (Reference Plan
 6142) District Lot 99 Group 2 New Westminster District

 - (e) Civic Address: 9771 - 186 Street
 Owner: South Coast British Columbia Transportation Authority
 PID: 024-598-909
 Lot 2 District Lot 99 Group 2 New Westminster District Plan LMP43451

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7909-0033-00.